

**LAND AT AMBROSDEN,  
BICESTER, OXFORDSHIRE**

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**AGRICULTURAL LAND  
CLASSIFICATION  
AND CONSIDERATIONS**

**February 2023**





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# 1 INTRODUCTION

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1.1 This report considers the agricultural land quality of a parcel of land extending to 9.5 ha, north of Ambrosden, Oxfordshire.

1.2 The parcel of land is shown edged red on the plan below.

*Insert 1: The Site (boundary approx)*



1.3 A detailed Agricultural Land Classification has been carried out over the site. The site is recorded as mostly Subgrade 3b with a small strip of 3a running through the lower field.

1.4 This report:

- reviews relevant planning policy in section 2;
- describes the site and the ALC survey and findings in section 3;
- and assesses the findings against that policy in section 4.

1.5 This report has been prepared by Kernon Countryside Consultants Ltd. We specialise in assessing the effects of development proposals on agricultural land and businesses.

## 2 RELEVANT PLANNING POLICY AND GUIDANCE

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### National Planning Policy

- 2.1 The National Planning Policy Framework (NPPF) was revised in July 2021, and accordingly forms the starting point.
- 2.2 Paragraph 174 notes that planning policies and decisions should contribute to and enhance the natural and local environment by, inter alia, recognising “**the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land**”.
- 2.3 The best and most versatile (BMV) agricultural land is defined in Annex 2 of the NPPF as that in grades 1, 2 and 3a of the Agricultural Land Classification.
- 2.4 Paragraph 175 deals with plan making. It requires plans to, inter alia, allocate land with the least environmental or amenity value, where consistent with other policies in the Framework. Footnote 58 of the NPPF identifies that “**where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of a higher quality**”.
- 2.5 There is no definition of what constitutes “significant” development. However the “Guide to assessing development proposals on agricultural land” (Natural England, February 2021) advises local planning authorities to “**take account of smaller losses (under 20 hectares) if they’re significant when making your decision**”, suggesting that 20 ha is a suitable threshold for defining “significant” in many cases.

### Local Plan

- 2.6 There is no policy governing development of agricultural land in the Cherwell Local Plan 2011 – 2031 Part 1, but policy ESD 10 seeks the reuse of soils.

### Guidance

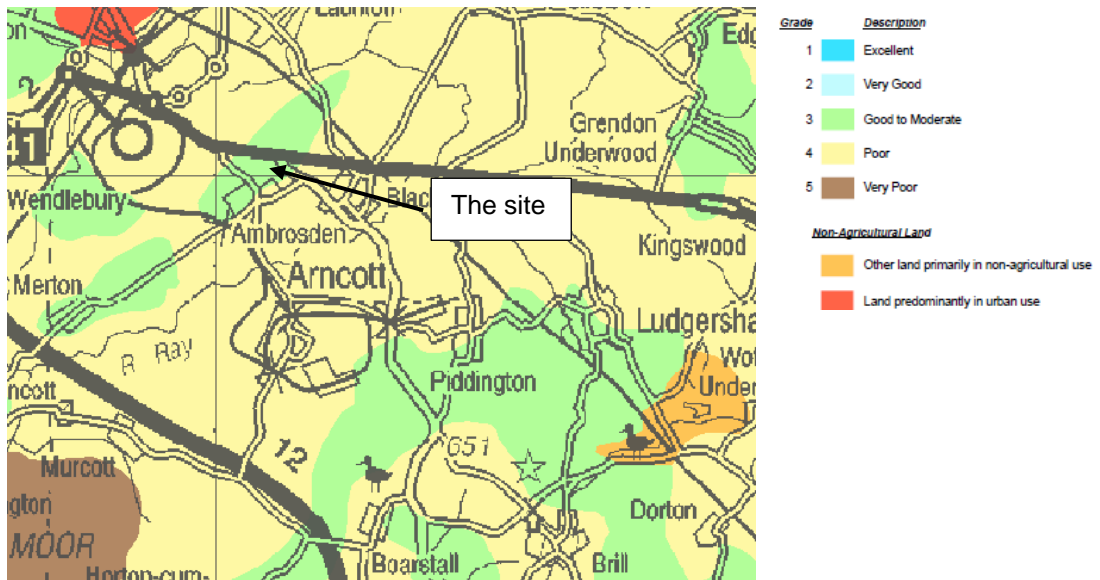
- 2.7 Natural England’s “Guide to Assessing Development Proposals on Agricultural Land” (February 2021) describes the ALC process and sets out guidance on managing soils. It advises on the consultation process where more than 20 ha of BMV land is involved.
- 2.8 The Institute of Environmental Management and Assessment (IEMA) produced a Guide “A New Perspective on Land and Soil in Environmental Impact Assessment” in February 2022. Whilst that refers to EA development, it identifies in table 3 (page 49) the magnitude of impacts on soil resources. The permanent, irreversible loss of less than 5 hectares is defined in table 3 as a “minor magnitude of impact”.

### 3 AGRICULTURAL LAND QUALITY OF THE SITE

#### Published Data

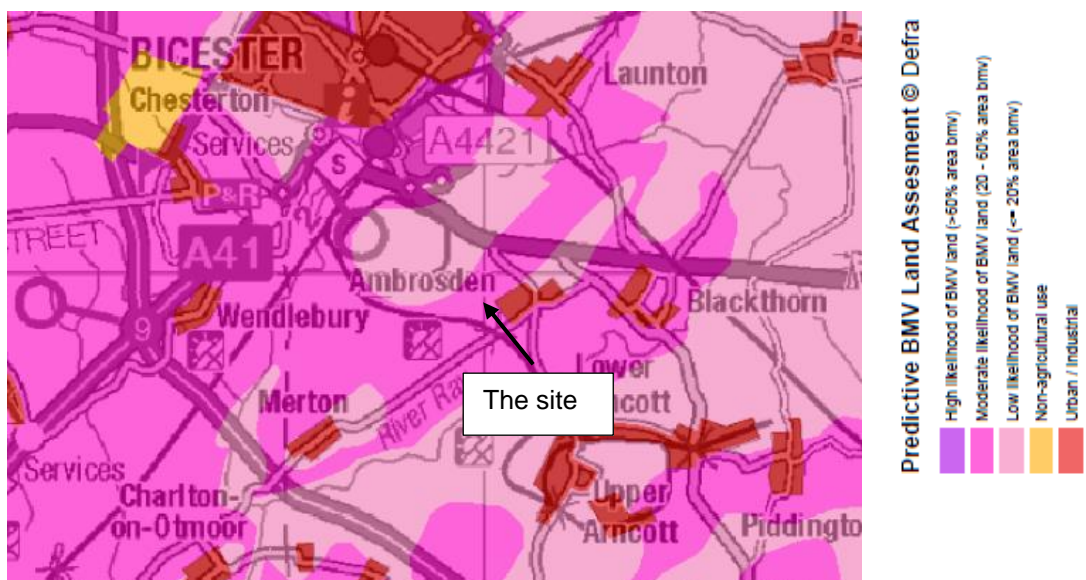
3.1 On the published “provisional” ALC maps from the 1970s, the land is shown as undifferentiated Grade 3, as below.

Insert 2: Provisional ALC



3.2 In 2017 Natural England produced predictive best and most versatile maps. This shows the land as falling within the moderate (ie 20-60% area bmV) category, as below.

Insert 3: Predictive BMV Map



3.3 There is no publicly-available detailed ALC survey data for the site.

### **Detailed ALC**

- 3.4 KCC Ltd carried out a detailed ALC survey on 26<sup>th</sup> January 2023. Ten auger inspection sites were examined, on a regular 100m grid, using a spade and soil auger to a maximum depth of 120cm where possible.
- 3.5 Two soil pits were dug to measure stoniness and to better describe profiles. Three samples were sent for laboratory analysis for the fractions of silt, sand and clay.
- 3.6 The detailed ALC report is set out in **Appendix KCC1**.
- 3.7 As described in **Appendix KCC1**, parts of the site are limited by soil wetness to Subgrade 3b or by micro-relief. These limitations cover most of the site.
- 3.8 A band of stony soils runs across the site in the central-southern part, which is limited by stoniness to Subgrade 3a.
- 3.9 The results are shown below and are mapped out at the back of this report on **Plan KCC3364/02**.

*Table KCC1: ALC Results*

<b>ALC Grade</b>	<b>Description</b>	<b>Area (ha)</b>	<b>Proportion (%)</b>
3a	Good	1.8	19
3b	Moderate	7.7	81
<b>Total</b>		<b>9.5</b>	<b>100</b>

## 4 POLICY ASSESSMENT

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- 4.1 The NPPF (2021) identifies land of Grades 1, 2 and 3a as the best and most versatile agricultural land and requires, in the context of plan making, that where significant development of such land is demonstrated to be necessary, poorer quality land is used in preference.
- 4.2 In this case the majority of the site, some 81%, is limited by wetness or micro-relief to Subgrade 3b and is therefore poorer quality land.
- 4.3 Approximately 1.8 ha is, however, Subgrade 3a, which is BMV land. This forms a band through the site, within two fields, as shown below.

*Insert 4: Location of Subgrade 3a*



- 4.4 As such the Subgrade 3a is not readily capable of exploitation separately to the rest of the fields, which are relatively small in modern agricultural terms anyway.
- 4.5 At less than 2 ha, the quantum of BMV is less than 10% of the threshold for consultation with Natural England. This quantum is not “significant development” of agricultural land, such that footnote 58 of the NPPF is not, in any event, engaged.



- 4.6 Even if it were, the predictive BMV maps (Natural England 2017) predict that around Ambrosden the land falls in the moderate likelihood of BMV, which is 20 – 60%. At 19% BMV, the site is just below the bottom of this range, and hence likely to be some of the poorest quality land available.

**Conclusion**

- 4.7 The existence of a band of Subgrade 3a across the site, which is not capable of practical exploitation in any event, should not prevent non-agricultural development of the site. The quantum of BMV is not significant, and limited weight should be given to the loss of such a small area.
- 4.8 The soils can be used within the development, in accordance with Local Plan policy ESD 10.

**APPENDIX KCC1**  
**Agricultural Land Classification Report**

## AGRICULTURAL LAND CLASSIFICATION

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### Purpose

- 1 This section of the report sets out the findings of a detailed Agricultural Land Classification (ALC). It is based on a desktop study of relevant published information on climate, topography, geology and soil, in conjunction with a soil survey. The ALC study area, which measures approximately 10 ha in area, as shown in **Plan KCC3364/01**.

### Methodology

- 2 The work has been carried out by a Chartered Scientist (CSci), who is a Fellow (F. I. Soil Sci) of the British Society of Soil Science (BSSS). This ALC survey has been carried out by a soil scientist who meets the requirements of the BSSS Professional Competency Standard (PSC) scheme for ALC (see BSSS PCS Document 2 '*Agricultural Land Classification of England and Wales*'<sup>1</sup>). The BSSS PSC scheme is endorsed, amongst others, by the Department for Environment, Food and Rural Affairs (Defra), Natural England, the Science Council, and the Institute of Environmental Assessment and Management (IEMA).
- 3 This assessment is based upon the findings of a study of published information on climate, geology and soil in combination with a soil investigation carried out in accordance with the Ministry of Agriculture, Fisheries and Food (MAFF)<sup>2</sup> '*Agricultural Land Classification of England and Wales: Revised Guidelines and Criteria for Grading the Quality of Agricultural Land*', October 1988 (henceforth referred to as the 'the ALC Guidelines').
- 4 The ALC system provides a framework for classifying land according to the extent to which its physical or chemical characteristics impose long-term limitations on agricultural use. The ALC system divides agricultural land into five grades (Grade 1 'Excellent' to Grade 5 'Very Poor'), with Grade 3 subdivided into Subgrade 3a 'Good' and Subgrade 3b 'Moderate'. Agricultural land classified as Grade 1, 2 and Subgrade 3a falls in the '*best and most versatile*' category in Paragraphs 174 and 175 of the National Planning Policy Framework (NPPF), revised on 20<sup>th</sup> July 2021. Further details of the ALC system and national planning policy implications are set out in Natural England's '*Guide to assessing development proposals on agricultural land*' online<sup>3</sup>.

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<sup>1</sup> British Society of Soil Science. Professional Competency Scheme Document 2 'Agricultural Land Classification of England and Wales'. Available online @ <https://www.soils.org.uk/sites/default/files/events/flyers/ipss-competency-doc2.pdf> Last accessed February 2023

<sup>2</sup> The Ministry of Agriculture, Fisheries and Food (MAFF) was incorporated within the Department for Environment, Food and Rural Affairs (Defra) in November 2001

<sup>3</sup> Natural England (2022) 'Guide to assessing development proposals on agricultural land'. Available online at <https://www.gov.uk/government/publications/agricultural-land-assess-proposals-for-development/guide-to-assessing-development-proposals-on-agricultural-land> Last accessed February 2023

- 5 A detailed ALC survey was carried out in January 2023. The survey involved examination of the soil's physical properties at ten auger bore locations on a 100m by 100m grid, as shown on **Plan KCC3364/01**. Two soil pits (Pit 1 and Pit 2) were excavated with a spade to examine certain soil physical properties, such as stone content and subsoil structure, in more detail.
- 6 The sample locations were located using a hand-held Garmin E-Trec Geographic Information System (GIS) to enable the sample locations to be relocated for verification, if necessary.
- 7 The soil profile was examined at each sample location to a maximum depth of approximately 1.2 m by hand with the use of a 5 cm diameter Dutch (Edleman) soil auger. The soil profile at each sample location was described using the '*Soil Survey Field Handbook: Describing and Sampling Soil Profiles*' (Ed. J.M. Hodgson, Cranfield University, 1997). Each soil profile was ascribed a grade following the ALC Guidelines.
- 8 As described in the ALC Guidelines, the main physical factors influencing agricultural land quality are:
- climate;
  - site;
  - soil; and
  - interactive limitations.
- 9 These factors are considered in turn below.

### **Climate**

- 10 Interpolated climate data relevant to the determination of the ALC grade of land at the Site is given in Table 1 below.

*Table 1: ALC Climate Data for Ploughley Road, Ambrosden, Oxfordshire*

<b>Climate Parameter</b>	<b>Grid Ref: SP604201</b>
Average Altitude (m)	65
Average Annual Rainfall (mm)	649
Accumulated Temperature above 0°C (January – June)	1432
Moisture Deficit (mm) Wheat	106
Moisture Deficit (mm) Potatoes	99
Field Capacity Days (FCD)	139
Grade according to climate	1

- 11 Agricultural land quality at the Site does not suffer a climate limitation with reference to Figure 1 '*Grade according to climate*' on page 6 of the ALC Guidelines. In this case, agricultural land at the Site could be graded as Grade 1 in the absence of any other limitation (site or soil).
- 12 The soil profiles across the Site are predicted to be at field capacity (i.e., the amount of soil moisture or water content held in the soil after excess water has drained away) for approximately 139 Field Capacity Days (FCD) per year, mainly over the late autumn, winter and early spring. The climate interacts with soil physical properties, i.e., soil texture and wetness class, and can limit agricultural land quality due to soil wetness as per Table 6 of the ALC Guideline '*Grade according to soil wetness*'. It should be noted that the number of FCD at this Site just falls in the 126-150 FCD category for determining the grade according to wetness.

### **Site**

- 13 As shown on **Plan KCC3364/01**, the Site is located to the north of Ambrosden, Oxfordshire. It is bordered by agricultural land, with residential development to the south east. The approximate centre of the Site is located at British National Grid (BNG) reference National Grid Reference (Centre of Site) SP 60448 20067.
- 14 With regard to the ALC Guidelines, agricultural land quality can be limited by one or more of three main site factors as follows:
- gradient;
  - micro-relief (i.e., complex change in slope angle over short distances); and
  - risk of flooding.

### **Gradient and Micro-Relief**

- 15 The north-western half of the Site is located on broadly level ground at an altitude of approximately 6 metres (m) Above Ordnance Datum (AOD). The south-eastern half of the Site is located on a moderate slope, with a gradient between 4°-7°. The quality of agricultural land over the Site is not limited by gradient, which does not exceed 7°.
- 16 However, there are prominent Ridge and Furrows across the lower land in the north-western part of the Site, and on the mid-slope in the vicinity of auger-bore 8 (see **Plan KCC3364/01**). These features would be time-consuming and expensive to remove (flatten out) and thus are assessed as being a hinderance to mechanical cultivation, e.g., precision seed drill, and harvesting, i.e., combine harvester. Therefore, where there are prominent Ridge and Furrows, the quality of agricultural land is limited by 'micro-relief', i.e., complex

changes in slope angle and direction over short distances to Subgrade 3b. See Plate 1 below.

*Plate 1: Prominent Ridge and Furrows in the north-western part of the Site*



### **Risk of Flooding**

- 17 From the Government Flood Map for Planning website<sup>4</sup>, the Site is located within Flood Zone 1. There is no evidence to determine agricultural land at the Site is at a risk of flooding, when assessed against the criteria for frequency and/or duration in Table 2 ‘Grade according to flood risk in summer’ and/or Table 3 ‘Grade according to flood risk in winter’ of the ALC Guidelines.

### **Soil**

- 18 **Geology/Soil Parent Material.** From British Geological Survey (BGS) maps at 1:50,000 scale, the lower-lying land in the north-western part of the Site is underlain by mudstone in the Kellaways Mudstone Formation. The mid-slope (i.e., auger-bore locations 5 and 8, **Plan KCC3364/01**) and higher-ground (i.e., auger-bore 9 and 10) is underlain by limestone in the Cornbrash Limestone Formation, or the Forest Marble Formation (Limestone and Mudstone). The bedrock is not covered by any superficial deposits.
- 19 **Published Information on Soil.** Soil information is available only at a small scale (1:250,000) on the National Soil Map published by the Soil Survey of England and Wales (SSEW) in 1983. This provisional soil map indicates the lower ground in the north-western half of the Site (i.e., auger-bores 1–4 and 6-7) is covered by soils grouped in the Wickham 2 Association. The mid-slope and higher ground in the south-east is covered by soils in the Elmton 3 Association.

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<sup>4</sup> Government Flood Map for Planning website. Available online @ <https://flood-map-for-planning.service.gov.uk/> Last accessed January 2023

- 20 As described by the SSEW, the Wickham 2 Association is extensive where thin loamy drift covers Jurassic and Cretaceous clay shales. It consists mainly of fine loamy over clayey typical stagnogley soils. Occurring mainly on level or gently sloping sites, these soils which have slowly permeable subsoils are seasonally waterlogged (Wetness Class III and IV).
- 21 The Elmton 3 comprises shallow loamy and clayey soils over limestone and deeper slowly permeable clayey soils on clay-shale. These soils occur on the gently sloping Jurassic dip slope of Lincolnshire and, to a lesser extent, in Northamptonshire and Oxfordshire. These soils are well drained (Wetness Class I) but, in places, receive seepage or run-off water from adjacent soils.

### **Soil Survey**

- 22 The soil profiles recorded at each auger-bore location are given as **Attachment A**. A detailed description of Soil Pit 1 is given as **Attachment B**.
- 23 The detailed soil survey determined three main types of soil on Site, as follows.
- 24 **Type 1.** The lower-lying ground in the north-western half of the Site which is underlain by mudstone (i.e., auger-bore 1–4 and 6-7) is covered by stoneless, non-calcareous, heavy clay loam topsoil over slowly permeable clay subsoil in Wetness Class III or IV, depending if they are located on the top of a ridge (generally Wetness Class III), or in the bottom of a furrow (Wetness Class IV). These soils are comparable to those described by the SSEW as belonging to the Wickham 2 Association.
- 25 **Type 2.** Type 2 soil occurs on the mid-slope in the South-Eastern half of the Site which is underlain by limestone. Here the heavy clay loam topsoil is slightly to moderately calcareous and slightly stony (limestone). The volume of stones greater than 2cm (but less than 6cm) exceeds 10% by volume which is sufficient to limit the quality of agricultural land on the mid-slope to Subgrade 3a. The soil profiles are deep, and the calcareous clay subsoil is slightly seasonally waterlogged (Wetness Class II). This type of soil accords with soils in the Elmton 3 Association (c.f. Evesham series). See Plate 2 below which shows stony topsoil.

Plate 2: Stony (brashy) topsoil



- 26 **Type 3.** Type 3 occurs on the highest ground in the south-east, i.e., auger-bores 9 and 10. This land is underlain by limestone which gives rise to relatively shallow and brashy (stony) clay loam soils over weathered limestone at a depth of between 35cm-40cm. These soil profiles are well drained (Wetness Class I) but they are moderately droughty, i.e., shortfall of water available in the soil for optimal crop growth during the growing season. This grade according to soil droughtiness is Subgrade 3b (see 'interactive limitations' below). This type of soil accords with soils in the Elmton 3 Association (c.f. Elmton series).

#### **Interactive Limitations**

- 27 From the information above, together with the findings of the detailed soil survey (see Soil Profile Log given as **Attachment A**), it has been determined that the quality of agricultural land in soil profiles over the Site is limited by soil wetness in the north-west (i.e., lower-lying land underlain by mudstone and covered by soils in the Wickham 2 Association). The soils developed over limestone on the mid-slope and higher ground in the south-east are limited by soil droughtiness, as described below.
- 28 **Soil Wetness.** From the ALC Guidelines, a soil wetness limitation exists where '*the soil water regime adversely affects plant growth or imposes restrictions on cultivations or grazing by livestock*'. Agricultural land quality at the Site is limited by soil wetness as per Table 2 below (based on Table 6 'Grade According to Soil Wetness – Mineral Soils' in the ALC Guidelines):



Table 2: ALC Grade According to Soil Wetness

Wetness Class	Texture of the Top 25 cm	126-150 Field Capacity Days
I	Sand, Loamy Sand, Sandy Loam, Sandy Silt Loam	1
	Sandy Clay Loam/Medium Silty Clay Loam /Medium Clay Loam*	1
	Heavy Silty Clay Loam/Heavy Clay Loam**	2
	Sandy Clay/Silty Clay/Clay	3a
II	Sand, Loamy Sand, Sandy Loam, Sandy Silt Loam	1
	Sandy Clay Loam/Medium Silty Clay Loam /Medium Clay Loam*	2
	Heavy Silty Clay Loam/Heavy Clay Loam**	3a
	Sandy Clay/Silty Clay/Clay	3b
III	Sand, Loamy Sand, Sandy Loam, Sandy Silt Loam	2
	Sandy Clay Loam/Medium Silty Clay Loam /Medium Clay Loam*	3a
	Heavy Silty Clay Loam/Heavy Clay Loam**	3b
	Sandy Clay/Silty Clay/Clay	3b
IV	Sand, Loamy Sand, Sandy Loam, Sandy Silt Loam	3a
	Sandy Clay Loam/Medium Silty Clay Loam /Medium Clay Loam*	3b
	Heavy Silty Clay Loam/Heavy Clay Loam**	3b
	Sandy Clay/Silty Clay/Clay	3b

Key: \* 18% to <27% clay; and \*\* 27% to 35% clay

29 In a climate area with 139 FCD, profiles which are slowly permeable and seasonally waterlogged (i.e., Wetness Classes III or IV) are limited by soil wetness to Subgrade 3b where the topsoil is heavy clay loam, and where the topsoil is medium clay loam over seasonally waterlogged subsoil (Wetness Class IV).

30 **Soil Droughtiness.** From the ALC Guidelines, a soil droughtiness limitation exists ‘*in areas with relatively low rainfall or high evapotranspiration, or where the soil holds only small reserves of moisture available to plant roots.*’ The ALC grade according to soil droughtiness is shown in Table 3 below (based on Table 8 ‘Grade According to Droughtiness’ in the ALC Guidelines). To be eligible for Grades 1 to 3b the moisture balances (MBs) must be equal to, or exceed, the stated minimum values for both wheat and potatoes. If the MB for either crop is less (i.e., more negative) than that shown for Subgrade 3b, the soil is Grade 4 on droughtiness):

Table 3: ALC Grade According to Soil Droughtiness

Grade/Subgrade	Moisture Balance (MB) Limits (mm)	
	Wheat	Potatoes
1	+30	+10
2	+5	-10
3a	-20	-30
3b	-50	-55
4	<-50	<-55

31 The grade according to soil droughtiness per auger-bore is shown in **Attachment A**. It has been determined that soil droughtiness at this Site is sufficient to slightly limit the quality of agricultural land in Type 2 to Grade 2, and profiles in shallow and brashy (stony) soils in Type 3 profiles to Subgrade 3b.

**ALC Grading at the Site**

32 By detailed ALC survey, it has been determined that the quality of agricultural land at the Site is limited by soil wetness to Subgrade 3b in the north-west. Agricultural land quality in this part of the Site is also limited to Subgrade 3b by prominent Ridge and Furrows which hinder certain mechanical operations, e.g., seed-drill, or combine harvester. Thus, this land is only suitable for producing grass. The soils developed in limestone on the mid-slope in the south-east are limited by topsoil stoniness to Subgrade 3a, whilst shallow and brashy (stony) soils on higher ground over limestone in the south-east are limited by soil droughtiness to Subgrade 3b.

33 The area and proportion of agricultural land in each ALC grade has been measured from an ALC map given as **Plan KCC3364/02**. The findings are reported in Table 4 below.

*Table 4: Agricultural Land Classification – Ploughley Road, Oxfordshire*

<b>ALC Grade</b>	<b>Area (Ha)</b>	<b>Area (% of Total Site)</b>
Grade 1 (Excellent)	0	0
Grade 2 (Very Good)	0	0
Subgrade 3a (Good)	1.8	19
Subgrade 3b (Moderate)	7.7	81
Grade 4 (Poor)	0	0
Grade 5 (Very Poor)	0	0
Non-agricultural / Other land	0	0
<b>Total</b>	<b>9.5</b>	<b>100</b>

**ATTACHMENT A**  
**Summary of Auger Bore Data and**  
**Profile Description**



**ATTACHMENT B**  
**Soil Pit Description**

<b>Soil Survey</b>				Surveyor	RA	
Easting (X)	460400	Northing (Y)	220200	Alt (m)	66	
Grid Reference				SP 60400 20200		
Land Use	Reference	1 (Pit 1)	Slope °	≤7		
Bedrock	Kellaways Sand Member	Superficial	None	Aspect	N	
					Date	31/01/2023

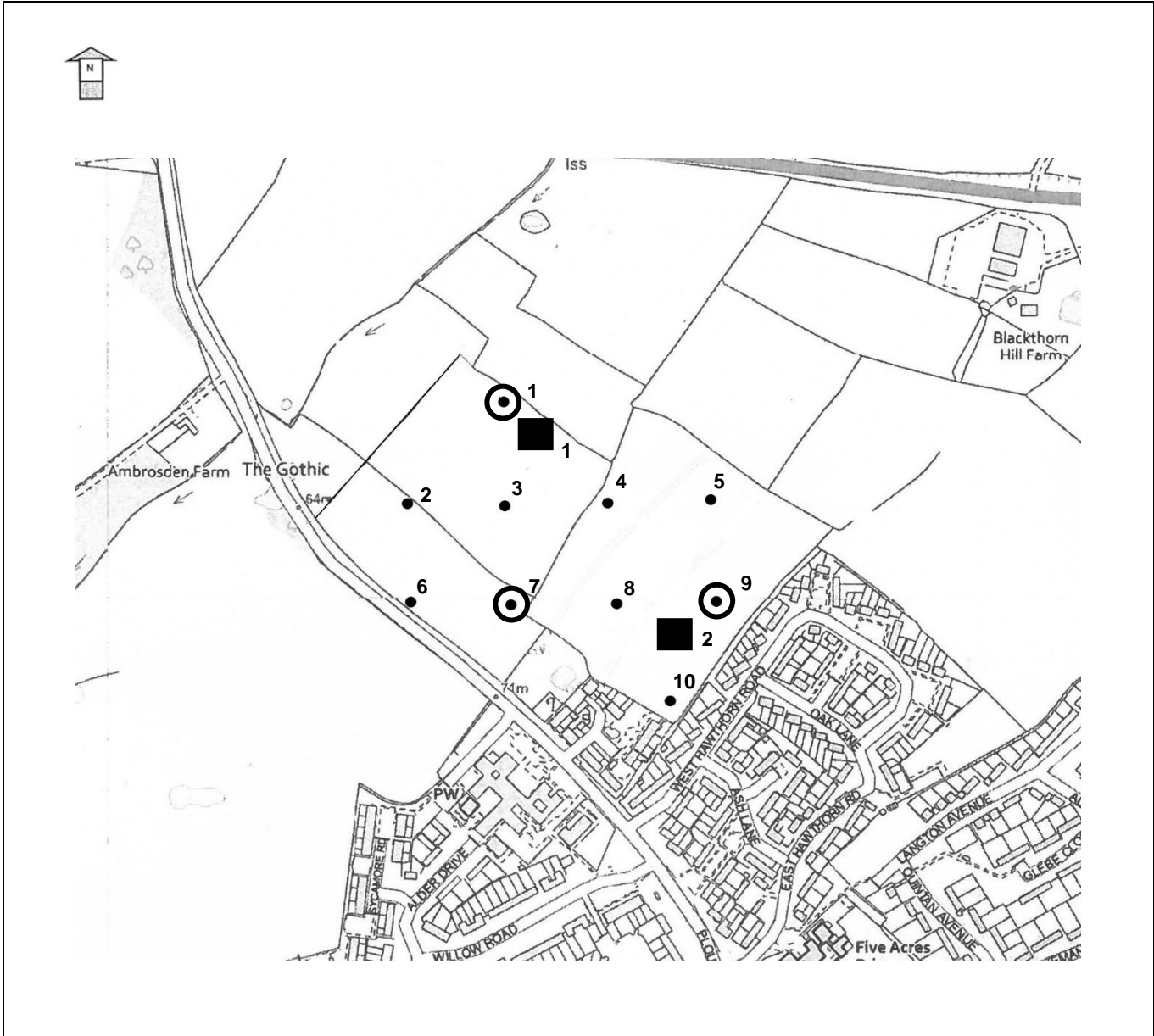
Layer	Topsoil	2	3	4	5	6	7
Lower Depth (cm)	16	41	120				
Texture	HCL - Clay loam	C - Clay	C - Clay				
Matrix Colour	10YR4/2	2.5Y6/4	2.5Y5/2				
Gley (Y/N)	Yes	Yes	Yes				
Ochreous Mottles	Form	FD - Few Distinct	CD - Common Distinct	CP - Common Prominent			
	Munsell Colour	7.5YR5/6	7.5YR5/6	7.5YR5/6			
Grey Mottles	Form						
	Munsell Colour						
Manganese (Y/N)		No	No				
% Stones (type 1)	0	0	0				
Stones > 2cm							
Stones > 6cm							
Stone Type	HR - All hard rock	HR - All hard rocks or stones	HR - All hard rocks or stones (i.e. those which cannot be scratched with a finger)				
% Stones (type 2)							
Stones > 2cm							
Stones > 6cm							
Stone Type							
CaCO3	NON - Non-calcareous	NON - Non-calcareous (<0.5% CaCO3)	NON - Non-calcareous (<0.5% CaCO3)				
Shape of Peds.	AB - Angular Blocky	AB - Angular Blocky	PRIS - Prismatic				
Size of Peds.	M - Medium	C - Coarse	C - Coarse				
Subsoil Structure	Not Applicable	Moderate	Poor				
Soil or Ped. Strength	Firm	Very firm	Very firm				
Degree of Ped. Development	M - Moderate	W - Weak	W - Weak				
Slowly Permeable Layer (Y/N)	No	No	Yes				

MDw	MDp	FCD
106	99	139

Wetness	Class (WC)	WC III
	Grade (WE)	3b

Notes	
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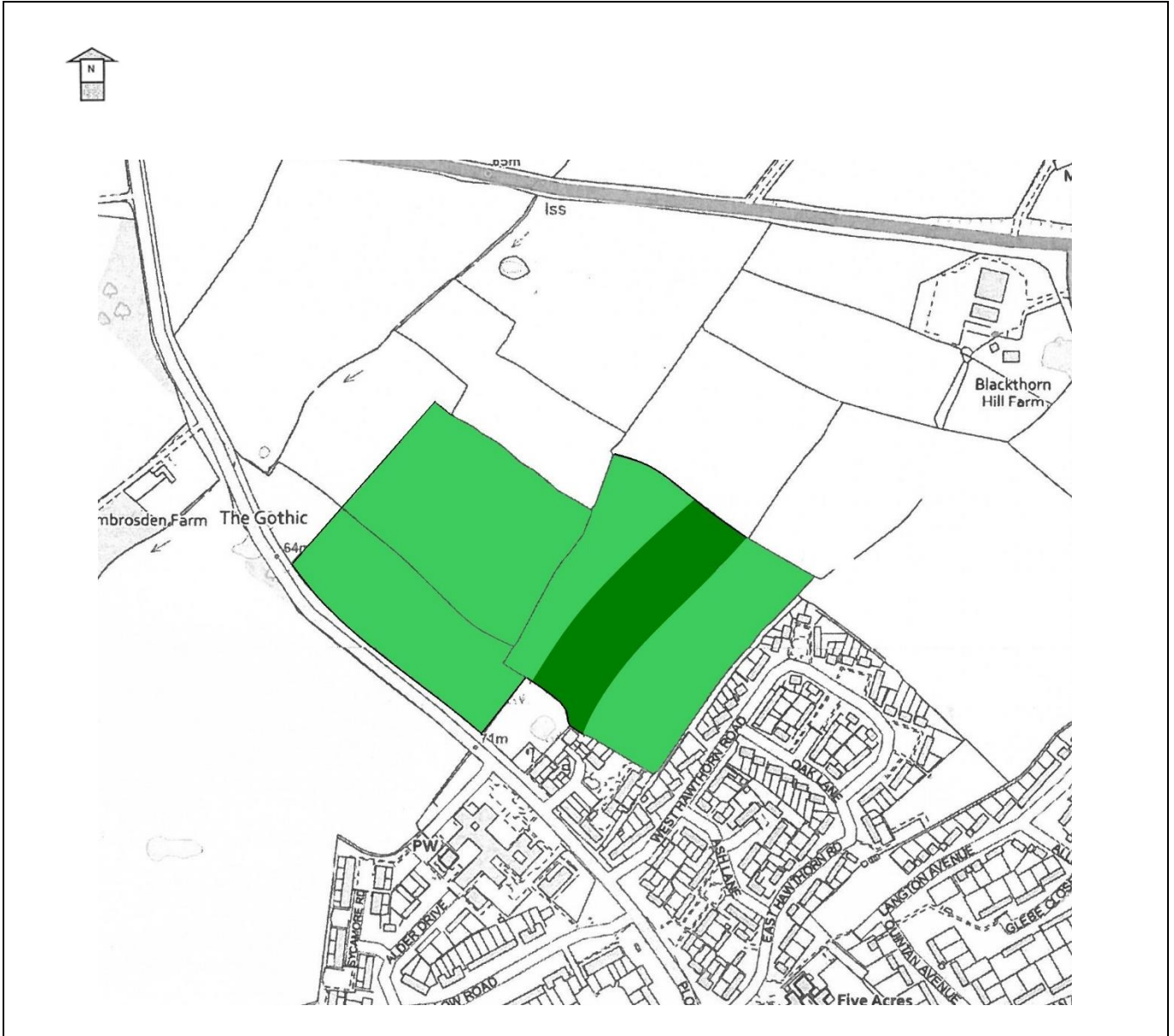
**PLAN KCC3364/01**  
**Auger Points Plan**



<b>KEY</b>   Auger sample location Topsoil sample Pit	<b>PLAN</b>	<b>KCC3364/01</b>			
	<b>TITLE</b>	<b>Auger Points Plan</b>			
	<b>SITE</b>	Ambrosden, Oxfordshire			
	<b>CLIENT</b>	Bellway Homes (Northern Home Counties)			
	<b>NUMBER</b>	<b>KCC3364/01 02/23hr</b>			
	<b>DATE</b>	February 2023	<b>SCALE</b>	NTS	
	<b>KERNON COUNTRYSIDE CONSULTANTS LTD</b> <b>GREENACRES BARN, PURTON STOKE, SWINDON,</b> <b>WILTSHIRE SN5 4LL</b> Tel 01793 771 333 Email: info@kernon.co.uk This plan is reproduced from the Ordnance Survey under copyright license 100015226				



**PLAN KCC3364/02**  
**Agricultural Land Classification**



KEY		Ha	%	PLAN	KCC3364/02		
	Grade 1			TITLE	Agricultural Land Classification Plan		
	Grade 2			SITE	Ambrosden, Oxfordshire		
	Grade 3a	1.8	19	CLIENT	Bellway Homes (Northern Home Counties)		
	Grade 3b	7.7	81	NUMBER	KCC3364/02 02/23		
	Grade 4			DATE	February 2023	SCALE	NTS
	Grade 5			<p><b>KERNON COUNTRYSIDE CONSULTANTS LTD</b>  <b>GREENACRES BARN, PURTON STOKE, SWINDON,</b>  <b>WILTSHIRE, SN5 4LL</b>            Tel 01793 771 333 Email: info@kernon.co.uk            This plan is reproduced from the Ordnance Survey            under copyright license 100015226</p>			
	Non-agricultural						
	Urban						
	Not surveyed						



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