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# **Sustainability Appraisal Findings for the Stroud Local Plan Review Additional Housing Options**

Prepared by LUC  
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**Project Title:** Sustainability Appraisal of the Stroud Local Plan Review (Additional Housing Options)

**Client:** Stroud District Council

Version	Date	Version Details	Prepared by	Checked by	Approved by
1	09/10/20	SA work for the Stroud Local Plan Review: additional housing options – draft for client comment	Kieran Moroney	Taran Livingston	Taran Livingston
2	21/10/20	SA work for the Stroud Local Plan Review: final draft following client comment	Kieran Moroney	Taran Livingston	Taran Livingston

## Introduction

- 1.1 This report forms part of the Sustainability Appraisal (SA) process for the Stroud District Local Plan Review being undertaken by LUC on behalf of Stroud District Council. The main report presents the SA findings for the additional spatial options that the Council is considering in its Draft Plan: Additional housing options consultation October 2020 and also includes the SA findings for the strategic growth options that have been considered to date and form part of the Draft Plan for consultation November 2020 (see **Appendix 3** and **Appendix 4**).
- 1.2 These additional spatial options have been identified due to:
  - Consultation responses received on the Draft Local Plan (November 2019)<sup>1</sup>; and
  - The potential requirement for the district to accommodate a higher number of homes over the plan period following proposed changes to the way the Government calculates the minimum housing requirement for each local authority area in the country<sup>2</sup>.
- 1.3 New site options have also been put forward by promoters during the consultation on the Draft Local Plan which could help to achieve the housing required in the district. This report also presents the appraisal of the new site options.
- 1.4 It should be noted that a number of site options were identified during the Issues and Options consultation stage in 2017. These were appraised through the SA process and the findings were presented in the SA Report for the Draft Local Plan (November 2019). This report does not represent the findings in relation to the earlier site options.

## Strategic growth options

- 1.5 Initially four potential growth options were set out in the Issues and Options consultation paper (October 2017), which covered a concentrated development approach, wider distribution, dispersal and a new growth point. The SA of these four options was presented to the Council in an internal summary note in August 2018. This work was considered by the Council when making decisions on what options to take forward in the Preferred Options ("Emerging Strategy") Local Plan (November 2018). The appraisal findings were then presented in the SA Report (November 2018)<sup>3</sup> which was published alongside that version of the Local Plan.
- 1.6 This work recommended that the Council consider a hybrid option of the options put forward at that time which would most resemble a 'concentrated development' approach (Option 1) but also including growth at one or two growth points and/or one or two of the smaller towns and larger villages as well. The hybrid option taken forward by the Council was subsequently appraised in the November 2019 SA Report<sup>4</sup> (through the appraisal of Policy CP2) which was published for consultation alongside the Draft Local Plan (November 2019).
- 1.7 Following the Draft Local Plan consultation, the Council is now considering additional options for the growth strategy to be included in the Pre-submission Local Plan document. The new options build on the hybrid option presented in the Draft Local Plan (2019) and consider options for meeting the increased housing requirement over the plan period. The housing may increase from 638 homes per annum as set out in the Draft Local Plan, to 786 homes per annum. The options considered also reflect the potential need to identify additional reserve sites, to ensure a suitable portfolio of sites is identified, thereby guaranteeing the delivery of housing at the rates required up to 2040.
- 1.8 For completeness, and to ensure that the SA Report has appraised all reasonable alternative growth strategy options consistently and in the same level of detail, this report also presents the appraisal of the hybrid option presented in the Draft Local Plan (2019) without consideration for

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<sup>1</sup> LUC (November 2019) Sustainability Appraisal Report for the Stroud District Local Plan Review: Draft Plan

<sup>2</sup> Ministry for Housing, Communities and Local Government (August 2020) Changes to the current planning system

<sup>3</sup> LUC (November 2018) Sustainability Appraisal Report for the Stroud Local Plan Review: Emerging Strategy Paper

<sup>4</sup> LUC (November 2019) Sustainability Appraisal Report for the Stroud District Local Plan Review: Draft Plan

mitigation which might result from any of the policy requirements set out in the Draft Local Plan. A summary of these findings is presented in **Appendix 3** of this report with the detailed appraisal work presented in **Appendix 4**.

- 1.9 In summary, the four strategic growth options initially considered for the Stroud Local Plan Review and appraised in August 2018 comprised:
- Option 1: Concentrated development - 5,550 dwellings and 30ha B class employment.
  - Option 2: Wider distribution - 5,520 dwellings and 30ha B class employment.
  - Option 3: Dispersal - 5,695 dwellings and 40ha B class employment.
  - Option 4: Growth point - 6,010 dwellings and 40ha B class employment.
- 1.10 The Council's paper Local Plan Review: Developing a preferred strategy (revised March 2018) describes the options in more detail (including how much housing would be delivered in the broad locations making up the option) and was taken into account during the appraisal.
- 1.11 The appraisal of the additional hybrid option presented in this report is as follows:
- Option 5: Draft Local Plan hybrid option - 8,725 dwellings and 61ha B class employment.
- 1.12 The level of housing development set out by the Council through the initial strategic growth options and the hybrid option differs for two main reasons.
- 1.13 Firstly, in autumn 2017, when the initial options were considered the Government had recently consulted on a new housing requirement methodology and indicative housing figures for each district. At that stage the Government had not yet published its final proposals with regard these matters and it was therefore assumed that the housing requirement for Stroud District would be the Government figure of 635 houses per annum (or 12,700 dwellings for the 20 year period). Since that time the Council has worked with adjoining authorities in Gloucestershire to prepare a Local Housing Needs Assessment<sup>5</sup>. This document identified the amount and types of housing that are likely to be needed during the Plan and confirmed the Government's updated requirement to provide for at least 638 new homes per annum (or 12,800 dwellings for the 20 year period).
- 1.14 Secondly, the plan period was updated from 2016-2036 to 2019-2040. This has implications for the total commitments which were considered when determining the residual housing requirement over the plan period. The total commitments with planning permission at April 2017, excluding undeliverable sites, was 5,847 against a housing requirement of 12,700 dwellings resulting in a residual housing requirement for the plan period 2016 -2036 of approximately 6,800 dwellings. Total commitments at April 2019, shown in the Draft Plan, were 5,223 with an increased housing requirement of 13,216 dwellings for the period 2019-2040. This results in an increased residual housing requirement for the plan period of at least 8,000 dwellings provided for in the Draft Plan hybrid option.
- 1.15 The overall change in residual housing to be delivered in the district has been accommodated through the hybrid option by including all three of the large scale growth points considered, as well as requiring high or relatively high levels of development at Tier 1 or Tier 2 settlements including Cam (880 homes in total), Stonehouse (650 homes), Stroud (265 homes), Nailsworth (105 homes) and Berkeley (120 homes). One of the Tier 3 settlements (Brimcombe and Thrupp) is also set out to accommodate a relatively high level of housing (190 homes) through the hybrid option. The remaining settlements (including Dursley, as well as the majority of Tier 2 and Tier 3 settlements) would accommodate lower levels of development to meet local needs.
- 1.16 It should be noted that all strategic growth options were assumed to provide the required number of homes to meet local needs over the relevant plan period. The SA findings for the hybrid option consider the higher numbers of homes to be provided at the settlements identified above, however, the findings for all options are considered to be comparable given that the distribution of development is what has the most bearing on the effects identified.

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<sup>5</sup> Opinion Research Services on behalf of the six local planning authorities in Gloucestershire (October 2019) Gloucestershire Local Housing Needs Assessment 2019

### Additional strategic growth options considered

- 1.17 The four additional strategic growth options set out by the Council in the Additional Housing Options consultation paper (October 2020) consider how an increased housing requirement of 786 dwellings per annum (or 15,720 dwellings for the 20 year period) might be met. They comprise:
- Option A: Intensify existing allocated sites - increase densities.
  - Option B: Dispersal to towns and villages - consider additional sites at Tier 2 and Tier 3 settlements.
  - Option C: Additional growth point - consider site options along the major transport routes in the plan area for a new/extended settlement.
    - Option C has been subdivided into three options (Options C1 to C3) to give appropriate consideration for the major transport routes (A38, A419 and A4135) through the district at which new strategic scale development might result.
  - Option D: Wider dispersal of new housing sites to include sites not just at Tier 2 and 3 settlements but extending to small sites at Tier 4 villages.
- 1.18 These options and their appraisal reflect the additional detail in the Council's Draft Local Plan – Additional housing options consultation paper (October 2020). The Council's reasons for identifying these options as reasonable alternatives is also contained in the consultation paper but are summarised as follows in **Table 1**:

**Table 1: Stroud District Council's reasons for identifying the additional strategic growth options**

**Option A:** Some of the current urban extension sites in the Draft Local Plan have planned average densities of less than 30 dwellings per hectare. There may therefore be potential to increase densities in some locations whilst delivering well designed places reflecting the existing local character. The Council has considered whether there is any potential to extend existing allocated sites onto adjacent land, but there are limited opportunities to do this, therefore extending sites was not considered to be a reasonable alternative spatial option.

**Option B:** Whilst the Draft Local Plan does allocate some smaller housing sites at Tier 2 and Tier 3a settlements, there were a number of sites considered at the previous Issues and Options stage that were not taken forward, which could be reconsidered, together with additional sites promoted at the Draft Local Plan stage. In addition, making allocations at Tier 3b settlements could be reconsidered. Any further sites promoted at this stage could be added to the mix. Combined, this would deliver a greater proportion of the housing required to Tier 2 and Tier 3 settlements, thereby increasing, albeit modestly, a dispersal focus.

**Option C:** This could be an entirely new settlement or a very large addition to an existing smaller settlement with a full range of land uses including employment as well as housing. We have re-examined all of the land assessed to date to identify potential locations. Major movement corridors (A38, A419, A4135, which are all identified for transport infrastructure improvements in the Local Transport Plan) offer locations with good accessibility to the wider area – but much of the land within the A419 and A4135 corridors is either already built upon, is subject to environmental constraints or has already been assessed as potential urban extensions to our towns. However, there is more potential along the A38 corridor and this consultation identifies two particular locations which may have potential (i.e. Potential Growth Points PGP1 and PGP2).

**Option D:** To achieve a wider dispersal option, the Council would need to reconsider not only those additional sites that have already been assessed at Tier 2 and Tier 3 settlements, but to assess a number of other sites that have previously been put forward at smaller Tier 4 settlements. These are sites that have not been assessed before now, as the current Draft Local Plan includes a strategy that does not promote wider dispersal to the district's smaller and/or more remote settlements. However, if this option were to be selected at this stage, these sites would need to be assessed (including through the SA) and further consultation may be necessary.

## Summary of SA findings for the additional spatial options

- 1.19 **Table 2** at the end of this section summarises the sustainability effects identified for the four additional spatial options now considered for the Stroud Local Plan. The justification for the sustainability effects identified is provided in the detailed SA matrix in **Appendix 1** at the end of this report. The detailed justification for the sustainability effects provided in **Appendix 1** considers the likely overall effect of each of the four additional options, and highlights where the sub-options of Option C (Options C1, C2 and C3) vary in effects identified due to the focus on different major transport routes (A38, A419 and A4135 respectively).
- 1.20 **Option A (Intensify existing sites)** is expected to achieve a number of significant positive effects in terms of promoting a more compact and potentially efficient use of land in the plan area given that higher densities of development would result. Through this option the intensification of existing strategic urban extension sites at Tier 1 to 3 settlements (including Hardwicke in the Gloucester fringe, Cam and Stonehouse) would occur. These settlements benefit from good access to existing services and jobs (for Hardwicke within the Gloucester fringe). Furthermore, additional services, facilities and jobs are likely to be supported by this option which would enable more development at larger strategic sites. It is noted that this approach may be less supportive in terms of securing a high level of additional service provision than incorporating an additional new growth point might in the longer term.
- 1.21 In all it is expected that the approach of intensification could help to limit the need to travel by private vehicle and associated impacts relating to air quality and climate change. The promotion of more compact forms of development in the plan area could also help increase the uptake of active travel which would benefit local health and wellbeing. It is likely that allowing for some lower levels of development in the plan area at the lower order settlements could also help to prevent the stagnation of rural services. While the inclusion of the new growth points would support substantial new service provision and affordable housing in the plan area, incremental increases to existing sites would be less supportive of achieving these types of benefits. Option A may also present challenges in terms of meeting the residual housing need of the district, when compared to options which incorporate additional large scale development sites.
- 1.22 The more incremental increases of population of these smaller settlements in Stroud District would, however, help to prevent potential significant negative effects in terms of local character, the historic environment and community cohesion as well as overburdening of existing services and facilities. While intensification of the existing strategic urban extension sites could limit the need for increased greenfield land take to accommodate the residual development needs of the district and therefore limit impacts relating to biodiversity, landscape character and the historic environment, this option would still result in some higher levels of development in close proximity to international and national biodiversity designations. Development would also occur at settlements which have been identified as having sensitivities in terms of their landscape character and those which contain numerous heritage assets. It would also result in some development within the Cotswolds AONB.
- 1.23 Through **Option B (Dispersal to smaller settlements)**, additional sites at the smaller Tier 2 and Tier 3 settlements would be included for development. There could be a particular focus at Whitminster as a number of sites have been identified as having capacity to accommodate a relatively high level of development. While this option would also allow for some growth at the larger settlements as well as at new growth points, dispersal of a higher level of development to numerous sites at Tier 2 and 3 settlements is likely to perform less favourably than Option A in terms of access to existing and support for new services and facilities. A high number of residents are expected to live further from the majority of job opportunities in larger settlements and therefore will need to travel further to work. The lack of infrastructure at smaller settlements (such as access to the strategic road network) may mean that these locations prove less capable to support investment and economic growth in the plan area. Therefore, more adverse impacts in terms of health and wellbeing as well as air quality and climate change may result. It is also likely that requiring a higher number of sites at smaller settlements could impact the existing character and community networks at these locations.
- 1.24 Many of the Tier 2 and Tier 3 settlements (including Minchinhampton, Painswick, Wotton-under-Edge and Nailsworth) fall within the AONB or contain land which has been identified as having

higher sensitivity to development. While the higher concentrations of heritage assets in the plan area are to be found in the larger settlements, some smaller settlements are constrained by these types of features as well and their less developed nature may mean the settings they provide for heritage assets are more sensitive to change. There are also a number of Tier 2 and Tier 3 settlements which are in close proximity to national or international biodiversity designations. This would include development at Frampton on Severn which has the potential to impact on the Severn Estuary international biodiversity sites.

- 1.25 Of the additional growth options considered, **Options C1 to C3 (New growth points along transport corridors)** are expected to perform most favourably against many of the SA objectives. These options would result in new large scale development at a growth point along one of the main transport routes in the plan area (A38, A419 and A4135). A new growth point would support new service and infrastructure provision which could help to reduce the need to travel by private vehicle in the plan area as well as potentially supporting infrastructure which could support the use of energy from more sustainable sources. Importantly, it would also ensure that housing need in the plan area is met by delivering a high level of development at a single location. This approach could also support a large amount of affordable housing delivery in Stroud District.
- 1.26 The area along the A419 (Option C2) which includes two of the largest settlements in the plan area at Stroud and Stonehouse is considered to be one of the most sustainable in the district in terms of a high level of self-containment at this location and the good level of access to services and facilities and jobs<sup>6</sup>. While this route accommodates some higher volumes of traffic, Option C2 performs marginally better than the other sub options considered for Option C. This route provides access to a higher number of job opportunities than Option C3 (A4135, which contains Cam and Dursley) which performs similarly to Option C2 in many other regards. It should be noted that the A419 is presently constrained along much of its length by existing development and any benefits identified for this option will be dependent upon the potential to identify a suitable site for development along the corridor. The consideration of the viability of this option in this regard will be informed by evidence bases which are beyond sustainability issues alone. The potential for high levels of congestion to result along this route means some positive effects are uncertain. However, it is considered likely that the large scale of development through this option at the A419 could help secure mitigation to limit the potential for any associated adverse impacts.
- 1.27 Option C1 (A38) performs slightly less favourably than the other two sub options considering that many of the settlements along this route (including Stone, Cambridge, Newport and Whitminster) are presently less developed and provide access to a lower number of services and facilities and jobs. These effects also reflect the strategic road access (including the M5) from this area towards Gloucester and Bristol which, when considered in combination with the lower existing job provision in the area, could promote some out commuting. However, the existing strategic road access could also help make the area more attractive to inward economic investment and therefore this option performs strongly in this regard.
- 1.28 These three options are expected to have the same or similar negative effects as the other options considered with regard to biodiversity, landscape character and the historic environment. These options would require a high level of greenfield land take, and also include areas of land which have higher sensitivity in terms of landscape character and nearby biodiversity assets. Option C1 would limit the potential for development which would occur near the AONB, however, it could result in the extension of one of the smaller settlements which lie along the A38. This could have particular impacts on the existing character of one of these smaller settlements. While more of the areas which fall within the scope of Options C2 and C3 are already developed (i.e. along the A419 and A4135 corridors respectively), additional development in these areas could have adverse impacts on the character of the Cotswolds AONB. Of these three options, Option C1 could present increased opportunities to deliver a high level of development in the plan area in a manner which avoids locations at which there are high concentrations of designated heritage assets. Many of the settlements along the A38 are relatively unconstrained by heritage assets in comparison to those along the A419 and A4135.

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<sup>6</sup> Stroud District Council (June 2018) Stroud Local Plan Review Transport Discussion Paper

- 1.29 The dispersal of the development across much of the district to allow for some growth at settlements lower than Tier 3 under **Option D (Wider dispersal)** is likely to result in a high number of residents having limited access to nearby services and facilities and jobs. While Option D could support the viability of some smaller centres in the plan area as well as limiting the stagnation of rural service provision, a highly dispersed distribution of development is also likely to result in some overburdening of services in many locations. The inclusion of the large scale growth points (at Hardwicke, Sharpness and Wisloe) could support new service provision and help to drive a level of economic growth, however, the benefits relating to these issues as well as health and wellbeing, air quality and climate change are likely to be outweighed by the increased need to travel in the plan area. Limited support for infrastructure growth is also likely at locations which would accommodate moderate levels of new development.
- 1.30 Option D is likely to increase greenfield land take at more rural locations, considering that these areas are likely to provide more limited opportunities for re-use of brownfield land when compared to urban areas. As well as potentially affecting the existing character of a high number of more rural settlements, this option could therefore increase the potential for flood risk as the area of impermeable surfaces in the district is greatly increased. This could include areas near the Severn Estuary where some lower order settlements are located and could result in residents being at risk from flooding from this water body as well as increasing the potential for detrimental impacts on water quality at the international biodiversity sites here.
- 1.31 In addition to potentially affecting the Severn Estuary international biodiversity sites, this option could have impacts on the Woodchester Park SSSI, Wotton Hill SSSI, Minchinhampton Common SSSI, and Cotswold Commons and Beechwoods SSSI which are in close proximity to Tier 2 and 3 settlements at Nailsworth, Wotton Under Edge, Minchinhampton and Painswick.



**Table 2: Summary of sustainability effects for the additional spatial options for the Stroud Local Plan (August 2020)**

SA Objective	Option A: Intensify remaining sites	Option B: Dispersal to Tier 2 and 3 settlements	Option C: New growth along one of the main transport routes			Option D: Wider dispersal
			C1: A38	C2: A419	C3: A4135	
SA 1: Housing	++/-?	++?/-	++	++	++	++/-
SA 2: Health	++/-?	++/--?	++/- --?	++/- -?	++/- -?	+/--
SA 3: Social inclusion	++/-?	++/--?	++/- --?	++/- -?	++/- -?	+/--
SA 4: Crime	0	0	0			0
SA 5: Vibrant communities	++/-	+/--	+/-	++/ -	++/ -	--
SA 6: Services and facilities	++/-	+/--	+/-- ?	++	++	+/--
SA 7: Biodiversity and geodiversity	--?	--?	--?	--?	--?	--?
SA 8: Landscapes and townscapes	--?	--?	--?	--?	--?	--?
SA 9: Historic environment	+?/--?	+?/--?	+?/- ?	+?/- -?	+?/- -?	--?
SA 10: Air quality	+/-	+/--	+/-- ?	+/-?	+/-?	+/--
SA 11: Water quality	-	--	-	--	--	--
SA 12: Flooding	+/-	+/--	+/--	+/--	+/--	--
SA 13: Efficient land use	+/--	+/--	--	+/--	--	--
SA 14: Climate change	++/-	++/--	++/ --	++/ -?	++/ -?	+/--
SA 15: Waste	+?	+/-?	+	+	+	+/-?
SA 16: Employment	++?	+/--	++? /-	++?	++/ -	+/--
SA 17: Economic growth	++/-	++/-	++	++?	++/ -	+/--

## New site options

- 1.32 In total 28 additional site options have been appraised in this report. This includes 25 'small' site options and two larger site options which could form new growth points.
- 1.33 It should be noted that as part of the appraisal of these two growth point options, an additional site (WHI011) which comprises the land for the second phase of development at the Whitminster growth point (WHI014/PGP1) has been appraised. While this site would come forward as the second phase of PGP1, to allow for a more fine grain appraisal of the growth point, the boundaries of site WHI011 have been appraised in their own right.
- 1.34 This approach ensures consistency with the approach for the appraisal of site WHI007 which forms a part of site WHI014 to the south of Grove Lane and was appraised previously through the

SA process. The appraisal of site WHI007 was presented alongside the appraisal of the other reasonable alternatives in the SA Report for the Draft Local Plan (November 2019).

- 1.35 The new site options are distributed at or in close proximity to the settlements of Berkeley, Brimscombe, Cam, Dursley, Eastington, Hardwicke (by the Gloucester fringe), Horsley, Haresfield, Kingswood, Stroud, Whitminster, Kingswood, Nympsfield, Painswick and Whitminster.
- 1.36 The small site options vary in capacity from three to 270 homes, while the two growth point options have potential to accommodate between 1,500 and 2,250 homes. All additional site options considered at this stage would provide housing, with some of the small sites also delivering other complementary uses. Details of the specific uses at each small site have been provided in the detailed appraisal matrices in **Appendix 2** of this report. The growth options at Moreton Valence/Hardwicke and Whitminster would in effect comprise substantial extensions to the settlements at which they are located. They would be developed to incorporate new employment land, a new local centre, a primary school, community facilities and open space.
- 1.37 From the additional site options considered, five small site options are presented in the consultation paper as potential sites for allocation at Berkeley, Hardwicke (by the Gloucester fringe), Stroud and Whitminster. The two new potential growth points presented in the consultation paper are located at Whitminster and Moreton Valence/Hardwicke.
- 1.38 In line with the other site options appraised for the Local Plan (as presented in the November 2019 SA Report for Draft Local Plan) the new site options have been appraised in a 'policy-off' approach. That is to say mitigation or enhancement of sustainability effects that might be required through planning policy have not been considered through the appraisal work. In addition, the same set of assumptions have been applied as set out in **Appendix 4** of the November 2019 SA Report.
- 1.39 The following sections present the summary of SA findings for the 25 new small site options and two new growth point options. Within these the sections the effects of the potential sites for allocation set out in the consultation paper have been highlighted separately.
- 1.40 **Table 3** and **Table 4** at the end of following sections summarise the sustainability effects identified for the 25 additional small site options and the two growth point options which would include the delivery of new homes now considered for allocation in the Stroud Local Plan. The potential sites for allocation have been presented in italics and indicated with an asterisk in these tables. The justification for the sustainability effects identified is provided in the detailed SA matrices in **Appendix 2** at the end of this report.

### Summary of SA findings for the new small site options

- 1.41 All 25 new small site options considered are expected to have minor positive effects in relation to SA objective 1: **housing**. These sites would support the delivery of new homes on relatively small sites (i.e. those with potential to provide less than 600 homes). This includes the five potential sites presented in the consultation paper.
- 1.42 Only one of the 25 new small site options (HFD013 at Haresfield)) includes an area of existing green space which might be lost to development dependent upon its specific design. These facilities might otherwise be used by residents to encourage more active lifestyles in the district with benefits for public health. An uncertain significant negative effect has been identified in relation to SA objective 2: **health** for this site. This site, however, is located within close proximity of additional areas of open space which residents might make use of and therefore a minor positive effect is expected in combination.
- 1.43 Nine of the new small site options are expected to have a significant positive effect in relation to this SA objective as they are either located within close proximity of a doctor's surgery and/or an area of open space and a cycle route. This includes potential site options BER016, STR065 and WHI012 which are included in the consultation paper. For potential site STR065, the significant positive effect could be strengthened considering that development is expected to include new healthcare facilities. Of these nine site options, five (including potential site WHI012) are not within close proximity of a doctor's surgery meaning the significant positive is expected to be combined with a minor negative effect.

- 1.44 Four of the new small site options (EAS022, STO025, BRI023 and potential site STR065) are located on brownfield land. The development of these sites could help to promote regeneration in the plan area and therefore minor positive effects have been recorded in relation to SA objective 5: **vibrant communities**.
- 1.45 The four small site options listed above which contain large proportions of brownfield land are also expected to have minor positive effects in relation to SA objective 13: **efficient use of land** and uncertain minor positive effects in relation to SA objective 15: **waste**. It is likely that the re-use of brownfield land would help to prevent the loss of higher value agricultural soils. Re-use of brownfield land is a more efficient approach to land use in the district while also providing opportunities to re-use of materials already onsite.
- 1.46 The majority of the remaining new small site options (including BER016, BER017, HAR017 and WHI012 which are included in the consultation paper as potential sites for development) are located on mostly greenfield land and take in Grade 1, 2 or Grade 3 agricultural soils. Significant negative effects are expected in relation to SA objective 13 for these sites. The exception to this is site options at Stroud (STR063) and Dursley (DUR024) for which the negative effect is expected to be minor. Both sites lie on greenfield land but are relatively small in size. Neither site contains higher value agricultural soils.
- 1.47 The strongest access to existing services and facilities in the district are provided at the Tier 1 settlements. Ten small site options at these settlements (Cam – CAM030, CAM031, CAM032 and CAM032; Dursley – DUR024; Stonehouse - STO025; and Stroud - STR063, STR064, potential sites STR065 and STR066) are therefore expected to have a significant positive effect in relation to SA objective 6: **services and facilities**. A significant negative effect has been recorded in relation to SA objective 6 for seven sites as they are not directly adjacent to any settlement boundary.
- 1.48 Only one of the 25 new small site options (HFD013 at Haresfield) is expected to have a significant negative effect in relation to SA objective 7: **biodiversity/ geodiversity**. This site is not within close proximity of a biodiversity designation; however, it contains a green space the development of which could impact the green infrastructure network in the area. Twenty-three additional small site options (including all five potential sites included in the consultation paper) are expected to have minor negative effects in relation to SA objective 7. The majority of these sites are located between 250m and 1km of one or more internationally or nationally designated biodiversity or geodiversity sites or are within 250m of a locally designated site. Some of these sites are within 3.0km of Rodborough Common SAC or within 7.7km of Severn Estuary SAC/SPA/Ramsar site. These are the respective catchment zones established around these designated sites within which new residential development has the potential to contribute to recreational pressure. The potential effects for these sites are also uncertain depending on the detailed proposals that eventually will come forward at each site and the types of habitats and species present at the nature conservation sites.
- 1.49 Many of the settlements in the district have been assessed<sup>7</sup> as having higher sensitivity to residential development. This includes large areas surrounding Brimscombe and Thrupp, Minchinhampton, Nailsworth, Stonehouse, Stroud and Painswick. Twelve small sites are expected to have significant negative effects in relation to SA objective 8: **landscape/townscape** given that they lie in areas of higher landscape sensitivity. Of these sites, DUR024, HFD013, HOR004, NAI014, NYM003, PAI014, STR063, STR064, STR066 and BRI023 lie within the Cotswolds AONB. Development at these locations has the potential to affect the special character of this landscape designation. Seven additional sites lie on land which has not been assessed in terms of its landscape sensitivity and do not fall within the AONB. This includes potential site HAR017 which is included in the consultation paper. Uncertain effects have been recorded for these sites.
- 1.50 The appraisal of new small site options has been informed by heritage impact assessment work undertaken as part of the Strategic Assessment of Land Availability (SALA)<sup>8</sup> for Stroud. Heritage constraints and the potential for development to impact on elements of the historic environment has been identified through this work. This work also identified opportunities to potentially

<sup>7</sup> Stroud District Council (2016) Stroud District Landscape Sensitivity Assessment

<sup>8</sup> Stroud District Council (2020) Strategic Assessment of Land Availability (SALA): 2020 Update Heritage Impact Appraisal

achieve benefits in relation to the historic environment at two small site options. These sites lie at the settlements of Stonehouse and Stroud. Uncertain minor positive effects have been recorded in combination with minor negative and negligible effects in relation to SA objective 9: **historic environment** for sites STO025 (which is included as a potential site in the consultation paper) and STR065, respectively. For one site option at Hardwicke (HAR018) a significant negative effect is expected given the particular sensitivity of this location as per the findings of the SALA. Based on the SALA heritage findings, minor negative effects alone are expected in relation to this SA objective for five small site options.

- 1.51 For the remaining 17 small site options no obvious heritage implications for development were identified. These sites were not subject to the same level of assessment as those sites which were assessed as part of the heritage impact assessment work. Therefore, uncertain effects have been recorded for these site options. This includes BER016, BER017, HAR017 and WHI012 which are included in the consultation paper as potential sites.
- 1.52 To inform the potential contribution development is likely to make to air pollution due to travel to and from each development site, the SALA Transport Assessment rated the respective accessibility of site options in the district. This included to town/district/local centres, employment sites and services and facilities that people may be required to access on a regular basis by walking, car and bus<sup>9</sup>. Only three small sites (potential site BER016 at Berkeley and STR064 and potential site STR065 both at Stroud) are expected to have a positive effect in relation to SA objective 10: **air quality**. The effect recorded for STR065 is significant, demonstrating that parts of this larger settlement are more sustainable, and development here could help to limit the need for new residents to travel by car.
- 1.53 For eleven of the small sites significant negative effects have been recorded in relation to SA objective 10. This includes site WHI0112 which is included in the consultation paper as a potential site. For an additional seven small sites (including potential sites BER017 and HAR017), overall uncertain effects have been recorded as they do not lie in close proximity to sites covered by the SALA Transport Assessment. All effects recorded for this SA objective are uncertain to some degree given that they are based upon the accessibility of sites that lie within 100m and not the accessibility of the specific new site options currently being appraised.
- 1.54 Drinking Water Safeguarding Zones or Source Protection Zones (SPZs) cover much of the district. In relation to the new sites being appraised, areas at the settlements of Brimscombe and Thrupp, Eastington, Nympsfield, Whitminster, Horsley, Nailsworth, Stroud, Stonehouse, Cam, Dursley and Painswick are covered by these types of two water protection zones. Seventeen of the small site options lie within these zones. This includes site STR065 at Stroud which is included in the consultation paper as a potential site. The development of these sites has the potential to adversely affect the protection of water resources in the district. Uncertain significant negative effects have been identified in relation to SA objective 11: **water quality** for these sites. The remaining eight new small site options lie outside of these zones, and therefore negligible effects are expected in relation to this SA objective.
- 1.55 Only two of the 25 new small site options contain large portions of land which are within flood zones 3a or 3b. These sites are at Berkeley (potential site BER016) and by Kingswood (KIN015). They are expected to have a significant negative effect in relation to SA objective 12: **flooding**. As 19 of the sites lie on greenfield land outside of flood zone 3 a minor negative effect is expected in relation to SA objective 12. This includes all other remaining potential small sites set out in the consultation paper, with the exception of STR065. Development at these locations could result in a proliferation of hard surfaces in the district and this could have implications in terms of surface water flooding. It is noted that this could be addressed through the incorporation of Sustainable Drainage Systems (SuDS), but the specific design of sites is unknown at this stage. Four additional small sites (including STR065) lie mostly on brownfield land outside of flood zone 3, and therefore a negligible effect is expected.

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<sup>9</sup> The transport assessment work was undertaken for all site options considered for the Draft Local Plan (November 2019); however, this assessment was not available for the new site options. New site options which are within 100m of sites which were assessed through the transport assessment work have been appraised making use of the accessibility score of the nearby site. Where a new site option does not lie within 100m of a previously appraised site an uncertain effect has been recorded for SA objective 9.

- 1.56 Six of the 25 new small site options are expected to have a significant negative effect alone in relation to SA objective 16: **employment**. Sites at Hardwicke (potential site HAR017 and HAR020), Haresfield (HFD013), Horsley (HOR004), Nymphsfield (NYM003) and Whitminster (potential site WHI012) would provide uses which would do not include employment. These sites are also either further than 1km from an employment site and are not at a Tier 1 or Tier 2 settlement. One site in Stonehouse (STO025) is in close proximity to an employment site and is at a Tier 1 settlement. However, part of the site is currently in employment use meaning that existing employment opportunities could be lost as a result of new development at this site. Therefore, a mixed significant positive and significant negative effect is expected in relation to SA objective 6.
- 1.57 Eight sites at Cam (CAM030, CAM031, CAM032 and CAM032) and Stroud (STR063, STR064, potential site STR065 and STR066) are expected to have a significant positive effect in relation to SA objective 16: employment. These sites are those which would provide residential uses in close proximity to at least one key employment site and within a Tier 1 or Tier 2 settlement.
- 1.58 Eighteen of the new small site options would provide new residential development which is located in close proximity to existing primary or secondary educational facility but not both. This includes all five potential small sites included in the consultation paper. It is expected that these sites would help to promote higher levels of educational attainment in the plan area, however, as they would not provide immediate access to both types of facility the positive effect recorded in relation to SA objective 17: **economic growth** is minor. The remaining small seven sites are not located in close proximity to either a primary or secondary school. A minor negative effect is expected for these site options. Given that the capacity of schools to accept new pupils is partly unknown, all effects recorded are uncertain.

**Table 3: Summary of sustainability effects for the new small site options**

SA Objectives	SA 1: Housing	SA 2: Health	SA 3: Social inclusion	SA 4: Crime	SA 5: Vibrant communities	SA 6: Services and facilities	SA 7: Biodiversity/geodiversity	SA 8: Landscapes/townscapes	SA 9: Historic environment	SA 10: Air quality.	SA 11: Water quality	SA 12: Flooding	SA 13: Efficient land use	SA 14: Climate change	SA 15: Waste	SA 16: Employment	SA 17: Economic growth
Site																	
<i>BER016*</i>	+	++	0	0	0	+	-?	-?	?	+	0	--	--?	0	0	+	+
<i>BER017*</i>	+	+	0	0	0	+	-?	-?	?	?	0	-	--?	0	0	+	+
BRI023	+	-/+	0	0	+	--	-?	--?	?	?	--?	0	+	0	+	+	+
CAM030	+	-/++	0	0	0	++	-?	-?	?	--?	--?	-	--?	0	0	++	-?
CAM031	+	-/+	0	0	0	++	-?	-?	-	--?	--?	-	--?	0	0	++	-?
CAM032	+	-/++	0	0	0	++	-?	--?	?	--?	--?	-	--?	0	0	++	+
CAM032	+	-/++	0	0	0	++	-?	--?	?	--?	--?	-	--?	0	0	++	+
DUR024	+	-/+	0	0	0	++	-?	--?	-	?	--?	-	-	0	0	+	+
EAS021	+	-/+	0	0	0	--	-?	?	?	-?	--?	-	--?	0	0	-	-?
EAS022	+	-/+	0	0	+	--	-?	?	-	--?	--?	0	+	0	+	+	-?
<i>HAR017*</i>	+	-/+	0	0	0	+	-?	?	-	?	0	-	--?	0	0	--	+
HAR018	+	-/+	0	0	0	--	-?	?	--	--?	0	-	--?	0	0	+	-?
HAR020	+	-/+	0	0	0	--	-?	?	?	?	0	-	--?	0	0	--	-?
HFD013	+	--/+	0	0	0	-	--?	--?	?	--?	0	-	--?	0	0	--	+
HOR004	+	-/+	0	0	0	--	-?	--?	?	?	--?	-	--?	0	0	--	+
KIN015	+	-/+	0	0	0	--	0?	?	?	--?	0	--	--?	0	0	+	+
NAI014	+	-/+	0	0	0	+	-?	--?	?	0?	--?	-	--?	0	0	+	+
NYM003	+	-/+	0	0	0	-	-?	--?	?	?	--?	-	--?	0	0	--	+
PAI014	+	-/++	0	0	0	+	-?	--?	?	0?	--?	-	--?	0	0	+	+
STO025	+	++	0	0	+	++	-?	?	-/+?	--?	--?	0	+	0	+	++/--	-?
STR063	+	-/+	0	0	0	++	-?	--?	-	--?	--?	-	-	0	0	++	+
STR064	+	-/+	0	0	0	++	-?	--?	?	+	--?	-	--?	0	0	++	+
<i>STR065*</i>	+	++	0	0	+	++	-?	-?	0/+?	++?	--?	0	+	0	+	++	+
STR066	+	++	0	0	0	++	-?	--?	?	-?	--?	-	--?	0	0	++	+
<i>WHI012*</i>	+	-/++	0	0	0	+	-?	-?	?	--?	0	-	--?	0	0	--	+

### Summary of SA findings for the new growth point options

- 1.59 Two growth point options have been appraised through the SA:
- Site WHI014 (which takes in site WHI011 to form the second phase of development of the growth point) at Whitminster; and
  - Sites HAR006-HAR009 and HAR015-HAR016 at Moreton Valence/Hardwicke.
- 1.60 Note that as described in the preceding section of this report, the growth point option at Whitminster takes in the land at site WHI011. The boundaries of site WHI011 have been subject to separate appraisal through the SA and the findings are presented in **Appendix 2**.
- 1.61 The consultation paper includes two potential growth points as follows:
- WHI014 included as Potential Growth Point (PGP) 1 (at Whitminster) (which includes WHI011 as the second phase of development); and
  - HAR006-HAR009 and HAR015-HAR016 included as PGP2 (at Moreton Valence/Hardwicke).
- 1.62 The text below and **Table 4** at the end of this section summarises the sustainability effects identified for the two growth point options.
- 1.63 Both of the growth point options have the potential to deliver more than 600 homes. Therefore, a significant positive effect has been recorded for all three growth point options in relation to SA objective 1: **housing**.
- 1.64 Neither of the growth point options lie within close proximity of a GP and therefore a minor negative effect is expected in relation to SA objective 2: **health**. The option at Whitminster lies within close proximity of a greenspace and a protected outdoor playspace as well as a National Cycle Network route and therefore a significant positive effect is expected in combination with the negative effect recorded. The growth point option at Moreton Valence/Hardwicke (PGP2) is only within close proximity to one green space which would have a minor positive effect. However, a significant positive effect is also expected in combination for this option given that its development would include the provision of sports facilities. This is also the case for option PGP1, which could strengthen the positive effect expected.
- 1.65 The growth point options are both mostly greenfield land, although the option at Moreton Valence/Hardwicke includes some previously developed land to the south. Therefore, development at these locations is likely to have minimal beneficial effects in terms of promoting regeneration in the district. However, given that growth point options at both Whitminster (PGP1) and at Moreton Valence/Hardwicke (PGP2) would include the delivery of a new local centre which could improve residents' satisfaction with their local area, minor positive effects have been recorded in relation to SA objective 5: **vibrant communities**.
- 1.66 The growth point options would provide development in close proximity or extend the existing urban areas of tier 3a settlements at Whitminster and at Moreton Valence/ Hardwicke. As the two growth point options included in the consultation paper (PGP1 and PGP2) would include the delivery of a new local centre the positive effect expected in relation to SA objective 6: **services and facilities** is likely to be significant, as residents' access to essential services and facilities would be improved.
- 1.67 Both growth point options are expected to have a minor negative effect in relation to SA objective 7: **biodiversity/ geodiversity**. The two options lie within the 7.7km catchment zones of Severn Estuary SAC/SPA/Ramsar site meaning that development could result in increased recreational pressure or disturbance. The option at Whitminster (PGP1) also lies within 250m of Mole Grove Key Wildlife Site. This also lies within 250m of Stroudwater Canal – Whitminster and River Frome Mainstream & Tributaries Key Wildlife Sites. Given that the design of development could help to achieve a level of mitigation and that the precise sensitivities of all habitats at these designations are unknown, the effects recorded are uncertain.
- 1.68 The land covered by the growth point option at Whitminster (PGP1) mostly falls within an area which is identified as having high/medium sensitivity to residential development and medium

sensitivity to employment development<sup>10</sup>. Therefore, this option is expected to have a significant negative effect in relation to SA objective 8: **landscape/townscape**. Uncertain effects have been recorded in relation to this SA objective for the growth point option at Moreton Valence/Hardwicke (PGP2), as it has not been assessed as part of landscape sensitivity assessment work for the district.

- 1.69 Both growth point options were identified as having some level of sensitivity in terms of impacts on the historic environment if developed. Therefore, minor negative effects are recorded in relation to SA objective 9: **historic environment**. As with the small site options the effects recorded were informed by the findings of the heritage impact assessment work undertaken as part of the SALA.
- 1.70 The growth point options considered are both close to sites which performed less favourably in the SALA Transport Assessment. Therefore, the development of the growth point options could result increased need to travel in the plan area, particularly in the earlier stages of development before any new services and facilities are provided at them. Uncertain significant negative effects have been recorded in relation to SA objective 10: **air quality** for all three growth point options.
- 1.71 The growth option at Whitminster (PGP1) falls within a Drinking Water Safeguarding Zone, and its development has the potential to affect water quality, therefore an uncertain significant negative effect has been recorded in relation to SA objective 11: **water quality**. The growth point option at Moreton Valence/Hardwicke (PGP1) does not lie within a Drinking Water Safeguarding Zones or SPZ and would not have an effect on water quality.
- 1.72 The majority of land at the growth point options lies outside of flood zones 3a and 3b. It is noted that a portion of the central area of the Moreton Valence/Hardwicke growth point option lies within higher risk flood areas. However, this comprises a small proportion of the overall site area and it is expected that development could be delivered to avoid this area. As both options contain mostly greenfield land, their development is likely to contribution to an increase in impermeable surfaces in the plan area. Therefore, minor negative effects are expected in relation to SA objective 12: **flooding** for both growth point options. As with the small site options appraised, it is noted that there is potential for the incorporation of Sustainable Drainage Systems (SuDS) to help mitigate this effect, but the specific design of sites is unknown at this stage.
- 1.73 Both growth point options would result in the development of substantial areas of greenfield land in the plan area given that they have capacity for over 600 homes. Significant negative effects are therefore expected in relation to SA objective 13: **efficient land use**. While each option contains substantial portions of Grade 3 agricultural land, the land by Moreton Valence/Hardwicke (PGP2) also contains a small area of higher value Grade 2 agricultural land.
- 1.74 Significant positive effects are expected for both growth point options in relation to SA objective 16: **employment** as they have capacity to provide more than 10ha of employment land as part of mixed use development.
- 1.75 Given the potential to secure the delivery of a level of new employment land in the plan area through these options, significant positive effects are also expected in relation to SA objective 17: **economic growth**. The Whitminster option (PGP1) and the Moreton Valence/Hardwicke option (PGP2) would also both provide a new primary school. This type of provision could strengthen the positive effect, considering the potential to promote educational attainment in the area.

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<sup>10</sup> Stroud District Council (2016) Stroud District Landscape Sensitivity Assessment



**Table 4: Summary of sustainability effects for the new growth point options**

SA Objectives	SA 1: Housing	SA 2: Health	SA 3: Social inclusion	SA 4: Crime	SA 5: Vibrant communities	SA 6: Services and facilities	SA 7: Biodiversity/geodiversity	SA 8: Landscapes/townscapes	SA 9: Historic environment	SA 10: Air quality.	SA 11: Water quality	SA 12: Flooding	SA 13: Efficient land use	SA 14: Climate change	SA 15: Waste	SA 16: Employment	SA 17: Economic growth
Site <i>WHI014 (PGP1)*</i>	++	-/++	0	0	+	++	-?	--?	-	--?	--?	-	--	0	0	++	+++?
<i>HAR006-HAR009 and HAR015-HAR016 (PGP2)*</i>	++	-/++	0	0	+	++	-?	?	--	--?	0	-	--	0	0	++	+++?

## Conclusions

- 1.76 This report has considered the potential effects of four additional spatial options and those of the new site options put forward by promoters during the public consultation on the Draft Local Plan in 2019/20. It has also presented the sustainability appraisal findings of the initial strategic growth options considered for the Stroud Local Plan Review alongside the appraisal of the additional hybrid option presented as draft policy in the Draft Local Plan (November 2019).
- 1.77 It has been demonstrated through the earlier SA work and this latest iteration that a hybrid approach to the spatial strategy for the plan area would achieve numerous sustainability benefits. This could include relatively high levels of development at the larger settlements, as well as smaller levels of development to meet local needs at smaller settlements together with a number of large scale new growth points to be provided as new settlements or settlement extensions. Large scale growth in the plan area will be important to ensure that the housing requirement of the plan area is fully met and to achieve a high level of affordable housing. It will also support regeneration and new service provision which could help to limit any adverse impacts in terms of air quality, climate change, health and wellbeing and community cohesion. This growth will also help support new economic growth over the plan period.
- 1.78 It is possible to achieve benefits in terms of securing high levels of access to existing services and facilities close to the larger settlements. Options A, C2 and C3 in particular could help to achieve these benefits in comparison to the original hybrid option (Option 5) as well as Options B and D. Focussing much of the additional development to a small number of larger sites could also provide the higher levels of existing residents at these locations with access to a range of new services and facilities. These three options are, however, still likely to result in adverse impacts in terms of biodiversity, the historic environment and landscape.
- 1.79 Option C2 performs favourably given its proximity to two of the larger settlements in the plan area (Stroud and Stonehouse) and its position within this self-contained location. However, it should be noted while this option could present multiple sustainability benefits, this transport corridor presently accommodates a high level of traffic and is constrained along much of its length by existing development. Therefore, the achievement of the benefits identified will depend on the potential to limit adverse impacts relating to the volume of traffic along the A419 as well as the identification of suitable land for development along this route considering that much of its length is already developed. The consideration of the viability of this option will also be informed by evidence bases additional to this SA Report.
- 1.80 Option C3 is noted to perform slightly less positively than Option C2. Cam and Dursley lie in the area of search for this option and while they provide similarly strong levels of access to strategic services, access to jobs is weaker in this area. Option C1 should be noted for the particularly positive effect it may have in relation to economic growth considering the immediate access it could provide to the strategic road network. If this option was taken forward in combination with the existing growth point site at Hardwicke there is also potential for synergistic positive effects in terms of access to nearby employment opportunities and services, given the sustainable nature of this location in the wider Gloucester fringe.
- 1.81 The benefits of providing potential growth points at Moreton Valence/Hardwicke (PGP1) as well as Whitminster (PGP2) have been demonstrated through the appraisal of the individual new site options set out in the consultation paper. The positive effects identified in terms of improving housing and employment provision, access to services, opportunities for active travel and recreation and reducing car travel reflect the potential growth points locations by existing Tier 3a settlements. These growth points would also support the delivery of education and community facilities as well as new local centres. These locations do have potential landscape constraints and would result in a high amount of greenfield land take with potential impacts on flood risk. However, they are less constrained than many other sites in terms of potential impacts on biodiversity designations and it is acknowledged that potential environmental effects could be mitigated through careful design, SuDS and construction measures. These sites have been considered alongside the other reasonable alternative new sites promoted for development since consultation on the Draft Local Plan.

1.82 It is recommended that the Council continues with a hybrid approach to the spatial strategy. Using elements of Option A would achieve benefits associated with higher densities of development and more efficient land use. However, considering that it would be difficult to achieve the required level of housing through this option alone, a large scale growth point along the A38 (Option C1) or A419 (Option C2) might also be pursued. This could secure substantial new infrastructure provision, affordable housing and promote inward investment as well as delivering the required level of housing development. Furthermore, development at the A38 may prove particularly attractive to potential investment given its access to the M5. Development at this route could also be delivered to complement the development within the South Gloucester fringe area at Hardwicke where there is access to existing services and facilities as well as job provision.

**Appendix 1: SA matrix for the additional spatial options for Stroud Local Plan**

SA Objective	Option A: Intensify sites	Option B: Dispersal to Tier 2 & 3 settlements	Option C: New growth along one of the main transport routes	Option D Wider dispersal option	Justification		
			C1: A38	C2: A419	C3: 4135		
SA 1: To provide affordable, sustainable and decent housing to meet local needs.	++/ -?	+++? /-	++			++/ -	<p>The effects of the distribution of new development within the district on ensuring that the housing stock meets the needs of local people will be mainly determined by the amount and type of housing that is developed and the proportion that is affordable. The housing requirement for Stroud District is assumed to be the revised government figure of 786 homes per annum for the 20 year period up to 2040 with a minimum residual requirement set at 11,125 dwellings taking commitments (i.e. sites with planning permission) into consideration. Duty to cooperate means that there may be a requirement for development in Stroud (particularly towards the Gloucester fringe) to meet Gloucester’s future need, however some sites which were originally considered for inclusion to meet Stroud’s need, which could more appropriately meet Gloucester’s future need have been removed from the four options, as this consideration is a separate process from deciding upon the strategy for growth to meet Stroud’s need.</p>
<p><b>Option A:</b> This option would provide new homes over the plan period mainly across Tier 1, 2 and 3 settlements with further development provided at two of the three new larger scale developments at new growth points by Hardwicke, Sharpness and Wisloe thereby helping to meet the housing requirement for Stroud. The high level of development to be focussed at very large sites at these growth points as well as at some of the Tier 1 settlements (including the large scale urban extensions at Cam and Stonehouse) could help to support the delivery of affordable housing in the District given that viability is likely to be less of an issue at these sites. Where requirements for higher levels of housing would be provided by intensifying existing sites, there could be some support for delivering high levels of affordable housing as this would be achieved at these larger strategic urban extension sites where viability is less likely to be a concern. This option could, however, introduce uncertainty with regard to the potential to meet the higher housing delivery requirement for the plan area when compared to bringing forward additional large scale new sites considering the potentially limited additional capacity at sites already identified. Overall a mixed effect (significant positive/ uncertain minor negative) is expected in relation to this SA objective.</p> <p><b>Option B:</b> Option B would achieve a similar distribution of development to Option A. Through Option B, however, the requirement to deliver a higher level of housing would be addressed through additional sites at smaller Tier 2 and Tier 3 settlements. Through this option there could be a particular focus at Whitminster. This approach is considered less likely to support the delivery of high levels of affordable homes compared to bringing additional large scale development sites forward, given that viability issues are more likely to result through this type of approach. It could also introduce uncertainty with regard to the potential to meet the higher housing delivery requirement. While faster build out rates might be achieved at additional smaller scale sites, there is potential that the overall capacity of these sites would be less likely to meet the</p>							

SA Objective	Option A: Intensify sites	Option B: Dispersal to Tier 2 & 3 settlements	Option C: New growth along one of the main transport routes	C1: A38	C2: A419	C3: 4135	Option D Wider dispersal option	Justification
	<p>higher requirement of the district when compared to additional large scale development sites. Overall a mixed effect (uncertain significant positive/ minor negative) is expected in relation to this SA objective.</p> <p><b>Option C:</b> Option C would achieve a similar distribution of development to Option A. Through Option C, however, a new growth point would be provided along one of the main transport routes in the district (i.e. the A38, A419 and A4135). This approach would include a new strategic scale site which would either involve a new settlement or a very large extension to a small settlement. The scale of development which would result would be less likely to introduce uncertainty with regard to supporting a high level of affordable homes and meeting the higher housing requirement for the plan area. Overall a significant positive effect is expected in relation to this SA objective for all three variations of this option.</p> <p><b>Option D:</b> Option D would set out a new approach to the dispersal of development in the plan area with relatively high levels of development to be provided across Tier, 1, Tier 2 and Tier 3 as well as Tier 4 settlements. The dispersal of a relatively high level of development to a high number of smaller and medium scale sites through this option to meet the higher housing requirement for the plan area would be less likely to support the development of affordable housing in the plan area. This element of growth may help to achieve faster build out rates in the plan area and may also help to meet rural housing need in Stroud. However, it may introduce some uncertainty in terms of meeting the higher level of housing need for the district, when compared to an approach which brings forward new large scale growth options. Overall a mixed effect (significant positive/ minor negative) is expected in relation to this SA objective.</p>							
SA 2: To maintain and improve the community's health with accessible healthcare for residents, including increasing levels of physical activity, especially among the young.	++/- -?	++/- -?	++/ --?	++/ -?	++/ -?	++/ -?	+/-	See cell below for justification text for each option.
<p><b>Option A:</b> By providing a relatively high level of new residential development at Tier 1 settlements in the district this approach could result in a high proportion of new residents having a good level of access to existing health care facilities and other facilities such as sports facilities and open spaces which could help to improve public health. This element of development would include the delivery of large scale urban extensions at Cam and Stonehouse and may also encourage new residents to undertake journeys by more active modes of transport. The effects of delivering the required level of development through increases to the remaining sites in the plan area will be influenced by the location of sites at which intensification would occur and the capacity of services and facilities at these areas. Increases to the strategic urban extension sites would occur at settlements ranging from Tier 1 to Tier 3 (including the growth point by Hardwicke in the Gloucester fringe, Cam and Stonehouse). This approach could support some new service provision through S106/CIL by providing more homes at strategic sites. These</p>								

SA Objective	Option A: Intensify sites	Option B: Dispersal to Tier 2 & 3 settlements	Option C: New growth along one of the main transport routes	C1: A38	C2: A419	C3: 4135	Option D Wider dispersal option	Justification
	<p>benefits could also be achieved at the other growth points at Wisloe and Sharpness, although Sharpness is noted to be more isolated from existing service provision and residents would be mostly dependent on new provisions. The more incremental increases across multiple site urban sites could also limit the potential for overburdening of existing services, particularly where the highest increases occur at larger settlements. This element of growth is less likely to support extensive new rural service provision in the plan area. Allowing for higher densities of development at the larger urban extension could allow for services and facilities to be planned to be within walking distances of new homes which would increase the potential for active travel. Overall a mixed effect (significant positive/ uncertain minor negative) is expected in relation to this SA objective.</p> <p><b>Option B:</b> Option B would achieve a similar distribution of development to Option A. Through Option B, however, the need for a higher level of housing delivery in the district would be addressed through additional sites at smaller Tier 2 and Tier 3 settlements. Through this option there could be a particular focus at Whitminster. Delivering development in this manner is less likely to support the delivery of new services and facilities through S106/CIL, when compared to new large scale growth given that viability issues are more likely to result at smaller sites. The Tier 2 and Tier 3 settlements (including Whitminster) provide access to some services and facilities although only Wotton-under-Edge and Berkeley provide 'strong' access to strategic services<sup>11</sup>. Therefore, while this approach could help to prevent the stagnation of services at these settlements it could result in a higher number of residents lacking immediate access to healthcare services and reduce the potential for a high proportion of journeys being made by active transport. Overall a mixed effect (significant positive/ uncertain significant negative) is expected in relation to this SA objective.</p> <p><b>Option C:</b> Option C would achieve a similar distribution of development to Option A. Through Option C, however, the need for a higher level of housing delivery in the district would be addressed through a new growth point along one of the main transport routes in the district (i.e. the A38, A419 and A4135). This approach would include a new strategic scale site which would either involve a new settlement or a very large extension to a small settlement. The large scale new development site which would be incorporated through this option would support substantial new service provision in the plan area which is likely to benefit health and wellbeing.</p> <p><b>Option C1:</b> It is expected that providing large scale development along the A38 would provide new residents with more limited immediate access to existing healthcare services and other facilities that could benefit public health. Settlements along this route include Stone, Whitminster, Newport and Cambridge all of which are Tier 3 settlements or lower. This option could result in further adverse impacts in terms of overburdening of existing services and facilities at these settlements in the early stages of development in particular depending on the</p>							

<sup>11</sup> Stroud District Council (2019) Settlement Role and Function Study Update 2018

SA Objective	Option A: Intensify sites	Option B: Dispersal to Tier 2 & 3 settlements	Option C: New growth along one of the main transport routes	C1: A38	C2: A419	C3: 4135	Option D Wider dispersal option	Justification
	<p>timing of delivering new facilities. Overall a mixed effect (significant positive/ uncertain significant negative) is expected in relation to this SA objective.</p> <p><b>Option C2:</b> It is expected that providing large scale development along the A419 would provide new residents with more immediate access to existing healthcare services and other facilities which could benefit public health. This area includes two Tier 1 settlements at Stonehouse and Stroud at which strategic services are accessible. Services and facilities are less likely to become overburdened at these settlements considering the better level of existing access here, although this will be dependent upon existing pressures which are currently unknown. Furthermore, the high level of self-containment along this route could see a higher proportion of journeys being made by active travel. Promoting active travel along this route may require improvements to the A419 which currently experiences high volumes of traffic although there is potential for large scale development to support improvements through CIL/S106. Overall a mixed effect (significant positive/ uncertain minor negative) is expected in relation to this SA objective.</p> <p><b>Option C3:</b> It is expected that providing large scale development along the A4135 would provide new residents with some immediate access to existing healthcare services and other facilities that could benefit public health. This route provides access to Cam and Dursley, Tier 1 settlements at which strategic services can be accessed. The good level of existing access to services and facilities could mean that these provisions may be less likely to become overburdened as new development occurs, although this will be dependent upon existing pressures which are currently unknown. This area is not as self-contained as the A419 as these settlements do not benefit from as strong a job offer as Stroud and Stonehouse, however there is potential for some proportion of journeys to be made by active travel, particularly when accessing services and facilities. The large scale growth could support improvements to the A4135 through CIL/S106 and this route currently benefits from footpath access for much of its length until it passes out of Dursley. Overall a mixed effect (significant positive/ uncertain minor negative) is expected in relation to this SA objective.</p> <p><b>Option D:</b> Option D would set out a new approach to the dispersal of development in the plan area with relatively high levels of development to be provided across Tier, 1, Tier 2 and Tier 3 as well as Tier 4 settlements. The large scale development at the new growth points (including Hardwicke, Sharpness and Wisloe) and large scale urban extensions (including at Cam and Stonehouse) in the plan area through this option is likely to support the delivery of new healthcare services to benefit public health through CIL/S106. Of the new growth points, new residents at Sharpness would be most likely to be dependent upon new service provision, with some access to existing provisions at Cam by Wisloe and within the south Gloucester fringe by Hardwicke, in particular. However, the dispersal of the rest of the development to a high number of smaller and medium scale sites through this option would be less likely to support these types of provisions. More dispersed distribution of development is also likely to mean more residents would have limited access to substantial service provision which could affect public health and limit the potential for journeys to be made by active modes. It is noted that providing development at these locations could help prevent</p>							



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	the stagnation of existing services, however, it is also likely to result in some overburdening. Overall a mixed effect (minor positive/ significant negative) is expected in relation to this SA objective.						
SA 3: To encourage social inclusion, equity, the promotion of equality and a respect for diversity and meet the challenge of a growing and ageing population	++/- ?	++/- -?	++/ --?	++/ -?	++/ -?	+/-	See cell below for justification text for each option.
	<p><b>Option A:</b> By providing a relatively high level of new residential development at Tier 1 settlements in the district this approach could result in a high proportion of new residents (including older people and people with accessibility issues) having a good level of access to existing community facilities. This element of development would include the large scale urban extensions at Cam and Stonehouse which could help to support new infrastructure including community facilities and services to the benefit the wider population through S106/CIL. The new growth points at Hardwicke, Sharpness and Wisloe would also supportive new services and facilities, but Sharpness in particular would be isolated from existing services and facilities. The effects of delivering the higher required level of development through incremental increases to the remaining sites in the plan area will be influenced by the location of sites at which intensification would occur and the capacity of services and facilities at these areas. This element of development would be distributed between settlements at Tier 1 to 3 (including at the new growth point Hardwicke in the Gloucester fringe, Cam and Stonehouse) through intensification of strategic urban extension sites. At these location services and facility provision is mostly strong and new development of strategic sites is likely improve access to these types of provisions. In all, however, it is considered that intensification of existing sites could support some new service provision through S106/CIL, but would be less supportive than bringing forward additional large scale new sites. Overall a mixed effect (significant positive/ uncertain minor negative) is expected in relation to this SA objective.</p> <p><b>Option B:</b> Option B would achieve a similar distribution of development to Option A. Through Option B, however, the need for a higher level of housing delivery in the district would be addressed through additional sites at smaller Tier 2 and Tier 3 settlements. Through this option there could be a particular focus at Whitminster. Delivering development in this manner is considered less likely to support the delivery of new community services and facilities than allowing for additional large scale development sites, considering potential viability issues. The Tier 2 and Tier 3 settlements (including Whitminster) provide access to some services and facilities although only Wotton-under-Edge and Berkeley provide 'strong' access to strategic services. Therefore, while this approach could help to prevent the stagnation of services at these settlements it could result in a higher number of residents lacking immediate access to community services. Overall a mixed effect (significant positive/ uncertain significant negative) is expected in relation to this SA objective.</p>						

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	<p><b>Option C:</b> Option C would achieve a similar distribution of development to Option A. Through Option C, however, the need for a higher level of housing delivery in the district would be addressed through a new growth point along one of the main transport routes in the district (i.e. the A38, A419 and A4135). This approach would include a new strategic scale site which would either involve a new settlement or a very large extension to a small settlement. The large scale new development site which would be incorporated through this option would support substantial new service provision in the plan area which is likely to include new community services.</p> <p><b>Option C1:</b> It is expected that providing large scale development along the A38 would provide new residents with more limited immediate access to existing community services and facilities. Settlements along this route include Stone, Whitminster, Newport and Cambridge all of which are Tier 3 settlements or lower. This option could result in further adverse impacts in terms of overburdening of existing services and facilities at these settlements in the early stages of development in particular depending on the timing of delivering any new infrastructure. Overall a mixed effect (significant positive/ uncertain significant negative) is expected in relation to this SA objective.</p> <p><b>Option C2:</b> It is expected that providing large scale development along the A419 would provide new residents with more immediate access to existing community services and facilities. This area includes two Tier 1 settlements at Stonehouse and Stroud at which strategic services are accessible. Services and facilities are less likely to become overburdened at these settlements considering the better level of existing access here, although this will be dependent upon existing pressures which are currently unknown. The large scale of growth could also support new community facilities through CIL/S106 in an area where a high number of existing residents could benefit from access to them considering the presence of the largest and third largest settlements (Stroud and Stonehouse, respectively) along this route. Overall a mixed effect (significant positive/ uncertain minor negative) is expected in relation to this SA objective.</p> <p><b>Option C3:</b> It is expected that providing large scale development along the A4135 would provide new residents with some immediate access to existing community services and facilities. This route provides access to Cam and Dursley, Tier 1 settlements at which strategic services can be accessed. The good level of existing access to services and facilities could mean that these provisions may be less likely to become overburdened as new development occurs, although this will be dependent upon existing pressures which are currently unknown. The large scale growth could support new community services and facilities through CIL/S106 although any new provisions would likely be accessible to a lower number of residents than development within the A419 would be. Overall a mixed effect (significant positive/ uncertain minor negative) is expected in relation to this SA objective.</p> <p><b>Option D:</b> Option D would set out a new approach to the dispersal of development in the plan area with relatively high levels of development to be provided across Tier 1, Tier 2 and Tier 3 as well as Tier 4 settlements. The large scale development at the growth points (at Hardwicke, Sharpness and Wisloe) through this option is likely to support the delivery of new community services and facilities through CIL/S106. Of the new growth points, Sharpness would be particularly isolated from existing services and facilities at larger settlements. The larger scale urban</p>							

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	<p>extensions (including those at Cam and Stonehouse) through this option, would support new services and facilities and also allow for access to existing ones. However, the dispersal of the rest of the development to a high number of smaller and medium scale sites through this option would be less likely to support these types of provisions. The dispersal of development to smaller Tier 2 and Tier 3 settlements as well as Tier 4 settlements in particular is likely to mean a higher number of residents would have more limited access to substantial community service provision. The majority of the Tier 3 settlements and all of the settlements below do not provide access to strategic services. Providing development at these locations could help prevent the stagnation of existing community services, however, it is also likely to result in some overburdening of existing provisions considering that many of the smaller settlements would accommodate higher levels of growth than through the other options considered. Overall a mixed effect (minor positive/ significant negative) is expected in relation to this SA objective.</p>						
SA 4: To reduce crime, anti-social behaviour and disorder and the fear of crime.	0	0	0	0	0	0	The distribution of development within Stroud District will not have a direct effect on this SA objective. Effects will be determined by the design of new development rather than the overall quantum and spatial distribution of growth over the plan period.
SA 5: To create and sustain vibrant communities.	++/-	+/--	+/--	++/-	++/-	--	See cell below for justification text for each option.
	<p><b>Option A:</b> By providing a relatively high level of new residential development at Tier 1 settlements in the district this approach could help to enhance the vitality and viability of these centres, as well as supporting the regeneration of these areas and improvements in terms of liveability. Development in this manner may however result in amenity issues relating to noise and light pollution associated with construction of new development at the Tier 1 settlements. This would include the larger scale urban extensions at Cam and Stonehouse. This element of development and development at the growth points to be taken forward (including those at Hardwicke, Sharpness and Wisloe) would also involve the development of larger sites thereby supporting new infrastructure, services and facilities (including for cultural activities) through S106/CIL. Residents at the new growth points, most notably at Sharpness, would be dependent to some degree on the delivery of new services and facilities. By providing lower levels of development to meet local needs across many of the smaller Tier 3 settlements as well as Tier 2 settlements, this option could also prevent the stagnation of rural services while limiting the potential for impacts on the identity of rural communities. The increases to the level of development to be accommodated across existing sites through this option would occur at the strategic urban extension sites. These are at Tier 1 to 3 settlements (including Hardwicke in the Gloucester fringe, Cam and Stonehouse).</p>						

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	<p>Considering the more developed and established nature of these communities this element of development is considered less likely to affect the existing identity of the rural community. Overall a mixed effect (significant positive/ minor negative) is expected in relation to this SA objective.</p> <p><b>Option B:</b> Option B would achieve a similar distribution of development to Option A. Through Option B, however, the need for a higher level of housing delivery in the district would be addressed through additional sites at smaller Tier 2 and Tier 3 settlements. Through this option there could be a particular focus at Whitminster. The delivery of development at additional small scale sites is considered less likely than large scale development to support the delivery of new services and facilities given that viability issues are more likely to result through this type of approach. The Tier 2 and Tier 3 settlements in the district (including Whitminster) provide access to some services and facilities although only Wotton-under-Edge and Berkeley provide 'strong' access to strategic services. Therefore, while this approach could help to prevent the stagnation of services at these settlements it could result in a higher number of residents lacking immediate access to community services. It is also likely that there could be increased amenity issues relating to noise and light pollution associated with construction at a higher number of locations associated with smaller sites. The identities of rural communities at smaller Tier 2 settlements and Tier 3 settlements could also be impacted upon through this option. Overall a mixed effect (minor positive/ significant negative) is expected in relation to this SA objective.</p> <p><b>Option C:</b> Option C would achieve a similar distribution of development to Option A. Through Option C, however, the failure to provide new housing at one of the growth points would be addressed through a new large scale development along one of the main transport routes in the district (i.e. the A38, A419 and A4135). This approach would include a new strategic scale site which would either involve a new settlement or a very large extension to a small settlement. The large scale new development site which would be incorporated through this option would support substantial new service provision in the plan area which is likely to include those for cultural activities.</p> <p><b>Option C1:</b> It is expected that providing large scale development along the A38 would provide more limited support to the vitality and viability of the larger centres in the plan area and would also provide new residents with limited access to existing services and facilities. Settlements along this route include Stone, Whitminster, Newport and Cambridge all of which are Tier 3 settlements or lower. Therefore, in addition to impacts relating to amenity as a result of noise and light pollution from construction, this option may have impacts on the identity of some of less developed settlements in the plan area. Alternatively, it could result in the creation of a new settlement at which the creation of community networks from scratch may prove difficult. Overall a mixed effect (minor positive/ significant negative) is expected in relation to this SA objective.</p> <p><b>Option C2:</b> It is expected that providing large scale development along the A419 would help to support some of the vitality and viability and support some regeneration at the largest settlements in the plan area. This area includes two Tier 1 settlements at Stonehouse and Stroud and these are established settlements at which strategic services are accessible and community networks are more likely to be resilient to change.</p>							

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	<p>Furthermore, while there could be amenity impacts on existing residents in these settlements as result of construction, existing services and facilities are less likely to become overburdened considering the better level of existing access here, although this will be dependent upon existing pressures which are currently unknown. The large scale of growth could also support new community facilities through CIL/S106 in an area where a high number of existing residents could benefit from access to them considering the presence of the largest and third largest settlements (Stroud and Stonehouse respectively) along this route. Overall a mixed effect (significant positive/ uncertain minor negative) is expected in relation to this SA objective.</p> <p><b>Option C3:</b> It is expected that providing large scale development along the A4135 could support the vitality and viability of Tier 1 settlements at Cam and Dursley. These settlements are well established and community networks are likely to be resilient to change. Furthermore, they provide a good level of existing access to services and facilities meaning that these provisions may be less likely to become overburdened as new development occurs, although this will be dependent upon existing pressures which are currently unknown. The large scale growth could support new community services and facilities through CIL/S106 although any new provisions would likely be accessible to a lower number of residents than development within the A419 would be. Overall a mixed effect (significant positive/ uncertain minor negative) is expected in relation to this SA objective. T</p> <p><b>Option D:</b> Option D would set out a new approach to the dispersal of development in the plan area with relatively high levels of development to be provided across Tier, 1, Tier 2 and Tier 3 as well as Tier 4 settlements. The large scale development at the growth points (at Hardwicke, Sharpness and Wisloe) through this option is likely to support the delivery of new community services and facilities through CIL/S106. The established nature of the locations where the majority of growth points would come forward at (with the exception of development at Sharpness) is likely to mean that existing community networks and identity could be resilient to change. Of these locations, Sharpness would provide more limited access to existing services and facilities meaning new residents would be dependent upon new provisions of this type. This development could provide some support to the vitality and viability of the town centres in the district including through development of the Wisloe growth point by Cam. It is however noted that this would be most likely achieved where large scale urban extensions (including those at Cam and Stonehouse) are included through this option. The dispersal of the rest of the development to a high number of smaller and medium scale sites through this option would be less likely to support provision of new services and facilities. It could result in adverse impacts in terms of amenity associated with construction and loss of community identity at a high number of small settlements. While providing development at these locations could help prevent some stagnation of existing community services, the focus on dispersal to a greater number of small settlements is also likely to result in some overburdening of existing provisions. Overall a significant negative is expected in relation to this SA objective.</p>							

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SA 6: To maintain and improve access to all services and facilities.	++/-	+/-	+/-/?	++	++	+/-	See cell below for justification text for each option.
	<p><b>Option A:</b> Through this option a relatively high level of development would be provided in close proximity to Tier 1 settlements. At these locations, including at the large scale urban extensions at Cam and Stonehouse, residents would benefit from a good level of access to existing services and facilities. Furthermore, including strategic scale sites set out through the development at larger settlements and the three new growth points (at Hardwicke, Stonehouse and Wisloe) would increase the potential to support new service provision in the plan area. Of the new growth points, Sharpness would be particularly isolated from existing services and facilities and new residents would be more dependent upon new services and facilities. At Hardwicke new residents would have some access to existing services and facilities within the south Gloucester fringe. Through this option lower levels of development would also occur at the smaller Tier 2 and Tier 3 settlements which could help to support existing service provision at these locations although residents at these locations would lack access to the level of provision available at the largest settlements. It is likely that allowing for intensifications of strategic urban extension sites would place a higher number of residents in areas where they are in close proximity to services and facilities, particularly if compact forms of development were to result. Focussing this element of growth at large scale existing sites could support some new service provision through CIL/S106, however, perhaps not to the extent of including additional large scale growth points. A mixed effect (significant positive/minor negative) is therefore expected in relation to this SA objective.</p> <p><b>Option B:</b> Option B would achieve a similar distribution of development to Option A. Through Option B, however, the need for a higher level of housing delivery in the district would be addressed through additional sites at smaller Tier 2 and Tier 3 settlements. Through this option there could be a particular focus at Whitminster. The Tier 2 and Tier 3 settlements (including Whitminster) provide access to some services and facilities although only Wotton-under-Edge and Berkeley provide 'strong' access to strategic services. Therefore, while this option could help limit the stagnation of services and facilities at some of the smaller settlements it is also likely to result in some residents needing to regularly travel longer distances. By bringing forward additional new sites a more dispersed distribution of development would result. This approach is unlikely to support substantial new service provision in the district and could result in some existing services becoming overburdened. Overall a mixed effect (minor positive/ significant negative) is expected in relation to this SA objective.</p> <p><b>Option C:</b> Option C would achieve a similar distribution of development to Option A. Through Option C, however, the need for a higher level of housing delivery in the district would be addressed through large scale development along one of the main transport routes in the district (i.e. the A38, A419 and A4135). This approach would include a new strategic scale site which would either involve a new settlement or a very large</p>						

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	<p>extension to a small settlement. The large scale new development site which would be incorporated through this option could support substantial new service provision in the district.</p> <p><b>Option C1:</b> It is expected that providing large scale development along the A38 would provide new residents with more limited immediate access to existing services and facilities. Settlements along this route include Stone, Whitminster, Newport and Cambridge all of which are Tier 3 settlements or lower. This option could result in further adverse impacts in terms of overburdening of existing services and facilities at these settlements. This is particularly likely in the early stages of development depending on the timing of delivering new facilities which could be supported by the delivery of a high level of development at a large scale site. Overall a mixed effect (minor positive/ uncertain significant negative) is expected in relation to this SA objective.</p> <p><b>Option C2:</b> It is expected that providing large scale development along the A419 would provide new residents with more immediate access to existing services and facilities as well as employment opportunities. This area includes two Tier 1 settlements at Stonehouse and Stroud at which strategic services are accessible. Services and facilities are less likely to become overburdened at these settlements considering the better level of existing access here, although this will be dependent upon existing pressures which are currently unknown. The new service provision supported at any new large scale development would be accessible to a high number of residents in this relatively self contained area. Overall a significant positive is expected in relation to this SA objective.</p> <p><b>Option C3:</b> It is expected that providing large scale development along the A4135 would provide new residents with some immediate access to existing services and facilities. This route provides access to Cam and Dursley, Tier 1 settlements at which strategic services can be accessed. The good level of existing access to services and facilities could mean that these provisions may be less likely to become overburdened as new development occurs, although this will be dependent upon existing pressures which are currently unknown. New services supported at any large scale development in this area would be accessible to a high number of existing residents at Cam and Dursley. Overall a significant positive effect is expected in relation to this SA objective.</p> <p><b>Option D:</b> Option D would set out a new approach to the dispersal of development in the plan area with relatively high levels of development to be provided across Tier 1, Tier 2 and Tier 3 as well as Tier 4 settlements. The large scale development at the growth points (at Hardwicke, Sharpness and Wisloe) through this option is likely to support the delivery of new services and facilities. Of the new growth points, Sharpness would be particularly isolated from existing services and facilities and new residents would be more dependent upon new services and facilities. At Hardwicke new residents would have some access to existing services and facilities within the south Gloucester fringe. Large scale urban extensions (including those at Cam and Stonehouse) would also support new service provision and new residents would also benefit from access to existing services at these Tier 1 settlements. However, the dispersal of the rest of the development to a high number of smaller and medium scale sites through this option would be less likely to support these types of provisions. The dispersal of development to smaller Tier 2</p>					

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	and Tier 3 settlements as well as Tier 4 settlements in particular is likely to mean a higher number of residents would have more limited access to substantial service provision. It is noted that providing some level of development at these locations could help prevent the stagnation of existing services, but some overburdening is also likely to result. Overall a mixed effect (minor positive/ significant negative) is expected in relation to this SA objective.							
SA 7: To create, protect, enhance, restore and connect habitats, species and/or sites of biodiversity or geological interest.	--?	--?	--?	--?	--?	--?	--?	<p>The effects of development on this SA objective will depend more on the specific location of the new development in relation to areas of biodiversity and geodiversity value with respect to sites of known biodiversity value, whereas these options include broad locations for growth rather than specific sites. Therefore, proximity to specific biodiversity/geodiversity sites has been considered in the region of the broad locations, but all effects are uncertain as they will depend on the final specific locations for new development, as well as the design of new development which may have opportunities for positive effects if it includes retention or creation of green infrastructure. The effects on ecological networks, including supporting and connecting habitats, and non-designated sites and species, are difficult to predict at the strategic level and therefore an uncertainty is attached to all effects recorded.</p> <p><b>Option A:</b> Providing a relatively high level of growth in the district by Tier 1 settlements would limit the overall proportion of development delivered in close proximity to the Severn Estuary SPA, SAC and Ramsar site and could promote the use of brownfield land in the district. This would include the delivery of large scale urban extensions at Cam and Stonehouse. It is noted that the relationship of development to the existing urban edge could provide opportunities for the use of brownfield land, but also that the large scale of development would result in a high level of greenfield land take. This option would also result in the delivery of a high level of development at the new growth points (at Hardwicke, Sharpness and Wisloe) in the plan area. The new growth points could result in particularly high levels of greenfield land take in areas which were previously mostly undisturbed. Development by Sharpness has the potential to result in adverse impacts in terms of the international designations at the Severn Estuary. Furthermore, the provision of a relatively high number of homes at Stroud could result in environmental pressures resulting on Rodborough Common which has been designated as a SSSI and SAC and also contains Rodborough Common Local Geological Site to the south of the settlement. The low levels of development to be provided across many of the Tier 2 and Tier 3 settlements to meet local needs are likely to have more limited impacts on designated biodiversity sites in the plan area. There may be exceptions to this at Berkeley and Brimscombe and Thrupp (where between 100 and 200 homes would be provided) where pressures might result on Minchinhampton Common and Woodchester Park SSSIs. The incremental increases to the existing strategic urban extension sites could limit the potential for adverse impacts elsewhere over and above those already expected for these sites. Increases by Cam, Hardwicke</p>



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	<p>and Stonehouse would not place higher levels of development in areas where there are likely to adverse impacts on national designations. Development to the north of Cam would be in relatively close proximity of Stinchcombe Hill SSSI, however, existing development at the settlement would lie between the site and the designated area. The limited potential for increased impacts on existing designations is particularly likely to be the case where the approach is to intensify within the existing site boundaries. Overall a significant negative effect is expected in relation to this SA objective.</p> <p><b>Option B:</b> Option B would achieve a similar distribution of development to Option A. Through Option B, however, the need for a higher level of housing delivery in the district would be addressed through additional sites at smaller Tier 2 and Tier 3 settlements. Through this option there could be a particular focus at Whitminster. Although Whitminster is not particularly constrained by national or international biodiversity designation, the inclusion of more development at Tier 2 and Tier 3 settlements would include development at a number of locations which could be sensitive to development. This includes Mininchinhampton, Nailsworth, Painswick, Wotton-under-Edge and Frampton on Severn which could allow for increased development in close proximity to Minchinhampton Common SSSI, Rodborough Common SAC, Woodchester Park SSSI, Cotswold Commons and Beechwoods SSSI, Wotton Hill SSSI and the Severn Estuary international sites. Overall a significant negative effect is expected in relation to this SA objective.</p> <p><b>Option C:</b> Option C would achieve a similar distribution of development to Option A. Through Option C, however, the need for a higher level of housing delivery in the district would be addressed through large scale development along one of the main transport routes in the district (i.e. the A38, A419 and A4135). This approach would include a new strategic scale site which would either involve a new settlement or a very large extension to a small settlement.</p> <p><b>Option C1:</b> The provision of large scale development along the A38 would result in limited adverse impacts on designated biodiversity sites in the plan area. The A38 corridor is relatively unconstrained by biodiversity designations and is sufficiently positioned away from the Severn Estuary international sites to have limited impacts in relation to these features. The route is crossed by local biodiversity by Junction 13 of the M13 at the Stroudwater Canal - Whitminster Key Wildlife Site and River Frome Mainstream &amp; Tributaries Key Wildlife Site, however, it is not within close proximity of national or international sites. It is recognised that the large scale greenfield land take required for a new growth point at the A38 could have impacts in terms of habitat loss, fragmentation or disturbance. Overall a significant negative effect is expected in relation to this SA objective.</p> <p><b>Option C2:</b> It is expected that providing large scale development along the A419 could have additional impacts on biodiversity designations in the area through habitat loss, fragmentation or disturbance. This area already accommodates a relatively high level of development (to the west in particular at Stonehouse and Stroud) meaning additional development might not have substantial additional impacts in relation to species in the area above those already experienced. The large amount of greenfield land take for a new growth point may increase the</p>							

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	<p>potential for new effects to result. The A419 route furthermore is followed by the Stroudwater Canal - Whitminster Key Wildlife Site and River Frome Mainstream &amp; Tributaries Key Wildlife Site for much of its length and is in close proximity to the Rodborough Common SAC and Minchinhampton Common SSSI in places. Large scale development along this route could therefore have additional impacts in relation to local, national and international designations. Overall a significant negative effect is expected in relation to this SA objective.</p> <p><b>Option C3:</b> It is expected that providing large scale development along the A4135 could have some additional impacts on biodiversity designations in the area through habitat loss, fragmentation or disturbance. This area already accommodates a relatively high level of development (to the west in particular at Cam and Dursley) meaning additional development might not have substantial additional impacts in relation to species in the area above those already experienced. The large amount of greenfield land take for a new growth point may increase the potential for new effects to result. The A4135 route furthermore is in close proximity to areas of ancient woodland for much of its length which have been designated as local biodiversity sites (including Dursley Woods Key Wildlife Site Dingle &amp; Tumbley Hill Wood Key Wildlife Site and Park Wood Key Wildlife Site). Stinchcombe Hill SSSI is also within close proximity of the A4135 where it passes between Cam and Dursley. Large scale development along this route could therefore have additional impacts in relation to local and national designations. Overall a significant negative effect is expected in relation to this SA objective.</p> <p><b>Option D:</b> Option D would set out a new approach to the dispersal of development in the plan area with relatively high levels of development to be provided across Tier, 1, Tier 2 and Tier 3 as well as Tier 4 settlements. This option would include large scale urban extensions at Cam and Stonehouse. It is noted that the relationship of development to the existing urban edge could provide opportunities for the use of brownfield land, but also that the large scale of development would result in a high level of greenfield land take. The large scale development at the growth point by Wisloe through this option would have reduced potential adversely impact on the Stinchcombe Hill SSSI considering the location of this biodiversity site to the south of the town. This option could potentially have adverse impacts on the Severn Estuary international sites through the inclusion of the Sharpness growth point. Furthermore, it would result in relatively high levels of development distributed to Tier 2, 3 and 4 settlements. This would include development at Nailsworth, Wotton Under Edge, Minchinhampton and Painswick meaning there is potential for adverse impacts in relation to Woodchester Park SSSI, Wotton Hill SSSI Minchinhampton Common SSSI, and Cotswold Commons and Beechwoods SSSI. A relatively high level of development by Berkeley would also have some potential for additional adverse impacts on the integrity of the Severn Estuary international sites. Overall a significant negative effect is expected in relation to this SA objective.</p>							

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	C1: A38	C2: A419		C3: 4135			
SA 8: To conserve and enhance the local character and distinctiveness of landscapes and townscapes and provide sustainable access to countryside in the District.	--?	--?	--?	--?	--?	--?	The specific location of development in relation to the areas of highest landscape sensitivity and the design of any development will influence any impacts on landscape character and townscape in the plan area. It may be possible to incorporate mitigation measures to help address any of the adverse impacts identified. Therefore, an element of uncertainty is attached to the effects identified for each option.
	<p><b>Option A:</b> Providing a relatively high level of growth in the district by Tier 1 settlements would limit the overall level of development delivered in areas which could adversely impact the character of villages and the quality of rural landscapes in the district. This would include the large scale urban extensions at Cam and Stonehouse. Furthermore, this development and the provision of the three potential new growth points in the district (at Hardwicke, Sharpness and Wisloe) is unlikely to result in development at locations which would impact upon the setting of the Cotswolds AONB. These new growth points would occur at locations which have been identified through the landscape sensitivity assessment undertaken to support the Council's SALA as having lower sensitivity to development or have not been assessed. The high level of development at these locations could, however, have adverse impact on existing character and townscape particularly considering the high level of greenfield land take which will be required to deliver them. This option would require development within a number of settlements in the east of the district which lie within or in close proximity to the Cotswolds AONB including Minchinhampton, Nailsworth, Painswick and Brimscombe and Thrupp. Intensifying existing strategic urban extension sites could result in increased impact on existing character considering the potential for varying massing of development and increased greenfield land take. The locations set out for intensification are at established settlements with the landscape mostly having been assessed as having medium to medium/low sensitivity to housing development. This element of this spatial option is unlikely to have landscape effects over and above those already expected for the hybrid option. Overall a significant negative effect is expected in relation to this SA objective.</p> <p><b>Option B:</b> Option B would achieve a similar distribution of development to Option A. Through Option B, however, the need for a higher level of housing delivery in the district would be addressed through additional sites at smaller Tier 2 and Tier 3 settlements. Through this option there could be a particular focus at Whitminster. The inclusion of more development at some of the smaller Tier 2 and Tier 3 settlements could have impacts in relation to the established character of these settlements. While this is case at Whitminster, this settlement does not lie within the AONB and the settlement has been assessed as having higher sensitivity to housing development to the south only. This option would still include development at a number of settlements in the east of the district which lie within or in close proximity to the Cotswolds AONB including Minchinhampton, Nailsworth, Painswick and Brimscombe and Thrupp and additional development sites at these locations could result in further impacts on the character of the AONB. Overall a significant negative effect is expected in relation to this SA objective.</p>						

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	<p><b>Option C:</b> Option C would achieve a similar distribution of development to Option A. Through Option C, however, the need for a higher level of housing delivery in the district would be addressed through a new growth point along one of the main transport routes in the district (i.e. the A38, A419 and A4135). This approach would include a new strategic scale site which would either involve a new settlement or a very large extension to a small settlement.</p> <p><b>Option C1:</b> The provision of large scale development along the A38 would result in limited adverse impacts on landscape character in the plan. While many of the settlements along the A38 are quite small meaning that large scale development could have particular impacts on their character, much of the land at the settlement edges of Hardwicke, Whitminster and Slimbridge as well as Berkeley to a lesser extent has not been identified as having high sensitivity to housing development. This route is also located sufficiently away from the Cotswolds AONB which is to the east of the district. This option would still include some development within smaller settlements to the east of the district within or in close proximity to the AONB. Therefore, an overall significant negative effect is expected in relation to this SA objective.</p> <p><b>Option C2:</b> It is expected that providing large scale development along the A419 could have additional impacts on landscape character in the plan area. While this area already accommodates a relatively high level of development (to the west in particular at Stonehouse and Stroud) the settlement edges of Stroud and settlements further to the east mostly lie within the AONB or its immediate setting and much of this land is assessed as having high sensitivity to housing development. It is noted however that if the development was located to form an extension to the north or west of Stonehouse it could help to avoid impacts on existing landscape character. Overall a significant negative effect is expected in relation to this SA objective.</p> <p><b>Option C3:</b> It is expected that providing large scale development along the A4135 could have some additional impacts on landscape character in the plan area. This area already accommodates a relatively high level of development (to the west in particular at Cam and Dursley), however, it also takes in less developed areas within the AONB to the east and much of the land around Dursley has been assessed as having high sensitivity to housing development. It is noted that there may be potential to locate development to the west and north of Cam where there are areas which have not been assessed as having high sensitivity to housing development. Overall a significant negative effect is expected in relation to this SA objective.</p> <p><b>Option D:</b> Option D would set out a new approach to the dispersal of development in the plan area with relatively high levels of development to be provided across Tier 1, Tier 2 and Tier 3 as well as Tier 4 settlements. Through this option the inclusion of the large scale development at the growth point by Wisloe could have effects on the landscape character of the surrounding area. There could also be impacts on the townscape of the settlement itself when considering the development to be provided at the settlement of Cam through a large scale urban extension. The inclusion of the other large scale growth points (including at Sharpness and Hardwicke) would result in a high level of greenfield land at a concentrated location which could result in substantial disruption of local character. These locations were, however, identified through</p>							

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	the landscape sensitivity assessment undertaken to support the Council's SALA as having lower sensitivity to development. This option would also include relatively high levels of development distributed to Tier 2, 3 and 4 settlements. This includes Nailsworth, Wotton Under Edge, Minchinhampton, Painswick, Uley and North Nibley all of which lie within the AONB. These settlements have all been assessed as having high sensitivity to housing development at the majority of their edges. Overall a significant negative effect is expected in relation to this SA objective.						
SA 9: To conserve and/or enhance the significant qualities, fabric, setting and accessibility of the District's historic environment.	+?/- -?	+?/-- ?	+?/- ?	+?/- -?	+?/- -?	--?	The effects of each option in relation to the settings of heritage assets and local character will depend upon the precise location of development. They will also be influenced by the design of development which is currently unknown. Therefore, uncertainty is attached to the effects recorded.
	<p><b>Option A:</b> Through this option the Tier 1 settlements would accommodate a relatively high level of development. This element of development would include the large scale urban extensions at Cam and Stonehouse and could limit impacts on the historic character of the rural villages in the district. However, the particularly high number of listed buildings and other designated heritage assets within the settlements of Stroud, Stonehouse and Dursley could mean that adverse impacts on their respective settings might result although this would be dependent upon the precise location of development. The location of high levels of growth through the new growth points (at Hardwicke, Sharpness and Wisloe) would result in the development of large amounts of greenfield land in areas which are relatively unconstrained by heritage assets. The loss of large areas of greenfield land may have adverse impacts on undesignated archaeological features but may also offer opportunities to preserve and record them. Through this option there would be some intensification of existing strategic urban extension sites at the Tier 1 to 3 settlements (including Hardwicke in the Gloucester fringe, Cam and Stonehouse). These settlements (with the exception of Hardwicke to an extent) contain a high numbers of heritage assets, although the existing strategic urban extension sites are located away from the highest concentrations of heritage assets at Cam and Stonehouse respectively. This option could therefore present some difficulty in terms of integrating the higher levels and densities of development without impacting on local character and the settings of heritage assets. Overall a mixed effect (minor positive/ significant negative) is expected in relation to this SA objective.</p> <p><b>Option B:</b> Option B would achieve a similar distribution of development to Option A. Through Option B, however, the need for a higher level of housing delivery in the district would be addressed through additional sites at smaller Tier 2 and Tier 3 settlements. Through this option there could be a particular focus at Whitminster. The inclusion of more development at some of the smaller Tier 2 and Tier 3 settlements would likely mean that additional impacts on the settings of the high concentration of heritage assets at Tier 1 settlements would be avoided. However, some Tier 2 and Tier 3 settlements contain high numbers of heritage assets, including Minchinhampton and Painswick as well as Brimscombe</p>						

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	<p>and Thrupp and Nailsworth through which the Industrial Heritage Conservation Area runs. Overall a mixed effect (minor positive/ significant negative) is expected in relation to this SA objective. Similar effects to removing the different growth points to those identified for Option A are likely.</p> <p><b>Option C:</b> Option C would achieve a similar distribution of development to Option A. Through Option C, however, the need for a higher level of housing delivery in the district would be addressed through the provision of large development scale along one of the main transport routes in the district (i.e. the A38, A419 and A4135). This approach would include a new strategic scale site which would either involve a new settlement or a very large extension to a small settlement.</p> <p><b>Option C1:</b> The provision of large scale development along the A38 would result in limited additional adverse impacts on the settings of heritage assets in the plan area. With the exception of Berkeley the settlements along the A38 contain only a small number of heritage assets although it is noted that the Industrial Heritage Conservation Area crosses this route by Junction 13 of the M5. Therefore, an overall mixed effect (minor positive/ significant negative) is expected in relation to this SA objective.</p> <p><b>Option C2:</b> It is expected that providing large scale development along the A419 could have additional impacts on the settings of heritage assets in the plan. This area accommodates a high number of heritage assets given that it contains much of the length of the Industrial Heritage Conservation Area within which many other heritage assets lie. It is unlikely that large scale development could be provided along the A419 with resulting some substantial impacts on heritage assets in the area. The more developed nature of this area may mean that some increased re-use of brownfield land could be promoted to help improve the settings of some assets. Therefore, an overall mixed effect (minor positive/ significant negative) is expected in relation to this SA objective.</p> <p><b>Option C3:</b> It is expected that providing large scale development along the A4135 could have some additional impacts on the settings of heritage assets in the plan area. Dursley is particularly constrained by heritage assets, with a lower number of assets within Cam as well as in the areas immediately outside of these settlements along the A4135. This may provide some opportunities to promote the re-use of brownfield to benefit the settings of heritage assets, but any opportunity is likely to be reduced compared to development at the A419. Therefore, an overall mixed effect (minor positive/ significant negative) is expected in relation to this SA objective.</p> <p><b>Option D:</b> Option D would set out a new approach to the dispersal of development in the plan area with relatively high levels of development to be provided across Tier 1, Tier 2 and Tier 3 as well as Tier 4 settlements. While this option would provide some growth at Tier 1 settlements (including the large scale urban extensions at Cam and Stonehouse) which could result in some potential for redevelopment of brownfield and adverse impacts on the settings of the high number of heritage assets at these locations, it would also include relatively high levels of development distributed to Tier 2, 3 and 4 settlements. This includes Nailsworth, Wotton Under Edge, Minchinhampton, Uley and Brimscombe</p>							

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	all of which contain a high number of heritage assets, including extensive areas covered by conservation areas. This option would also include the three new growth points meaning similar effects in relation to concentrated losses of large areas of greenfield land would result with potential for effects relating to undesignated archaeological features. Overall a significant negative effect is expected in relation to this SA objective.					
SA 10: To ensure that air quality continues to improve.	+/-	+/--	+/-- ?	+/-?	+/-?	The effects of the distribution of development within the district on ensuring ensure that air quality continues to improve will be mainly determined by the transport habits which it helps to encourage. Impacts on air quality are expected to be more positive where a greater decrease in journeys undertaken and modal shift is encouraged.
	<p><b>Option A:</b> Through this option a relatively high level of development would be provided in close proximity to Tier 1 settlements. This would include the large scale urban extensions at Cam and Stonehouse. Providing relatively high levels of growth at Stonehouse and Stroud would make use of one of the most sustainable locations in the district in terms of existing passenger transport services and also presents an opportunity to achieve a high level of self-containment in terms of travel (i.e. less out-commuting for work). Including strategic scale sites set out through the development at larger settlements and the three new growth points would increase the potential to attract government funding to address the cumulative impacts of the development which is likely to reduce the need to travel by private vehicle and limit air pollution. Of the three new growth points at Hardwicke, Sharpness and Wisloe, development at Sharpness would be most dependent upon the delivery of new services and facilities given its more isolated location. Some level of travelling from these locations for work and access to services and facilities is expected, particularly in the short term. Through this option lower levels of development would also occur at the smaller Tier 2 and Tier 3 settlements which could help to support some degree of self-containment and a reduced need for regular travel. By allowing for intensifications of existing strategic urban extension sites this option is likely to place a higher number of residents in areas where they are in close proximity to services and facilities and employment opportunities. This includes at Tier 1 to 3 settlement (Hardwicke in the Gloucester fringe, Cam and Stonehouse) where strategic growth could also improve service provision. This element of growth could achieve a most compact pattern of growth and may help to reduce the need to travel long distances in the plan area. A mixed effect (minor positive/minor negative) is therefore expected in relation to this SA objective.</p> <p><b>Option B:</b> Option B would achieve a similar distribution of development to Option A. Through Option B, however, the need for a higher level of housing delivery in the district would be addressed through additional sites at smaller Tier 2 and Tier 3 settlements. Through this option there could be a particular focus at Whitminster. The Tier 2 and Tier 3 settlements (including Whitminster) provide access to some services and facilities although only Wotton-under-Edge and Berkeley provide 'strong' access to strategic services. Many of these settlements offer some</p>					

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	<p>employment opportunities however the strongest job offer is in Stroud and Stonehouse. Therefore, while this option could help limit the stagnation of services and facilities at some of the smaller settlements it is also likely to result in some residents needing to regularly travel longer distances. By bringing forward additional new sites a more dispersed distribution of development would result. This approach is unlikely to support substantial infrastructure and service provision which might help to reduce the need to travel by private vehicle. Overall a mixed effect (minor positive/ significant negative) is expected in relation to this SA objective.</p> <p><b>Option C:</b> Option C would achieve a similar distribution of development to Option A. Through Option C, however, the need for a higher level of housing delivery in the district would be addressed through large scale development along one of the main transport routes in the district (i.e. the A38, A419 and A4135). This approach would include a new strategic scale site which would either involve a new settlement or a very large extension to a small settlement. The large scale new development site which would be incorporated through this option could support substantial new service and infrastructure provision which could reduce the need to travel, particularly by private vehicle.</p> <p><b>Option C1:</b> It is expected that delivering large scale development along the A38 would provide new residents with more limited immediate access to existing services and facilities as well as job opportunities. Settlements along this route include Stone, Whitminster, Newport and Cambridge all of which are Tier 3 settlements or lower. This option could result in further adverse impacts in terms of overburdening of existing services and facilities at these settlements in the early stages of development in particular depending on the timing of delivering new facilities. Overall a mixed effect (minor positive/ uncertain significant negative) is expected in relation to this SA objective.</p> <p><b>Option C2:</b> It is expected that delivering large scale development along the A419 would provide new residents with more immediate access to existing services and facilities as well as employment opportunities. This area includes two Tier 1 settlements at Stonehouse and Stroud at which strategic services and the strongest job offer are accessible. Services and facilities are less likely to become overburdened at these settlements considering the better level of existing access here, although this will be dependent upon existing pressures which are currently unknown. The level of self-containment along this route could see a higher proportion of journeys being made by sustainable transport to the benefit of air quality. Promoting active travel along this route may require improvements to the A419 which currently experiences high volumes of traffic although there is potential for large scale development to support these types of improvements through CIL/S106. Overall a mixed effect (minor positive/ uncertain minor negative) is expected in relation to this SA objective.</p> <p><b>Option C3:</b> It is expected that providing large scale development along the A4135 would provide new residents with some immediate access to existing services and facilities as well as some employment opportunities. This route provides access to Cam and Dursley, Tier 1 settlements at which strategic services can be accessed. The good level of existing access to services and facilities could mean that these provisions may be less likely to become overburdened as new development occurs, although this will be dependent upon existing pressures which are currently unknown. This area is not as self-contained as the A419 as these settlements do not benefit from as strong a job offer as Stroud and</p>							



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	<p>Stonehouse, however there is potential for some proportion of journeys to be made by sustainable transport travel, particularly when accessing services and facilities which would benefit air quality. The large scale growth could support improvements to the A4135 through CIL/S106 and this route currently benefits from footpath access for much of its length until it passes out of Dursley. Overall a mixed effect (minor positive/ uncertain minor negative) is expected in relation to this SA objective.</p> <p><b>Option D:</b> Option D would set out a new approach to the dispersal of development in the plan area with relatively high levels of development to be provided across Tier, 1, Tier 2 and Tier 3 as well as Tier 4 settlements. At Tier 1 settlements, large scale urban extensions would result at Cam and Stonehouse where residents would need to travel shorter distances to existing services and jobs. The large scale development at the growth points (at Hardwicke, Sharpness and Wisloe) through this option is likely to support the delivery of new services and facilities as well as infrastructure to support sustainable modes of transport through CIL/S106. Of the new growth points, development at Sharpness is considered most likely to result in an increased need to travel longer distances for residents due to its more isolated location. This is particularly likely early in the development depending on the timing of new service provision. The provision of new services and facilities supported by the new growth points could, however, help to reduce the need to travel by private vehicle to the benefit of air quality in the plan area in the longer term. It is likely that the dispersal of the rest of the development to a high number of smaller and medium scale sites through this option would be less likely to support these types of provisions. The dispersal of development to smaller Tier 2 and Tier 3 settlements as well as Tier 4 settlements in particular is likely to mean a higher number of residents would have more limited access to substantial service provision which could increase the overall need to travel by private vehicle and air pollution. It is noted that providing some level of development at these locations could help prevent the stagnation of existing services but some overburdening is also likely to result which could have additional impacts in relation to travel habits and air quality. Overall a mixed effect (minor positive/ significant negative) is expected in relation to this SA objective.</p>							
SA 11: To maintain and enhance the quality of ground and surface waters and to achieve sustainable water resources management in the District.	--	--	--	--	--	--	--	The potential for new development to impact water quality and sustainable water use in the district is dependent to an extent on design of new development and the provision of new infrastructure which is required to avoid increased pressure on waste water facilities and adverse effects of increased discharge from those facilities. At present no waste water issues have been identified for the district, with responsibility for treatment of waste water in Stroud outside of the responsibility of the District Council. The two main sewage treatment works for Gloucestershire are located outside of Stroud at Netheridge in Gloucester and Hayden to the south west of Cheltenham. Proximity of development to Drinking Water Safeguarding Zones has been taken into account.

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	<p><b>Option A:</b> This option would result in a relatively high level of development being provided within or in close proximity to the Drinking Water Safeguarding Zone (Surface Water) at Stroud and also around Cam and Stonehouse. Development around Cam and Stonehouse which could fall within these areas would include large scale urban extensions. Development provided at Dursley through this option may impact upon the Source Protection Zone at this location. The development by Minchinhampton, Brimscombe and Thrupp and Nailsworth and provided at the smaller Tier 2 and Tier 3 settlements within the eastern part of the Cotswolds AONB through this option may impact upon the Source Protection Zone at these locations. Through this option development at existing strategic urban extension sites would be intensified. Taking this approach at the identified settlements could have additional impacts in terms of local water quality, particularly at Cam and Stonehouse. Of the three large scale growth points being considered, development by Sharpness could have impacts on the water quality at the internationally designated Severn Estuary biodiversity site. The new growth point at Wisloe would fall within the Drinking Water Safeguarding Zone (Surface Water) but not within a Source Protection Zone, while the new growth point at Hardwicke would be outside of both designations. Therefore, while most of the higher levels of development would be directed to areas outside of Source Protection Zones in the district, development at Sharpness in particular could result in impacts upon other designations relating to the protection of water quality. A significant negative effect is therefore expected in relation to this SA objective.</p> <p><b>Option B:</b> Option B would achieve a similar distribution of development to Option A. Through Option B, however, the failure to provide new housing at one of the growth points would be addressed through additional sites at smaller Tier 2 and Tier 3 settlements. Through this option there could be a particular focus at Whitminster. Development at Whitminster would fall partially within the Drinking Water Safeguarding Zone (Surface Water) in the district. Furthermore, additional development provided at sites at settlements within the eastern part of the Cotswolds AONB may result in further impacts on the Source Protection Zone at this location. A significant negative effect is therefore expected in relation to this SA objective.</p> <p><b>Option C:</b> Option C would achieve a similar distribution of development to Option A. Through Option C, however, the need for a higher level of housing delivery in the district would be addressed through large scale development along one of the main transport routes in the district (i.e. the A38, A419 and A4135). This approach would include a new strategic scale site which would either involve a new settlement or a very large extension to a small settlement.</p> <p><b>Option C1:</b> The provision of large scale development along the A38 is likely to result in some more limited additional adverse impacts on water quality in the plan area. Some of the settlements and surrounding land at the A38 fall within the Drinking Water Safeguarding Zone (Surface Water) in the district. The adverse impact on water quality is likely to be strengthened through the inclusion of the Sharpness growth point</p>							

SA Objective	Option A: Intensify sites	Option B: Dispersal to Tier 2 & 3 settlements	Option C: New growth along one of the main transport routes	C1: A38	C2: A419	C3: 4135	Option D Wider dispersal option	Justification
	<p>given the potential for adverse impacts on the water quality at the internationally designated Severn Estuary biodiversity site. Overall, a significant negative effect is expected in relation to this SA objective.</p> <p><b>Option C2:</b> It is expected that providing large scale development along the A419 is likely to have some additional adverse impacts on water quality in the plan area. All of the settlements and surrounding land at the A419 fall within the Drinking Water Safeguarding Zone (Surface Water) in the district. Development further to the east along this route could also have adverse impacts on the Source Protection Zone at this location. Therefore, a significant negative effect is expected in relation to this SA objective. This negative effect is likely to be strengthened through the inclusion of the Sharpness growth point through this option given the potential for adverse impacts on the water quality at the internationally designated Severn Estuary biodiversity site.</p> <p><b>Option C3:</b> It is expected that providing large scale development along the A4135 is likely to have some additional adverse impacts on water quality in the plan area. Apart from a small are of land to the south of the A4135 towards the east of Dursley all of the surrounding land at the A4135 fall within the Drinking Water Safeguarding Zone (Surface Water) in the district. There are also Source Protection Zones to the south of Cam and south east of Dursley which a large scale growth point along the A4135 could impact upon. Therefore, a significant negative effect is expected in relation to this SA objective. Furthermore, the inclusion of the Sharpness growth point through this option could have potential for adverse impacts on the water quality at the internationally designated Severn Estuary biodiversity site.</p> <p><b>Option D:</b> Option D would set out a new approach to the dispersal of development in the plan area with relatively high levels of development to be provided across Tier, 1, Tier 2 and Tier 3 as well as Tier 4 settlements. At the Tier 1 settlements this would include large scale urban extensions at Cam and Stonehouse, meaning there would be substantial development within the Drinking Water Safeguarding Zone (Surface Water) covering these settlements. The large scale development at the growth point by Sharpness through this option could have particularly adverse impacts on water quality at the internationally designated Severn Estuary biodiversity site. The new growth point at Wisloe would fall within the Drinking Water Safeguarding Zone (Surface Water) but not within a Source Protection Zone, while the new growth point at Hardwicke would be outside of both designations. Furthermore, the dispersal of development would take in relatively high levels of development at Tier 2, Tier 3 and Tier 4 settlements which lie within or close to the Source Protection Zones in the east of the district. This includes development at Nailsworth, Wotton Under Edge and Minchinhampton. Overall a significant negative effect is expected in relation to this SA objective.</p>							
SA 12: To manage and reduce the risk of flooding and	+/-	+/--	+/--	+/--	+/--	+/--	--	See cell below for justification text for each option.

SA Objective	Option A: Intensify sites	Option B: Dispersal to Tier 2 & 3 settlements	Option C: New growth along one of the main transport routes	Option D: Wider dispersal option	Justification
resulting detriment to public wellbeing, the economy and the environment.					<p><b>Option A:</b> This option would result in a relatively high level of development occurring by the Tier 1 settlements in the district which may provide opportunities for the re-use of brownfield land. This would include the large scale urban extensions at Cam and Stonehouse. While this approach could help to reduce the proliferation of impermeable surfaces in the district, the amount of overall level of development required will mean that a large amount of greenfield land take would likely result. Locations at Stonehouse and Stroud along the River Frome and Stroudwater Navigation Canal fall within Flood Zones 2 and 3. This area does not extend towards the urban extension area at Stonehouse. There are also smaller areas of Flood Zones 2 and 3 in close proximity to the settlements of Cam. By taking forward the three new growth points in the plan area substantial greenfield land take at focused locations will likely result. The growth point by Wisloe would be mostly free from flood risk apart from its northern edge, but there are extensive areas of flood risk to the west of Sharpness from the River Severn and some of its tributaries. There are some less substantial areas of flood risk present by the growth point at Hardwicke. Of the smaller Tier 2 and Tier 3 settlements at which higher levels of growth would occur Berkeley is partially constrained by flood risk from the River Severn and Berkeley Pill, while there are more limited areas of potential flood risk at Brimscombe and Thrupp and Nailsworth associated with the River Frome and the Thames and Severn Canal and the Nailsworth Stream, respectively. By intensifying development at existing strategic urban extension sites (at Harwicke in the Gloucester fringe, Cam and Stonehouse) this option could limit the potential for additional sites in higher flood risk areas coming forward. Intensifying residential development by requiring higher densities could also help to limit an increase in greenfield land take. This approach would need to be taken so that mitigation measures are incorporated. The intensification of development would also need to be delivered with consideration for the areas of increased flood risk by Hardwicke and Cam. Overall a mixed effect (minor positive/minor negative) is expected in relation to this SA objective.</p> <p><b>Option B:</b> Option B would achieve a similar distribution of development to Option A. Through Option B, however, the need for a higher level of housing delivery in the district would be addressed through additional sites at smaller Tier 2 and Tier 3 settlements. Through this option there could be a particular focus at Whitminster. The inclusion of more development at some of the smaller Tier 2 and Tier 3 settlements is unlikely to provide as many benefits in terms of limiting greenfield land which might otherwise be achieved by promoting higher densities of development. Some of the Tier 2 and Tier 3 are partially constrained by areas of flood risk but it is likely that areas free from these types of issues could easily be found. Whitminster is relatively close to the River Frome and Stroudwater Navigation Canal but most of the land around it is free from flood risk. Overall a mixed effect (minor positive/ significant negative) is expected in relation to this SA objective.</p> <p><b>Option C:</b> Option C would achieve a similar distribution of development to Option A. Through Option C, however, the need for a higher level of housing delivery in the district would be addressed through large scale development along one of the main transport routes in the district (i.e. the A38, A419 and A4135). This approach would include a new strategic scale site which would either involve a new settlement or a very large extension to a small settlement.</p>

SA Objective	Option A: Intensify sites	Option B: Dispersal to Tier 2 & 3 settlements	Option C: New growth along one of the main transport routes	Option D: Wider dispersal option	Justification
	C1: A38	C2: A419	C3: 4135		<p><b>Option C1:</b> The provision of large scale development along the A38 is unlikely to greatly impact the potential to promote the re-use of brownfield land in the district. Parts of this route are constrained by flood risk from the River Severn and areas of flood risk associated with numerous watercourses including the River Frome, Stroudwater Navigation Canal, Epney Rhyne, Beaurepair Brook, Cam River, Wicksters Brook and Little Avon also overlap. The majority of these areas are small, however, and unless development was located to the west towards the Severn it is likely that the most constrained areas could be avoided. Therefore, an overall mixed effect (minor positive/ significant negative) is expected in relation to this SA objective.</p> <p><b>Option C2:</b> It is expected that providing large scale development along the A419 could provide a high number of opportunities for promoting the re-use of brownfield land considering the more developed nature of this area. It is recognised, however, that large scale development in this area is likely to require a large amount of greenfield land. This area contains areas of higher flood risk associated with the River Frome and Stroudwater Navigation Canal. These follow the route of the A419 for its length within the district. This means that much of the land almost immediately to the south to the road is constrained by flood risk. However, the area to the north of the A419 is free from flood risk apart from where tributaries such as Painswick Stream and Slad Brook form. This area is where most of the development within the settlements of Stroud and Stonehouse are located and any large scale development could be accommodated in this direction without resulting a large increase in the number of residents at risk of flooding in the district. Therefore, an overall mixed effect (minor positive/ significant negative) is expected in relation to this SA objective.</p> <p><b>Option C3:</b> It is expected that providing large scale development along the A4135 could provide some opportunities for promoting the re-use of brownfield land considering the presence of the relatively large settlements of Cam and Dursley in this area. It is recognised, however, that large scale development in this area is likely to require a large amount of greenfield land. The Cam River flows to the north of Cam and Dursley and a small area of flood risk surrounds this water course. It is likely that development could come forward along the A4135 without greatly increasing the number of residents in the district adversely affected by flood risk. Therefore, an overall mixed effect (minor positive/ significant negative) is expected in relation to this SA objective.</p> <p><b>Option D:</b> Option D would set out a new approach to the dispersal of development in the plan area with relatively high levels of development to be provided across Tier 1, Tier 2 and Tier 3 as well as Tier 4 settlements. At the Tier 1 settlements this would include large scale urban extensions at Cam and Stonehouse. The extension at both settlements are likely to be mostly free from areas of higher flood risk, although areas of Flood Zones 2 and 3 associated with the River Cam are present by the urban extension at the settlement of Cam. The area of greenfield land which would be developed as a result of this option is likely to be increased given that the smaller tier settlements would have limited opportunities for brownfield development. The new growth points included (at Hardwicke, Sharpness and Wisloe) are also likely to require a large amount of greenfield land take. Some areas of land at Sharpness are at risk of flooding from the River Severn and its</p>

SA Objective	Option A: Intensify sites	Option B: Dispersal to Tier 2 & 3 settlements	Option C: New growth along one of the main transport routes			Option D: Wider dispersal option	Justification
	C1: A38		C2: A419	C3: 4135			
	tributaries, while there are also some areas of higher flood risk at Hardwicke. The growth point at Wisloe is mostly free from flood risk with the exception of its northern edge. Providing a higher amount of development at lower tier settlements would result in some higher levels of development occurring at settlements which are more constrained by flood risk such as Berkeley and Frampton as well as some Tier 5 settlements including Arlingham and Longney. Overall a significant negative effect is expected in relation to this SA objective.						
SA 13: To improve efficiency in land use and protection of soil quality through the re-use of previously developed land and existing buildings and encouraging urban renaissance.	+/--	+/--	--	+/--	--	--	<i>See cell below for justification text for each option.</i>
<p><b>Option A:</b> This option would result in a relatively high level of development occurring by the Tier 1 settlements in the district which may provide opportunities for the re-use of brownfield land. This would include the large scale urban extensions at Cam and Stonehouse. However, the amount of overall level of development required will mean that a large amount of greenfield land take would likely result. Option A also includes some development at smaller Tier 2 and Tier 3 where there may be reduced potential for re-use of brownfield land, however, at most settlements the level of development would be lower. Across many of these settlements Grade 3 would likely be developed although at the smaller settlements in the AONB there are large areas of Grade 4 agricultural land. Most notably by taking forward the three new growth points in the plan area (at Hardwicke, Sharpness and Wisloe) substantial greenfield land take at focused locations will likely result. Much of the land surrounding the new growth point at Wisloe comprises Grade 2 agricultural soils. It is noted, however, that detailed site assessment work for this location has demonstrated that this land is Grade 3b. It is expected that by intensifying development through higher densities at existing strategic urban extension sites this option could help to limit an increase need for greenfield land take in the plan area. Overall a mixed effect (minor positive/significant negative) is expected in relation to this SA objective.</p> <p><b>Option B:</b> Option B would achieve a similar distribution of development to Option A. Through Option B, however, the need for a higher level of housing delivery in the district would be addressed through additional sites at smaller Tier 2 and Tier 3 settlements. Through this option there could be a particular focus at Whitminster. The inclusion of more development at some of the smaller Tier 2 and Tier 3 settlements is unlikely to provide as many benefits in terms of limiting greenfield land which might otherwise be achieved by promoting higher densities of development. Focusing some development at Whitminster is likely to require further greenfield land take much of which is likely to comprise Grade 3 agricultural soils. This option is not expected to greatly increase the loss of Grade 2 agricultural soils to development, although land around Tier 3 settlements of Slimbridge, Frampton on Severn and Leonard Stanley both lie in close proximity to relatively large areas of land containing these types of soils. Overall a mixed effect (minor positive/ significant negative) is expected in relation to this SA objective.</p>							

SA Objective	Option A: Intensify sites	Option B: Dispersal to Tier 2 & 3 settlements	Option C: New growth along one of the main transport routes	Option D Wider dispersal option	Justification
	C1: A38	C2: A419	C3: 4135		
	<p><b>Option C:</b> Option C would achieve a similar distribution of development to Option A. Through Option C, however, the need for a higher level of housing delivery in the district would be addressed through a new growth point along one of the main transport routes in the district (i.e. the A38, A419 and A4135). This approach would include a new strategic scale site which would either involve a new settlement or a very large extension to a small settlement.</p> <p><b>Option C1:</b> The provision of large scale development along the A38 is unlikely to greatly impact the potential to promote the re-use of brownfield land in the district consider the less developed nature of the existing settlements along this route. Furthermore, there are areas of Grade 2 agricultural land along this route near to Frampton on Severn and Slimbridge. Therefore, a significant negative is expected in relation to this SA objective.</p> <p><b>Option C2:</b> It is expected that providing large scale development along the A419 could provide a high number of opportunities for promoting the re-use of brownfield land considering the more developed nature of this area. It is recognised, however, that large scale development in this area is likely to require a large amount of greenfield land. This area contains some Grade 2 agricultural land towards Leonard Stanley. The remaining land in the area is split mostly between Grade 3 and Grade 4 quality, with some areas of Grade 5, urban and non-agricultural land. Grade 5 land is most prevalent to the east within the AONB. Therefore, an overall mixed effect (minor positive/ significant negative) is expected in relation to this SA objective.</p> <p><b>Option C3:</b> It is expected that providing large scale development along the A4135 could provide some opportunities for promoting the re-use of brownfield land considering the presence of the relatively large settlements of Cam and Dursley in this area. It is recognised, however, that large scale development in this area is likely to require a large amount of greenfield land. Furthermore, while this area contains large portions of urban, Grade 4 and Grade 3 agricultural land, there are also areas of Grade 2 agricultural land to the south of Cam and Dursley and most notably to the north west of Cam. Therefore, a significant negative is expected in relation to this SA objective.</p> <p><b>Option D:</b> Option D would set out a new approach to the dispersal of development in the plan area with relatively high levels of development to be provided across Tier, 1, Tier 2 and Tier 3 as well as Tier 4 settlements. This element of development would include large scale urban extensions at Cam and Stonehouse. The relationship of these sites to the existing urban edge could provide some opportunities for the re-use of brownfield land, however, the high level of development required is likely to mean large amounts of greenfield land will be developed. This option would include the three growth options (at Hardwicke, Sharpness and Wisloe) where high levels of previous undisturbed greenfield land would be developed. It is noted that much of the land surrounding the new growth point at Wisloe comprises Grade 2 agricultural soils. However, more detailed site assessment work for this location has demonstrated that this land is Grade 3b. The total area of greenfield land which would be developed as a result of this option is likely to be increased given that the smaller tier settlements would have limited opportunities for brownfield development. By increasing the amount of development at these smaller settlements (including Tier 4 settlements)</p>				

SA Objective	Option A: Intensify sites	Option B: Dispersal to Tier 2 & 3 settlements	Option C: New growth along one of the main transport routes	C1: A38	C2: A419	C3: 4135	Option D Wider dispersal option	Justification
	there could be increased loss of Grade 2 agricultural soils in the district, including by Slimbridge, Frampton on Severn, Leonard Stanley and Newport. Overall a significant negative effect is expected in relation to this SA objective.							
SA 14: To implement strategies that help mitigate global warming by actively reducing greenhouse gases and adapt to unavoidable climate change within the District.	++/-	++/- -	++/ --?	++/ -?	++/ -?		+/-	Promotion of energy efficiency cannot be known until detailed planning applications come forward, and the generation of clean, low carbon, decentralised and renewable electricity and heat is not directly part of these strategic growth options. The effects of the distribution of development within the district in terms of helping to limit the release of greenhouse gasses will be mainly determined by the transport habits which it helps to encourage. Impacts on climate change are expected to be more positive where a greater decrease in journeys undertaken and modal shift is encouraged.
<p><b>Option A:</b> Through this option a relatively high level of development would be provided in close proximity to Tier 1 settlements. This would include large scale urban extensions at Cam and Stonehouse. Providing relatively high levels of growth along the transport at Stonehouse and Stroud would make use of one of the most sustainable locations in the district in terms of existing passenger transport services and also presents an opportunity to achieve a high level of self-containment in terms of travel (i.e. less out-commuting for work). Including strategic scale sites set out through the development at larger settlements and the new growth points (at Hardwicke, Sharpness and Wisloe) would increase the potential to attract government funding to address the cumulative impacts of the development. Of the three growth points, residents at Sharpness would be particularly dependent upon the delivery of new services and facilities given its more isolated location. This could mean an increased need to travel in short term. At these larger scale sites there may be better opportunities for incorporating low carbon or renewable energy infrastructure, as this may be more viable at large development schemes. It is noted that the cost of any mitigation package required for new growth points could be higher considering the undeveloped nature of these areas at present. Through this option lower levels of development would also occur at the smaller Tier 2 and Tier 3 settlements which could help to support some degree of self-containment and a reduced need for regular travel. By allowing for intensifications of the existing strategic urban extension sites this option is likely to place a higher number of residents in areas where they are in close proximity to services and facilities and employment opportunities. This would include existing services and facilities at the Tier 1 settlements of Cam and Stonehouse as well as at the Gloucester fringe by Hardwicke. Residents could also benefit from new services supported by the strategic scale of development. It is likely that this element of</p>								



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	<p>growth would also achieve a more compact distribution of development which would further reduce the need to travel in the plan area. A mixed effect (significant positive/minor negative) is therefore expected in relation to this SA objective.</p> <p><b>Option B:</b> Option B would achieve a similar distribution of development to Option A. Through Option B, however, the need for a higher level of housing delivery in the district would be addressed through additional sites at smaller Tier 2 and Tier 3 settlements. Through this option there could be a particular focus at Whitminster. The Tier 2 and Tier 3 settlements (including Whitminster) provide access to some services and facilities although only Wotton-under-Edge and Berkeley provide 'strong' access to strategic services. Many of these settlements offer some employment opportunities however the strongest job offer is in Stroud and Stonehouse. Therefore, while this option could help limit the stagnation of services and facilities at some of the smaller settlements it is also likely to result in some residents needing to regularly travel longer distances. By bringing forward additional new sites a more dispersed distribution of development would result. This approach is unlikely to support substantial infrastructure and service provision which might otherwise include connections to low carbon energy sources and could also help to reduce the need to travel by private vehicle. Overall a mixed effect (significant positive/ significant negative) is expected in relation to this SA objective.</p> <p><b>Option C:</b> Option C would achieve a similar distribution of development to Option A. Through Option C, however, the need for a higher level of housing delivery in the district would be addressed through large scale development along one of the main transport routes in the district (i.e. the A38, A419 and A4135). This approach would include a new strategic scale site which would either involve a new settlement or a very large extension to a small settlement. The large scale new development site which would be incorporated through this option could support substantial new service and infrastructure provision which could reduce the need to travel and improve connectivity to low carbon energy sources.</p> <p><b>Option C1:</b> It is expected that providing large scale development along the A38 would provide new residents with more limited immediate access to existing services and facilities. Settlements along this route include Stone, Whitminster, Newport and Cambridge all of which are Tier 3 settlements or lower. This option could result in further adverse impacts in terms of overburdening of existing services and facilities at these settlements in the early stages of development, in particular, depending on the timing of delivering new facilities. Overall a mixed effect (significant positive/ uncertain significant negative) is expected in relation to this SA objective.</p> <p><b>Option C2:</b> It is expected that providing large scale development along the A419 would provide new residents with more immediate access to existing services and facilities as well as employment opportunities. This area includes two Tier 1 settlements at Stonehouse and Stroud at which strategic services and the strongest job offer are accessible. Services and facilities are less likely to become overburdened at these settlements considering the better level of existing access here, although this will be dependent upon existing pressures which are currently unknown. The level of self-containment along this route could see a higher proportion of journeys being made by active travel. Promoting</p>							

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	<p>active travel along this route may require improvements to the A419 which currently experiences high volumes of traffic although there is potential for large scale development to support these types of improvements through CIL/S106. Overall a mixed effect (significant positive/ uncertain minor negative) is expected in relation to this SA objective.</p> <p><b>Option C3:</b> It is expected that providing large scale development along the A4135 would provide new residents with some immediate access to existing services and facilities as well as some employment opportunities. This route provides access to Cam and Dursley, Tier 1 settlements at which strategic services can be accessed. The good level of existing access to services and facilities could mean that these provisions may be less likely to become overburdened as new development occurs, although this will be dependent upon existing pressures which are currently unknown. This area is not as self-contained as the A419 as these settlements do not benefit from as strong a job offer as Stroud and Stonehouse, however there is potential for some proportion of journeys to be made by active travel, particularly when accessing services and facilities. The large scale growth could support improvements to the A4135 through CIL/S106 and this route currently benefits from footpath access for much of its length until it passes out of Dursley. Overall a mixed effect (significant positive/ uncertain minor negative) is expected in relation to this SA objective.</p> <p><b>Option D:</b> Option D would set out a new approach to the dispersal of development in the plan area with relatively high levels of development to be provided across Tier, 1, Tier 2 and Tier 3 as well as Tier 4 settlements. This would include large scale urban extensions at Cam and Stonehouse from which existing services and jobs would be relatively accessible for new residents. The large scale development at larger urban extensions and at the growth points (at Hardwicke, Sharpness and Wisloe) included through this option is likely to support the delivery of new services and facilities as well as low carbon energy infrastructure through CIL/S106. This could help to reduce the need to travel in the plan area and encourage uptake of energy from more sustainable sources. Of these growth points, the more isolated location of Sharpness could mean that residents would be more dependent upon the delivery of new services and facilities. This could result in an increased need to travel in the short term depending on the timing of new service provision. The dispersal of the rest of the development to a high number of smaller and medium scale sites through this option would be less likely to support these types of provisions. The dispersal of development to smaller Tier 2 and Tier 3 settlements as well as Tier 4 settlements in particular is likely to mean a higher number of residents would have more limited access to substantial service provision which could increase the overall need to travel by private vehicle and the contribution of the district to climate change. It is noted that providing development at these locations could help prevent the stagnation of existing services, however, it is also likely to result in some overburdening which could affect travel habits. Overall a mixed effect (minor positive/ significant negative) is expected in relation to this SA objective.</p>							

SA Objective	Option A: Intensify sites	Option B: Dispersal to Tier 2 & 3 settlements	Option C: New growth along one of the main transport routes			Option D: Wider dispersal option	Justification
	C1: A38	C2: A419	C3: 4135				
SA 15: To minimise the amount of waste produced, maximise the amount that is reused or recycled, and seek to recover energy from the largest proportion of the residual material, and achieve the sustainable management of waste.	+?	+?/-?	+?	+?	+?	+?/-?	<p>The total amount of household waste generated would be unaffected by the distribution of development within the district, and per capita waste generation would not be affected. This, and levels of recycling, would instead be influenced by consumer behaviour and the incorporation of sustainable waste management systems within new developments.</p> <p><b>Option A:</b> This option would include the delivery of a relatively high level of new development over the plan period by Tier 1 settlements, including the large scale urban extensions at Cam and Stonehouse. Development would also be focussed at the new growth points (at Hardwicke, Sharpness and Wisloe). Therefore, much of the growth would occur at large scale sites which could encourage the incorporation of new sustainable waste disposal solutions. It is likely that viability issues would be less likely to arise at these larger sites and that there would be more space for the associated physical infrastructure requirements. The majority of development beyond these locations would be less likely to support the incorporation of infrastructure for more sustainable waste management given that they would be of a smaller scale. It is likely that intensification of existing strategic urban extension sites in the district could help to give some residents access to this type of infrastructure given that the provision of higher numbers of homes could help to address viability issues. It is noted that this approach may be less supportive in this regard than providing housing through the inclusion of additional growth points. A minor positive effect is therefore expected in relation to this SA objective although this is uncertain depending on whether new developments would in fact support the delivery of infrastructure which would facilitate more sustainable waste management in the district.</p> <p><b>Option B:</b> Option B would achieve a similar distribution of development to Option A. Through Option B, however, the need for a higher level of housing delivery in the district would be addressed through additional sites at smaller Tier 2 and Tier 3 settlements. Through this option there could be a particular focus at Whitminster. The inclusion of additional small scale sites is considered less likely to support the delivery of new infrastructure which could support more sustainable waste management, than large scale development sites. However, it is expected that the district's waste management practices which include bin and recycling kerbside collection would be extended to address the needs of a higher number of small sites. As such a mixed effect (uncertain minor positive/uncertain minor negative) is expected in relation to this SA objective.</p> <p><b>Option C:</b> Option C would achieve a similar distribution of development to Option A. Through Option C, however, the need for a higher level of housing delivery in the district would be addressed through a new growth point along one of the main transport routes in the district (i.e. the A38, A419 and A4135). This approach would include a new strategic scale site which would either involve a new settlement or a very large extension to a small settlement. The large scale new development site which would be incorporated through this option is likely to support the incorporation of infrastructure for more sustainable waste management regardless of its location. A minor positive effect is therefore expected</p>

SA Objective	Option A: Intensify sites	Option B: Dispersal to Tier 2 & 3 settlements	Option C: New growth along one of the main transport routes	C1: A38	C2: A419	C3: 4135	Option D Wider dispersal option	Justification
	<p>in relation to this SA objective although this is uncertain depending on whether new developments would in fact support the delivery of infrastructure which would facilitate more sustainable waste management in the district.</p> <p><b>Option D:</b> Option D would set out a new approach to the dispersal of development in the plan area with relatively high levels of development to be provided across Tier, 1, Tier 2 and Tier 3 as well as Tier 4 settlements. This would include a proportion of development being delivered at large scale urban extensions including those at Cam and Stonehouse, as well as at the new growth points (at Hardwicke, Sharpness and Wisloe). However, this option would result in the proportion of residents who would be likely to benefit from waste management infrastructure at large scale development sites or in locations which these provisions already exist being reduced. It is expected that the district's waste management practices which include bin and recycling kerbside collection would be extended to address the needs of a higher number of small sites. As such a mixed effect (uncertain minor positive/uncertain minor negative) is expected in relation to this SA objective.</p>							
SA 16: To deliver, maintain and enhance sustainable and diverse employment opportunities, to meet both current and future needs.	++?	+/--	+/--	++?	++/-	-	+/--	<p>All options would result in the delivery of 61ha B class employment to be spread across sites in Gloucester's south fringe area, Sharpness, Stonehouse, Wisloe, and in the south of the district by Kingswood. The provision of new employment land will help to provide access to jobs in the district however the specific location of development and thereby its accessibility will be partly influenced by which new growth points are included for development.</p> <p><b>Option A:</b> This option would focus a relatively high level of development at the Tier 1 settlements. This would include the large urban extensions at Cam and Stonehouse. This element of growth is likely to support the vitality and viability of these town centres as well as providing a high number of residents with immediate access to existing employment opportunities. The large scale development at the growth points (at Hardwicke, Sharpness and Wisloe) through this option is likely to support the delivery of new public transport infrastructure through CIL/S106 which could reduce the need to commute by private vehicle. Of these locations, Sharpness is most likely to result in residents to have to travel longer distances for work given its more isolated location. This would be mitigated to some extent by the delivery of new employment land at this location, although it would be dependent upon the phasing of development and the occupation of sites by employers. New employment land in the south of the district by Kingswood would furthermore help to access to jobs in the southern part of the district and the rural area. The provision of smaller amounts of development (which are to be limited mostly to meet local needs) could help to support the vitality and viability of the smaller centres in the plan area, although there may be some increased need for out commuting. It is likely that intensifying existing strategic urban extension sites would help to ensure that more residents have access to existing employment locations considering that the more compact nature of development which might result. The areas being considered for development include or are close</p>

SA Objective	Option A: Intensify sites	Option B: Dispersal to Tier 2 & 3 settlements	Option C: New growth along one of the main transport routes	C1: A38	C2: A419	C3: 4135	Option D Wider dispersal option	Justification
	<p>to Tier 1 settlements at Cam and Stonehouse as well as Hardwicke in the Gloucester fringe at which there is access to existing employment opportunities. As such, an uncertain significant positive is expected in relation to this SA objective.</p> <p><b>Option B:</b> Option B would achieve a similar distribution of development to Option A. Through Option B, however, the need for a higher level of housing delivery in the district would be addressed through additional sites at smaller Tier 2 and Tier 3 settlements. Through this option there could be a particular focus at Whitminster. The Tier 2 and Tier 3 settlements (including Whitminster) provide access to some employment opportunities however the strongest job offer is in Stroud and Stonehouse. The more dispersed distribution of development which would result could limit the potential for adverse impacts on the A419 corridor which already accommodates high volumes of traffic. This approach could also help support the vitality and viability of these town centres at Tier 2 and Tier 3 settlement. This more dispersed approach may, however, mean that connections to jobs at Bristol and the West of England may need to be improved. Bringing forward multiple smaller scale developments is less likely to support these improvements. Overall a mixed effect (minor positive/ significant negative) is expected in relation to this SA objective.</p> <p><b>Option C:</b> Option C would achieve a similar distribution of development to Option A. Through Option C, however, the need for a higher level of housing delivery in the district would be addressed through large scale development along one of the main transport routes in the district (i.e. the A38, A419 and A4135). This approach would include a new strategic scale site which would either involve a new settlement or a very large extension to a small settlement. The large scale new development site which would be incorporated through this option could support substantial new infrastructure provision which might include new public transport connections to employment sites.</p> <p><b>Option C1:</b> It is expected that providing large scale development along the A38 would provide new residents with more limited immediate access to existing job provision. Settlements along this route include Stone, Whitminster, Newport and Cambridge all of which are Tier 3 settlements or lower with only Whitminster providing access to some employment opportunities. It is likely that some residents could be encouraged to travel out of the district to the north or south towards Gloucester or Bristol respectively given the direct A-road access (and potential motorway access depending on the location of the development) and lack of immediate access to existing jobs. Overall a mixed effect (minor positive/ significant negative) is expected in relation to this SA objective.</p> <p><b>Option C2:</b> It is expected that providing large scale development along the A419 would provide new residents with more immediate access to existing employment opportunities. This area includes two Tier 1 settlements at Stonehouse and Stroud at which the strongest job offer is accessible. This area also benefits from a higher level of self-containment and there is potential for more limited increases in commuting to result if a suitable area was taken forward within it. Helping to ensure that jobs in this area are accessible by more sustainable modes may require improvements to the A419 which currently experiences high volumes of traffic although there is potential for large scale development to support these types of improvements through CIL/S106. Additional growth along this route would need to be providing in a manner as to</p>							

SA Objective	Option A: Intensify sites	Option B: Dispersal to Tier 2 & 3 settlements	Option C: New growth along one of the main transport routes	C1: A38	C2: A419	C3: 4135	Option D Wider dispersal option	Justification
	<p>limit the potential for increased congestion given the importance of the area in terms of job provision in the district. An uncertain significant positive is expected in relation to this SA objective.</p> <p><b>Option C3:</b> It is expected that providing large scale development along the A4135 would provide new residents with some immediate access to employment opportunities. This route provides access to Cam and Dursley, Tier 1 settlements with employment access strongest at Dursley although more limited than that provided at Stroud and Stonehouse. Overall a mixed effect (significant positive/ minor negative) is expected in relation to this SA objective.</p> <p><b>Option D:</b> Option D would set out a new approach to the dispersal of development in the plan area with relatively high levels of development to be provided across Tier, 1, Tier 2 and Tier 3 as well as Tier 4 settlements. This would include larger urban extensions such as those at Cam and Stonehouse. The large scale development at some of the urban extensions and the growth points through this option is likely to support the delivery of new public transport infrastructure through CIL/S106 which could reduce the need to commute by private vehicle. Of the new growth points, Sharpness is most likely to result in residents to have to travel longer distances for work given its more isolated location. This would be mitigated to some extent by the provision of new employment land here, dependent upon the phasing of development and occupation of sites by employers. However, while the dispersal of the rest of the development to a high number of smaller and medium scale sites at the smaller through this option could support viability of a higher number of centres it would be less likely to support these types of new infrastructure provisions. Furthermore, the dispersal of development to smaller Tier 2 and Tier 3 settlements as well as Tier 4 settlements in particular is likely to mean a higher number of residents would have more limited access to nearby employment opportunities. Where additional development occurs in the more rural south there is potential for increased need to travel towards Bristol and the West of England for work and through this option it is considered less likely that transport links to these locations would be adequately supported. Overall a mixed effect (minor positive/ significant negative) is expected in relation to this SA objective.</p>							
SA 17: To allow for sustainable economic growth within environmental	++/-	++/-	++	++?	++/-	-	+/-	All options would result in the delivery of 61ha B class employment to be spread across sites in Gloucester's south fringe area, Sharpness, Stonehouse, Wisloe, and in the south of the district by Kingswood. The provision of new employment land will help to encourage inward investment however the specific location of development will be partly influenced by which new growth points are included for development.

SA Objective	Option A: Intensify sites	Option B: Dispersal to Tier 2 & 3 settlements	Option C: New growth along one of the main transport routes	Option D Wider dispersal option	Justification
limits and innovation, an educated/ skilled workforce and support the long term competitiveness of the District.					<p><b>Option A:</b> This option would focus a relatively high level of development at the Tier 1 settlements, including at the large scale urban extensions at Cam and Stonehouse. This element of growth is likely to support the vitality and viability of these town centres. New employment land in the south of the district by Kingswood would further help to support economic growth in the southern part of the district and the rural area. New employment sites incorporated at the new growth points at Hardwicke, Sharpness and Wisloe could help promote the long term self-containment of these locations. These elements of large scale growth are also likely to support new infrastructure provision through S106/CIL which could encourage inward economic investment. This option would therefore help to encourage economic growth across numerous locations in the plan area. The provision of some development at smaller Tier 2 and 3 settlements could help to support the vitality and viability of the smaller centres in the plan area. However, extending existing strategic urban extension sites is considered less likely to support substantial new infrastructure provision in areas which do not currently benefit from these types of provisions. These improvements might be best achieved through additional large scale growth points (regardless of location) and might make the area more attractive to inward investment. An overall mixed effect (significant positive/minor negative) is expected in relation to this SA objective.</p> <p><b>Option B:</b> Option B would achieve a similar distribution of development to Option A. Through Option B, however, the need for a higher level of housing delivery in the district would be addressed through additional sites at smaller Tier 2 and Tier 3 settlements. Through this option there could be a particular focus at Whitminster. The more dispersed distribution of development which would result could limit the potential for adverse impacts on the A419 corridor which already accommodates high volumes of traffic. This approach could also help support the vitality and viability of these town centres at Tier 2 and Tier 3 settlement. Furthermore, the relatively high level of development to be provided at Whitminster would benefit from strategic road access. Given that this area already provides some level of job access there may be potential to build on the existing economic role of the settlement. This more dispersed approach is, however, less likely to support substantial infrastructure improvements that might otherwise encourage economic growth in the plan area. Overall a mixed effect (significant positive/minor negative) is expected in relation to this SA objective.</p> <p><b>Option C:</b> Option C would achieve a similar distribution of development to Option A. Through Option C, however, the need for a higher level of housing delivery in the district would be addressed through large scale development along one of the main transport routes in the district (i.e. the A38, A419 and A4135). This approach would include a new strategic scale site which would either involve a new settlement or a very large extension to a small settlement. The large scale new development site which would be incorporated through this option could support substantial new infrastructure provision which may help to make the district more attractive in terms of securing potential investment.</p> <p><b>Option C1:</b> It is expected that providing large scale development along the A38 could be particularly supportive of certain types of economic growth in the plan area. While the settlements along this route are not particularly large the area benefits from particularly strong strategic road access (including via the M5) to Gloucester to the north and Bristol to the south. These areas are likely to prove particularly attractive to</p>

SA Objective	Option A: Intensify sites	Option B: Dispersal to Tier 2 & 3 settlements	Option C: New growth along one of the main transport routes	Option D: Wider dispersal option	Justification
					<p>industries which require strategic road access such as logistics as well those seeking to secure the services of employees from the larger settlements along these routes. A significant positive effect is expected in relation to this SA objective.</p> <p><b>Option C2:</b> It is expected that providing large scale development along the A419 would support economic growth in an area of the district which is amongst the most self-contained in the plan area. Therefore, this approach would help to build upon established commuting patterns in areas which have proved most attractive to existing businesses. It would also be most likely to help support the vitality and viability of town centres of two of the largest settlements in the plan area at Stroud and Stonehouse. The A419 currently experiences high volumes of traffic although there is potential for large scale development to support infrastructure improvements through CIL/S106, which would help to mitigate the potential for adverse impacts on the viability of the area for further economic growth. An uncertain significant positive is expected in relation to this SA objective.</p> <p><b>Option C3:</b> It is expected that providing large scale development along the A4135 would help to support the economic growth towards the more rural southern portion of the district. This route provides access to the Tier 1 settlements Cam and Dursley and development here is likely to help support the vitality and viability of the town centres at these settlements. The large scale of growth to be provided at a single growth point at this location could help to support economic growth in the area. The route is less developed once it leaves Dursley and enters the AONB and may be less accessible for HGVs and high volumes of traffic. This may make it less suitable for substantial employment growth. Overall a mixed effect (significant positive/minor negative) is expected in relation to this SA objective.</p> <p><b>Option D:</b> Option D would set out a new approach to the dispersal of development in the plan area with relatively high levels of development to be provided across Tier 1, Tier 2 and Tier 3 as well as Tier 4 settlements. This would include large scale urban extensions such as those at Cam and Stonehouse. The large scale development at these locations and the growth points (at Hardwicke, Sharpness and Wisloe) through this option is likely to support new infrastructure improvements through CIL/S106 which could help to encourage inward investment in the area. However, while the dispersal of the rest of the development to a high number of smaller and medium scale sites at the smaller through this option could support viability of a higher number of centres it would be less likely to support these types of new infrastructure provisions. Furthermore, the dispersal of development to smaller Tier 2 and Tier 3 settlements as well as Tier 4 settlements is unlikely to support substantial economic growth considering that these locations are unlikely to benefit from existing infrastructure which would make them attractive to potential investors. Overall a mixed effect (minor positive/ significant negative) is expected in relation to this SA objective.</p>



# Appendix 2: SA matrices for the additional residential site options

## Residential site options

### BER016: Hook Street Farm, Lynch Road

SA Objective	Score	Justification
SA 1: Housing	+	This site has capacity for 40 homes.
SA 2: Health	++	This site is located within 400m of a GP. The site is located within 800m of a council play area, a protected outdoor playspace and a green space. The site is located within 400m of a cycle route and a National Cycle Network route.
SA 3: Social inclusion	0	Residential site options will all have negligible effects on this objective.
SA 4: Crime	0	Residential site options will all have negligible effects on this objective.
SA 5: Vibrant communities	0	This site is on greenfield land.
SA 6: Services and facilities	+	This site is at a second tier settlement.
SA 7: Biodiversity/geodiversity	-?	The site is not within 1km of internationally or nationally designated sites or 250m of locally designated sites. It is within 7.7km of the Severn Estuary SAC/SPA/Ramsar site.
SA 8: Landscapes/townscapes	-?	The majority of this site is in an area which was rated in the Landscape Sensitivity Assessment as being of medium sensitivity to residential development. It is not within the Cotswold AONB or within 500m of the AONB.
SA 9: Historic environment	?	It was identified that there are no obvious heritage implications for development at this site. However, this site was not assessed to the same level of detail as those subject to assessment through the SALA heritage assessment.
SA 10: Air quality.	+?	The site lies adjacent to site BER005 which scored 59 in the Stroud SALA Transport Accessibility Assessment.
SA 11: Water quality	0	The site is not within a Drinking Water Safeguarding Zone or a Source Protection Zone.
SA 12: Flooding	--	The site is mostly on greenfield land and the majority of it falls within flood zone 3a or 3b.
SA 13: Efficient land use	--?	The site is relatively small in size and is mostly on greenfield land. The site is mostly within an area of Grade 3 agricultural land.
SA 14: Climate change	0	Residential site options will all have negligible effects on this objective.
SA 15: Waste	0	This site is mostly on greenfield land.
SA 16: Employment	+	The site is at a Tier 2 settlement and is located within 600m – 1km of a key employment site (Rigestate, Station Road).
SA 17: Economic growth	+?	The site is located within 800m of at least one existing primary school but is not within 800m of an existing secondary school.

**BER017: Bevans Hill Farm, Lynch Road**

SA Objective	Score	Justification
SA 1: Housing	+	This site has capacity for fewer than 600 homes.
SA 2: Health	+	The site is located between 400m and 800m of a GP. The site is located within 800m of a council play area, a green space and a protected outdoor playspace. The site is not located within 400m of a walking or cycle path.
SA 3: Social inclusion	0	Residential site options will all have negligible effects on this objective.
SA 4: Crime	0	Residential site options will all have negligible effects on this objective.
SA 5: Vibrant communities	0	This site is on greenfield land.
SA 6: Services and facilities	+	This site is at a second tier settlement.
SA 7: Biodiversity/geodiversity	-?	The site is not within 1km of internationally or nationally designated sites or 250m of locally designated sites. It is within 7.7km of the Severn Estuary SAC/SPA/Ramsar site.
SA 8: Landscapes/townscapes	-?	This site is in an area which was rated in the Landscape Sensitivity Assessment as being of medium sensitivity to residential development. It is not within the Cotswold AONB or within 500m of the AONB.
SA 9: Historic environment	?	It was identified that there are no obvious heritage implications for development at this site. However, this site was not assessed to the same level of detail as those subject to assessment through the SALA heritage assessment.
SA 10: Air quality.	?	The site was not assessed through the Stroud SALA Transport Accessibility Assessment. It does not lie in close proximity to any other sites assessed as part of that work.
SA 11: Water quality	0	The site is not within a Drinking Water Safeguarding Zone or a Source Protection Zone.
SA 12: Flooding	-	The site is on greenfield land. An area of the site to the east lies within Flood Zone 3a or 3b but does not comprise more than 50% of the site's total area.
SA 13: Efficient land use	--?	The site is relatively small in size and on greenfield land. The site is mostly within an area of Grade 3 agricultural land.
SA 14: Climate change	0	Residential site options will all have negligible effects on this objective.
SA 15: Waste	0	This site is on greenfield land.
SA 16: Employment	+	The site is at a Tier 2 settlement and is located within 600m – 1km of a key employment site (Rigestate, Station Road).
SA 17: Economic growth	+?	The site is located within 800m of at least one existing primary school but is not within 800m of an existing secondary school.

### CAM030: Land at Oakland House

SA Objective	Score	Justification
SA 1: Housing	+	This site has capacity for fewer than 600 homes.
SA 2: Health	-/++	The site is not located within 800m of a GP. The site is located within 800m of a council play area, a green space and a protected outdoor playspace. The site is located within 400m of a cycle route.
SA 3: Social inclusion	0	Residential site options will all have negligible effects on this objective.
SA 4: Crime	0	Residential site options will all have negligible effects on this objective.
SA 5: Vibrant communities	0	This site is on mainly greenfield land.
SA 6: Services and facilities	++	This site is at a first tier settlement.
SA 7: Biodiversity/geodiversity	-?	The site is not within 1km of internationally or nationally designated sites or 250m of locally designated sites. It is within 7.7km of the Severn Estuary SAC/SPA/Ramsar site.
SA 8: Landscapes/townscapes	-?	This site is in an area which was rated in the Landscape Sensitivity Assessment as being of medium/low sensitivity to residential development. It is not within the Cotswold AONB or within 500m of the AONB.
SA 9: Historic environment	?	It was identified that there are no obvious heritage implications for development at this site. However, this site was not assessed to the same level of detail as those subject to assessment through the SALA heritage assessment.
SA 10: Air quality.	--?	The site lies adjacent to site CAM013 which scored 89 in the Stroud SALA Transport Accessibility Assessment.
SA 11: Water quality	--?	The site is within a Drinking Water Safeguarding Zone.
SA 12: Flooding	-	The site is on mostly greenfield land outside of flood zones 3a and 3b.
SA 13: Efficient land use	--?	The site is relatively small in size and mostly on greenfield land. The site is within an area of Grade 3 agricultural land.
SA 14: Climate change	0	Residential site options will all have negligible effects on this objective.
SA 15: Waste	0	This site is on mainly greenfield land.
SA 16: Employment	++	The site is located within 600m of a key employment site (Draycott / Middle Mill Industrial Estate) and is at a Tier 1 settlement.
SA 17: Economic growth	-?	The site is located further than 800m from an existing primary school and further than 800m from an existing secondary school.

**CAM031: Land south of Everside Lane**

SA Objective	Score	Justification
SA 1: Housing	+	This site has capacity for 270 homes.
SA 2: Health	-/+	The site is not located within 800m of a GP. The site is located within 800m of a council play area, a green space and a protected outdoor playspace. The site is not located within 400m of a walking or cycle path.
SA 3: Social inclusion	0	Residential site options will all have negligible effects on this objective.
SA 4: Crime	0	Residential site options will all have negligible effects on this objective.
SA 5: Vibrant communities	0	This site is on greenfield land.
SA 6: Services and facilities	++	This site is at a first tier settlement.
SA 7: Biodiversity/geodiversity	-?	The site is not within 1km of internationally or nationally designated sites or 250m of locally designated sites. It is within 7.7km of the Severn Estuary SAC/SPA/Ramsar site.
SA 8: Landscapes/townscapes	-?	This site is in an area which was rated in the Landscape Sensitivity Assessment as being of medium/low sensitivity to residential development. It is not within the Cotswold AONB or within 500m of the AONB.
SA 9: Historic environment	-	This site scored 2 in the SALA heritage assessment.
SA 10: Air quality.	--?	The site lies adjacent to site CAM013 which scored 89 in the Stroud SALA Transport Accessibility Assessment.
SA 11: Water quality	--?	The site is within a Drinking Water Safeguarding Zone.
SA 12: Flooding	-	The site is on greenfield land outside of flood zones 3a and 3b.
SA 13: Efficient land use	--	The site is relatively small in size and on greenfield land. The site is mostly within an area of Grade 2 agricultural land.
SA 14: Climate change	0	Residential site options will all have negligible effects on this objective.
SA 15: Waste	0	This site is on greenfield land.
SA 16: Employment	++	The site is located within 600m of a key employment site (Draycott / Middle Mill Industrial Estate) and is at a Tier 1 settlement.
SA 17: Economic growth	-?	The site is located further than 800m from an existing primary school and further than 800m from an existing secondary school.

## CAM032: Additional land north of Upthorpe

SA Objective	Score	Justification
SA 1: Housing	+	This site has capacity for fewer than 600 homes.
SA 2: Health	-/++	The site is not located within 800m of a GP. The site is located within 800m of a council play area, a green space and a protected outdoor playspace. The site is located within 400m of a cycle route.
SA 3: Social inclusion	0	Residential site options will all have negligible effects on this objective.
SA 4: Crime	0	Residential site options will all have negligible effects on this objective.
SA 5: Vibrant communities	0	This site is on greenfield land.
SA 6: Services and facilities	++	This site is at a first tier settlement.
SA 7: Biodiversity/geodiversity	-?	The site is not within 1km of internationally or nationally designated sites or 250m of locally designated sites. It is within 7.7km of the Severn Estuary SAC/SPA/Ramsar site.
SA 8: Landscapes/townscapes	--?	This site is in an area which was rated in the Landscape Sensitivity Assessment as being of high/medium sensitivity to residential development. It is not within the Cotswold AONB or within 500m of the AONB.
SA 9: Historic environment	?	It was identified that there are no obvious heritage implications for development at this site. However, this site was not assessed to the same level of detail as those subject to assessment through the SALA heritage assessment.
SA 10: Air quality.	--?	The site lies adjacent to site CAM003 which scored 85 in the Stroud SALA Transport Accessibility Assessment.
SA 11: Water quality	--?	The site is within a Drinking Water Safeguarding Zone.
SA 12: Flooding	-	The site is on greenfield land outside of flood zones 3a and 3b.
SA 13: Efficient land use	--?	The site is relatively small in size and on greenfield land. The site is within an area of Grade 3 agricultural land.
SA 14: Climate change	0	Residential site options will all have negligible effects on this objective.
SA 15: Waste	0	This site is on greenfield land.
SA 16: Employment	++	The site is located within 600m of several key employment sites (Cam Mills, Everlands and Draycott / Middle Mill Industrial Estate) and is at a Tier 1 settlement.
SA 17: Economic growth	+?	The site is located within 800m of at least one existing primary school but is not within 800m of an existing secondary school.

**CAM033: Land north of 7 - 9A Upthorpe**

SA Objective	Score	Justification
SA 1: Housing	+	This site has capacity for fewer than 600 homes.
SA 2: Health	-/++	The site is not located within 800m of a GP. The site is located within 800m of a council play area, a green space and a protected outdoor playspace. The site is located within 400m of a cycle route.
SA 3: Social inclusion	0	Residential site options will all have negligible effects on this objective.
SA 4: Crime	0	Residential site options will all have negligible effects on this objective.
SA 5: Vibrant communities	0	This site is on greenfield land.
SA 6: Services and facilities	++	This site is at a first tier settlement.
SA 7: Biodiversity/geodiversity	-?	The site is not within 1km of internationally or nationally designated sites or 250m of locally designated sites. It is within 7.7km of the Severn Estuary SAC/SPA/Ramsar site.
SA 8: Landscapes/townscapes	--?	This site is in an area which was rated in the Landscape Sensitivity Assessment as being of high/medium sensitivity to residential development. It is not within the Cotswold AONB or within 500m of the AONB.
SA 9: Historic environment	?	It was identified that there are no obvious heritage implications for development at this site. However, this site was not assessed to the same level of detail as those subject to assessment through the SALA heritage assessment.
SA 10: Air quality.	--?	The site lies adjacent to site CAM003 which scored 85 in the Stroud SALA Transport Accessibility Assessment.
SA 11: Water quality	--?	The site is within a Drinking Water Safeguarding Zone.
SA 12: Flooding	-	The site is on greenfield land outside of flood zones 3a and 3b.
SA 13: Efficient land use	--?	The site is relatively small in size and on greenfield land. The site is within an area of Grade 3 agricultural land.
SA 14: Climate change	0	Residential site options will all have negligible effects on this objective.
SA 15: Waste	0	This site is on greenfield land.
SA 16: Employment	++	The site is located within 600m of several key employment sites (Cam Mills, Everlands and Draycott / Middle Mill Industrial Estate) and is at a Tier 1 settlement.
SA 17: Economic growth	+?	The site is located within 800m of at least one existing primary school but is not within 800m of an existing secondary school.

## DUR024: Land to the south of Hawthorn Villa

SA Objective	Score	Justification
SA 1: Housing	+	This site has capacity for 10 homes.
SA 2: Health	-/+	The site is not located within 800m of a GP. The site is located within 800m of a council play area, a green space and a protected outdoor playspace. The site is not located within 400m of a walking or cycle path.
SA 3: Social inclusion	0	Residential site options will all have negligible effects on this objective.
SA 4: Crime	0	Residential site options will all have negligible effects on this objective.
SA 5: Vibrant communities	0	This site is on greenfield land.
SA 6: Services and facilities	++	This site is at a first tier settlement.
SA 7: Biodiversity/geodiversity	-?	The site is not within 1km of an internationally or nationally designated site. It is also not within 3km of Rodborough Common SAC or within 7.7km of the Severn Estuary SAC/SPA/Ramsar site. The site is however located within 250m of Gravelpits Wood KWS.
SA 8: Landscapes/townscapes	--?	This site is in an area which was rated in the Landscape Sensitivity Assessment as being of high sensitivity to residential development. It is within the Cotswold AONB.
SA 9: Historic environment	-	This site scored 2 in the SALA heritage assessment.
SA 10: Air quality.	?	The site was not assessed through the Stroud SALA Transport Accessibility Assessment. It does not lie in close proximity to any other sites assessed as part of that work.
SA 11: Water quality	--?	The site is within a Drinking Water Safeguarding Zone.
SA 12: Flooding	-	The site is on greenfield land outside of flood zones 3a and 3b.
SA 13: Efficient land use	-	The site is relatively small in size and on greenfield land. The site is not within an area of high quality agricultural land.
SA 14: Climate change	0	Residential site options will all have negligible effects on this objective.
SA 15: Waste	0	This site is on greenfield land.
SA 16: Employment	+	The site is at a Tier 1 settlement but is not located within 600m of a key employment site.
SA 17: Economic growth	+?	The site is located within 800m of at least one existing primary school but is not within 800m of an existing secondary school.



## EAS021: Claypits Farm

SA Objective	Score	Justification
SA 1: Housing	+	This site has capacity for 28 to 32 homes.
SA 2: Health	-/+	The site is not located within 800m of a GP. The site is located within 800m of a council play area, a green space and a protected outdoor playspace. The site is not located within 400m of a walking or cycle path.
SA 3: Social inclusion	0	Residential site options will all have negligible effects on this objective.
SA 4: Crime	0	Residential site options will all have negligible effects on this objective.
SA 5: Vibrant communities	0	This site is on greenfield land.
SA 6: Services and facilities	--	This site is not within or directly adjoining a Tier 1-5 settlement (it is separated from Eastington by the M5).
SA 7: Biodiversity/geodiversity	-?	The site is not within 1km of an internationally or nationally designated site, or within 250m of a locally designated site. The site is within 7.7km of the Severn Estuary SAC/SPA/Ramsar site.
SA 8: Landscapes/townscapes	?	This site is not covered by the Landscape Sensitivity Assessment. It is not within the Cotswold AONB or within 500m of the AONB.
SA 9: Historic environment	?	It was identified that there are no obvious heritage implications for development at this site. However, this site was not assessed to the same level of detail as those subject to assessment through the SALA heritage assessment.
SA 10: Air quality.	-?	The site lies adjacent to site EAS015 which scored 73 in the Stroud SALA Transport Accessibility Assessment.
SA 11: Water quality	--?	The site is within a Drinking Water Safeguarding Zone.
SA 12: Flooding	-	The site is on greenfield land outside of flood zones 3a and 3b.
SA 13: Efficient land use	--?	The site is relatively small in size and on greenfield land. The site is within an area of Grade 3 agricultural land.
SA 14: Climate change	0	Residential site options will all have negligible effects on this objective.
SA 15: Waste	0	This site is on greenfield land.
SA 16: Employment	-	The site is located within 600m – 1km of a key employment site (Meadow Mill Industrial Estate) but is not at a Tier 1 or 2 settlement.
SA 17: Economic growth	-?	The site is located further than 800m from an existing primary school and further than 800m from an existing secondary school.

## EAS022: Land south east of Nupend

SA Objective	Score	Justification
SA 1: Housing	+	This site has capacity for fewer than 600 homes.
SA 2: Health	-/+	The site is not located within 800m of a GP. The site is not located within 800m of an open space. The site is located within 400m of a National Cycle Network route.
SA 3: Social inclusion	0	Residential site options will all have negligible effects on this objective.
SA 4: Crime	0	Residential site options will all have negligible effects on this objective.
SA 5: Vibrant communities	+	This site is on brownfield land.
SA 6: Services and facilities	--	This site is not within or directly adjoining a Tier 1-5 settlement (it is outside of Eastington and Stonehouse).
SA 7: Biodiversity/geodiversity	-?	The site is not within 1km of an internationally or nationally designated site, or within 250m of a locally designated site. The site is within 7.7km of the Severn Estuary SAC/SPA/Ramsar site.
SA 8: Landscapes/townscapes	?	This site falls on land which is mostly not covered by the Landscape Sensitivity Assessment (only a small part of the north eastern edge of the site falls on land which has been related as having medium sensitivity to residential development). It is not within the Cotswold AONB or within 500m of the AONB.
SA 9: Historic environment	-	This site scored 2 in the SALA heritage assessment.
SA 10: Air quality.	--?	The site lies with 50m of site EAS009 which scored 95 in the Stroud SALA Transport Accessibility Assessment.
SA 11: Water quality	--?	The site is within a Drinking Water Safeguarding Zone.
SA 12: Flooding	0	The site is on brownfield land outside of flood zones 3a and 3b.
SA 13: Efficient land use	+	The site is relatively small in size and on brownfield land.
SA 14: Climate change	0	Residential site options will all have negligible effects on this objective.
SA 15: Waste	+?	This site is on brownfield land.
SA 16: Employment	+	The site is located within 600m of a key employment site (Stroudwater Industrial Estate) but is not at a Tier 1 or 2 settlement.
SA 17: Economic growth	-?	The site is located further than 800m from an existing primary school and further than 800m from an existing secondary school.

## HAR017: Land at Sellars Road

SA Objective	Score	Justification
SA 1: Housing	+	This site has capacity for 11 to 15 homes.
SA 2: Health	-/+	The site is not located within 800m of a GP. The site is located within 800m of a council play area, a green space and a protected outdoor playspace. The site is not located within 400m of a walking or cycle path.
SA 3: Social inclusion	0	Residential site options will all have negligible effects on this objective.
SA 4: Crime	0	Residential site options will all have negligible effects on this objective.
SA 5: Vibrant communities	0	This site is on greenfield land.
SA 6: Services and facilities	+	This site is at a Tier 3a settlement.
SA 7: Biodiversity/geodiversity	-?	The site is not within 1km of an internationally or nationally designated site. The site is within 7.7km of the Severn Estuary SAC/SPA/Ramsar site. It is also within 250m of Gloucester and Sharpness Canal KWS.
SA 8: Landscapes/townscapes	?	This site is not covered by the Landscape Sensitivity Assessment. It is not within the Cotswold AONB or within 500m of the AONB.
SA 9: Historic environment	-	This site scored 2 in the SALA heritage assessment.
SA 10: Air quality.	?	The site was not assessed through the Stroud SALA Transport Accessibility Assessment. It does not lie in close proximity to any other sites assessed as part of that work.
SA 11: Water quality	0	The site is not within a Drinking Water Safeguarding Zone or a Source Protection Zone.
SA 12: Flooding	-	The site is on greenfield land outside of flood zones 3a and 3b.
SA 13: Efficient land use	--?	The site is relatively small in size and on greenfield land. The site is within an area of Grade 3 agricultural land.
SA 14: Climate change	0	Residential site options will all have negligible effects on this objective.
SA 15: Waste	0	This site is on greenfield land.
SA 16: Employment	--	The site is located further than 1km from an employment site and is not at a Tier 1 or Tier 2 settlement.
SA 17: Economic growth	+?	The site is located within 800m of at least one existing primary school but is not within 800m of an existing secondary school.

## HAR018: Land at Eric Vick Transport

SA Objective	Score	Justification
SA 1: Housing	+	This site has capacity for 120 homes.
SA 2: Health	-/+	The site is not located within 800m of a GP. The site is located within 800m of a green space and a protected outdoor playspace. The site is not located within 400m of a walking or cycle path.
SA 3: Social inclusion	0	Residential site options will all have negligible effects on this objective.
SA 4: Crime	0	Residential site options will all have negligible effects on this objective.
SA 5: Vibrant communities	0	This site is on mainly greenfield land.
SA 6: Services and facilities	--	This site is not within or directly adjoining a Tier 1-5 settlement (it is separate from the main built up area of Hardwicke).
SA 7: Biodiversity/geodiversity	-?	The site is not within 1km of an internationally or nationally designated site. The site is within 7.7km of the Severn Estuary SAC/SPA/Ramsar site. It is also within 250m of Gloucester and Sharpness Canal KWS.
SA 8: Landscapes/townscapes	?	This site is not covered by the Landscape Sensitivity Assessment. It is not within the Cotswold AONB or within 500m of the AONB.
SA 9: Historic environment	--	This site scored 3 in the SALA heritage assessment.
SA 10: Air quality.	--?	The site lies adjacent to site HAR002 which scored 89 in the Stroud SALA Transport Accessibility Assessment.
SA 11: Water quality	0	The site is not within a Drinking Water Safeguarding Zone or a Source Protection Zone.
SA 12: Flooding	-	The site is on greenfield land but is mostly outside of flood zones 3a and 3b.
SA 13: Efficient land use	--?	The site is relatively small in size and on greenfield land. The site is within an area of Grade 3 agricultural land.
SA 14: Climate change	0	Residential site options will all have negligible effects on this objective.
SA 15: Waste	0	This site is on mainly greenfield land.
SA 16: Employment	+	The site is located within 600m of a key employment site (Quedgeley West Industrial Estate) but is not at a Tier 1 or 2 settlement.
SA 17: Economic growth	-?	The site is located further than 800m from an existing primary school and further than 800m from an existing secondary school.

## HAR020: Land South West of Rhyne Cottage

SA Objective	Score	Justification
SA 1: Housing	+	This site has capacity for 3 homes.
SA 2: Health	-/+	The site is not within 800m of a GP. The site is within 800m of a green space. There are no walking or cycle routes within 400m.
SA 3: Social inclusion	0	Residential site options will all have negligible effects on this objective.
SA 4: Crime	0	Residential site options will all have negligible effects on this objective.
SA 5: Vibrant communities	0	This site is on greenfield land.
SA 6: Services and facilities	--	This site is not within or directly adjoining a Tier 1-5 settlement (it is separate from the main built up area of Whitminster).
SA 7: Biodiversity/geodiversity	-?	The site is not within 1km of an internationally or nationally designated site, or within 250m of a locally designated site. The site is within 7.7km of the Severn Estuary SAC/SPA/Ramsar site.
SA 8: Landscapes/townscapes	?	This site is not covered by the Landscape Sensitivity Assessment. It is not within the Cotswold AONB or within 500m of the AONB.
SA 9: Historic environment	?	It was identified that there are no obvious heritage implications for development at this site. However, this site was not assessed to the same level of detail as those subject to assessment through the SALA heritage assessment.
SA 10: Air quality.	?	The site was not assessed through the Stroud SALA Transport Accessibility Assessment. It does not lie in close proximity to any other sites assessed as part of that work.
SA 11: Water quality	0	The site is not within a Drinking Water Safeguarding Zone or a Source Protection Zone.
SA 12: Flooding	-	The site is on greenfield land outside of flood zones 3a and 3b.
SA 13: Efficient land use	--?	The site is relatively small in size and on greenfield land. The site is within an area of Grade 3 agricultural land.
SA 14: Climate change	0	Residential site options will all have negligible effects on this objective.
SA 15: Waste	0	This site is on greenfield land.
SA 16: Employment	--	The site is located further than 1km from an employment site and is not at a Tier 1 or Tier 2 settlement.
SA 17: Economic growth	-?	The site is located further than 800m from an existing primary school and further than 800m from an existing secondary school.

## HFD013: Land at Haresfield Playing Field

SA Objective	Score	Justification
SA 1: Housing	+	This site has capacity for fewer than 600 homes.
SA 2: Health	--/+	The site is not located within 800m of a GP. The site is located within 800m of a green space. The site is not located within 400m of a walking or cycle path and it also contains a protected outdoor playspace and a green space which might be lost as a result of development
SA 3: Social inclusion	0	Residential site options will all have negligible effects on this objective.
SA 4: Crime	0	Residential site options will all have negligible effects on this objective.
SA 5: Vibrant communities	0	This site is on greenfield land.
SA 6: Services and facilities	-	This site is at a fifth tier settlement.
SA 7: Biodiversity/geodiversity	--?	The site is not within 1km of an internationally or nationally designated site, or within 250m of a locally designated site. It is also not within 3km of Rodborough Common SAC or within 7.7km of the Severn Estuary SAC/SPA/Ramsar site. There are existing GI assets (a green space and a protected outdoor playspace) within the site that could be lost to development.
SA 8: Landscapes/townscapes	--?	This site is not covered by the Landscape Sensitivity Assessment. It is within the Cotswold AONB.
SA 9: Historic environment	?	It was identified that there are no obvious heritage implications for development at this site. However, this site was not assessed to the same level of detail as those subject to assessment through the SALA heritage assessment.
SA 10: Air quality.	--?	Part of site HDF005 lies within the site boundaries. Site HDF005 scored 89 in the Stroud SALA Transport Accessibility Assessment.
SA 11: Water quality	0	The site is not within a Drinking Water Safeguarding Zone or a Source Protection Zone.
SA 12: Flooding	-	The site is on greenfield land outside of flood zones 3a and 3b.
SA 13: Efficient land use	--?	The site is relatively small in size and on greenfield land. The site is within an area of Grade 3 agricultural land.
SA 14: Climate change	0	Residential site options will all have negligible effects on this objective.
SA 15: Waste	0	This site is on greenfield land.
SA 16: Employment	--	The site is located further than 1km from an employment site and is not at a Tier 1 or Tier 2 settlement.
SA 17: Economic growth	+?	The site is located within 800m of at least one existing primary school but is not within 800m of an existing secondary school.

## HOR004: Land South of the B4058

SA Objective	Score	Justification
SA 1: Housing	+	This site has capacity for 5 homes.
SA 2: Health	-/+	The site is not located within 800m of a GP. The site is located within 800m of a council play area, a green space and a protected outdoor playspace. The site is not located within 400m of a walking or cycle path.
SA 3: Social inclusion	0	Residential site options will all have negligible effects on this objective.
SA 4: Crime	0	Residential site options will all have negligible effects on this objective.
SA 5: Vibrant communities	0	This site is on greenfield land.
SA 6: Services and facilities	--	This site is not within or directly adjoining a Tier 1-5 settlement (it is separate from the main built up area of Horsley).
SA 7: Biodiversity/geodiversity	-?	The site is not within 250m of a locally designated site. It is also not within 3km of Rodborough Common SAC or within 7.7km of the Severn Estuary SAC/SPA/Ramsar site. The site is within 250m-1km of Kingscote and Horsley Woods SSSI.
SA 8: Landscapes/townscapes	--?	This site is in an area which was rated in the Landscape Sensitivity Assessment as being of high sensitivity to residential development. It is within the Cotswold AONB.
SA 9: Historic environment	?	It was identified that there are no obvious heritage implications for development at this site. However, this site was not assessed to the same level of detail as those subject to assessment through the SALA heritage assessment.
SA 10: Air quality.	?	The site was not assessed through the Stroud SALA Transport Accessibility Assessment. It does not lie in close proximity to any other sites assessed as part of that work.
SA 11: Water quality	--?	The site is within a Drinking Water Safeguarding Zone.
SA 12: Flooding	-	The site is on greenfield land outside of flood zones 3a and 3b.
SA 13: Efficient land use	--?	The site is relatively small in size and on greenfield land. The site is within an area of Grade 3 agricultural land.
SA 14: Climate change	0	Residential site options will all have negligible effects on this objective.
SA 15: Waste	0	This site is on greenfield land.
SA 16: Employment	--	The site is located further than 1km from an employment site and is not at a Tier 1 or Tier 2 settlement.
SA 17: Economic growth	+?	The site is located within 800m of at least one existing primary school but is not within 800m of an existing secondary school.

## KIN015: Land at Blueboy Cottage, Kingswood

SA Objective	Score	Justification
SA 1: Housing	+	This site has capacity for fewer than 600 homes.
SA 2: Health	-/+	The site is not located within 800m of a GP. The site is located within 800m of a green space and a protected outdoor playspace. The site is not located within 400m of a walking or cycle path.
SA 3: Social inclusion	0	Residential site options will all have negligible effects on this objective.
SA 4: Crime	0	Residential site options will all have negligible effects on this objective.
SA 5: Vibrant communities	0	This site is on greenfield land.
SA 6: Services and facilities	--	This site is not within or directly adjoining a Tier 1-5 settlement (it is outside of Kingswood).
SA 7: Biodiversity/geodiversity	0?	The site is not within 1km of an internationally or nationally designated site, or within 250m of a locally designated site. It is also not within 3km of Rodborough Common SAC or within 7.7km of the Severn Estuary SAC/SPA/Ramsar site.
SA 8: Landscapes/townscapes	?	This site is not covered by the Landscape Sensitivity Assessment. It is not within the Cotswold AONB or within 500m of the AONB.
SA 9: Historic environment	?	It was identified that there are no obvious heritage implications for development at this site. However, this site was not assessed to the same level of detail as those subject to assessment through the SALA heritage assessment.
SA 10: Air quality.	--?	The site lies adjacent to site KIN008 which scored 91 in the Stroud SALA Transport Accessibility Assessment.
SA 11: Water quality	0	The site is not within a Drinking Water Safeguarding Zone or a Source Protection Zone.
SA 12: Flooding	--	The site is on greenfield land, much of which falls within flood zone 3a or 3b.
SA 13: Efficient land use	--?	The site is relatively small in size and on greenfield land. The site is within an area of Grade 3 agricultural land.
SA 14: Climate change	0	Residential site options will all have negligible effects on this objective.
SA 15: Waste	0	This site is on greenfield land.
SA 16: Employment	+	The site is located within 600m of several key employment sites (Renishaw, New Mills and Abbey Mill Industrial Area) but is not at a Tier 1 or 2 settlement.
SA 17: Economic growth	+?	The site is located within 800m of at least one existing secondary school but is not within 800m of an existing primary school.



## NAI014: Additional land off Nortonwood

SA Objective	Score	Justification
SA 1: Housing	+	This site has capacity for fewer than 600 homes.
SA 2: Health	-/+	The site is not within 800m of a GP. The site is within 800m of a Council play area, a greenspace and a protected outdoor playspace. The site is not located within 400m of a walking or cycle path.
SA 3: Social inclusion	0	Residential site options will all have negligible effects on this objective.
SA 4: Crime	0	Residential site options will all have negligible effects on this objective.
SA 5: Vibrant communities	0	This site is on greenfield land.
SA 6: Services and facilities	+	This site is at a second tier settlement.
SA 7: Biodiversity/geodiversity	-?	The site is within 250m-1km of Woodchester Park SSSI. The site is also located within 3.0km of Rodborough Common SAC.
SA 8: Landscapes/townscapes	--?	This site is in an area which was rated in the Landscape Sensitivity Assessment as being of medium sensitivity to residential development. It is within the Cotswold AONB.
SA 9: Historic environment	?	It was identified that there are no obvious heritage implications for development at this site. However, this site was not assessed to the same level of detail as those subject to assessment through the SALA heritage assessment.
SA 10: Air quality.	0?	The site lies adjacent to site NAI012 which scored 63 in the Stroud SALA Transport Accessibility Assessment.
SA 11: Water quality	--?	The site is within a Drinking Water Safeguarding Zone.
SA 12: Flooding	-	The site is on greenfield land outside of flood zones 3a and 3b.
SA 13: Efficient land use	--?	The site is relatively small in size and on greenfield land. The site is within an area of Grade 3 agricultural land.
SA 14: Climate change	0	Residential site options will all have negligible effects on this objective.
SA 15: Waste	0	This site is on greenfield land.
SA 16: Employment	+	The site is at a Tier 2 settlement and is located within 600m – 1km of a key employment site (Inchbrook Industrial Estate).
SA 17: Economic growth	+?	The site is located within 800m of at least one existing primary school but is not within 800m of an existing secondary school.

**NYM003: Land at Front Street (rear of Cleve Hill), Nympsfield**

SA Objective	Score	Justification
SA 1: Housing	+	This site has capacity for fewer than 600 homes.
SA 2: Health	-/+	The site is not within 800m of a GP. The site is within 800m of a greenspace and a protected outdoor playspace. There are no walking or cycle routes within 400m.
SA 3: Social inclusion	0	Residential site options will all have negligible effects on this objective.
SA 4: Crime	0	Residential site options will all have negligible effects on this objective.
SA 5: Vibrant communities	0	This site is on greenfield land.
SA 6: Services and facilities	-	This site is at a fifth tier settlement.
SA 7: Biodiversity/geodiversity	-?	The site is within 250m-1km of Easter Park Farm Quarry SSSI and Woodchester Park SSSI. The site is also located within 250m of Nympsfield Valley (Big Breach Pasture) KWS.
SA 8: Landscapes/townscapes	--?	This site is not covered by the Landscape Sensitivity Assessment. It is within the Cotswold AONB.
SA 9: Historic environment	?	It was identified that there are no obvious heritage implications for development at this site. However, this site was not assessed to the same level of detail as those subject to assessment through the SALA heritage assessment.
SA 10: Air quality.	?	The site was not assessed through the Stroud SALA Transport Accessibility Assessment. It does not lie in close proximity to any other sites assessed as part of that work.
SA 11: Water quality	--?	The site is within a Drinking Water Safeguarding Zone.
SA 12: Flooding	-	The site is on greenfield land outside of flood zones 3a and 3b.
SA 13: Efficient land use	--?	The site is relatively small in size and on greenfield land. The site is within an area of Grade 3 agricultural land.
SA 14: Climate change	0	Residential site options will all have negligible effects on this objective.
SA 15: Waste	0	This site is on greenfield land.
SA 16: Employment	--	The site is located further than 1km from an employment site and is not at a Tier 1 or Tier 2 settlement.
SA 17: Economic growth	+?	The site is located within 800m of at least one existing primary school but is not within 800m of an existing secondary school.

**PAI014: Land to the South-east of Stroud Road**

SA Objective	Score	Justification
SA 1: Housing	+	This site has capacity for fewer than 600 homes.
SA 2: Health	-/++	The site is not within 800m of a GP. The site is within 800m of a greenspace and a protected outdoor playspace. There is a National Trail within 400m.
SA 3: Social inclusion	0	Residential site options will all have negligible effects on this objective.
SA 4: Crime	0	Residential site options will all have negligible effects on this objective.
SA 5: Vibrant communities	0	This site is on greenfield land.
SA 6: Services and facilities	+	This site is at a second tier settlement.
SA 7: Biodiversity/geodiversity	-?	The site is within 250m-1km of Bull Cross, The Frith and Juniper Hill SSSI.
SA 8: Landscapes/townscapes	--?	This site is in an area which was rated in the Landscape Sensitivity Assessment as being of high/medium sensitivity to residential development. It is within the Cotswold AONB.
SA 9: Historic environment	?	It was identified that there are no obvious heritage implications for development at this site. However, this site was not assessed to the same level of detail as those subject to assessment through the SALA heritage assessment.
SA 10: Air quality.	0?	The site lies within 100m of site PAI008 which scored 61 in the Stroud SALA Transport Accessibility Assessment.
SA 11: Water quality	--?	The site is within a Drinking Water Safeguarding Zone.
SA 12: Flooding	-	The site is on greenfield land outside of flood zones 3a and 3b.
SA 13: Efficient land use	--?	The site is relatively small in size and on greenfield land. The site is within an area of Grade 3 agricultural land.
SA 14: Climate change	0	Residential site options will all have negligible effects on this objective.
SA 15: Waste	0	This site is on greenfield land.
SA 16: Employment	+	The site is located further than 1km from an employment but is at a Tier 2 settlement.
SA 17: Economic growth	+?	The site is located within 800m of at least one existing primary school but is not within 800m of an existing secondary school.

**STO025: Land at Reliance Works, Downton Road, Bridgend**

SA Objective	Score	Justification
SA 1: Housing	+	This site has capacity for 12 homes.
SA 2: Health	++	This site is located between 400m and 800m of a GP. The site is within 800m of a Council play area, a greenspace and a protected outdoor playspace. There is a cycle route within 400m.
SA 3: Social inclusion	0	Residential site options will all have negligible effects on this objective.
SA 4: Crime	0	Residential site options will all have negligible effects on this objective.
SA 5: Vibrant communities	+	This site is on brownfield land.
SA 6: Services and facilities	++	This site is at a first tier settlement.
SA 7: Biodiversity/geodiversity	-?	The site is not within 1km of internationally or nationally designated sites. It is within 7.7km of the Severn Estuary SAC/SPA/Ramsar site. The site is also located within 250m of River Frome Mainstream and Tributaries KWS.
SA 8: Landscapes/townscapes	?	This site is not covered by the Landscape Sensitivity Assessment. It is not within the Cotswold AONB or within 500m of the AONB.
SA 9: Historic environment	-/+?	This site scored 2 in the SALA heritage assessment. The SALA heritage assessment also identified opportunities for the site to have potential for positive heritage benefits as a result of development.
SA 10: Air quality.	--?	The site lies within 50m of site KST007 which scored 82 in the Stroud SALA Transport Accessibility Assessment.
SA 11: Water quality	--?	The site is within a Drinking Water Safeguarding Zone.
SA 12: Flooding	0	The site is on brownfield land outside of flood zones 3a and 3b.
SA 13: Efficient land use	+	The site is relatively small in size and on brownfield land.
SA 14: Climate change	0	Residential site options will all have negligible effects on this objective.
SA 15: Waste	+?	This site is on brownfield land.
SA 16: Employment	++/--	The site is located within 600m of a key employment site (Upper Mills Industrial Estate; Stroudwater Industrial Estate) and is at a Tier 1 settlement. The site contains part of this employment site meaning its development could result in some employment land in the district.
SA 17: Economic growth	-?	The site is located further than 800m from an existing primary school and further than 800m from an existing secondary school.

## STR063: Land at Wickridge Farm

SA Objective	Score	Justification
SA 1: Housing	+	This site has capacity for 60 homes.
SA 2: Health	-/+	The site is not located within 800m of a GP. The site is located within 800m of a council play area, a green space and a protected outdoor playspace. The site is not located within 400m of a cycle route.
SA 3: Social inclusion	0	Residential site options will all have negligible effects on this objective.
SA 4: Crime	0	Residential site options will all have negligible effects on this objective.
SA 5: Vibrant communities	0	This site is on greenfield land.
SA 6: Services and facilities	++	This site is at a first tier settlement.
SA 7: Biodiversity/geodiversity	-?	The site is not within 1km of internationally or nationally designated sites. It is within 3.0km of the Rodborough Common SAC. The site is also within 250m of The Folly, Stroud KWS.
SA 8: Landscapes/townscapes	--?	This site is in an area which was rated in the Landscape Sensitivity Assessment as being of high sensitivity to residential development. It is within the Cotswold AONB.
SA 9: Historic environment	-	This site scored 2 in the SALA heritage assessment.
SA 10: Air quality.	--?	The site lies within 10m of site STR040 which scored 85 in the Stroud SALA Transport Accessibility Assessment.
SA 11: Water quality	--?	The site is within a Drinking Water Safeguarding Zone.
SA 12: Flooding	-	The site is on greenfield land outside of flood zones 3a and 3b.
SA 13: Efficient land use	-	The site is relatively small in size and on greenfield land. The site is not within an area of high quality agricultural land.
SA 14: Climate change	0	Residential site options will all have negligible effects on this objective.
SA 15: Waste	0	This site is on greenfield land.
SA 16: Employment	++	The site is located within 600m of a key employment site (New Mills / Libby Drive) and is at a Tier 1 settlement.
SA 17: Economic growth	+?	The site is located within 800m of at least one existing primary school but is not within 800m of an existing secondary school.

## STR064: Additional land north of Folly Lane

SA Objective	Score	Justification
SA 1: Housing	+	This site has capacity for fewer than 600 homes.
SA 2: Health	-/+	The site is not located within 800m of a GP. The site is located within 800m of a council play area, a green space and a protected outdoor playspace. The site is not located within 400m of a cycle route.
SA 3: Social inclusion	0	Residential site options will all have negligible effects on this objective.
SA 4: Crime	0	Residential site options will all have negligible effects on this objective.
SA 5: Vibrant communities	0	This site is on greenfield land.
SA 6: Services and facilities	++	This site is at a first tier settlement.
SA 7: Biodiversity/geodiversity	-?	The site is not within 1km of internationally or nationally designated sites. It is within 3.0km of the Rodborough Common SAC. The site is also within 250m of The Folly, Stroud KWS.
SA 8: Landscapes/townscapes	--?	This site is in an area which was rated in the Landscape Sensitivity Assessment as being of high sensitivity to residential development. It is within the Cotswold AONB.
SA 9: Historic environment	?	It was identified that there are no obvious heritage implications for development at this site. However, this site was not assessed to the same level of detail as those subject to assessment through the SALA heritage assessment.
SA 10: Air quality.	+?	The site lies adjacent to site STR039 which scored 58 in the Stroud SALA Transport Accessibility Assessment.
SA 11: Water quality	--?	The site is within a Drinking Water Safeguarding Zone.
SA 12: Flooding	-	The site is on greenfield land outside of flood zones 3a and 3b.
SA 13: Efficient land use	--?	The site is relatively small in size and on greenfield land. The site is within an area of Grade 3 agricultural land.
SA 14: Climate change	0	Residential site options will all have negligible effects on this objective.
SA 15: Waste	0	This site is on greenfield land.
SA 16: Employment	++	The site is located within 600m of a key employment site (New Mills / Libby Drive) and is at a Tier 1 settlement.
SA 17: Economic growth	+?	The site is located within 800m of at least one existing primary school but is not within 800m of an existing secondary school.

**STR066: Part STR038 Land east of Painswick Old Road**

SA Objective	Score	Justification
SA 1: Housing	+	This site has capacity for fewer than 600 homes. The site is expected to deliver an element of social housing which could help meet specific needs in the plan area.
SA 2: Health	++	The site is within 400m of a GP. The site is within 800m of a council play area, a greenspace and a protected outdoor playspace. There are no walking or cycle routes within 400m.
SA 3: Social inclusion	0	Residential site options will all have negligible effects on this objective.
SA 4: Crime	0	Residential site options will all have negligible effects on this objective.
SA 5: Vibrant communities	0	This site is on greenfield land.
SA 6: Services and facilities	++	This site is at a first tier settlement.
SA 7: Biodiversity/geodiversity	-?	The site is not within 1km of internationally or nationally designated sites or 250m of locally designated sites. It is within 3.0km of the Rodborough Common SAC.
SA 8: Landscapes/townscapes	--?	This site is in an area which was rated in the Landscape Sensitivity Assessment as being of high/medium sensitivity to residential development. It is within the Cotswold AONB.
SA 9: Historic environment	?	It was identified that there are no obvious heritage implications for development at this site. However, this site was not assessed to the same level of detail as those subject to assessment through the SALA heritage assessment.
SA 10: Air quality.	-?	The site forms part of site STR038 which 74 in the Stroud SALA Transport Accessibility Assessment.
SA 11: Water quality	--?	The site is within a Drinking Water Safeguarding Zone.
SA 12: Flooding	-	The site is on greenfield land outside of flood zones 3a and 3b.
SA 13: Efficient land use	--?	The site is relatively small in size and on greenfield land. The site is within an area of Grade 3 agricultural land.
SA 14: Climate change	0	Residential site options will all have negligible effects on this objective.
SA 15: Waste	0	This site is on greenfield land.
SA 16: Employment	++	The site is located within 600m of several key employment sites (Salmon Springs Industrial Estate; and New Mills / Libby Drive) and is at a Tier 1 settlement.
SA 17: Economic growth	+?	The site is located within 800m of at least one existing primary school but is not within 800m of an existing secondary school.

## WHI012: Land south of Hyde Lane

SA Objective	Score	Justification
SA 1: Housing	+	This site has capacity for 30 homes.
SA 2: Health	-/++	The site is not within 800m of a GP. The site is within 800m of a greenspace and a protected outdoor playspace. The site is located within 400m of a National Cycle Network route.
SA 3: Social inclusion	0	Residential site options will all have negligible effects on this objective.
SA 4: Crime	0	Residential site options will all have negligible effects on this objective.
SA 5: Vibrant communities	0	This site is on mainly greenfield land.
SA 6: Services and facilities	+	This site is at a Tier 3a settlement.
SA 7: Biodiversity/geodiversity	-?	The site is not within 1km of internationally or nationally designated sites or 250m of locally designated sites. It is within 7.7km of the Severn Estuary SAC/SPA/Ramsar site.
SA 8: Landscapes/townscapes	-?	This site is in an area which was rated in the Landscape Sensitivity Assessment as being of medium sensitivity to residential development. It is not within the Cotswold AONB or within 500m of the AONB.
SA 9: Historic environment	?	It was identified that there are no obvious heritage implications for development at this site. However, this site was not assessed to the same level of detail as those subject to assessment through the SALA heritage assessment.
SA 10: Air quality.	--?	The site lies adjacent to site WHI008 which scored 89 in the Stroud SALA Transport Accessibility Assessment.
SA 11: Water quality	0	The site is not within a Drinking Water Safeguarding Zone or a Source Protection Zone
SA 12: Flooding	-	The site is on greenfield land outside of flood zones 3a and 3b.
SA 13: Efficient land use	--?	The site is relatively small in size and on greenfield land. The site is within an area of Grade 3 agricultural land.
SA 14: Climate change	0	Residential site options will all have negligible effects on this objective.
SA 15: Waste	0	This site is on greenfield land.
SA 16: Employment	--	The site is located further than 1km from an employment site and is not at a Tier 1 or Tier 2 settlement.
SA 17: Economic growth	+?	The site is located within 800m of at least one existing primary school but is not within 800m of an existing secondary school.



## Mixed use site options

### BRI023: The Bungalow and yard, Toadsmoor Road, Brimscombe (15 dwellings and employment land)

SA Objective	Score	Justification
SA 1: Housing	+	This site has capacity for 15 homes.
SA 2: Health	-/+	The site is not within 800m of a GP surgery. The site is within 800m of a Council play area, a green space and a protected outdoor playspace. There are no walking or cycle routes within 400m.
SA 3: Social inclusion	0	Mixed use site options will all have negligible effects on this objective.
SA 4: Crime	0	Mixed use site options will all have negligible effects on this objective.
SA 5: Vibrant communities	+	This site is on brownfield land.
SA 6: Services and facilities	--	This site is not within or directly adjoining a Tier 1-5 settlement (it is located outside of Brimscombe and Chalford).
SA 7: Biodiversity/geodiversity	-?	The site is not within 1km of an internationally or nationally designated site. The site is within 3.0km of the Rodborough Common SAC site. It is also within 250m of Mackhouse and Lawrenceland Woods KWS and River Frome Mainstream and Tributaries KWS.
SA 8: Landscapes/townscapes	--?	This site is not covered by the Landscape Sensitivity Assessment. It is within the Cotswold AONB.
SA 9: Historic environment	?	It was identified that there are no obvious heritage implications for development at this site. However, this site was not assessed to the same level of detail as those subject to assessment through the SALA heritage assessment.
SA 10: Air quality.	?	The site was not assessed through the Stroud SALA Transport Accessibility Assessment. It does not lie in close proximity to any other sites assessed as part of that work.
SA 11: Water quality	--?	The site is within a Drinking Water Safeguarding Zone.
SA 12: Flooding	0	The site is on brownfield land and it lies mostly outside of flood zone 3a and 3b (only a small part of the western edge of the site lies within these areas).
SA 13: Efficient land use	+	The site is relatively small in size and on brownfield land.
SA 14: Climate change	0	Mixed use site options will all have negligible effects on this objective.
SA 15: Waste	+?	This site is on brownfield land.
SA 16: Employment	+	This site could deliver fewer than 600 homes and less than 10ha of employment land as part of mixed use development.
SA 17: Economic growth	+?	The site is located within 800m of at least one existing primary school but is not within 800m of an existing secondary school. This site could deliver less than 10ha of employment land.

**HAR006-HAR009 and HAR015-HAR016/PGP2: Broad location at Moreton Valence / Hardwicke (Up to 1,500 dwellings, employment land, local centre, primary school, community facilities and open space)**

SA Objective	Score	Justification
SA 1: Housing	++	This site has capacity up to 1,500 homes.
SA 2: Health	-/++	This site is not within 800m of a GP. The site is located within 800m of a green space. The site is not located within 400m of a cycle or walking route. Development of the site would include the delivery of new open space.
SA 3: Social inclusion	0	Mixed use site options will all have negligible effects on this objective.
SA 4: Crime	0	Mixed use site options will all have negligible effects on this objective.
SA 5: Vibrant communities	+	The provision of a new local centre at the site is likely to help improve the satisfaction of people with their neighbourhoods at this location.
SA 6: Services and facilities	++	The provision of a new local centre as part of development could help to improve access to services and facilities in the area.
SA 7: Biodiversity/geodiversity	-?	The site is not within 1km of an internationally or nationally designated site, or within 250m of a locally designated site. The site is within 7.7km of the Severn Estuary SAC/SPA/Ramsar site.
SA 8: Landscapes/townscapes	?	This site is not covered by the Landscape Sensitivity Assessment. It is not within the Cotswolds AONB or within 500m of the AONB.
SA 9: Historic environment	--	While much of this site was not appraised through the SALA heritage assessment, site HAR016 scored 3 in the SALA heritage assessment.
SA 10: Air quality.	--?	Sites which comprise this site including HAR007, HAR008, HAR009 HAR015 and HAR016 which scored between 85 and 96 in the Stroud SALA Transport Accessibility Assessment
SA 11: Water quality	0	The site is not within a Drinking Water Safeguarding Zone or a Source Protection Zone.
SA 12: Flooding	-	The site is on greenfield land and lies mostly outside of flood zones 3a and 3b (although a portion of the central area of the site lies within higher risk flood areas).
SA 13: Efficient land use	--	The site is relatively large in size and on greenfield land. The site is within an area of mostly Grade 3 agricultural land with a small area of Grade 2 agricultural land to the south east.
SA 14: Climate change	0	Mixed use site options will all have negligible effects on this objective.
SA 15: Waste	0	This site is on greenfield land.
SA 16: Employment	++	This site could deliver more than 600 homes and has potential to provide more than 10ha of employment land as part of mixed use development.
SA 17: Economic growth	+++?	The site is not located within 800m of an existing primary school or an existing secondary school. However, the site could deliver more

than 10ha of employment land as part of mixed use development. It would also include the delivery of a new primary school.

**STR065: Beeches Green Health Centre (20 dwellings, healthcare and extra care accommodation)**

SA Objective	Score	Justification
SA 1: Housing	+	This site has capacity for fewer than 600 homes. The site is expected to provide special care housing facilities which could help meet specific needs in the plan area.
SA 2: Health	++	This site is located within 400m of a GP. The site is located within 800m of a council play area, a protected outdoor playspace and a green space. The site is located within 400m of a cycle route. The site would also deliver new healthcare provisions.
SA 3: Social inclusion	0	Residential site options will all have negligible effects on this objective.
SA 4: Crime	0	Residential site options will all have negligible effects on this objective.
SA 5: Vibrant communities	+	This site is on brownfield land.
SA 6: Services and facilities	++	This site is at a first tier settlement.
SA 7: Biodiversity/geodiversity	-?	The site is not within 1km of internationally or nationally designated sites. It is within 3.0km of the Rodborough Common SAC. The site is also within 250m of River Frome Mainstream and Tributaries KWS.
SA 8: Landscapes/townscapes	-?	This site is not covered by the Landscape Sensitivity Assessment. It is not within the Cotswold AONB but is within 500m of the AONB.
SA 9: Historic environment	0/+?	This site scored 1 in the SALA heritage assessment. The SALA heritage assessment also identified opportunities for the site to have potential for positive heritage benefits as a result of development.
SA 10: Air quality.	++?	The site lies adjacent to site STR010 which scored 46 in the Stroud SALA Transport Accessibility Assessment.
SA 11: Water quality	--?	The site is within a Drinking Water Safeguarding Zone.
SA 12: Flooding	0	The site is on brownfield land outside of flood zones 3a and 3b.
SA 13: Efficient land use	+	The site is relatively small in size and on brownfield land.
SA 14: Climate change	0	Residential site options will all have negligible effects on this objective.
SA 15: Waste	+?	This site is on brownfield land.
SA 16: Employment	++	The site is located within 600m of several key employment sites (Salmon Springs Industrial Estate; Lodgemore & Fromehall Mills; and Fromeside Industrial Estate) and is at a Tier 1 settlement.
SA 17: Economic growth	+?	The site is located within 800m of at least one existing primary school but is not within 800m of an existing secondary school.

## WHI011: Land north of Grove End Farm (dwellings and employment land)\*

*\*This site would form Phase 2 of land at Grove End Farm mixed use development (see site WHI014/PGP1 below)*

SA Objective	Score	Justification
SA 1: Housing	++	This site has capacity for more than 600 homes.
SA 2: Health	-/++	The site is not within 800m of a GP. The site is within 800m of a greenspace and a protected outdoor playspace. The site is located within 400m of a National Cycle Network route.
SA 3: Social inclusion	0	Mixed use site options will all have negligible effects on this objective.
SA 4: Crime	0	Mixed use site options will all have negligible effects on this objective.
SA 5: Vibrant communities	0	This site is on greenfield land.
SA 6: Services and facilities	+	This site is at a Tier 3a settlement.
SA 7: Biodiversity/geodiversity	-?	The site is not within 1km of an internationally or nationally designated site. The site is within 7.7km of the Severn Estuary SAC/SPA/Ramsar site. It is also within 250m of Mole Grove KWS.
SA 8: Landscapes/townscapes	--?	A large proportion of the site is in an area which was rated in the Landscape Sensitivity Assessment as being of high/medium sensitivity to residential development and being of medium sensitivity to employment development. The remaining area of the site has not been assessed as part of that work. It is not within the Cotswold AONB or within 500m of the AONB.
SA 9: Historic environment	-	This site scored 2 in the SALA heritage assessment.
SA 10: Air quality.	--?	The site is adjacent to site WHI007 which scored 91 in the Stroud SALA Transport Accessibility Assessment
SA 11: Water quality	--?	The site is within a Drinking Water Safeguarding Zone.
SA 12: Flooding	-	The site is on greenfield land outside of flood zones 3a and 3b.
SA 13: Efficient land use	--	The site is relatively large in size and on greenfield land. The site is within an area of Grade 3 agricultural land.
SA 14: Climate change	0	Mixed use site options will all have negligible effects on this objective.
SA 15: Waste	0	This site is on greenfield land.
SA 16: Employment	++	This site could deliver more than 600 homes and has potential to provide more than 10ha of employment land as part of mixed use development.
SA 17: Economic growth	-?/++?	The site is not located within 800m of an existing primary school or an existing secondary school. However, the site could deliver more than 10ha of employment land as part of mixed use development.

**WHI014/PGP1: Land at Grove End Farm (combined site WHI007 & WHI011) (2,250 dwellings, 18ha employment land, local centre, primary school and sports pitches)**

SA Objective	Score	Justification
SA 1: Housing	++	This site has capacity for more than 2,250 homes.
SA 2: Health	-/++	The site is not within 800m of a GP. The site is within 800m of a greenspace and a protected outdoor playspace. The site is located within 400m of a National Cycle Network route and a cycle route. The provision of new sports pitches at the site could benefit health and wellbeing in the district.
SA 3: Social inclusion	0	Mixed use site options will all have negligible effects on this objective.
SA 4: Crime	0	Mixed use site options will all have negligible effects on this objective.
SA 5: Vibrant communities	+	The provision of a new local centre at the site is likely to help improve the satisfaction of people with their neighbourhoods at this location.
SA 6: Services and facilities	++	This site is at a Tier 3a settlement. The provision of a new local centre as part of development could help to improve access to services and facilities at this settlement.
SA 7: Biodiversity/geodiversity	-?	The site is not within 1km of an internationally or nationally designated site. The site is within 7.7km of the Severn Estuary SAC/SPA/Ramsar site. It is also within 250m of Mole Grove KWS, Stroudwater Canal – Whitminster KWS and River Frome Mainstream & Tributaries KWS.
SA 8: Landscapes/townscapes	--?	Much of the western edge of this site is in an area which was rated in the Landscape Sensitivity Assessment as being of high/medium sensitivity to residential development and being of medium sensitivity to employment development. The remaining area of the site has not been assessed as part of that work. It is not within the Cotswold AONB or within 500m of the AONB.
SA 9: Historic environment	-	This site comprises site WHI007 which scored 2 in the SALA heritage assessment 2018 and site WHI011 which scored 2 in the SALA heritage assessment 2020.
SA 10: Air quality.	--?	The southern part of the site lies comprises site WHI007 which scored 91 in the Stroud SALA Transport Accessibility Assessment
SA 11: Water quality	--?	A large part of the southern portion of the site falls within a Drinking Water Safeguarding Zone.
SA 12: Flooding	-	The site is on greenfield land outside of flood zones 3a and 3b.
SA 13: Efficient land use	--	The site is relatively large in size and on greenfield land. The site is within an area of Grade 3 agricultural land.
SA 14: Climate change	0	Mixed use site options will all have negligible effects on this objective.
SA 15: Waste	0	This site is on greenfield land.

SA 16: Employment	++	This site could deliver 2,250 homes and 18ha of employment land as part of mixed use development.
SA 17: Economic growth	++?	The site is located within 800m of at least one existing primary school but is not within 800m of an existing secondary school. This site could deliver 18ha of employment land as part of mixed use development. It would also include the delivery of a new primary school.

# Appendix 3: Summary of SA findings for the initial strategic growth options



## Summary of SA findings for the initial strategic growth options

**Table A3.1** at the end of this appendix summarises the sustainability effects identified for the four future growth strategy options initially considered for the Stroud Local Plan as well as the sustainability effects for the hybrid option. The detailed justification for the sustainability effects identified is provided in the detailed SA matrix in **Appendix 4**.

It is expected that **Option 1 (Concentrated development)** would provide new housing and economic growth at locations to achieve the most positive effects as well as having the lowest number of outright significant negative effects. These effects are likely given that this approach would provide the majority of housing and employment development adjacent to the main towns in the district and would be concentrated at a few larger sites. Option 1 would provide enough housing to ensure the housing stock meets the needs of local people, and the provision of much of this development at a smaller number of larger sites is likely to mean that high levels of affordable housing could be provided without significant impacts on viability. This approach may also provide more opportunities for the incorporation of new infrastructure to support low carbon and renewable energies as well as sustainable waste management practices. It is likely that through Option 1 new employment land would be delivered in relatively accessible locations. The concentration of new development across a smaller number of larger sites is also likely to mean that transport connectivity issues which might otherwise adversely affect the accessibility of employment opportunities in the district might be addressed by securing government funding for new infrastructure provision.

It is expected that providing new housing by the larger towns of the district through Option 1 would mean that new residents would be located in close proximity to a range of existing services and facilities which would be to the benefit of promoting modal shift and health and wellbeing as well as social inclusion. Furthermore, it is likely that this approach would help to improve the vitality and viability of the town centres at the settlements in question, although it recognised that this approach would not directly support the growth of the more rural villages of the district.

Considering the high level of growth required over the plan period it is expected that all options would require development to proceed at large areas of greenfield land. Option 1 may however present increased opportunities to make use of brownfield sites which are more likely to be available at the larger settlements in the district. Option 1 would also provide the majority of new growth away from the more sensitive biodiversity and geodiversity sites (particularly the Severn Estuary SPA, SAC and Ramsar site) and landscape designations (including the Cotswolds AONB) in the district. Providing development near the large settlements of the district will also help to avoid the areas at most risk of flooding and areas which have been designated as having potential to adversely impact water quality if development was to proceed.

Conversely **Option 2 (Wider distribution)** and **Option 3 (Dispersal)** would result in a greater spread of development throughout the district at the smaller towns and more rural villages. Both of these options are likely to perform less favourably than Option 1, although it is noted that Option 3 is expected to have a higher number of significant negative effects than Option 2. Option 2 also has a slightly higher number of significant positive effects than Option 3 given that Option 3 would require a higher number of homes at the smaller settlements in the plan area. The exception to this is the historic environment where Option 3 would not result in a significant negative effect given that it would direct much of the new development away from the larger settlements where there are high concentrations of heritage assets.

These locations, however, are currently less accessible and provide access to a lower number of key services and facilities. Furthermore, the wider dispersal of development through the district would place a higher level of development in close proximity to potentially sensitivity biodiversity and geodiversity designations while also resulting in adverse impacts on the established character of the more rural villages and the AONB. Both of these options would make use of a higher number of smaller development sites meaning that issues relating to viability may be more likely to result in relation to the delivery of affordable housing. It is also considered government funding which might otherwise be used to help to address connectivity issues and the delivery of new services and facilities in the district would be less likely to be secured at the smaller sites which these options would put forward.

**Option 4 (Growth point)** would provide the majority of new development at large scale sites at just three locations in the district; including at the new growth point to the south of Sharpness. This option is expected to have significant positive effects in relation to a high number of SA objectives, including in

relation to housing, employment and economic growth. The large scale of development concentrated at only three locations is likely to support the incorporation of new services and facilities at these growth points as well as supporting higher levels of affordable housing and the securing of government funding for infrastructure improvements. The latter in particular could be of particular benefit in terms of securing future inward economic investment. However, where the positive effects are expected in relation to the potential to access services and facilities, promote active travel and community cohesion negative effects have also been identified. It is expected that the new growth point at Sharpness in particular would not provide immediate access to existing services and facilities, meaning that new residents may be required to travel longer distances on a day to day basis.

Large scale development at the three growth point locations in Option 4 is likely to have some additional significant negative effects as it would result in the loss of a large amount of greenfield land with reduced focus on the use of brownfield sites. The development to be provided at the Sharpness growth point would be provided at a location which could adversely impact upon the integrity of the Severn Estuary SPA, SAC and Ramsar site in particular. This location by the Severn Estuary also contains areas of Flood Zone 2 and Flood Zone 3 although it is noted that flood defences are in place which would help mitigate the potential for adverse flood risk.

**Option 5 (Draft Local Plan Hybrid)** would secure many of the benefits and significant positive effects associated with Option 1 by providing a relatively high level of development at the larger settlements in the plan area. This could help ensure residents have access to a wide range of services and facilities and jobs and reduce the need for residents to travel longer distances. This option would also distribute some development to lower order settlements which would allow for local needs to be met at these locations. The inclusion of a number of larger development sites, most notably by Sharpness, the Gloucester south fringe area (Hardwicke) and Cam (Wisloe) could help to support new service provision and delivery of affordable homes in the plan area. Large scale new development sites could also help to promote economic growth in the plan area.

However, there are still some significant negative effects identified for this option, in particular on landscape and biodiversity. This option would include the new growth point by Sharpness, where potential impacts on the Severn Estuary international designations may result and also development within a number of settlements in the east of the district which lie within or in close proximity to the Cotswolds AONB including Minchinhampton, Nailsworth, Painswick and Brimscombe and Thrupp. There is also potential for higher numbers of residents to potentially be affected by flood risk and impacts on water quality relating to the Severn Estuary designations.

**Table A3.1: Summary of sustainability effects for the initial Future Growth Strategy Options for the Stroud Local Plan**

SA Objective	Option 1: Concentrated development	Option 2: Wider distribution	Option 3: Dispersal	Option 4: Focus on a single growth point	Option 5: Hybrid approach
SA 1: Housing	++	++/-	++/-	++	++
SA 2: Health	++/-	+/-	+/--	++/--?	++/--?
SA 3: Social inclusion	++/-	+/-	+/--	++/--?	+/--?
SA 4: Crime	0	0	0	0	0
SA 5: Vibrant communities	+/-	+/-	+/-	+/-	+/-
SA 6: Services and facilities	++/-	++/-	+/--	++/-	++/-
SA 7: Biodiversity and geodiversity	-?	--?	--?	--?	--?
SA 8: Landscapes and townscapes	-?	--?	--?	--?	--?
SA 9: Historic environment	+?/--?	+?/--?	+?/--?	+/--?	+?/--?
SA 10: Air quality	+	+/-	-	+/-	+/-
SA 11: Water quality	-	--	--	0	-
SA 12: Flooding	+/-	-	--	-	+/--
SA 13: Efficient land use	+/--	--	--	--	+/--
SA 14: Climate change	+	+/--?	-	+/--?	+/-
SA 15: Waste	+?	0	0	+?	+?
SA 16: Employment	++/-	++/-	+/--	+++/-	+++/-
SA 17: Economic growth	+/-	+/-	+/-	+++/-	+++/-

**Appendix 4: SA matrix for the initial growth strategy options for Stroud Local Plan**

SA Objective	Option 1: Concentrated development	Option 2: Wider distribution	Option 3: Dispersal	Option 4: Focus on a single growth point	Option 5: Draft Local Plan hybrid option	Justification
SA 1: To provide affordable, sustainable and decent housing to meet local needs.	++	++/ -	++/ -	++	++	<p>The effects of the distribution of new development within the district on ensuring that the housing stock meets the needs of local people will be mainly determined by the amount and type of housing that is developed and the proportion that is affordable. The housing requirement for Stroud District is assumed to be the government figure of 12,700 dwellings for the 20 year period 2016-2036 with a residual requirement set at approximately 5,500 dwellings taking completions, commitments<sup>12</sup> (i.e. sites with planning permission and under construction or sites subject to resolutions to grant permission) and allocations into consideration. Duty to cooperate means that there may be a requirement for development in Stroud (particularly towards the Gloucester fringe) to meet Gloucester’s future need, however some sites which were originally considered for inclusion to meet Stroud’s need, which could more appropriately meet Gloucester’s future need have been removed from the four options, as this consideration is a separate process from deciding upon the strategy for growth to meet Stroud’s need.</p> <p><b>Option 1:</b> This option would provide 5,550 new homes over the plan period mainly at Tier 1 settlements thereby meeting the housing requirement for Stroud up to 2036. Housing development focussed mainly at a smaller number of concentrated locations will allow for a large proportion of this development to proceed at larger sites. It is expected that this approach would help to support the delivery of affordable housing at such sites given that viability would be less likely to be a significant obstacle particularly when compared to development which might be spread across a higher number of smaller sites at rural locations. A significant positive effect is therefore expected in relation to this SA objective.</p> <p><b>Option 2:</b> This option would provide 5,520 new homes over the plan period mainly at Tier 1 and 2 settlements thereby meeting the housing requirement for Stroud up to 2036. This approach would result in a wider distribution of housing development mainly between small and medium sites with some sites to provide up to a maximum of approximately 800 homes. It is expected that this approach may result in some obstacles relating to viability emerging with regard to the provision of affordable housing particularly at smaller housing sites. It should, however, be noted</p>

<sup>12</sup> As explained in the main body of this report the Local Plan period was subsequently updated to 2020-2040 in the Draft Local Plan which meant that the housing requirement considered for the hybrid option was 12,800 dwellings with a residual requirement set at a minimum of 8,000 homes.

SA Objective	Option 1: Concentrated development	Option 2: Wider distribution	Option 3: Dispersal	Option 4: Focus on a single growth point	Option 5: Draft Local Plan hybrid option	Justification
						<p>that the inclusion of a higher number of small and medium housing sites through this option may facilitate the more rapid building-out of sites to maintain local housing supply. A mixed overall effect (significant positive/ minor negative) is therefore expected on this SA objective.</p> <p><b>Option 3:</b> This option would provide 5,695 new homes over the plan period mainly across Tier 1, 2 and 3 settlements with further development dispersed across Tier 4 and 5 settlements thereby meeting the housing requirement for Stroud up to 2036. The lack of suitable sites at smaller villages means that this approach requires the shortfall to be met through approximately 2,000 new homes being delivered at a new growth point to the south of Sharpness however beyond this the approach allows for a greater dispersal of development with medium and smaller sites being of increased importance in terms of delivering growth. As such this option may present obstacles in terms of viability of affordable housing particularly considering the emphasis the approach places on housing at smaller sites. It should, however, be noted that the inclusion of a higher number of small and medium housing sites through this option may facilitate the more rapid building-out of sites to maintain local housing supply. A mixed overall effect (significant positive/ minor negative) is therefore expected on this SA objective.</p> <p><b>Option 4:</b> This option would provide 6,010 new homes over the plan period mainly at new growth points in the district thereby meeting the housing requirement for Stroud up to 2036. This approach would result in very large sites accommodating the vast majority of new housing development. It is expected that this approach would help to support the delivery of affordable housing at such sites given that viability would be less likely to be a significant obstacle particularly when compared to development which might be spread across a higher number of smaller sites at rural locations. A significant positive effect is therefore expected in relation to this SA objective</p> <p><b>Option 5:</b> This option would provide 8,725 new homes over the plan period mainly across Tier 1, 2 and 3 settlements with further development provided at the new larger scale development at new growth points by Hardwicke, Sharpness and Wisloe thereby meeting the housing requirement for Stroud up to 2040. The high level of development to be focussed at very large sites at these growth points as well as at some of the Tier 1 settlements (including larger urban extensions at Stonehouse and Cam) could help to support the support the delivery of affordable housing in the district. At these sites, viability is considered less likely to be a significant obstacle affordable housing provision particularly when compared to development which might be spread across a higher number of smaller sites at rural locations. A significant positive effect is therefore expected in relation to this SA objective.</p>
SA 2: To maintain and improve the community's	++/- -	+/-	+/--	++/ --?	++/- ?	See cell below for justification text for each option.

SA Objective	Option 1: Concentrated development	Option 2: Wider distribution	Option 3: Dispersal	Option 4: Focus on a single growth point	Option 5: Draft Local Plan hybrid option	Justification
health with accessible healthcare for residents, including increasing levels of physical activity, especially among the young.	<p><b>Option 1:</b> By providing new residential development mainly at Tier 1 settlements in the district it is likely that this approach would result in new residents having a good level of access to existing health care facilities and other facilities such as sports facilities and open spaces which could help to improve public health. The provision of the majority of new development in and around the edges of the district's large settlements which allow for access to existing services and facilities may also encourage new residents to undertake journeys by more active modes of transport. Furthermore concentrating a high level of development at larger sites would likely help to support the funding of new infrastructure through S106/CIL to the benefit of health. However, directing a high level of development to the large settlements would also compound access issues for people in rural areas, and would mean that potential opportunities to stimulate the provision of new facilities (including healthcare facilities) in those areas are lost. Overall a mixed effect (significant positive/ minor negative) is expected in relation to this SA objective.</p> <p><b>Option 2:</b> Allowing for a more widely distributed pattern of development at the towns and villages of the district across smaller and some medium sized sites is less likely to provide a majority of new residents with a good level of access to larger, existing district-level health care facilities and other facilities such as sports facilities and open spaces which could help to improve public health. A more distributed pattern of development is also expected to be less likely to encourage journeys to be undertaken by more active modes of transport given the longer distances which are likely to be involved for daily journeys to employment sites and services and facilities. Smaller and medium sized sites would also be less likely to support the provision of new facilities through S106/CIL which might otherwise be provided to the benefit of health. This approach may however help to support the stimulation of existing and provision of new facilities (including healthcare facilities) in rural areas of the district to the benefit of residents at these locations. Overall a mixed effect (minor positive/ minor negative) is expected in relation to this SA objective.</p> <p><b>Option 3:</b> By providing a more dispersed pattern of development across Tier 1, 2 and 3 settlements with further development across Tier 4 and 5 settlements and a significant level of development also to be provided at a new growth point to the south of Sharpness it is expected that many new residents would not be provided with immediate access to existing healthcare facilities. Furthermore new residents at rural villages would not be located within close proximity of other essential services and facilities and therefore would be unlikely to undertake journeys by more active modes of transport. The delivery of much of the development across a number of smaller sites is less likely to result in S106/CIL coming forward to deliver significant levels of new infrastructure which might support health and wellbeing in the district. It is expected that the large site required to deliver the higher level of development at the new growth point by Sharpness would however be capable of supporting new facilities and services and as such could help to promote health and wellbeing at this location. Travel by active modes of transport may also be</p>					

SA Objective	Option 1: Concentrated development	Option 2: Wider distribution	Option 3: Dispersal	Option 4: Focus on a single growth point	Option 5: Draft Local Plan hybrid option	Justification
	<p>encouraged at this location given that it will be a mixed-use development offering employment opportunities in close proximity to residential areas. Overall a mixed effect (minor positive/ significant negative) is expected in relation to this SA objective.</p> <p><b>Option 4:</b> By providing development at new growth points in the district this approach would result in very large sites being used to accommodate the vast majority of new development in the district. New development at Hardwicke would be located within the South Gloucester Fringe and a significant portion of the new development would be in close proximity to the north of Cam. As such new residents would be provided with a good level of access to existing health care facilities and other facilities such as sports facilities and open spaces at these locations, which could help to improve public health. It is however noted that the high level of development to be concentrated at either location may result in current services and facilities at the settlements' edge being overwhelmed. However, the potential pressure on existing services and facilities in the Gloucester Fringe and at Cam will be dependent on how and at what stage these new services and facilities are provided at the new growth points near these settlements. Those new residents at the new growth point to the south of Sharpness would not be provided with immediate access to a high level of existing services and facilities, however it is expected that the size of each growth point and the level of development to be delivered would support the delivery of the new services and facilities in these locations. Furthermore the level of growth supported through this option is likely to allow for funding for new infrastructure to be secured through S016/CIL and for the delivery of mixed-use developments. As such new residents at the growth point locations are likely to be located in close proximity to employment opportunities and new services and facilities which may help to encourage journeys to be undertaken by more active modes of transport. However, directing a high level of development to just three areas in the district would compound access issues for people in rural areas, and would mean that potential opportunities to stimulate the provision of new facilities (including healthcare facilities) in those areas are lost. Overall a mixed effect (significant positive/ uncertain significant negative) is expected in relation to this SA objective.</p> <p><b>Option 5:</b> By providing a relatively high level of new residential development at Tier 1 settlements in the district this approach could result in a high proportion of new residents having a good level of access to existing health care facilities and other facilities such as sports facilities and open spaces which could help to improve public health. This would include larger urban extensions at Stonehouse and Cam and this element of development may also encourage new residents to undertake journeys by more active modes of transport. Providing a high level of development at the South Gloucester Fringe within close proximity to Cam could result in adverse impacts on the capacity of these services for existing residents. Furthermore, new residents at the new growth point of Sharpness would not benefit from immediate access to a high level of existing services and facilities. This is less likely to be case at Wisloe given its relatively close proximity to Cam, although some overburdening of facilities might result. The large size of these growth points is likely to support the delivery of the new services and facilities in these locations in the long term. Furthermore, concentrating a high level of development at larger sites at Tier 1 settlements and the new growth points is likely to help</p>					



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	support the funding of new infrastructure through S106/CIL to the benefit of health. Through this option lower levels of development to meet local needs are to be provided across many of the smaller Tier 3 settlements as well as Tier 2 settlements, which could help to prevent the stagnation of more rural service provision in the plan area. The notable exception to this would be Wotton-under-Edge, a Tier 2 settlement which would not accommodate any new development and Brimscombe and Thrupp, a Tier 3 settlement which would accommodate 190 homes. Overall a mixed effect (significant positive/ uncertain minor negative) is expected in relation to this SA objective.					
SA 3: To encourage social inclusion, equity, the promotion of equality and a respect for diversity and meet the challenge of a growing and ageing population	++/ -	+/-	+/--	++/ --?	+/-?	<p data-bbox="848 724 1464 756"><i>See cell below for justification text for each option.</i></p> <p data-bbox="371 842 2107 1050"><b>Option 1:</b> By providing new residential development mainly by Tier 1 settlements in the district it is likely that this approach would result in all new residents (including older people and people with accessibility issues) having a good level of access to existing community services. Furthermore concentrating a high level of development at larger sites would likely help to support the funding of new infrastructure including community facilities and service to the benefit the wider population through S106/CIL. However, directing a high level of development to the large settlements would also compound access issues for people in rural areas, and would mean that potential opportunities to stimulate the provision of new facilities (including community services) in those areas are lost. Overall a mixed effect (significant positive/ minor negative) is expected in relation to this SA objective.</p> <p data-bbox="371 1066 2130 1241"><b>Option 2:</b> Allowing for a more widely distributed pattern of development at the towns and villages of the district across smaller and some medium sized sites is less likely to provide a majority of new residents with access to the larger, existing district-level community services. Smaller and medium sized sites would also be less likely to support the provision of new facilities through S016/CIL which might otherwise be to the benefit of social inclusion. This approach may however help to support the provision of new and stimulation of existing community services in more rural areas of the district to the benefit of residents at these locations. Overall a mixed effect (minor positive/ minor negative) is expected in relation to this SA objective.</p> <p data-bbox="371 1257 2119 1367"><b>Option 3:</b> By providing a more dispersed pattern of development across Tier 1, 2 and 3 settlements with further development across Tier 4 and 5 settlements and a significant level of development also to be provided at a new growth point to the south of Sharpness it is expected that many new residents would not be provided with immediate access to existing community services. The delivery of much of the development across a number of smaller sites is also less likely to result in S106/CIL coming forward to deliver significant levels of new infrastructure which</p>

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						<p>might include new community services. It is expected that the large site required to deliver the higher level of development at the new growth point by Sharpness would however be capable of supporting new community services and facilities which is likely to be of particular benefit at this location to older people and people who might otherwise have problems travelling to access these types of facilities. Overall a mixed effect (minor positive/ significant negative) is expected in relation to this SA objective.</p> <p><b>Option 4:</b> By providing development at new growth points this approach would result in very large sites being used to accommodate the majority of new development in the district. New development at Hardwicke would be located within the South Gloucester Fringe and a significant portion of the new development would be in close proximity to the north of Cam. As such, new residents would be provided with a good level of access to existing community services which would be of particular benefit to older people and people who might have issues travelling to access facilities and services. It is however noted that the high level of development to be concentrated at either location may result in current services and facilities at the settlements' edge being overwhelmed. However, the potential pressure on existing services and facilities in the Gloucester Fringe and at Cam will be dependent on how and at what stage these new services and facilities are provided at the new growth points by these settlements. New residents at the new growth point to the south of Sharpness would not be provided with immediate access to a high level of existing community services, however it is expected that the size of each growth point and the level of development to be delivered would support the delivery of the new community facilities at these locations. Overall, the level of growth supported by this option is likely to allow for funding to be secured through S106/CIL and for the delivery of mixed-use development, including new community facilities and services at the growth point locations. However, directing a high level of development to just three areas in the district would compound access issues for people (including older people) in rural areas, and would mean that potential opportunities to stimulate the provision of new facilities (including community facilities) in those areas are lost. Overall a mixed effect (significant positive/ uncertain significant negative) is expected in relation to this SA objective.</p> <p><b>Option 5:</b> By a providing a proportion of residential development by Tier 1 settlements in the district this approach would result in a high number of new residents (including older people and people with accessibility issues) having a good level of access to existing community services. This would include larger urban extensions at Stonehouse and Cam and this element of growth would involve development at large scale sites which would help to support the funding of new infrastructure including community facilities and service to the benefit the wider population through S106/CIL. New growth points by Wisloe and Hardwicke in the South Gloucester Fringe would provide residents with access to services at these locations, however capacity issues may result considering the very high level of growth at these locations. At Sharpness residents would not be provided with immediate access to a high level of existing community services. At all of the growth point locations it is likely that the scale of growth to be provided would support substantial new service provision in the longer term. Impacts relating to access to</p>

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	community facilities will be most dependent upon how and at what stage these new services and facilities are provided. Through this option lower levels of development to meet local needs are to be provided across many of the smaller Tier 3 settlements as well as Tier 2 settlements. The notable exception to this would be Wotton-under-Edge, a Tier 2 settlement which would not accommodate any new development and Brimscombe and Thrupp, a Tier 3 settlement which would accommodate 190 homes. In general, this approach could help to prevent the stagnation of more rural service provision in the plan area which could benefit social integration, while the lower level of development would help to limit the potential for excessive pressures resulting on established community networks. However, at Wotton-under-Edge a stagnation of existing services might result and the high level of development at Brimscombe and Thrupp might place substantial strain on existing services at this settlement. Overall a mixed effect (minor positive/ uncertain minor negative) is expected in relation to this SA objective.					
SA 4: To reduce crime, anti-social behaviour and disorder and the fear of crime.	0	0	0	0	0	The distribution of development within Stroud District will not have a direct effect on this SA objective. Effects will be determined by the design of new development rather than the overall quantum and spatial distribution of growth over the plan period.
SA 5: To create and sustain vibrant communities.	+/-	+/-	+/-	+/-	+/-	<p data-bbox="840 975 2150 1098"><i>See cell below for justification text for each option.</i></p> <p data-bbox="840 1098 2150 1359"><b>Option 1:</b> By providing new development mainly by Tier 1 settlements in the district it is likely that this approach will help to enhance the vitality and viability of such centres, to regenerate these areas and improve their liveability. Delivering a high level of development at larger sites in the district may also help to incorporate a higher level of new infrastructure, services and facilities (including for cultural activities) given the increased potential to secure funding through S106/CIL. Amenity issues relating to noise and light pollution associated with construction of new development would be concentrated near the Tier 1 settlements and limited in rural locations. While this approach may help to safeguard the identity of rural communities as less development will take place at the rural villages, it would not help to enhance them as regeneration opportunities would be less likely to come forward at these locations. Overall a mixed effect (minor positive/ minor negative) is therefore expected in relation to this SA objective.</p>

SA Objective	Option 1: Concentrated development	Option 2: Wider distribution	Option 3: Dispersal	Option 4: Focus on a single growth point	Option 5: Draft Local Plan hybrid option	Justification
		<p><b>Option 2:</b> Allowing for a more widely distributed pattern of development at the Tier 1 and 2 settlements of the district will help to enhance the vitality and viability of a larger number of smaller centres in the district and also will help to regenerate these areas and improve their liveability. It is however expected that spreading development across smaller and some medium sized sites would present fewer opportunities for the delivery of new infrastructure, services and facilities (including for cultural activities) through S106/CIL and this may hinder the progress of regeneration at larger settlements. Delivering a higher level of development at the more rural Tier 2 settlements of the district is likely to result in amenity issues relating to noise and light pollution associated with construction of new development in these locations. While this option may help to safeguard the identity of rural communities as less development will take place at the rural villages, it would not help to enhance them as regeneration opportunities would be less likely to come forward at these locations. Overall a mixed effect (minor positive/ minor negative) is therefore expected in relation to this SA objective.</p>	<p><b>Option 3:</b> This option would provide a more dispersed pattern of development across Tier 1, 2 and 3 settlements with further development across Tier 4 and 5 settlements and a significant level of development also to be provided at a new growth point to the south of Sharpness. This approach could be of benefit to the vitality and viability, liveability of the more rural villages in the district as new development could help to promote regeneration and enhancement of community identity in these villages. The delivery of much of the development across a number of smaller sites is however less likely to result in S106/CIL funding coming forward to deliver significant levels of new infrastructure, services and facilities (including for cultural activities) which may impede the regeneration of the wider district. Furthermore delivering a significant proportion of development across the more rural villages of the district could affect the identity of rural communities and is more likely to result in amenity issues relating to noise and light pollution associated with construction of new development in these locations. Overall a mixed effect (minor positive/ minor negative) is therefore expected in relation to this SA objective.</p>	<p><b>Option 4:</b> By providing development at new growth points this approach would result in very large sites at three new growth points being used to accommodate the vast majority of new development in the district. Therefore any benefits to the vitality and viability, liveability of existing settlements in the district would be limited to those in proximity to the north of Cam and Sharpness growth points, and would not help to serve regeneration targets at rural villages or other large settlements in the district. The high level of new development to be provided at each location is however likely to support the delivery of new infrastructure, services and facilities (including for cultural activities) through S106/CIL funding and will also help to provide a sense of community at the large sites at these locations. Amenity issues relating to noise and light pollution associated with construction of new development would be concentrated at the new locations and therefore less likely to affect existing settlements within the district. While this option may help to safeguard the identity of rural communities as less development will take place at</p>		

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						<p>the rural villages, it would not help to enhance them as regeneration opportunities would be less likely to come forward at these locations. Overall a mixed effect (minor positive/ minor negative) is therefore expected in relation to this SA objective.</p> <p><b>Option 5:</b> By requiring a proportion of residential development to be delivered by Tier 1 settlements in the district it is likely that this approach will help to enhance the vitality and viability of these centres, as well as supporting the regeneration of these areas and improvements in terms of liveability. This element of growth would include larger urban extensions at Stonehouse and Cam and is also likely to require the delivery a high level of development at larger sites in the district which may help to incorporate a higher level of new infrastructure, services and facilities (including for cultural activities) given the increased potential to secure funding through S106/CIL. Development in this manner may however result in amenity issues relating to noise and light pollution associated with construction of new development at the Tier 1 settlements. The high level of development to be provided at the three new growth points by Hardwicke (in the South Gloucester Fringe), Wisloe and Sharpness would have more limited benefits in terms of supporting improved liveability for the existing residents in the plan area. At these locations, substantial new infrastructure, services and facilities (including for cultural activities) might be secured through S106/CIL funding and help to create a sense of community at the new development. By providing lower levels of development to meet local needs across many of the smaller Tier 3 settlements as well as Tier 2 settlements, this option could also prevent the stagnation of rural services while limiting the potential for impacts on the identity of rural communities. The notable exception to this would be Wotton-under-Edge, a Tier 2 settlement which would not accommodate any new development and Brimscombe and Thrupp, a Tier 3 settlement which would accommodate 190 homes. The higher level of development at Brimscombe and Thrupp could result in impacts on settlement identity. Overall a mixed effect (minor positive/ minor negative) is expected in relation to this SA objective.</p>
SA 6: To maintain and improve access to all services and facilities.	++/ -	++/ -	+/--	++/ -	++/-	<p><i>See cell below for justification text for each option.</i></p> <p><b>Option 1:</b> By providing new residential development mainly by Tier 1 settlements in the district it is likely that this approach would result in all new residents having a good level of access to existing services and facilities. It would also likely encourage travel to the larger town centres of the district thereby helping to ensure their vitality and viability. Furthermore, concentrating a high level of development at larger sites would likely help to support the funding of new infrastructure including services and facilities to the benefit the wider population through S106/CIL. However, directing a high level of development to the large settlements would also compound access issues for people in rural areas, and would</p>

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		<p>mean that potential opportunities to stimulate the provision of new services and facilities in those areas are lost. Overall a mixed effect (significant positive/ minor negative) is expected in relation to this SA objective.</p> <p><b>Option 2:</b> Allowing for a more widely distributed pattern of development at the towns and villages of the district across smaller and some medium sized sites is less likely to provide a majority of new residents with access to the larger, existing district-level services and facilities. Smaller and medium sites would also be less likely to support the provision of new services and facilities through S106/CIL. This approach is expected to be of particular benefit in terms of protecting the vitality and viability the existing centres in the district including such as Minchinhampton, Wotton under Edge and Berkeley which are beyond the Tier 1 settlements. It is expected that this approach would also help support the provision of new and stimulation of existing services and facilities in some of the settlements in more rural areas of the district to the benefit of residents at these locations. Overall a mixed effect (significant positive/ minor negative) is expected in relation to this SA objective.</p>	<p><b>Option 3:</b> By providing a more dispersed pattern of development across Tier 1, 2 and 3 settlements with further development across Tier 4 and 5 settlements and a significant level of development also to be provided at a new growth point to the south of Sharpness it is expected that many new residents would not be provided with immediate access to existing services and facilities. It is also expected that providing for a more dispersed pattern of development would not help to support the vitality and viability of town centres in the district. The spread of new development at the smaller villages of the district is unlikely to result in the creation of critical mass to draw in footfall on a regular basis. The delivery of much of the development across a number of smaller sites is also less likely to result in S106/CIL coming forward to deliver significant levels of new infrastructure which might include new services and facilities. It is however expected that the large site required to deliver the higher level of development at the new growth point by Sharpness would be capable of supporting new services and facilities. Depending on how the development came forward at this location it might allow for a new viable town or district centre. Overall a mixed effect (minor positive/ significant negative) is expected in relation to this SA objective.</p>	<p><b>Option 4:</b> By providing development at new growth points in the district this approach would result in very large sites being used to accommodate the vast majority of new development in the district. New development at Hardwicke would be located within the South Gloucester Fringe and a significant portion of new development would also be in close proximity to the north of Cam. As such new residents would be provided with a good level of access to existing services and facilities. It is however noted that the high level of development to be concentrated at either location may result in current services and facilities at the settlements' edge being overwhelmed. The potential pressure on existing services and facilities in the Gloucester Fringe and at Cam will be dependent on how and at what stage these new services and facilities are provided at the new growth points by these settlements. Those new residents at the new growth point to the south of Sharpness would not be provided with immediate access to a high level of existing services and facilities. However, it is expected that the level of development at each</p>		

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						<p>growth point to be delivered would support compact, mixed-use development and the delivery of new services and facilities through S106/CIL funding. The manner in which the new development is provided at the new growth point by Sharpness may also allow for a new viable town or district centre in the district. However, directing all development to three new growth points would compound access issues for people in rural areas, and would mean that potential opportunities to stimulate the provision of new services and facilities in those areas are lost. Overall a mixed effect (significant positive/ minor negative) is expected in relation to this SA objective.</p> <p><b>Option 5:</b> By providing a proportion of new residential development by Tier 1 settlements in the district it is likely that a relatively high number of residents would have a good level of access to existing services and facilities. This element of growth would include larger urban extensions at Stonehouse and Cam and is also likely to encourage travel to the larger town centres of the district which would help to ensure their vitality and viability. Where development is concentrated at larger sites through this option, new infrastructure including services and facilities might be funded through S106/CIL. This option would also include a high level of development at the three new growth options. New development at Hardwicke by the South Gloucester Fringe and to a lesser extent by Wisloe would be provided with a good level of access to existing services and facilities in Gloucester and Cam respectively.. It is noted, however, that there is potential for the high level of development to overwhelm existing services and facilities. While Sharpness would not provide immediate access to substantial existing services the level of development at all growth points is likely to support new service provision. Access to services and facilities at these locations will be most dependent on how and at what stage new provisions are made. By providing lower levels of development to meet local needs across many of the smaller Tier 3 settlements as well as Tier 2 settlements, this option could also prevent the stagnation of rural services while limiting the potential for existing services to become overburdened. The notable exception to this would be Wotton-under-Edge, a Tier 2 settlement which would not accommodate any new development and may suffer from lack of new services and Brimscombe and Thrupp, a Tier 3 settlement which would accommodate 190 homes, and therefore services may become overburdened. Overall a mixed effect (significant positive/ minor negative) is expected in relation to this SA objective.</p>
SA 7: To create, protect, enhance, restore and connect habitats, species and/or sites of	-?	--?	--?	--?	--?	The effects of development on this SA objective will depend more on the specific location of the new development in relation to areas of biodiversity and geodiversity value with respect to sites of known biodiversity value, whereas these options include broad locations for growth rather than specific sites. Therefore, proximity to specific biodiversity/geodiversity sites has been considered in the region of the broad locations, but all effects are uncertain as they will depend on the final specific locations for new development, as well as the design of new development which may have opportunities for positive effects

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biodiversity or geological interest.						if it includes retention or creation of green infrastructure. The effects on ecological networks, including supporting and connecting habitats, and non-designated sites and species, are difficult to predict at the strategic level.
	<p><b>Option 1:</b> By providing new growth in the district mainly by Tier 1 settlements and focussing much of the development by the main transport links towards the west this approach would limit the level of development delivered in close proximity to the Severn Estuary SPA, SAC and Ramsar site. The provision of approximately 400 new homes by Stroud could however result in environmental pressures resulting on Rodborough Common which has been designated as a SSSI and SAC and also contains Rodborough Common Local Geological Site to the south of the settlement. There is also potential for adverse effects to result at Cotswold Commons and Beechwoods National Nature Reserve (parts of which have been designated as a SAC) due to the provision of new development by Brockworth although this is noted to be a low level of growth. Furthermore while focussing new development in and around the larger settlements might encourage the use of brownfield land, the high level of new development required in the district over the plan period is likely to result in the loss of large areas of greenfield land which otherwise may provide habitats and support habitat connectivity in the district. Overall a minor negative effect is expected in relation to this SA objective. The effect is currently uncertain, depending on the design and specific location of development.</p> <p><b>Option 2:</b> Allowing for a more widely distributed pattern of development at the towns and villages of the district across smaller and some medium sized sites would involve the delivery of new development in proximity to a number of sensitive sites. The provision of a higher level of development by the settlements of Minchinhampton and Nailsworth may result in further adverse impacts on Rodborough Common which has been designated as a SSSI and SAC and also contains Rodborough Common Local Geological Site as well as Woodchester Park SSSI and Minchinhampton Common SSSI. The relatively high level of development at Wotton under Edge may also result in detrimental impacts on Wotton Hill and Coombe Hill SSSI. There is also potential for adverse effects to result at Cotswold Commons and Beechwoods National Nature Reserve (parts of which have been designated as a SAC) due to the provision of new development by Brockworth although this is noted to be a low level of growth. This approach would allow for growth in close proximity to the Severn Estuary SPA, SAC and Ramsar site at Berkeley and Frampton respectively, however this is also a low level of growth. Furthermore while focussing a portion of new development in and around some of the larger towns and villages might encourage the use of brownfield land, the high level of new development required in the district over the plan period is likely to result in the loss of large areas of greenfield land which otherwise may provide habitats and support habitat connectivity in the district. Overall a significant negative effect is expected in relation to this SA objective. The effect is currently uncertain, depending on the design and specific location of development.</p>					



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			<p><b>Option 3:</b> This option would provide for a more dispersed pattern of development across Tier 1, 2 and 3 settlements with further development across Tier 4 and 5 settlements and a significant level of development also to be provided at a new growth point to the south of Sharpness. Dispersal of development could result in adverse impacts on a number of designated sites: Rodborough Common SSSI and SAC; Rodborough Common Local Geological Site; Woodchester Park SSSI; and Minchinhampton Common SSSI. While development at Wotton under Edge would occur through this option it is noted to be small scale and therefore the potential for detrimental impacts on Wotton Hill and Coombe Hill SSSI is likely to be reduced. There is also potential for adverse effects to result at Cotswold Commons and Beechwoods National Nature Reserve (parts of which have been designated as a SAC) due to the provision of new development by Brockworth although this is also small scale. This option would allow for a dispersal of growth in close proximity to the sensitive Severn Estuary SPA, SAC and Ramsar site, most notably at the new growth point by Sharpness, where a high level of development is proposed. In addition to potential effects on designated sites, the greater dispersal of development and the new development to be provided at a new growth point is likely to result in the loss of large areas of greenfield land which otherwise may provide habitats and support habitat connectivity in the district. Overall a significant negative effect is expected in relation to this SA objective. The effect is currently uncertain, depending on the design and specific location of development.</p>	<p><b>Option 4:</b> This option would provide development mostly at new growth points in the district incorporating the use of three very large sites to accommodate the vast majority of new development. As such the option would prevent the vast majority of new development having adverse impacts on important environmentally designated sites in the east of the district such as Rodborough Common SSSI and SAC and Cotswold Commons and Beechwoods National Nature Reserve (parts of which have been designated as a SAC). The approach would however deliver a high level of new growth to the south of Sharpness which is located within close proximity to the sensitive Severn Estuary SPA, SAC and Ramsar site. Therefore, there could be some adverse impacts on these internationally designated sites. Furthermore, it is expected that the new development to be provided at new growth points is likely to result in the loss of large areas of greenfield land which otherwise may provide habitats and support habitat connectivity in the district. Overall a significant negative effect is expected in relation to this SA objective. The effect is currently uncertain, depending on the design and specific location of development.</p>	<p><b>Option 5:</b> Providing a relatively high level of growth in the district by Tier 1 settlements would limit the overall level of development delivered in close proximity to the Severn Estuary SPA, SAC and Ramsar site and could promote the use of brownfield land in the district. However, this option would also result in the delivery of a high level of development at the three new growth points in the plan area, including at Sharpness which lies close to the Severn Estuary. The new growth points (including the additional locations at Hardwicke and Wisloe) could result in particularly high levels of greenfield land take in areas which were previously mostly undisturbed. Therefore, some level of habitat loss and fragmentation may occur. Furthermore, the provision of 265 new homes by Stroud could result in environmental pressures resulting on</p>	

SA Objective	Option 1: Concentrated development	Option 2: Wider distribution	Option 3: Dispersal	Option 4: Focus on a single growth point	Option 5: Draft Local Plan hybrid option	Justification
						<p>Rodborough Common which has been designated as a SSSI and SAC and also contains Rodborough Common Local Geological Site to the south of the settlement. The low level of development to be provided across many of the Tier 2 and Tier 3 settlements to meet local needs are likely to have more limited impacts on designated biodiversity sites in the plan area. The exception to this is the higher level of development to be provided at Berkeley and Brimscombe and Thrupp (120 and 190 homes, respectively) where pressures might result on Minchinhampton Common and Woodchester Park SSSIs. Overall a significant negative effect is expected in relation to this SA objective. The effect is currently uncertain, depending on the design and specific location of development.</p>
<p>SA 8: To conserve and enhance the local character and distinctiveness of landscapes and townscapes and provide sustainable access to countryside in the District.</p>	-?	--?	--?	--?	--?	<p><i>See cell below for justification text for each option.</i></p> <p><b>Option 1:</b> Providing new growth in the district mainly by Tier 1 settlements and minimising the extent of development in rural areas may help to preserve the character of villages and the quality of rural landscapes in the district. It would also help to minimise the potential for development to occur at locations which would impact upon the setting of the Cotswolds AONB. Furthermore this option would result in a high proportion of the new development occurring by settlements (Stonehouse, Hardwicke and Cam) which have been identified through the landscape sensitivity assessment undertaken to support the Council's SALA as having lower sensitivity to development. However, this approach would still result in a high level of new development being delivered at large greenfield sites. Therefore, a minor negative effect is identified for this SA objective, although this is uncertain depending on the specific location of development in relation to the areas of highest landscape sensitivity. Effects will also depend on the design of the development and the incorporation of mitigation measures.</p> <p><b>Option 2:</b> Allowing for a more widely distributed pattern of development at the larger towns and villages of the district across smaller and some medium sized sites is less likely to help preserve the character of villages in particular. This approach would still result in a significant proportion of new development occurring by the larger towns (notably Stonehouse, Hardwicke and Cam) towards the west of the district where adverse impacts in terms of landscape sensitivity would be less likely to occur. However, it would also allow for development to the east of the district at villages which lie within or in close proximity to the Cotswolds AONB including Minchinhampton, Nailsworth and Wotton under Edge. As such there is potential for greater impacts to result on the existing character of rural villages in the district as well as on the setting of the AONB. This approach would also result in a high level of new development being delivered at greenfield sites. Therefore, a significant negative effect is</p>

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			<p>identified for this SA objective, although this is uncertain depending on the specific location of development in relation to the areas of highest landscape sensitivity. Effects will also depend on the design of the development and the incorporation of mitigation measures.</p> <p><b>Option 3:</b> Allowing for a dispersed pattern of development at the towns and villages of the district may allow for a more 'organic' pattern of growth which the District has historically experienced. However, this approach, which would result in most villages accommodating at least one small to medium site, is considered to be out of line with a plan-led approach which otherwise would help preserve the character of villages as well as that of the wider countryside. This approach might also lead to the merging of some smaller settlements depending on specific development locations. While this option would deliver some development by the larger settlements, significant levels of development would be spread throughout the rest of the district including a high number of locations towards the east which lie within the Cotswolds AONB. This option would also incorporate a new growth point to the south of Sharpness which would result in the development of large area of greenfield land. As such this option would result in a significantly lower level of development taking place at settlements identified as having lower sensitivity to development dispersing development to more sensitive locations such as the AONB as well as resulting in the loss of large areas of greenfield land particularly at the growth point by Sharpness. Therefore, a significant negative effect is identified for this SA objective, although this is uncertain depending on the specific location of development in relation to the areas of highest landscape sensitivity. Effects will also depend on the design of the development and the incorporation of mitigation measures.</p>			<p><b>Option 4:</b> Delivering high levels of new development at very large sites at three growth points in the district is likely to help prevent the adverse impacts from occurring on the character of existing settlements and quality of rural landscapes. There is also limited potential for development to occur at locations which would impact upon the setting of the Cotswolds AONB. This approach would provide a high proportion of the new development by settlements (Sharpness, Hardwicke and Wisloe) which have been identified through the landscape sensitivity assessment undertaken to support the Council's SALA as having lower sensitivity to development or have not been assessed as part of this work. However, the high level of development which would occur by these settlements may result in adverse impacts on the current character and townscapes of these settlements dependent on how this development is delivered considering the high level of growth required. Furthermore the incorporation of a new growth point to the south of Sharpness as part of this option would result in the development of large area of greenfield land. Overall a significant negative effect is identified for this SA objective, although this is uncertain depending on the specific location of development in relation to the areas of highest landscape sensitivity. Effects will also depend on the design of the development and the incorporation of mitigation measures.</p> <p><b>Option 5:</b> Providing a relatively high level of growth in the district by Tier 1 settlements would limit the overall level of development delivered in areas which could adversely impact the character of villages and the quality of rural landscapes in the district. Furthermore, the provision of the</p>

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						<p>three new growth points in the district is unlikely to result in development at locations which would impact upon the setting of the Cotswolds AONB. These new growth points would occur by settlements (Sharpness, Hardwicke and Wisloe) which have been identified through the landscape sensitivity assessment undertaken to support the Council's SALA as having lower sensitivity to development or have not been assessed as part of this work. The high level of development at these locations could, however, have adverse impact on existing character and townscape particularly considering the high level of greenfield land take which will be required to deliver them. This option would require development within a number of settlements in the east of the district which lie within or in close proximity to the Cotswolds AONB including Minchinhampton, Nailsworth, Painswick and Brimscombe and Thrupp. At most of these settlements only a small amount of growth to meet local needs would occur, however, high levels of development (105 and 190 homes, respectively) would result at Nailsworth and Brimscombe and Thrupp. There are areas at the settlement edge of Nailsworth which are less sensitive to housing development, however, most of the settlement edge at Painswick has been identified as having high sensitivity to housing development. This option therefore has potential to result in some impact on the existing character of rural villages in the district as well as on the setting of the AONB. Overall a significant negative effect is identified for this SA objective, although this is uncertain depending on the specific location of development in relation to the areas of highest landscape sensitivity. Effects will also depend on the design of the development and the incorporation of mitigation measures.</p>
SA 9: To conserve and/or enhance the significant qualities, fabric, setting and accessibility of the District's historic environment.	+?/- -?	+?/- -?	+?/- ?	+/-?	+?/- -?	See cell below for justification text for each option.
						<p><b>Option 1:</b> Providing the majority of new development at Tier 1 settlements focussed mostly at a smaller number of concentrated locations will allow for a large proportion of this development to proceed at larger sites. This approach could help to preserve the historic character of the rural villages in the district. However, the effects of development will depend mainly on the specific location, rather than the broad distribution, in particular the proximity of development to sensitive heritage features. There is a particularly high number of listed buildings within the settlements of Stroud, Stonehouse and Dursley in particular and this option would allow for high levels of development within and adjacent to these settlements. The Industrial Heritage Conservation Area also runs from west to east through the settlements of Stonehouse and Stroud and there is also potential for adverse impacts to occur on the setting of this heritage asset dependent upon the precise location of development and the design of any development which comes forward. This option would also allow for a high level of development by Hardwicke within the south Gloucester Fringe which has a lower concentration of heritage assets in the vicinity of the M5. The loss of greenfield land generally may have adverse impacts on undesignated archaeological features but may also offer opportunities to preserve and record them. It is also recognised that</p>

SA Objective	Option 1: Concentrated development	Option 2: Wider distribution	Option 3: Dispersal	Option 4: Focus on a single growth point	Option 5: Draft Local Plan hybrid option	Justification
						<p>high quality new development may offer the opportunity to enhance the setting of nearby heritage features. Therefore, an overall mixed effect (minor positive/ significant negative) is expected in relation to this SA objective although this is uncertain depending on the design of development and its specific location.</p> <p><b>Option 2:</b> Providing the majority of new development at Tier 1 and 2 settlements but allowing for a wider distribution of housing development mainly between small and medium sites would be of less benefit in terms of preserving the historic character of the rural villages in the district. However, the effects of development will depend mainly on the specific location, rather than the broad distribution, in particularly the proximity of development to sensitive heritage features. There is a high number of listed buildings within the settlements of Stroud, Stonehouse and Dursley in particular as well as at the Tier 2 settlements of Minchinhampton, Berkeley, Wotton-under-Edge, Nailsworth and Frampton and this option would allow for medium to high levels of development within an adjacent to these settlements. The Industrial Heritage Conservation Area also runs from west to east through the settlements of Stonehouse and Stroud and there is also potential for adverse impacts to occur on the setting of this heritage asset dependent upon the precise location of development and the design of any development which comes forward. This option would provide a reduced level of growth by Hardwicke within the south Gloucester Fringe which has a lower concentration of heritage assets towards the path of the M5. The loss of greenfield land generally may have adverse impacts on undesignated archaeological features but may also offer opportunities to preserve and record them. It is also recognised that high quality new development may offer the opportunity to enhance the setting of nearby heritage features. Therefore, an overall mixed effect (minor positive/ significant negative) is expected in relation to this SA objective although this is uncertain depending on the design of development and its specific location.</p> <p><b>Option 3:</b> This approach would provide new growth mainly across Tier 1, 2 and 3 settlements with further development spread between Tier 4 and 5 settlements as well as at a new growth point to the south of Sharpness. As such it would result in a much more dispersed pattern of new development, meaning that smaller settlements at Tier 4 and Tier 5 would be required to accommodate higher levels of new development which may result in adverse effects on existing settlement patterns and the established rural setting of these locations. Significantly less development would be provided by Cam, Stonehouse and within the south Gloucester Fringe by Hardwicke. A large amount of the dispersed development would still result at locations which may have a relationship with the Industrial Heritage Conservation Area at the west-east corridor towards the central portion of the district. Tier 2 settlements of Minchinhampton, Berkeley, Wotton-under-Edge, Nailsworth and Frampton would however see lower levels of development due to the dispersal of development meaning that there would be greater potential for such development to be integrated at these smaller settlements without impacting on local character and adversely affecting the setting of the high number of heritage assets present. This however would be dependent upon the design and precise location of new development. While this option provides less development at the potentially less sensitive location of the Gloucester Fringe, the location by Sharpness also contains a reduced concentration</p>

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						<p>of heritage assets. The loss of greenfield land generally may have adverse impacts on undesignated archaeological features but may also offer opportunities to preserve and record them. It is also recognised that high quality new development may offer the opportunity to enhance the setting of nearby heritage features. Therefore, an overall mixed effect (minor positive/minor negative) is expected in relation to this SA objective although this is uncertain depending on the design of development and its specific location.</p> <p><b>Option 4:</b> This option would result in new growth in the district mainly occurring at three new growth points with very large sites accommodating the majority of new development. The new growth point locations would avoid providing high levels of new development at Stroud and Stonehouse as well as within the smaller rural villages. As such this approach would avoid providing new development in locations which contain higher concentrations of heritage assets (including the Industrial Heritage Conservation Area) and would also help to preserve the character of the rural villages. The locations of high levels of growth within the south Gloucester Fringe and by Sharpness in particular would help to make use of land which contains a lower concentration of heritage assets. The loss of greenfield land generally may have adverse impacts on undesignated archaeological features but may also offer opportunities to preserve and record them. It is also recognised that high quality new development may offer the opportunity to enhance the setting of nearby heritage features. Therefore, an overall mixed effect (minor positive/ minor negative) is expected in relation to this SA objective although this is uncertain.</p> <p><b>Option 5:</b> Through this option the Tier 1 settlements would accommodate a relatively high level of development. This element of development, which would include the larger urban extensions at Cam and Stonehouse, could limit impacts on the historic character of the rural villages in the district. However, the particularly high number of listed buildings and other designated heritage assets within the settlements of Stroud, Stonehouse and Dursley could mean that adverse impacts on their respective settings might result although this would be dependent upon the precise location of development. The high levels of growth at growth points within the south Gloucester Fringe (by Hardwicke) and by Sharpness in particular help make use of land which contains a lower concentration of heritage assets. The loss of greenfield land at these locations (as well as at the additional growth point by Wisloe) may have adverse impacts on undesignated archaeological features but may also offer opportunities to preserve and record them. The settlements of Minchinhampton, Berkeley, Nailsworth, Frampton and Brimscombe and Thrupp would mostly accommodate lower levels of growth to meet local needs. At these settlements there is likely to be greater potential for the lower level of development to be integrated without impacting on local character and adversely affecting the setting of the high number of heritage assets present. The exception to this could be at Berkeley, Nailsworth and Brimscombe and Thrupp where higher levels of development (120, 105 and 190 homes, respectively) would occur which may have more substantial impacts on local character. For all element of this option it is recognised that high quality new development may offer the opportunity to enhance the setting of nearby heritage features. Therefore, an overall mixed effect (minor positive/ significant negative) is expected in relation to this SA objective although this is uncertain.</p>

SA Objective	Option 1: Concentrated development	Option 2: Wider distribution	Option 3: Dispersal	Option 4: Focus on a single growth point	Option 5: Draft Local Plan hybrid option	Justification
SA 10: To ensure that air quality continues to improve.	+	+/-	-	+/-	+/-	The effects of the distribution of development within the district on ensuring ensure that air quality continues to improve will be mainly determined by the transport habits which it helps to encourage. Impacts on air quality are expected to be more positive where a greater decrease in journeys undertaken and modal shift is encouraged.
	<p><b>Option 1:</b> This option would deliver the majority of new development over the plan period in close proximity to Tier 1 settlements focused mainly at a smaller number of locations. A large amount of the new development would be provided in close proximity to the southern Gloucester Fringe and the high level transport assessment work<sup>13</sup> undertaken by the council has identified this area as the most sustainable location in the district in terms of existing passenger transport services. In addition, new development along the transport corridor between Stonehouse and Stroud presents an opportunity to achieve a high level of self-containment in terms of travel (i.e. less out-commuting for work). This option would also provide a reduced level of development within the southern portion of the district which is more rural and dependent upon journeys by private car. Furthermore, as this option would provide a high level of new development at strategic sites there is greater potential to attract government funding to address the cumulative impacts of the development. Given that this approach would help to reduce the need to travel longer distances from rural locations and encourage modal shift in the district a minor positive effect is expected in relation to this SA objective.</p> <p><b>Option 2:</b> This option would provide new development in a more widely distributed pattern mainly at Tier 1 and 2 settlements at smaller sites in the district. A degree of development would occur in close proximity to the southern Gloucester Fringe which the council has identified as the most sustainable location in the district in terms of existing passenger transport services through high level transport assessment work. Furthermore new development along the transport corridor between Stonehouse and Stroud presents an opportunity to achieve a high level of self-containment in terms of travel. New development within the rural south of district would be provided at and beyond the focus around Cam and Dursley where there is potential for rail improvements to be provided. As this option would result in a smaller number of large sites coming forward there would be reduced potential for government funding to address the cumulative impacts of the development. As such there may be a reliance upon S106/CIL which may raise issues to do with viability. This approach would result in elements of development proceeding at</p>					

<sup>13</sup> Stroud Local Plan Review Strategy Options Transport Discussion Paper. Stroud District Council, June 2018.

SA Objective	Option 1: Concentrated development	Option 2: Wider distribution	Option 3: Dispersal	Option 4: Focus on a single growth point	Option 5: Draft Local Plan hybrid option	Justification
			<p>locations which might encourage modal shift but this will require a degree of investment in passenger transport options for which funding may prove difficult to secure. A mixed effect (minor positive/minor negative) is therefore expected on this SA objective.</p> <p><b>Option 3:</b> This option would provide the majority of development across Tier 1, 2 and 3 settlements with further development dispersed across Tier 4 and 5 settlements and at the new growth point by Sharpness. Beyond the new growth point, medium and smaller sites would provide for the majority of new development. This option would result in the lowest level of growth occurring within the south Gloucester Fringe which has been identified through the council’s high level transport assessment work as the most sustainable location in the district in terms of existing passenger transport services. However, it would also provide new development along the transport corridor between Stonehouse and Stroud which presents an opportunity to achieve a high level of self-containment in terms of travel. The inclusion of the new growth point by Sharpness would result in impacts on connectivity issues by Berkeley which the transport assessment work has identified. In all the more dispersed approach to development is likely to be the least sustainable in terms of reliance on journeys by private car and the distribution of development across smaller sites is likely to mean improvements to support travel by sustainable modes is less likely to come forward from government funding. As such a minor negative effect is expected in relation to this SA objective.</p>			<p><b>Option 4:</b> This option would provide new development in the district at very large sites at three new growth points. A high level of the new development would be provided in close proximity to the southern Gloucester Fringe and the high level transport assessment work undertaken by the council has identified this area as the most sustainable location in the district in terms of existing passenger transport services. Furthermore while new development resulting in approximately 55% of new traffic generated would be provided in the more rural south of the district where existing travel patterns would see an increase in journeys by private car, there is potential for the development of new passenger transport services. The large scale of the sites which this option would involve means that the government funding could be attracted for transport mitigation schemes, however the cost of the mitigation package required would likely to be higher. A mixed effect (minor positive/minor negative) is therefore expected on this SA objective.</p> <p><b>Option 5:</b> Through this option a relatively high level of development would be provided in close proximity to Tier 1 settlements. Providing a new growth point within the southern Gloucester Fringe (at Hardwicke) and higher level of development along the transport corridor between Stonehouse and Stroud would make use of the most sustainable location in the district in terms of existing passenger transport services. It also presents an opportunity to achieve a high level of self-containment in terms of travel (i.e. less out-commuting for work). The growth points towards the rural south of the district near to Wisloe and Sharpness could mean that existing travel patterns are ingrained as new development occurs and could see an increase in journeys by private car. However, there is potential for the development of new passenger transport services. Furthermore, the strategic scale sites set out through the development at larger settlements (including the larger urban extensions at</p>



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						Cam and Stonehouse) and new growth points would increase the potential to attract government funding to address the cumulative impacts of the development. It is noted that the cost of any mitigation package required for new growth points would likely be higher considering the undeveloped nature of these areas at present. Through this option development at the smaller Tier 2 and Tier 3 settlements would mostly be limited to that to meet local needs which could help to support some degree of self-containment and a reduced need for regular travel. Higher levels of growth would occur at Berkeley, Nailsworth and Brimscombe and Thrupp (120, 105 and 190 homes, respectively) but these settlements are higher up the settlement hierarchy and provide access to some services and facilities as well as jobs. A mixed effect (minor positive/minor negative) is therefore expected in relation to this SA objective.
SA 11: To maintain and enhance the quality of ground and surface waters and to achieve sustainable water resources management in the District.	-	--	--	-	-	<p>The potential for new development to impact water quality and sustainable water use in the district is dependent to an extent on design of new development and the provision of new infrastructure which is required to avoid increased pressure on waste water facilities and adverse effects of increased discharge from those facilities. At present no waste water issues have been identified for the district, with responsibility for treatment of waste water in Stroud outside of the responsibility of the District Council. The two main sewage treatment works for Gloucestershire are located outside of Stroud at Netheridge in Gloucester and Hayden to the south west of Cheltenham. Proximity of the broad locations for development to Drinking Water Safeguarding Zones has been taken into account.</p> <p><b>Option 1:</b> This option would result in new development being provided within or in close proximity to the Drinking Water Safeguarding Zone (Surface Water) at Stroud and also around Cam and Stonehouse. Furthermore development provided at Dursley through this option may impact upon the Source Protection Zone at this location. As such while most of the development would be distributed within areas outside of Source Protection Zones in the district it is likely to impact upon other designations relating to the protection of water quality. A minor negative effect is therefore expected in relation to this SA objective.</p> <p><b>Option 2:</b> This option would result in new development being provided within or in close proximity to the Drinking Water Safeguarding Zone (Surface Water) by Stroud, by Cam and also around Stonehouse. Furthermore development provided at Dursley, Minchinhampton, Brimscombe and Nailsworth through this option may impact upon the Source Protection Zone designated across these locations. As such portions of development would be distributed within or in close proximity to areas in Source Protection Zones in the district through this option and may</p>

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			<p>impact upon other designations relating to the protection of water quality. A significant negative effect is therefore expected in relation to this SA objective.</p> <p><b>Option 3:</b> This option would result in new development being more dispersed across the district. While the development to the south of Sharpness and the development to the north west of the district is away from water quality protection zones, the remaining development to be provided would be within locations where water quality vulnerabilities have been identified. High levels of development would be provided within or in close proximity to the Drinking Water Safeguarding Zone (Surface Water) by Stroud, by Cam and also around Stonehouse. Furthermore development at Dursley, Minchinhampton, Brimscombe and Nailsworth and dispersed across the smaller settlements within the eastern part of the Cotswolds AONB through this option may impact upon the Source Protection Zone at these locations. In addition, the water quality of the internationally designated Severn Estuary biodiversity site could be affected by the large development at Sharpness. As such portions of development would be distributed within or in close proximity to areas in Source Protection Zones in the district and may impact upon other designations relating to the protection of water quality. A significant negative effect is therefore expected in relation to this SA objective.</p>			<p><b>Option 4:</b> Concentrating development mostly by Hardwicke, Cam and the new growth point to the south of Sharpness would mean that development would be unlikely to be delivered in Source Protection Zones in the district. Furthermore, only the development by Cam would be provided at a location which would be within a Surface Water Drinking Water Safeguarding Zone. It is considered likely that despite the high level of development to be provided by Hardwicke and to the south of Sharpness it could be delivered to avoid the Surface Water Drinking Water Safeguarding Zones which are to the north of both locations respectively. The high level of development by Sharpness could have adverse impacts on water quality of the internationally designated Severn Estuary biodiversity site. Given that this option would avoid the provision of new development within a Source Protection Zone but that high level of development by Cam would be provided within a Drinking Water Safeguarding Zone (Surface Water) a minor negative effect is expected in relation to this SA objective.</p> <p><b>Option 5:</b> This option would result in a relatively high level of development being provided within or in close proximity to the Drinking Water Safeguarding Zone (Surface Water) at Stroud and also around Cam and Stonehouse. This would include the larger urban extensions at Cam and Stonehouse as well as the growth point by Wisloe. While development provided at Dursley through this option may impact upon the Source Protection Zone at this location, the level to be provided is to be limited to meet local needs only. The development by Minchinhampton, Brimscombe and Thrupp and Nailsworth and provided at the smaller Tier 2 and Tier 3 settlements within the eastern part of the Cotswolds AONB through this option may impact upon the Source Protection Zone at these locations. The level of development at these settlements apart from at Brimscombe and Thrupp and Nailsworth would be limited to meet local needs. Of the large scale growth points, development by Sharpness could have impacts on the water quality at the internationally designated Severn Estuary biodiversity site. Therefore, while most of the higher levels of</p>

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	development would directed to areas outside of Source Protection Zones in the district, some smaller levels of development would occur at these locations and there could also be impacts upon other designations relating to the protection of water quality. A minor negative effect is therefore expected in relation to this SA objective.					
SA 12: To manage and reduce the risk of flooding and resulting detriment to public wellbeing, the economy and the environment.	+/-	-	--	-	+/--	<p data-bbox="846 820 1464 847"><i>See cell below for justification text for each option.</i></p> <p data-bbox="371 938 2136 1171"><b>Option 1:</b> Allowing for development within and adjoining the Tier 1 settlements in the district may result in a proportion of development occurring on brownfield land. Given the scale of development which is to be accommodated this is expected to be a small percentage of the overall growth required over the plan period and as such, a high level of development is likely to proceed on greenfield which could increase flood risk due to the creation of more impermeable surfaces. Locations at Stonehouse and Stroud along the River Frome and Stroudwater Navigation Canal fall within Flood Zones 2 and 3. There are also smaller areas of Flood Zones 2 and 3 in close proximity to the settlements of Hardwicke, Cam and Dursley where this option would also deliver development. This option would avoid development to the west however where significant areas of Flood Zone 2 and 3 are present in close proximity to the River Severn. Overall a mixed effect (minor positive/minor negative) is expected in relation to this SA objective.</p> <p data-bbox="371 1190 2123 1361"><b>Option 2:</b> Allowing for a wider distribution of development within and adjoining the larger villages and towns may present some but more limited opportunities for development to occur on brownfield land. As such the high level loss of greenfield land could increase flood risk due to the creation of more impermeable surfaces. Locations at Stonehouse and Stroud along the River Frome and Stroudwater Navigation Canal fall within Flood Zones 2 and 3. There are also smaller areas of Flood Zones 2 and 3 in close proximity to the settlements of Hardwicke, Cam and Dursley where this option would also deliver development. This option would also deliver new development by Berkeley which falls in close proximity to the significant areas of Flood Zone 2 and 3 present by the River Severn. The level of development to be delivered at this location is</p>

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			<p>not significant and furthermore parts of the area benefit from flood defences. Overall a minor negative effect is expected in relation to this SA objective.</p> <p><b>Option 3:</b> Allowing for a dispersed pattern of development with most villages including at least one small to medium site may present limited opportunities for development to occur on brownfield land. The area of greenfield land which would be developed as a result of this option is likely to be increased given that the smaller tier settlements would have limited opportunities for brownfield development and it would include development at the new growth point the south of Sharpness. As such the high level loss of greenfield land could increase flood risk due to the creation of more impermeable surfaces. Locations at Stonehouse and Stroud along the River Frome and Stroudwater Navigation Canal fall within Flood Zones 2 and 3. There are also smaller areas of Flood Zones 2 and 3 in close proximity to the settlements of Hardwicke, Cam and Dursley where this option would also deliver development. This option would also deliver a high level of new development to the south of Sharpness however this area would likely avoid the significant areas of Flood Zone 2 and 3 present by the River Severn. Development would be delivered by Berkeley which is in close proximity to these areas of Flood Zone 2 and 3 however it is noted that parts of this area benefit from flood defences. Other smaller levels of development which are to be delivered to the west by Arlingham, Longney and Frampton have the potential to fall within Flood Zones 2 or 3 by the River Severn depending on their precise location, although it is noted that there are flood defences present at some of these locations. Overall a significant negative effect is expected in relation to this SA objective.</p>			<p><b>Option 4:</b> Providing development at new large sites at the edge of large settlements as well as at new growth points in the district is likely to result in the development of a large area of greenfield land. This is expected to be to the detriment of flood risk in the district. This option avoids the significant area of Flood Zones 2 and along the River Frome and Stroudwater Navigation Canal at Stonehouse and Stroud. However, there are smaller areas of Flood Zones 2 and 3 in close proximity to the settlements of Hardwicke and Cam where this option would provide high levels of new development. Development would also be delivered by Berkeley which is in close proximity to areas of Flood Zone 2 and 3 by the River Severn however it is noted that parts of this area benefit from flood defences. Overall a minor negative effect is expected in relation to this SA objective.</p> <p><b>Option 5:</b> This option would result in a relatively high level of development occurring by the Tier 1 settlements in the district which may provide opportunities for the re-use of brownfield land. While this approach could help to reduce the proliferation of impermeable surfaces in the district, the amount of overall level of development required will mean that a large amount of greenfield land take would likely result. Locations at Stonehouse and Stroud along the River Frome and Stroudwater Navigation Canal fall within Flood Zones 2 and 3. There are also smaller areas of Flood Zones 2 and 3 in close proximity to the settlements of Cam where this option would also deliver development as a larger urban extension. It is noted that the growth point near to Cam at Wisloe is mostly free from areas of higher flood risk. In general, the new growth points in the</p>

SA Objective	Option 1: Concentrated development	Option 2: Wider distribution	Option 3: Dispersal	Option 4: Focus on a single growth point	Option 5: Draft Local Plan hybrid option	Justification
	plan area are expected to result in substantial greenfield land take at focused locations. Of the smaller Tier 2 and Tier 3 settlements identified for growth through this option, only Berkeley, Brimscombe and Thrupp and Nailsworth (120, 190 and 105 homes, respectively) would accommodate higher levels of development with lower levels of growth to meet local needs at the other settlements. Berkeley is partially constrained by flood risk from the River Severn and Berkeley Pill, while there are more limited areas of potential flood risk at Brimscombe and Thrupp and Nailsworth associated with the River Frome and the Thames and Severn Canal and the Nailsworth Stream, respectively. Overall a mixed effect (minor positive/significant negative) is expected in relation to this SA objective.					
SA 13: To improve efficiency in land use and protection of soil quality through the re-use of previously developed land and existing buildings and encouraging urban renaissance.	+/--	--	--	--	+/--	<p data-bbox="848 754 1464 786"><i>See cell below for justification text for each option.</i></p> <p data-bbox="371 874 2136 1018"><b>Option 1:</b> Allowing for development within and adjacent to the Tier 1 settlements in the district may result in reasonable opportunities for development to occur on brownfield land. Given the scale of development which is to be accommodated this is expected to be a small percentage of the overall growth required over the plan period. The notable higher levels of development by Hardwicke and Cam in particular are likely to result in loss of significant areas of Grade 3 agricultural soils. Overall a mixed effect (minor positive/ significant negative) is expected in relation to this SA objective.</p> <p data-bbox="371 1038 2136 1182"><b>Option 2:</b> Allowing for a wider distribution of development at the edge of the larger villages and towns may present some opportunities for development to occur on brownfield land. While there are significant swathes of Grade 4 agricultural soils to the east within the Cotswolds AONB where some of the development would be delivered through this option, development at areas such as Hardwicke, Cam and Minchinhampton are surrounded by larger areas of Grade 3 agricultural soils which might be lost as a result of development. Overall a significant negative effect is expected in relation to this SA objective.</p> <p data-bbox="371 1203 2136 1347"><b>Option 3:</b> Allowing for a dispersed pattern of development with most villages including at least one small to medium site allocated may present limited opportunities for development to occur on brownfield land. The area of greenfield land which would be developed as a result of this option is likely to be increased given that it would include development at the new growth point the south of Sharpness. This approach would allow for higher levels of development to occur within the undeveloped east within the boundaries of the Cotswolds AONB. While there are significant swathes of Grade 4 agricultural soils within the boundaries of the AONB development at areas such as Hardwicke, Cam and Minchinhampton are</p>

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						<p>surrounded by larger areas of Grade 3 agricultural soils which might be lost as a result of development. Overall a significant negative effect is expected in relation to this SA objective.</p> <p><b>Option 4:</b> Providing development at new large sites at the edge of large settlements and new growth points in the district may result in a limited amount of development occurring at brownfield land. In any case, the scale of development which is to be accommodated will mean that any amount of development at brownfield land will be a small percentage of the overall growth required over the plan period. Furthermore the provision of a high level of new development at the growth point to the south of Sharpness is likely to result in the development of a large additional area of greenfield land. All areas identified to accommodate the higher levels of development through this option have been identified as containing Grade 3 agricultural land. A significant negative effect is therefore expected on this SA objective.</p> <p><b>Option 5:</b> This option would provide a relatively high level of development by the Tier 1 settlements which may provide reasonable opportunities for development to occur on brownfield land. There may be some opportunities to achieve this through the large scale urban extensions at Stonehouse and Cam given the sites' relationship with the existing urban edge, although the large scale of development is likely to mean greenfield land use will be high. In all the scale of development required is likely to mean that brownfield development is likely to be a small percentage of the overall growth required over the plan period. The provision of the three new growth points (at Cam, Hardwicke, and Stonehouse) would result in the development of high levels of greenfield land at focused locations. Furthermore, these areas mostly comprise Grade 3 agricultural land. This option would also result in some development towards the smaller Tier 2 and Tier 3 settlements. At most of these locations the level of development is to be limited to meet local needs which would reduce the potential for development of larger greenfield sites as well as more substantial loss of higher grade agricultural soils. Through this option the highest level of development at the Tier 2 and Tier 3 settlements would occur at Berkeley, Brimscombe and Thrupp and Nailsworth (120, 190 and 105 homes, respectively). Nailsworth and Brimscombe and Thrupp lie within the AONB within which much of the land is covered by significant swathes of Grade 4 agricultural soils or soils of lower quality. Berkeley is also surrounded mostly by Grade 4 agricultural soils although there are areas of Grade 3 agricultural land to the north west. Overall a mixed effect (minor positive/ significant negative) is expected in relation to this SA objective.</p>
SA 14: To implement strategies that help mitigate	+	+/-?	-	+/-?	+/-	Promotion of energy efficiency cannot be known until detailed planning applications come forward, and the generation of clean, low carbon, decentralised and renewable electricity and heat is not directly part of these strategic growth options. The effects of the distribution of development within the district in terms of helping to limit the release of greenhouse gasses will be mainly determined by the transport

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global warming by actively reducing greenhouse gases and adapt to unavoidable climate change within the District.						<p>habits which it helps to encourage. Impacts on climate change are expected to be more positive where a greater decrease in journeys undertaken and modal shift is encouraged.</p> <p><b>Option 1:</b> This option would deliver the majority of new development over the plan period in close proximity to Tier 1 settlements focussed mainly at a smaller number of locations. A large amount of the new development would be provided in close proximity to the southern Gloucester Fringe and the high level transport assessment work<sup>14</sup> undertaken by the council has identified this area as the most sustainable location in the district in terms of existing passenger transport services. In addition, new development along the transport corridor between Stonehouse and Stroud presents an opportunity to achieve a high level of self-containment in terms of travel (i.e. less out-commuting for work). This option would also provide a reduced level of development within the southern portion of the district which is more rural and dependent upon journeys by private car. Furthermore as this option would provide a high level of new development at strategic sites there is greater potential to attract government funding to address the cumulative impacts of the development. It is also noted that providing the majority of new development at larger sites may provide better opportunities for incorporating low carbon or renewable energy infrastructure, as this may be more viable at large development sites. Furthermore, providing the majority of new homes at a smaller number of larger sites may increase the potential to overcome logistical issues relating to the provision of physical space to incorporate required infrastructure and relating to the linking of new homes provided by a higher number of developers to these types of infrastructure. Mostly importantly, this approach would help to reduce the need to travel longer distances from rural locations and encourage modal shift in the district and therefore a minor positive effect is expected in relation to this SA objective.</p> <p><b>Option 2:</b> This option would provide new development in a more widely distributed pattern mainly at Tier 1 and 2 settlements at smaller sites in the district. A degree of development would occur in close proximity to the southern Gloucester Fringe which the council has identified as the most sustainable location in the district in terms of existing passenger transport services through high level transport assessment work. Furthermore new development along the transport corridor between Stonehouse and Stroud presents an opportunity to achieve a high level of self-containment in terms of travel. New development within the rural south of district would be provided at and beyond the focus around Cam and Dursley where there is potential for rail improvements to be provided. As this option would result in a smaller number of large sites coming</p>

<sup>14</sup> Stroud District Council (June 2018) *Stroud Local Plan Review Strategy Options Transport Discussion Paper*.

SA Objective	Option 1: Concentrated development	Option 2: Wider distribution	Option 3: Dispersal	Option 4: Focus on a single growth point	Option 5: Draft Local Plan hybrid option	Justification
			<p>forward there would be reduced potential for government funding to address the cumulative impacts of the development. As such there may be a reliance upon S106/CIL which may raise issues to do with viability. This approach would result in elements of development proceeding at locations which might encourage modal shift but this will require a degree of investment in passenger transport options for which funding may prove difficult to secure. A mixed effect (minor positive/minor negative) is therefore expected on this SA objective.</p> <p><b>Option 3:</b> This option would provide the majority of development across Tier 1, 2 and 3 settlements with further development dispersed across Tier 4 and 5 settlements and at the new growth point by Sharpness. Beyond the new growth point, medium and smaller sites would provide for the majority of new development. This option would result in the lowest level of growth occurring within the south Gloucester Fringe which has been identified through the council's high level transport assessment work as the most sustainable location in the district in terms of existing passenger transport services. However, it would also provide new development along the transport corridor between Stonehouse and Stroud which presents an opportunity to achieve a high level of self-containment in terms of travel. The inclusion of the new growth point by Sharpness would result in impacts on connectivity issues by Berkeley which the transport assessment work has identified. In all, the more dispersed approach to development is likely to be the least sustainable in terms of reliance on journeys by private car and the distribution of development across smaller sites is likely to mean improvements to support travel by sustainable modes is less likely to come forward from government funding. As such a minor negative is expected in relation to this SA objective.</p> <p><b>Option 4:</b> This option would provide new development in the district mainly at very large sites at three new growth points. A large amount of the new development would be provided in close proximity to the southern Gloucester Fringe and the high level transport assessment work undertaken by the council has identified this area as the most sustainable location in the district in terms of existing passenger transport services. Furthermore while new development resulting in approximately 55% of new traffic generated would be provided in the more rural south of the district where existing travel patterns would see an increase in journeys by private car, there is potential for the development of new passenger transport services. The large scale of the sites which this option would involve the development of means that the government funding could be attracted however the cost of the mitigation package required would likely to be higher. It is also noted that providing the majority of new development at larger sites may provide better opportunities for incorporating low carbon or renewable energy infrastructure, as this may be more viable at large development schemes. Furthermore, providing the majority of new homes at a smaller number of larger sites may increase the potential to overcome logistical issues relating to the provision of physical space to incorporate required infrastructure and relating to the linking of new homes provided by a higher number of developers to these types of infrastructure. A mixed effect (minor positive/minor negative) is therefore expected on this SA objective.</p>			



SA Objective	Option 1: Concentrated development	Option 2: Wider distribution	Option 3: Dispersal	Option 4: Focus on a single growth point	Option 5: Draft Local Plan hybrid option	Justification
	<p><b>Option 5:</b> Through this option a relatively high level of development would be provided in close proximity to Tier 1 settlements. This would include large scale urban extensions at Cam and Stonehouse. Providing relatively high levels of growth at the growth point at Hardwicke within the southern Gloucester Fringe and along the transport corridor between Stonehouse and Stroud would make use of the most sustainable location in the district in terms of existing passenger transport services. This also presents an opportunity to achieve a high level of self-containment in terms of travel (i.e. less out-commuting for work). The growth points towards the rural south of the district by Wisloe and Sharpness could mean that existing travel patterns are ingrained as new development occurs and could see an increase in journeys by private car, however, there is potential for the development of new passenger transport services. Furthermore, the strategic scale sites proposed at larger settlements and new growth points would increase the potential to attract government funding to address the cumulative impacts of the development. At these larger scale sites there may be better opportunities for incorporating low carbon or renewable energy infrastructure, as this may be more viable at large development schemes. It is noted that the cost of any mitigation package required for new growth points would likely be higher considering the undeveloped nature of these areas at present. Through this option development at the smaller Tier 2 and Tier 3 settlements would mostly be limited to that to meet local needs which could help to support some degree of self-containment and a reduced need for regular travel. Higher levels of growth would occur at Berkeley, Nailsworth and Brimscombe and Thrupp (120, 105 and 190 homes, respectively) but these settlements are higher up the settlement hierarchy and provide access to some services and facilities as well as jobs. A mixed effect (minor positive/minor negative) is therefore expected in relation to this SA objective.</p>					
SA 15: To minimise the amount of waste produced, maximise the amount that is reused or recycled, and seek to recover energy from the largest proportion of the residual	+?	0	0	+?	+?	<p>The total amount of household waste generated would be unaffected by the distribution of development within the district, and per capita waste generation would not be affected. This, and levels of recycling, would instead be influenced by consumer behaviour and the incorporation of sustainable waste management systems within new developments.</p> <p><b>Option 1:</b> This option would deliver the majority of new development over the plan period in close proximity to Tier 1 settlements focussed mainly at a smaller number of locations. This approach would provide the majority of the new development over the plan period at larger sites in the district. It is expected that this approach could offer good opportunities to incorporate new sustainable waste disposal solutions at such sites as they would be more viable and there would be more space for the required infrastructure. A minor positive effect is therefore expected in relation to this SA objective although this is uncertain depending on whether new developments would in fact support the delivery of infrastructure which would facilitate more sustainable waste management in the district.</p>

SA Objective	Option 1: Concentrated development	Option 2: Wider distribution	Option 3: Dispersal	Option 4: Focus on a single growth point	Option 5: Draft Local Plan hybrid option	Justification
material, and achieve the sustainable management of waste.		<p><b>Option 2:</b> This option would provide new development in a more widely distributed pattern mainly at Tier 1 and 2 settlements at smaller sites in the district. While this approach would rely on a higher number of smaller sites to deliver a significant proportion of growth over the plan period, it is expected that the district’s waste management practices which include bin and recycling kerbside collection would be extended to address new growth. As such a negligible effect is expected in relation to this SA objective.</p>	<p><b>Option 3:</b> This option would provide the majority of development across Tier 1, 2 and 3 settlements with further development dispersed across Tier 4 and 5 settlements and at the new growth point by Sharpness. Beyond the new growth point, medium and smaller sites would provide for the majority of new development. While this approach would rely on a higher number of smaller sites to deliver a significant proportion of growth over the plan period, it is expected that the district’s waste management practices which involve bin and recycling kerbside collection would be extended to address new growth. As such a negligible effect is expected in relation to this SA objective.</p>	<p><b>Option 4:</b> This option would provide new development in the district mainly at very large sites at three new growth points. This approach would provide a majority of the new development over the plan period at larger sites in the district. It is expected that this approach could encourage the incorporation of new sustainable waste disposal solutions at such sites as they would be more viable and there would be more space for the physical infrastructure required. A minor positive effect is therefore expected in relation to this SA objective although this is uncertain depending on whether new developments would in fact support the delivery of infrastructure which would facilitate more sustainable waste management in the district.</p>	<p><b>Option 5:</b> This option would include the delivery of a relatively high level of new development over the plan period by Tier 1 settlements. This would include large scale urban extensions at Cam and Stonehouse and development focussed at the three new growth points at Hardwicke, Sharpness and Wisloe. Therefore, much of the growth would occur at large scale sites which could encourage the incorporation of new sustainable waste disposal solutions. It is likely that viability issues would be less likely to arise at these larger sites and that there would be more space for the associated physical infrastructure requirements. The majority of development beyond these locations would be smaller scale to meet local requirements (the larger levels of growth being accommodated being the 120, 105 and 190 homes at Berkeley, Nailsworth and Brimscombe and Thrupp , respectively) where there could be reduced potential to promote the incorporation of infrastructure for more sustainable waste management. A minor positive effect is expected in relation to this SA objective although this is uncertain depending on whether new developments would in fact support the delivery of infrastructure which would facilitate more sustainable waste management in the district.</p>	

SA Objective	Option 1: Concentrated development	Option 2: Wider distribution	Option 3: Dispersal	Option 4: Focus on a single growth point	Option 5: Draft Local Plan hybrid option	Justification
SA 16: To deliver, maintain and enhance sustainable and diverse employment opportunities, to meet both current and future needs.	++/ -	++/ -	+/-	++? /-	++? /-	<p data-bbox="846 563 1464 592"><i>See cell below for justification text for each option.</i></p> <p data-bbox="371 683 2136 970"><b>Option 1:</b> This option would result in delivery of 30ha B class employment spread between sites in close proximity to Stonehouse and Hardwicke within the Gloucester Fringe. The high level transport assessment work undertaken by the council has identified Gloucester’s southern fringe as the most sustainable location in the district in terms of existing passenger transport services. New employment land to be provided in close proximity to Stonehouse would be accessible to a high number of existing residents including those in Stroud. However, this option would result in increased traffic pressures from development along the A419 which serves Stonehouse. Overall this option would deliver a high level of new employment land in relatively accessible locations. While transport pressure resulting from further new growth may impact upon the viability of the location by Stonehouse in particular, the larger size of the sites used to deliver the new growth would support funding of required new infrastructure through government funding and S106/CIL. This option would also help to deliver new infrastructure to facilitate further employment growth around the larger settlements, however, it would not help to support the rural economy in the district. As such a mixed effect (significant positive/minor negative) is expected in relation to this SA objective.</p> <p data-bbox="371 991 2136 1254"><b>Option 2:</b> This option would result in delivery of 30ha B class employment spread between sites in close proximity to Stonehouse, and Hardwicke within the Gloucester Fringe. The high level transport assessment work undertaken by the council has identified Gloucester’s southern fringe as the most sustainable location in the district in terms of existing passenger transport services. Furthermore new employment in close proximity to Stonehouse would be accessible to existing residents at this settlement as well as those at the town of Stroud. However, this option would result in the greatest proportion of new development traffic along the A419 which serves Stonehouse which could adversely impact the viability of the employment land at this location. Given that this approach would result in new sites being of a small or medium size it is expected that there will be reduced opportunities for government funding or S106/CIL coming forward to deliver new transport infrastructure to facilitate further employment growth. This option would also not specifically help to support the rural economy in the district. As such a mixed effect (significant positive/minor negative) is expected in relation to this SA objective.</p> <p data-bbox="371 1275 2136 1383"><b>Option 3:</b> This option would result in delivery of 40ha B class employment spread between sites in close proximity to Stonehouse and Hardwicke within the Gloucester Fringe and at the new growth point to the south of Sharpness. The high level transport assessment work undertaken by the council has identified Gloucester’s southern fringe as the most sustainable location in the district in terms of existing passenger transport services. Furthermore new employment in close proximity to Stonehouse would be accessible to existing residents at this settlement as well as</p>

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						<p>those at the town of Stroud. However, this option would result in a significant level of new development traffic along the A419 which serves Stonehouse and would also place employment development near Sharpness which is noted to have connectivity issues. As such while this option would deliver a high level of new employment land in relatively accessible locations, transport pressure resulting from further new growth may impact upon the viability of development near Sharpness as well as the development location by Stonehouse. As this approach would result in a dispersed pattern of development across the district the reduced number of larger sites involved would mean that opportunities to deliver new transport infrastructure supported by government funding or S106/CIL which might support further employment growth would be reduced. This option would also not specifically help to support the rural economy in the district. As such a mixed effect (minor positive/significant negative) is expected in relation to this SA objective.</p> <p><b>Option 4:</b> This option would result in delivery of 40ha B class employment spread between sites in close proximity to Hardwicke within the Gloucester Fringe and at the new growth points by Cam and Sharpness. The high level transport assessment work undertaken by the council has identified Gloucester's southern fringe as the most sustainable location in the district in terms of existing passenger transport services. Furthermore new employment in close proximity to Stonehouse would be accessible to existing residents at this settlement as well as those at the town of Stroud. This option has been identified as having the lowest proportion of new development traffic to impact the A419 corridor with much of the development focussed on the south of the district. While the option may require strong transport links to Bristol and the West of England the scale of growth proposed means that there is the opportunity to provide improved non-car based transport improvements. Furthermore as this option would involve the delivery of the vast majority of new growth in the district at larger sites there are likely to increased numbers of opportunities to secure government funding or S106/CIL to support transport infrastructure provision which would benefit further employment growth. While this option would not specifically help to support the rural economy in the district, it would deliver a high level of new employment land in accessible locations dependent to a degree on the delivery of new transport infrastructure. As such a mixed (uncertain significant positive/ minor negative) effect is expected in relation to this SA objective.</p> <p><b>Option 5:</b> This option would result in delivery of 61ha B class employment to be spread across sites in the district. This would include at new growth points at Hardwicke in Gloucester's south fringe area, Sharpness and Wisloe as well as at the large scale urban extension at Stonehouse. Additional employment land in the district would be provided in the south by Kingswood. Employment development within the Gloucester fringe at Hardwicke is likely to provide a high number of residents with access to employment opportunities considering its accessibility by sustainable transport. New employment development at Stonehouse would help to serve this larger settlement as well as the town of Stroud although there could be increased traffic impacts on the A419. Development at the new growth points by Wisloe and Sharpness which would include the delivery of focussed development at new growth points could lead to increased travel links between Bristol and West of England to the south.</p>

SA Objective	Option 1: Concentrated development	Option 2: Wider distribution	Option 3: Dispersal	Option 4: Focus on a single growth point	Option 5: Draft Local Plan hybrid option	Justification
	<p>Development by Kingswood could also increase the potential for these connections to be strengthened. However, there is potential for the large scale of development at the Tier 1 settlements and new growth points to secure government funding or S106/CIL to support transport infrastructure provision which would benefit further employment growth and improve the accessibility of these sites. Furthermore, the employment development to the south of the district by Kingswood would help to support the rural economy at this location. The delivery of new homes to the smaller Tier 2 and Tier 3 settlements mostly to meet local needs through this option could also help support rural employment opportunities associated with the construction sector and supply chains. Where higher levels of growth are to be provided (Berkeley, Nailsworth and Brimscombe and Thrupp would accommodate 120, 105 and 190 homes, respectively) these settlements provide access to some existing employment opportunities. Therefore, this option could help to support the rural economy in the district, although this will partly be dependent upon the potential to connect the high level of new employment land at the more accessible locations through the provision of new transport infrastructure. Overall a mixed effect (uncertain significant positive/minor negative) is expected in relation to this SA objective.</p>					
<p>SA 17: To allow for sustainable economic growth within environmental limits and innovation, an educated/ skilled workforce and support the long term competitiveness of the District.</p>	+/-	+/-	+/-	++? /-	++? /-	<p>See cell below for justification text for each option.</p>
<p><b>Option 1:</b> This option would result in deliver of 30ha B class employment spread between sites in close proximity to the settlements of Stonehouse, and Hardwicke within the Gloucester Fringe. The provision of new employment land will help to encourage inwards economic investment in the district. Concentrating the majority of employment growth over the plan period at two locations however is unlikely to help promote the economic growth or the vitality and viability of the town centres of those settlements which have not been identified to accommodate new growth. Furthermore this approach is unlikely to benefit the rural economy in Stroud. Overall a mixed effect (minor positive/minor negative) is expected in relation to this SA objective.</p> <p><b>Option 2:</b> This option would result in deliver of 30ha B class employment spread between sites in close proximity to the settlements of Stonehouse and Hardwicke within the Gloucester Fringe. The provision of new employment land will help to encourage inwards economic investment in the district. Concentrating the majority of employment growth over the plan period at two locations however, is unlikely to help promote the economic growth or the vitality and viability of the town centres of those settlements which have not been identified to accommodate new growth. Furthermore this approach is unlikely to benefit the rural economy in Stroud. As such a mixed effect (minor positive/minor negative) is expected in relation to this SA objective.</p>						

SA Objective	Option 1: Concentrated development	Option 2: Wider distribution	Option 3: Dispersal	Option 4: Focus on a single growth point	Option 5: Draft Local Plan hybrid option	Justification
			<p><b>Option 3:</b> This option would result in deliver of 40ha B class employment spread between sites in close proximity to the settlements of Stonehouse and Hardwicke within the Gloucester Fringe and at the new growth point by Newtown and Sharpness. The provision of new employment land will help to encourage inwards economic investment in the district. Concentrating the majority of employment growth over the plan period at three locations however, is unlikely to help promote the economic growth or the vitality and viability of the town centres of those settlements which have not been identified to accommodate new growth. This option would provide employment land to the south of Sharpness which might better serve the southern part of the district but this is dependent on whether or not the connectivity issues identified at this location through the council's high level transport assessment can be successfully addressed. However, it is unlikely that this approach would benefit the wider rural economy in Stroud. As such a mixed effect (minor positive/minor negative) is expected in relation to this SA objective.</p>	<p><b>Option 4:</b> This option would result in deliver of 40ha B class employment spread between sites in close proximity to the settlements of Stonehouse and Hardwicke within the Gloucester Fringe and at the new growth point by Newtown and Sharpness. The provision of new employment land will help to encourage inward economic investment in the district. Concentrating the majority of employment growth over the plan period at three locations however, is unlikely to help promote the economic growth or the vitality and viability of the town centres of those settlements which have not been identified to accommodate new growth. This option would provide employment land to the south of Sharpness which might better serve the southern part of the district although this is dependent on whether or not the connectivity issues identified at this location through the council's high level transport assessment can be successfully addressed. Given that this approach would provide development at a smaller number of large scale sites in the district it is expected that new transport infrastructure required to make the Sharpness site viable in terms of its connectivity would be more likely to be supported through the securing of government funding. However, it is unlikely that this approach would benefit the wider rural economy in Stroud. As such a mixed effect (uncertain significant positive/minor negative) is expected in relation to this SA objective.</p>	<p><b>Option 5:</b> This option would result in delivery of 61ha B class employment to be spread across sites in the district. This would include at new growth points at Hardwicke in Gloucester's south fringe area, Sharpness and Wisloe as well as at the large scale urban extension at Stonehouse. Additional employment land in the district would be provided in the south by Kingswood. The provision of new employment land will help to encourage inward economic investment in the district. By focussing a relatively high level of development at the Tier 1 settlements (including the large scale urban extensions at Cam and Stonehouse) it is likely that the vitality and viability of these town centres would be supported. Employment land at the new growth point by Sharpness might help to serve the southern part of the district although this is dependent on whether or not the connectivity issues identified at this location through the council's high level transport assessment can be successfully addressed. The inclusion of a smaller number of large scale sites in the district could help to support the provision of new transport infrastructure</p>	

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	<p>required to make the Sharpness site viable in terms of its connectivity by securing government funding. New employment land in the south of the district by Kingswood would further help to support economic growth in the southern part of the district and the rural area. The provision of smaller amounts of development (which are to be limited mostly to meet local needs) could help to support the vitality and viability of the smaller centres in the plan area. The higher levels of development at Berkeley, Nailsworth and Brimscombe and Thrupp (120, 105 and 190 homes, respectively) could lead to some local imbalance in terms of the local economy and out commuting, however, these settlements have all been identified as having some employment role for the district. As such a mixed effect (uncertain significant positive / minor negative) is expected in relation to this SA objective.</p>					