

26 May 2023

**Timeline of reports setting out Agricultural Land Classification evidence
(with reference to Wisloe (PS37) and stages of public consultation)**

Date	Evidence	SDC comment
April 2018	SA Scoping Report (EB75) A section on soils appears at paragraphs 3.86-3.88 Figure 3.8 shows a map of agricultural land classification for Stroud District	Para 3.87 highlights the presence of relatively large areas of Grade 2 land notably to the west by Slimbridge, Frampton on Severn, Arlingham and in the parish of Elmore. The map shows Grade 2 land in the Slimbridge/Cambridge/Wisloe area.
November 2018	SA Report for the Emerging Strategy Paper (EB78) See (for example) paragraphs 6.81 and 6.137 Table 6.8	The document makes clear that Wisloe (PS37) is one of a number of greenfield sites that are large and/or contain Grades 1, 2 or 3 agricultural soils which are likely to be lost as a result of development, resulting in significant negative effects in terms of SA objective 13.
16 November 2018 – 18 January 2019 Emerging Strategy Public Consultation		
September 2019	Agricultural Land Classification Report for Ernest Cook Trust and GCC September 2019 (EB96)	The site was originally surveyed in September 2019. The report identifies the Wisloe (PS37) site as containing 98.9% Grade 3b soils
November 2019	SA Report for the Draft Plan (EB79) See (for example) paragraphs 4.64, 4.75, 5.9 and 6.75 generally and 5.29 and 6.50 for Wisloe (PS37) Table 5.2	The report scores policies CP2 and CP3 negatively as a result of the large proportion of growth on greenfield land which is likely to result in the loss of high quality soils. The report states that significant negative effects are expected in relation to SA objective 13 for many of the draft site allocations (including Wisloe), which are located on a large amount of greenfield land and/or take in Grade 1, 2 or Grade 3 agricultural soils.

		The report refers to the recent ALC report for Wisloe as defining it as Grade 3b, but this does not result in a change/reduction in the significant negative effect identified in relation to SA objective 13.
20 November 2019 – 22 January 2020 Draft Plan Public Consultation		
May 2020	<p>The Assessment of Strategic Development Opportunities in Parts of Gloucestershire (EB17d)</p> <p>Assessment Area 49 – New Settlement: Land at Slimbridge and Cambridge Maps on pages 317-319 (pdf numbering) Soil Quality section page 324 (pdf numbering)</p>	“There is over 400ha of grade 2 agricultural land in the central region of the assessment area around settlements of Slimbridge and Cambridge..... There is potential for development to result in the loss of high quality agricultural land. As such, significant negative effects may occur in relation to soil quality under all applicable development sizes.”
21 October – 16 December 2020 Additional Housing Options Public Consultation		
April 2021 - SDC approves the Pre-Submission Draft Local Plan		
May 2021	<p>SA Report for the Pre-submission Draft Local Plan (CD3)</p> <p>See (for example) paragraphs 4.77, 4.85, 5.13, 5.57 generally and 6.52 for Wisloe (PS37)</p> <p>Table 5.4</p>	<p>The report scores policies CP2 and CP3 negatively as a result of the large proportion of growth on greenfield land which is likely to result in the loss of high quality soils.</p> <p>The report states that significant negative effects are expected in relation to SA objective 13 for 12 of the local site allocations and nine of the ten strategic site allocations (including Wisloe), which are located on greenfield land and/or take in Grade 1, 2 or Grade 3 agricultural soils.</p> <p>The report refers to the recent ALC report for Wisloe as defining it as Grade 3b, but this does not result in a change/reduction in the significant negative effect identified in relation to SA objective 13.</p>
26 May – 21 July 2021 Pre-Submission Draft Local Plan Public Consultation		

July 2021	Agricultural Land Classification and Agricultural Considerations Report for Ernest Cook Trust and GCC July 2021 (CD5d – 955d)	The site was re-surveyed in April and June 2021. The report identifies the Wisloe (PS37) site as containing 77.9% Grade 2 and 6.9% Grade 3a soils
October 2021	Regulation 19 Consultation Statement (CD5) Paragraph 3.3	Concern over agricultural land quality was identified as a main issue raised during the Reg.19/20 consultation stage relating to Wisloe (PS37)
October 2021	Pre-submission SA Report: Erratum Notice (CD3d) Paragraphs 1.2 & 1.13	“Responses received during the consultation on the Pre-submission Draft Local Plan alerted the Council to potential errors in the original agricultural land study undertaken to support the promotion of site PS37: Wisloe new settlement. Since the SA Report was published in May 2021, a new Agricultural Land Classification (ALC) report ¹ has therefore been prepared for the site” “In summary, despite the new ALC report showing that site PS37: Wisloe new settlement predominantly comprises Grade 2 agricultural land (rather than Grade 3b as was assumed in the May 2021 SA Report), this does not alter the significant negative effect already identified for site PS37 in relation to SA objective 13: efficient land use.”
April 2022	Summary of Regulation 20 responses to the Pre-Submission Draft Plan (Regulation 19 Consultation) PART 1: Site Allocations (SLP-01a) See Strategic site allocation policy PS37 Wisloe new settlement page 326	The report identifies and summarises Regulation 20 representations relating to PS37 Wisloe new settlement. No representations were received from Natural England

SDC Conclusions

Evidence showing the presence of Grade 2 and 3 agricultural land at Wisloe was published in April 2018 and in May 2020, informing subsequent public consultation stages and Council decisions.

Sustainability appraisal scoring highlighted the significant negative effects of allocation sites (including Wisloe) located on greenfield land and/or containing Grade 1,2 and 3 agricultural land, as part of conclusions regarding SA objective 13. This scoring was not affected by the site specific Wisloe ALC reports published in September 2019 and July 2021.

Sustainability appraisal site scorings informed decisions over site selection at all stages.

Concerns over agricultural land quality were identified as a main issue relating to Wisloe (PS37) by the Council at submission of the Pre-Submission Draft Local Plan in October 2021.

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