

Stroud District Local Plan Review

Topic Paper: The Development
Strategy

October 2021

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Introduction

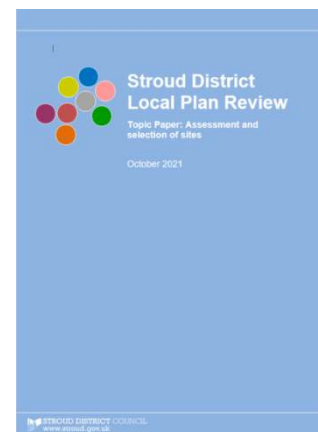
This topic paper is one of a series of papers supporting Stroud District Council’s **Draft Local Plan** (The ‘**Submission Plan**’), which has been submitted to the Secretary of State for examination by the Planning Inspectorate. The topic papers provide a summary of the evidence base and how it has been used to shape the draft plan. They also highlight relevant national and local guidance where necessary, to explain how the various plan-making requirements have been addressed and have impacted on the emerging plan.

The topic papers do not contain any policies, proposals, site allocations or new evidence and they should be seen as explanatory supporting documents.

- **Issues and options consultation Autumn 2017:** An opportunity to discuss emerging issues and identify ways of distributing and managing future development needs.
- **Emerging strategy consultation Winter 2018:** We now know the minimum number of houses that we need to provide for and we have identified a potential strategy for delivery.
- **Final draft plan consultation Autumn 2019:** A chance to check that we have the right draft plan in place.
- **Additional housing options consultation 2020:** A focused consultation on some contingency spatial and site options
- **Pre-submission consultation Summer 2021:** The formal stages of making representations on the plan (Regulation 19). The ‘Publication Plan’.
- **Submission October 2021:**
The Draft Local Plan (plus evidence base and all Reg.19 representations received) is submitted to The Secretary of State (Regulation 22). The ‘Submission Plan’.

An Inspector will be appointed to **Examine** the Local Plan and scrutinise everything submitted, to ensure the plan is sound.

- **Modifications:** There will be further consultation on any proposed modifications to the plan, arising out of the Examination process.
- **Adoption:** It is anticipated that the new Local Plan will be adopted by Winter 22



◀ The Local Plan Review:

Topic Papers have been produced to support the Draft Local Plan through submission and examination: to summarise and direct the Inspector to relevant parts of the existing evidence base, and to explain the plan-making process in relation to a small number of topics.



Topic Paper: The Development Strategy

This topic paper focusses on the development strategy. The Draft Local Plan sets out a clear development strategy to deliver the vision and objectives for the District and where spatially development will be accommodated. This topic paper sets out the Council's approach to identifying and assessing potential spatial strategy options and how the development strategy was selected to meet these requirements.



1. Determining a development strategy

National policy context

- 1.1 The National Planning Policy Framework (NPPF) states that strategic policies contained within local plans “should set out an overall strategy for the pattern, scale and design quality of places” (NPPF, paragraph 20). Plans are determined to be ‘sound’ if they include “an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence” (NPPF, paragraph 35).
- 1.2 This topic paper explains how Stroud District Council (the Council), in preparing the Stroud District Local Plan (SDLP), has identified, assessed and chosen a development strategy that sets out the pattern and scale of development to meet future needs.

Evidence gathering

- 1.3 Central to identifying and assessing an appropriate development strategy for the SDLP is firstly an understanding of the current pattern of development in the District and how existing housing, employment, retail, leisure, infrastructure and community facilities are spatially located. Secondly, as most of the need for new homes and jobs in Stroud District in the future will be generated by the existing population it is important that future growth options look at existing towns and villages where most people currently live and work.
- 1.4 A key early stage underpinning strategy development was therefore a thorough analysis of the role and function of our towns and villages. **A Stroud District Settlement Role and Function Study** was prepared in 2014, with a 2018 update published in May 2019, which compares each town and village against a range of criteria, including settlement size, employment role, access to retail and community facilities.
- 1.5 The first output from this evidence was to be able to critically review the settlement hierarchy identified in the adopted Local Plan – i.e. the ranking of our towns and villages into five distinct tiers – with tier 1 consisting of the largest towns with the best range of services and facilities and tier 5 consisting of the smallest settlements with minimal services and facilities. A separate topic paper discussing the settlement hierarchy has been prepared.
- 1.6 The second output was derived in particular from the 2018 Update which by looking at some key challenges for the future, including demographic change, housing affordability indicators and forecast sectoral change to the local economy, built up a ‘case for growth’.



Generation of spatial options for growth

- 1.7 Within the context of the settlement evidence based work, the primary approach taken towards generating spatial options for growth and identifying reasonable alternatives was therefore to look at different combinations of towns and villages using the settlement hierarchy as the framework.
- 1.8 A particular theme which we sought to explore in the options was the degree to which concentrating development in a few locations or dispersing development around a number of locations was the most sustainable option.
- 1.9 We also wanted to ensure that at least one option looked at opportunities to develop a new settlement rather than focus on growth at existing settlements.
- 1.10 The Local Plan Review's **Issues and Options Paper (October 2017)** detailed four alternative patterns for future growth in the District. The four options were:
- Option 1: Continue to concentrate housing and employment development at a few large sites, located adjacent to the main towns in the District
 - Option 2: Take a more dispersed approach with some medium sized housing and employment sites on the edge of the larger villages, as well as towns
 - Option 3: Disperse development across the District with most villages including at least one small to medium site allocated to meet local needs
 - Option 4: Identify a growth point in the District to include significant growth, either as an expansion of an existing settlement, or to create a new settlement.
- 1.11 The Issues and Options Paper specifically articulated some of the potential advantages and disadvantages of each option for discussion and analysis.

Initial assessment of spatial options for growth

Public consultation

- 1.12 We consulted upon these four spatial options in the Issues and Options public consultation carried out in Autumn 2017. The detailed results of the consultation can be found in the **Issues and Options Consultation Report (February 2018)**.
- 1.13 The greatest support was for concentrated growth, with similar levels of support for the other three options. Some respondents suggested an alternative option 5 for future new development, generally supporting a hybrid approach of two or more of the above four options. Other suggestions for a future growth strategy included focusing development along the major transport corridors, close to employment areas and/or on brownfield land. We considered these suggestions as part of the development of the subsequent hybrid strategy approach and



reviewed, in particular, the notion of a corridor approach to growth at the later Additional Housing Options stage.

Initial sustainability appraisal

- 1.14 Our SA consultants undertook an initial sustainability appraisal of the four spatial options, comparing the four options against 17 sustainability objectives, covering ‘social’, ‘economic’ and ‘environmental’ themes. The sustainability objectives were agreed as part of the consultation undertaken on the **Sustainability Appraisal Scoping Report (April 2008)**. The results of the appraisal work for the four initial spatial options were provided to the Council in the form of an internal summary note which the Council then published in **Sustainability Appraisal Findings for the Stroud Local Plan Review Policy Options (August 2018)**. These findings were subsequently summarised in the Emerging Strategy Paper (November 2018). The results indicated:
- Option 1 performs slightly better overall in terms of potential positive effects and slightly fewer negative effects. However, there are elements of the other three options that also perform well. In particular, concentrating all the new growth at three potential growth points (Option 4) could have fewer negative environmental impacts than Options 2 and 3, and would have most of the same significant positive effects as Option 1 (for provision of housing, employment opportunities, access to services, health and social inclusion) due to the creation of new, mixed-use communities. Option 2, with a slightly wider distribution than Option 1, could have benefits in terms of access to services and employment opportunities for some of the other larger towns and villages in the District.
 - Sustainability Appraisal recommendation: It may be worth considering a hybrid option, which most resembles Option 1: Concentrated development, but which perhaps includes growth at the Sharpness growth point and/or one or two of the larger towns and villages as well (although this would need to avoid settlements where negative environmental effects on biodiversity/geodiversity, landscape/ townscape, historic environment, water quality and flooding are more likely).

Making the strategy options ‘real’

- 1.15 We were conscious that assessing strategy options from a theoretical perspective would only get us so far. A full assessment would need to include actual locations and sites, particularly if we wanted to examine specific strategic transport implications and to utilise the full range of sustainability appraisal objectives to test the options. We also wanted to be sure that these theoretical options were capable of being deliverable in practice and that they could deliver the quantum of housing development (in particular) that was likely to be needed and required.
- 1.16 We felt it was important therefore to analyse these strategy options using a range of actual sites we had already assessed as being suitable, available and achievable through our Strategic Assessment of Land Availability (SALA) process. A working paper **Local Plan Review: Developing a preferred strategy (February 2018, revised March 2018)** explains how we apportioned sites to



the four spatial strategy options. A separate topic paper has been developed to explain how we assessed sites more generally.

- 1.17 At this stage it became apparent that it would not be possible to deliver the overall housing requirements of the SDLP by dispersing development purely in the way envisaged in options 2 or 3. There were insufficient suitable, available and achievable sites at tier 2 and tier 3 settlements to deliver the total requirement on their own and therefore, to a lesser or greater degree, these options would require some larger sites at either tier 1 settlements or at new growth points to deliver the overall housing requirement. This work informed the development of the subsequent hybrid strategy option.

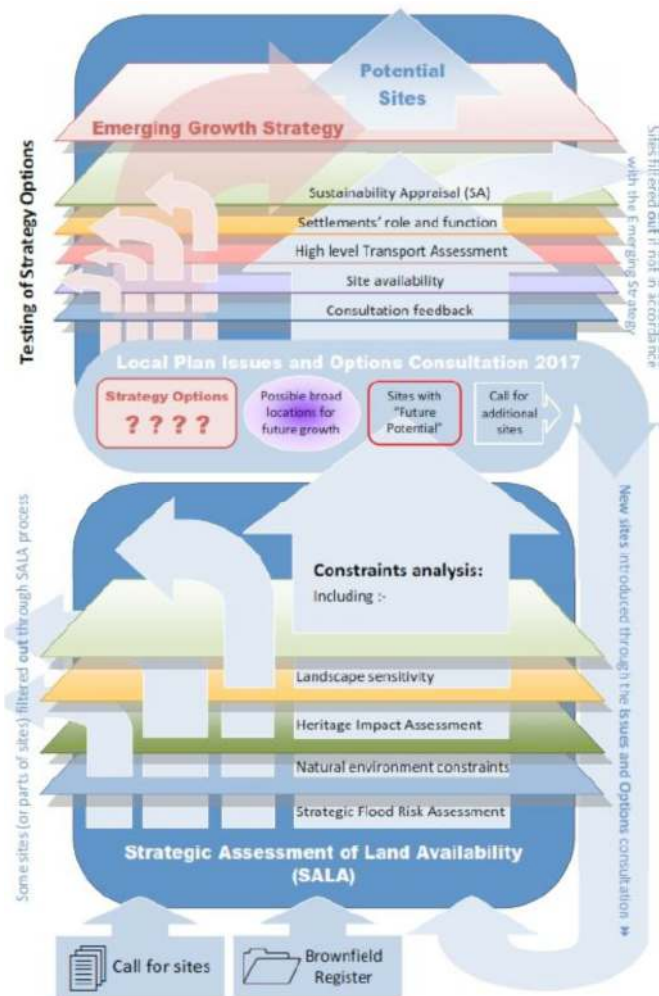
Initial transport assessment

- 1.18 Working with Highways England and Gloucestershire County Council we prepared a **Strategy Options Transport Discussion Paper (July 2018)** to examine the transport implications of the four spatial options.
- 1.19 The results (summarised on page 30 of the subsequent **Emerging Strategy Paper (November 2018)**) indicated:
- Option 1 is the most sustainable in terms of the location of planned growth and existing levels of non car based trips. It is the option most likely to benefit from the existing passenger transport network.
 - Option 2 is highly sustainable in terms of the location of planned growth and existing levels of non car based trips.
 - Option 3 is the least sustainable in terms of the location of planned growth. It is likely to be the most reliant on the car and the least likely to benefit from the passenger transport network, due to the lack of growth points required to sustain passenger transport services.
 - Option 4, based on existing travel patterns and the locations of the potential growth points, is likely to be reliant on the car. However, due to the scale of growth proposed, there is the opportunity to provide non car based alternatives.

An emerging strategy

- 1.20 Taking account of the initial assessment work undertaken and the feedback from public consultation, the Council identified an emerging strategy in the **Emerging Strategy Paper (November 2018)**.
- 1.21 The process by which the Council had identified a potential growth strategy is summarised on page 31 of the Emerging Strategy Paper and illustrated in the summary diagram.





1.22 The emerging growth strategy was a hybrid strategy and consisted of:

- concentrating housing growth at the main towns of Cam and Dursley, Stonehouse and Stroud, where there is best access to services, facilities, jobs and infrastructure – most resembling concentrated option 1
- two new settlements at Sharpness and at Wisloe within the Severn Vale (A38/M5 corridor) where there is the potential to create new sustainable communities along garden village principles – reflecting the growth point concept in option 4
- modest levels of growth at the local service centres of Berkeley, Minchinhampton, Nailsworth and Painswick – reflecting option 2
- lesser levels of growth at the villages of Brimscombe, Kings Stanley, Kingswood, Leonard Stanley, North Woodchester and Thrupp which have a range of local facilities and which benefit from good transport links, or which have the potential to develop better transport links, to strategic facilities at the nearby towns of Stroud and at Wotton-under-Edge – reflecting option 3 but with a refinement prioritising only those larger villages (now identified as tier 3a in the new settlement hierarchy) and acknowledging their



potential role in supporting nearby larger settlements subject to environmental constraints

- 1.23 To address the specific concerns of smaller more dispersed communities (eventually defined as tiers 3b, 4a and 4b settlements), we developed a policy framework for providing for specific demographic issues or local needs through a broadened small sites exceptions policy, rather than by distributing more general growth requirements.

Economic and employment strategy

- 1.24 Whilst the initial assessment of spatial options took into account a range of factors including the potential future distribution of both housing and employment growth, further research into the location of existing and likely future commercial markets and the particular needs of employment sectors within Stroud District helped to further refine the emerging development strategy.
- 1.25 From the **Gloucestershire Economic Needs Assessment (August 2020)** and **Stroud District Employment Land Review (ELR) (March 2021)** six key segments of market demand were identified for future employment land supply to satisfy: large industrial/warehousing units at key locations within the A38/M5 corridor, serving the wider Gloucestershire/regional market; meeting the growth needs of existing mid-sized/ large local manufacturing and warehousing businesses in Stonehouse/Stroud Valleys; meeting the needs for larger offices in the Stonehouse area; supporting local scale expansion at existing employment areas; development space to meet the needs of specific businesses; and encouraging the growth of the high-technology sectors, particularly focussed on green technologies.
- 1.26 Consequently, the development strategy has evolved to ensure that the spatial needs of our economy can be met at a variety of locations: in particular, new employment land located at the key employment property market areas identified in the ELR: south of Gloucester; within the M5/A38 corridor, at Stonehouse, Stroud, Cam/Dursley, Berkeley/Sharpness; and the Stroud Valleys. These include areas near to existing successful business parks at Quedgeley East (Hardwicke), Severn Distribution Park (Sharpness) and Stroudwater Business Park (Stonehouse), and co-located with new housing at the proposed new settlements. The GFirstLEP also has a focus on the Rail/A38/M5 corridor as a location for growth reflecting the good connections to the Midlands and the South West.

Review of housing requirements

- 1.27 At the start of the preparation of the Plan in 2017, the Council had been planning for a Plan period covering the 20 year period 2016 to 2036. Initial assessments of the likely housing requirements and supply had identified a residual requirement for the Plan to find of 5,547 net new homes taking account of existing completions and commitments (Issues & Options 2017).
- 1.28 In 2018/19 a review of these assumptions was undertaken. Working with neighbouring authorities, the Council decided to update the Plan period to cover the 20 year period 2020 to 2040. This had the effect of removing many of the existing commitments from the Plan period. At



the same time a review of the deliverability of existing commitments resulted in a reduction in the committed supply. Combining these two assessments resulted in an increase in the residual requirement for the Plan to provide up to 7,993 net new homes (Draft Plan 2019 stage).

- 1.29 The result of this new assessment work led to the conclusion that none of the original spatial options on their own would be able to deliver all of the Plan housing requirements, and therefore some kind of hybrid spatial strategy was required.

Sustainability appraisal

- 1.30 Our SA consultants subsequently undertook sustainability appraisal of the new hybrid emerging strategy, as set out in Chapter 4 of the Emerging Strategy Paper, taking into consideration the policy proposed in the Paper relating to the strategy. This summary matrix is set out in Table 6.4 of the **Sustainability Appraisal Findings for the Stroud Local Plan Emerging Strategy Paper (November 2018)**. While the initial appraisal work in August 2018 was undertaken to consider the plan period 2016-2036, the appraisal work included in the November 2018 SA Report for the Emerging Strategy Paper onwards considered the period 2019-2040. This had implications for the total commitments which were considered when determining the residual housing requirement over the plan period. However, changes in the quantum of growth did not significantly influence the findings of the appraisal of the strategy options given that the spatial distribution of development is what has the most bearing on the effects identified.
- 1.31 At the Draft Local Plan stage, a further assessment of the hybrid development strategy, as set out in Core Policy CP2, was carried out, this time also taking into consideration the draft policy wording of the Plan. This summary matrix is set out in Table 4.4 of the **Sustainability Appraisal Findings for the Stroud Local Plan Draft Plan (November 2019)**.
- 1.32 It should be noted that the appraisals of the hybrid development strategy at Emerging Strategy and Draft Plan stages were undertaken within the policy context contained within these emerging local plan documents - in effect a 'policy-on' approach including the consideration of mitigation measures, rather than the 'policy-off' approach taken in August 2018 during the appraisal of the four initial spatial options considered at the earlier issues and options stage. Therefore, following the receipt of representations at Draft Local Plan stage, for completeness, and to ensure that the SA Report had appraised all reasonable alternative growth strategy options consistently and in the same level of detail, a matrix of all 5 spatial options using the 'policy off' methodology was published in Appendix 3 of the **Sustainability Appraisal Findings for the Stroud Local Plan Review Policy Additional Housing Options (October 2020)** and is reproduced below.



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	+/-	+/-	+/-	+++/-	+++/-

1.33 The results indicated:

- 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.

1.34 Although option 1 remained the strategy which performed slightly better in terms of overall (unweighted) sustainability effects, the option could not deliver the full housing requirement alone and hybrid option 5 performed better than other spatial options in delivering the housing requirements, whilst also promoting economic growth and addressing local needs. In terms of remaining negative effects, the SA commented:



- 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.

1.35 To address these remaining negative effects the development strategy was subject to further refinement at Draft Local Plan and Pre-Submission Plan stages:

- At **Draft Local Plan (November 2019)** stage a site at Dursley immediately adjacent to the Cotswolds AONB and a site at Minchinhampton within the AONB were deleted from the Plan and an additional site at Minchinhampton within the AONB was reduced in size.
- At **Pre-Submission Draft Local Plan (May 2021)** stage a site within the Cotswolds AONB at Nailsworth was deleted from the Plan.
- At **Pre-Submission Draft Local Plan (May 2021)** stage, the policy requirements for Sharpness new settlement were developed to avoid negative effects, particularly relating to flood risk and biodiversity.

Additional housing spatial options

1.36 In August 2020, the Government published a consultation document which proposed changes to the way the Government calculates the minimum housing requirement for each local authority area in the country. This revised standard method proposed increasing the requirement for Stroud District from the level set out in the **Draft Local Plan (November 2019)** of 638 homes per annum, to 786 homes per annum. This increase resulted in the need to find an additional 1,050 – 2,400 homes for the Plan period.

1.37 Working with our SA consultants, we identified four broad potential spatial options for distributing this additional housing growth:

- Option A – Intensify? Additional housing within the boundaries of the strategic urban extension sites already identified in the Draft Local Plan;
- Option B – Towns and villages? Look for further housing sites at the smaller Tier 2 towns and Tier 3 larger villages in the District.



- Option C – Additional growth point? A new growth point, potentially located along one of the main movement corridors within the District (A38, A419, A4135) where most future transport improvements will be located.
- Option D – Wider dispersal? Wider dispersal of new housing to include small sites at Tier 4 villages, as well as identifying additional sites at Tier 2 and 3 settlements.

1.38 **The Additional Housing Options document (October 2020)** set out how each option could be constructed using the sources of sites available. Option A was informed by detailed masterplanning work on the proposed allocation urban extension sites where opportunities for more efficient use of land had been identified; Option B was based on reconsidering a number of small sites assessed at the previous Issues and Options stage together with additional sites promoted at the Draft Local Plan stage; Option C was based on a review of potential locations for a new growth point, particularly along the main movement corridors; Option D was based on assessing sites at smaller settlements not previously considered because the preferred strategy identified in 2018/19 had not required a dispersed approach.

Public consultation

1.39 We consulted upon these four spatial options in the Additional housing options public consultation carried out in Autumn 2020. The detailed results can be found in the **Additional Housing Options Consultation Report (April 2021)**.

1.40 The greatest support was for a hybrid approach Option E (158 respondents supported this approach), followed by Option A (137), Option C (109), Option D (82) and Option B (77). When asked about Option E, a hybrid of A and C was the most named approach with other combinations being A and B, A and D, Band D and C and D.

Sustainability appraisal

1.41 Our SA consultants undertook sustainability appraisal of the four spatial options for distributing the additional housing need, comparing the four options against 17 sustainability objectives, covering 'social', 'economic' and 'environmental' themes. The results are set out in **Sustainability Appraisal Findings for the Stroud Local Plan Review Additional Housing Options (October 2020)**. The results indicated:

- Option A Intensify? was the best performing option alongside Option C Additional growth point? A number of significant positive effects were identified 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. This approach to additional development in the district would help to support good access to existing services and jobs thereby reducing the need to travel and potentially support health benefits associated with an increased uptake of active modes of transport. This option could, however, present challenges in



terms of meeting the residual housing need of the district and may be less supportive in terms of securing a high level of additional service provision than the inclusion of additional growth points might be in the longer term.

- Option C Additional growth point? Was also recorded as performing well, with some variation depending upon the particular growth corridor selected – option C1 (A38) performed slightly less favourably than option C2 (A419) and option C3 (A4135) partly as the settlements along the A38 are generally less well developed than those along the A419/A4135 providing access to a lower number of services and facilities and partly because of the A38/M5 connections to Gloucester and Bristol which could promote out commuting. Option C2 was noted to have the potential to support the greatest degree of self-containment. All three options would result in a large amount of greenfield land take and while option C1 would limit the amount of development within areas that could potentially affect the setting of the AONB (in contrast to options C2 and C3), this option was noted to have potential to affect the respective settings of the smaller existing settlements along the A38. The appraisal work found that the access provided for new development to the A38/M5 through option C1 could, however, support inward economic investment.
- Option B Towns and villages? performed worse than Options A and C as dispersal of a higher level of development to numerous sites at Tier 2 and 3 settlements is likely to perform less favourably in terms of access to existing services and facilities as well as providing the scale of growth to support for new services and facilities. Given the potential for increased travel through this option where residents are required to travel further afield to meet their day to day needs, adverse effects were identified in relation to health and wellbeing as well as air quality and climate change. 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.
- Option D Wider dispersal? was the worst performing option given that it 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. Increased greenfield land take at more rural locations could also have implications for the setting of a higher number of less developed settlements as well as biodiversity sites in the plan area. Given that this option could also include a higher level of growth at a number of lower order settlements near the Severn Estuary there is potential for increased numbers of residents to be adversely affected by flood risk.



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	++/-	++/-	++	++?	++/-	+/-

Finalising the strategy – Pre-submission

- 1.42 In the event, the Government withdrew their proposals for revising the standard method in December 2020 and the housing requirement reduced from 738 to 630.
- 1.43 However, both the results of public consultation and the SA assessment work for the Additional Housing Options stage were valuable in confirming the view that intensifying development where possible at strategic urban extension sites was a sustainable option.
- 1.44 As this option had been developed from initial masterplanning work which had shown that some of the current draft allocated urban extension sites could increase their densities, the final Pre-Submission Draft Local Plan development strategy was subsequently refined to increase the contribution that these urban extension sites could provide:
 - North West Stonehouse allocation PS19a was increased from 650 (Draft Plan) to 700 (Pre-Submission)



- North West Cam allocation PS24 was increased from 700 (Draft Plan) to 900 (Pre-Submission)
- South of Hardwicke allocation G1 was increased from 1,200 (Draft Plan) to 1,350 (Pre-Submission)

1.45 A final refinement of the development strategy was to recognise the continuing role of development in supporting the regeneration of the Stroud Valleys river and canal corridor and in supporting the regeneration of the Berkeley/Sharpness area. In both cases these elements were themes developed in the adopted District Local Plan (2015) and reconfirmed during consultation with local communities on the cluster mini-visions and following employment evidence work. Both elements also support and underpin current regeneration project work being carried out by a range of public bodies, for example, the restoration of the Stroudwater canal project (Cotswold Canals Partnership), the development of the Science and Technology Park at Berkeley (Stroud and South Gloucestershire College and GFirstLEP) and the regeneration of Sharpness Docks (Canal and River Trust).

1.46 The final development strategy set out within the **Pre-Submission Draft Local Plan (May 2021)** is therefore, in summary, a hybrid strategy based primarily upon the principle of concentrated growth at a selection of strategic urban extensions, new settlements and commercial market areas, but with some dispersal to ensure local needs can be met and settlements can respond to wider economic and demographic challenges.

Sustainability appraisal

1.47 Our SA consultants undertook sustainability appraisal of the final development strategy (through the appraisal of Policy CP2) by assessing the strategy against the 17 sustainability objectives, covering 'social', 'economic' and 'environmental' themes. The results are set out in Table 4.4 of the **Sustainability Appraisal Findings for the Stroud Local Plan Review Pre-Submission (May 2021)**.

Bibliography: list of evidence base documents referenced

Evidence base documents are included in the Stroud District Local Plan Examination Library, and can be accessed via our Local Plan Review web pages www.stroud.gov.uk/localplanreview

The following documents are referenced in this Topic Paper (in order of reference):

A Stroud District Settlement Role and Function Study (December 2014)

A Stroud District Settlement Role and Function Study Update 2018 (May 2019)

Issues and Options Paper (October 2017)

Issues and Options Consultation Report (February 2018)

Sustainability Appraisal Scoping Report (April 2018)

Local Plan Review: Developing a preferred strategy (February 2018, revised March 2018)

Strategy Options Transport Discussion Paper (July 2018)

Emerging Strategy Paper (November 2018)

Sustainability Appraisal Findings for the Stroud Local Plan Review Policy Options (August 2018)

Emerging Strategy Paper (November 2018)

Gloucestershire Economic Needs Assessment (August 2020)

Stroud District Employment Land Review (ELR) (March 2021)

Sustainability Appraisal Findings for the Stroud Local Plan Emerging Strategy Paper (November 2018)

Sustainability Appraisal Findings for the Stroud Local Plan Draft Plan (November 2019)

Sustainability Appraisal Findings for the Stroud Local Plan Review Policy Additional Housing Options (October 2020)

Draft Local Plan (November 2019)

Pre-Submission Draft Local Plan (May 2021)

Additional Housing Options (October 2020)

Additional Housing Options Consultation Report (April 2021)



Sustainability Appraisal Findings for the Stroud Local Plan Review Pre-Submission (May 2021)

