



HAWKWELL VILLAGE

New Community at North West Bicester

Agricultural Land and Soils Statement

December 2021



**Hallam Land
Management**

Prepared By:

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1.0 INTRODUCTION

- 1.1 This Agricultural Land Statement has been prepared by David Lock Associates (DLA) on behalf of Hallam Land Management (HLM) in support of an outline planning application (OPA) submitted to Cherwell District Council (CDC). In brief, the application seeks outline planning permission for a sustainable development of up to 3,100 dwellings, mixed use local centre and employment area, education uses, community and leisure facilities referred to as Hawkwell Village, on some 177 hectares of land to the north west of Lords Lane and north east of the railway line, and forms part of the North West Bicester Eco-Town allocation. Means of access is a matter to be considered as part of the application with all other matters reserved for subsequent approval.
- 1.2 The development is considered to constitute development which requires an Environmental Impact Assessment and a Scoping Opinion was sought from Cherwell District Council (CDC) in accordance with Regulation 15 of the Town and Country Planning (Environment Impact Assessment) Regulations 2017, (as amended) and having regard to the criteria for determining the potential for significant environmental effects as set out in Schedules 3 and 4 of those Regulations.
- 1.3 The Scoping Report is dated August 2021 and was submitted to the Council on 02 September 2021. The formal Scoping Opinion under the EIA Regulations 2017 was received from the Council dated 7 October 2021 (REF: 21/03040/SCOP) and this submission takes into account its contents.
- 1.4 In respect of agricultural land, the Scoping Report had regard to national and local planning guidance and evidential reports prepared previously in respect of a previous planning application prepared and submitted by A2Dominion in respect of the substantial majority of the site (application no 14/01384/OUT which continues to benefit from a resolution to grant consent).
- 1.5 Site soil surveys were conducted at approximately 140 locations within that application site and included interviews with landowners where that was possible.
- 1.6 A Soils Site report was also commissioned from the National Soil Resources Institute at Cranfield University and included with the earlier submission. It is appended to this report.
- 1.7 In summary the previous application included no land in Grade 1 or 2 and only 4.7 hectares (3%) was classified as Class 3 agricultural land, primarily along the stream corridors.
- 1.8 On this basis, the Scoping Report concluded that there were not likely to be significant environmental effects as a result of the loss of agricultural land and hence that it would

appropriate to scope out an assessment of agricultural land from the Environmental Assessment.

- 1.9 In its issued Screening Opinion (dated 7th October 2021) Cherwell District Council agreed that an assessment of the loss of agricultural land and the soil resource should not be a matter that needs to be considered in an Environmental Assessment: *“based upon the information provided, the Local Planning Authority agree to scope out the consideration of agricultural and soil resources”*.
- 1.10 However, Cherwell did seek some further information as part of the application submission and requested a *“standalone report which formally provides the details of the classification of the agricultural land in ‘best and most versatile’ terms and which provides details of how any adverse impacts on soils can be minimised”*.
- 1.11 This report addresses this request.

2.0 LOSS OF BEST AND MOST VERSATILE AGRICULTURAL LAND

Introduction

- 2.1 The Site is located on the north-western edge of Bicester which has been the subject of substantive investigation in terms of best and most versatile agricultural land.
- 2.2 The relevant advice in respect of best and most versatile agricultural land is set out in the National Planning Policy Framework (NPPF, 2021) and provided below:

Planning policies and decisions should contribute to and enhance the natural and local environment by:

a) ...protecting and enhancing... soils (in a manner commensurate with their statutory status or identified policy in the development plan)

b)... recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land..."

(Chapter 15, Paragraph 174).

'Plans should:...allocate land with the least environmental...value, where consistent with other policies in this Framework...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.' (Chapter 15, Paragraph 175 and footnote 58).

- 2.3 Relevant local guidance is set out in the Cherwell Local Plan 2011-2031 Part A which allocates the substantial majority of the proposed site for development as part of the North West Bicester Eco-town. In allocating the site for major development the District Council had regard to the value of the agricultural land within the site and across the rest of the District. Policy Bicester 1 - North West Bicester Development – addresses the allocation of the proposed site and seeks as part of the application submission:

- An assessment of whether the site contains best and most versatile agricultural land, including a detailed survey where necessary.
- A soil management plan may be required to be submitted with planning applications

Assessment of Loss of Best and Most Versatile Agricultural Land (BMV Land)

- 2.4 Natural England is the statutory consultee for soil resources and agricultural land. By virtue of the Town and Country Planning (Development Management Procedure Order), it is to be consulted on projects which may involve the loss of greater than 20 ha of BMV land, if the land is not included in the development plan - such a scale of loss of agricultural land being

the threshold for considering whether there is any potential matter to be weighed in the planning balance in respect of development proposals.

- 2.5 Hitherto, in respect of the application site, extensive data collection has previously taken place in relation to agricultural resources including the following data sources:
- British Geological Survey (BGS) mapping (at 1:50,000 scale)
 - National Soil Mapping (at 1:250,000 scale)
 - Natural England available Agricultural Land Quality mapping
 - Meteorological Office climatological data
- 2.6 The application site primarily includes the site which was the subject of application no 14/01384/OUT which continues to benefit from a resolution to grant consent. Of the proposed site of 177 hectares, 133 hectares was included in the application site of 14/01384/OUT. Most of the additional land is proposed to be used for open space or ground mounted photovoltaic arrays and hence would not involve the irreversible loss of agricultural land (irrespective of what grade).
- 2.7 An assessment of the agricultural value of the land included in that previous application was included within an Environmental Statement submitted with that application.
- 2.8 A Soils Site report was also commissioned from the National Soil Resources Institute at Cranfield University and included with the earlier submission. The Soils Site report covered a wider 4 square kilometre area which included the site then subject of the previous planning application but also the whole of the site that is the subject of the Proposed Development. The Soils Survey report reports the whole of the 4km survey area to be underlain by soils belonging to the Aberford Series (see Appendix 1).
- 2.9 The assessment, made prior to the adoption of the Cherwell Local Plan, which confirmed the allocation of the site for development, included on site soil surveys at approximately 140 locations within that application site (and now this application) and included interviews with landowners where that was possible.
- 2.10 Available published high level data shows all of the present application site land as falling with Grade 3. All of the land to the north west of Bicester is shown as Grade 3 in the regional **Agricultural Land Classification map London and the South East (ALC007)** published by Natural England on 24 August 2010. This map forms part of a series at 1:250 000 scale derived from the Provisional one to one mile ALC maps and is intended for strategic uses. These maps are not sufficiently accurate for use in assessment of individual fields or sites and any enlargement could be misleading. The maps show Grades 1-5, but Grade 3 is not

subdivided. It is a number of kilometres to the north and west, beyond the application site, until any significant areas of Grade 2 land are shown on this mapping.

- 2.11 Some detailed information (distinguishing between Grade 3a and 3b) is published for the immediate wider area on www.magicmap.gov.uk. It affirms that to the south of the application site but still within the North West Bicester allocation at Himley, and land east of the application site north and south of Caversfield is predominantly Grade 3b agricultural land. Again there is no Grade 1 or 2 land shown.
- 2.12 In the absence of more detailed information on agricultural land quality, the applicants in relation to the previous application commissioned from the National Soil Resources Institute at Cranfield University the Soils Site report referenced above.
- 2.13 The Soils Survey report reports the whole of the 4km survey area to be underlain by soils belonging to the Aberford Series with the exception of a small area to the north of Bainton Road and the village of Bucknell where the soils were defined as forming part of the Evesham association (see Appendix 1).
- 2.14 All of the 177 hectares of the present application site form part of the Aberford series and therefore have common characteristics whether they were part of the previous application area, or fall within the additional land to its north that now forms part of the new application.
- 2.15 The Soils Site report revealed additional findings as follows:
- most soil profiles had a recorded depth of less than 30cm, limiting the grade to no higher than 3b across most of the Site.
 - the stone content in many locations was high, which is an impediment to cultivation, harvesting and cropping, which also serves to limit the grade of the land.
- 2.16 Based on the soils site report and the additional data sources collected, a detailed agricultural land classification was prepared by Hyder Consulting for A2Dominion. A copy of the Plan is attached in Appendix 2 to this report.
- 2.17 In summary the previous application comprised some 150 hectares of land of which 112 hectares (74%) was classified as Grade 3b, 29 hectares (20%) as Grade 4, and 4.5 hectares as non-agricultural or not surveyed. Just 4.7 hectares (3%) was classified as Class 3 agricultural land, primarily along the stream corridors. There was no land in Grade 1 or 2.
- 2.18 Equally it can be observed that all of the land along the northern boundary of the previous application site was classified as Class 3b or 4. Given that the Soil Survey has confirmed that the land within the present proposed development (that which lies beyond the previous application site) are the same – the Aberford series – as across the previous site, there is no realistic prospect of significant areas of land falling within the definition of Best and Most

Versatile Land (i.e. Grades 1, 2 and 3a). There is every prospect that the additional land in the present application will also comprise predominantly Grade 3b and 4 land.

2.19 Moreover:

- the shallowness of the soil and the high stone content will further present a limitation on agricultural production.
- land included with the present application in addition to that in the previous application is overwhelmingly to be employed as a green infrastructure with a less proportion as the site for ground mounted photovoltaic arrays. In neither instance would the uses be irreversible.

3.0 SOIL RESOURCE AND MANAGEMENT

Introduction

- 3.1 Notwithstanding the absence of any significant loss of best and most versatile land as a result of the development, the Council's scoping response raises the additional issue of the management of soil resources during the construction process.
- 3.2 Irrespective of issues of agricultural land quality, soils should be considered in the context of the sustainable use of land and the ecosystem services they provide as a natural resource, as highlighted in paragraph 174 of the NPPF.

Soil Management Issues

- 3.3 During the construction phase there are a number of issues which present a risk to the areas soil resource:
- loss of valuable soil resources can occur if topsoils are not first stripped from areas to be disturbed
 - topsoil quality will deteriorate if moved when wet.
 - overcompaction of subsoil can result from trafficking by construction vehicles over ground Reducing permeability and their capacity to absorb excess rainfall and the depth to which plant roots can proliferate further exacerbating the soil's ability to absorb excess rainfall.
- 3.4 In order to avoid the loss or irreversible damage to topsoil resources, the applicants anticipate that a condition would be imposed upon any planning permission to ensure effective soil management within the construction phase of development.
- 3.5 In its response to the Scoping Report Natural England draw attention to the DEFRA "*Construction Code of Practice for the Sustainable Use of Soil on Development sites*".
- 3.6 The Code of Practice has been developed to assist the construction sector to better protect the soil resources with which they work. The key messages of the Code are set out below.

Pre-construction planning

- 3.7 In accordance with the DEFRA guidance a Soils site report has been prepared and provides a good understanding of the soils characteristics. This has informed the drainage strategy and will assist in the planning of earthworks necessary as a result of any grant of permission.
- 3.8 The extensive use of SUDS drainage techniques within the proposals provide more long term protection of soils beyond the construction phase, by facilitating the infiltration and attenuation of surface water.

Soil management during construction

3.9 Any condition attached to a permission will address the need to:

- safeguard and utilise on-site soil resources where possible within landscaped areas and private gardens
- prepare a Soil Resource Plan identifying the areas and type of topsoil and subsoil to be stripped, haul routes, the methods to be used, and the location, type and management of each soil stockpile.
- the procedures to be adopted in relation to the stripping, stockpiling or placing soil, including weather conditions and the measures to reduce compaction and retain aeration.
- the movement of construction traffic within the site

4.0 CONCLUSION

- 4.1 The Proposed Development incorporates residential, employment, health, community, education, local retail, commercial and leisure uses, set within a framework of green infrastructure.
- 4.2 Extensive evidence exists in relation to the soils and agricultural land characteristics of the site. There is no evidence that the site – allocated in very substantial part – will involve a significant loss of best and most versatile land.
- 4.3 Notwithstanding the absence of any significant loss of best and most versatile land as a result of the development, soils should be considered in the context of the sustainable use of land and the ecosystem services they provide as a natural resource, as highlighted in paragraph 174 of the NPPF
- 4.4 Accordingly, in order to avoid the loss or irreversible damage to top soil resources, the applicants anticipate that a condition would be imposed upon any planning permission to ensure effective soil management within the construction phase of development. This is likely to include the preparation of a soils management plan consistent with the principles set out in the DEFRA “*Construction Code of Practice for the Sustainable Use of Soil on Development sites*”.

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National Soil Resources Institute

Cranfield
UNIVERSITY

Soils Site Report

Full Soil Report

National Grid Reference: SP5636624621

Easting: 456366

Northing: 224621

Site Area: 4km x 4km



Prepared by
authorised user:
Bruce Lascelles
Hyder Consulting

7 July 2010

Citations

Citations to this report should be made as follows:

National Soil Resources Institute (2010) Full Soils Site Report for location 456366E, 224621N, 4km x 4km, National Soil Resources Institute, Cranfield University.
Accessed via <https://www.landis.org.uk/sitereporter/>.

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About this report

This Soils Site Report identifies and describes the properties and capacities of the soil at your specified location as recorded in the 1:250,000 scale National Soil Map for England and Wales. It has been produced by Cranfield University's National Soil Resources Institute.

The National Soil Map represents the most accurate comprehensive source of information about the soil at the national coverage in England and Wales. It maps the distribution of soil mapping units (termed soil associations) which are defined in terms of the main soil types (or soil series) that were recorded for each soil association during field soil survey. Each soil association is named after its principal soil series and these bear the location name from where they were first described (e.g. Windsor). Each of these soil associations have differing environmental characteristics (physical, chemical and biological) and it is by mapping these properties that the range of thematic maps in this report have been produced.

Soil types and properties vary locally, as well as at the landscape scale. It is not possible to identify precisely the soil conditions at a specific location without first making a site visit. We have therefore provided you with information about the range of soil types we have identified at and around your selected location. Schematic diagrams are also provided to aid accurate identification of the soil series at your site.

Whilst an eight-figure national grid reference should be accurate to within 100m, a single rural Postcode can cover a relatively large geographical area. Postcodes can therefore be a less precise basis for specifying a location. The maps indicate the bounded area the reports relate to.

Your Soils Site Report will enable you to:

- identify the soils most likely to be present at and immediately around your specified location;
- understand the patterns of soil variation around your location and how these correlate with changes in landscape;
- identify the nature and properties of each soil type present within the area;
- understand the relevant capacities and limitations of each of the soils and how these might impact on a range of factors such as surface water quality.

Provided that this Soils Site Report is not modified in any way, you may reproduce it for a third-party.

For more information visit www.landis.org.uk/reports

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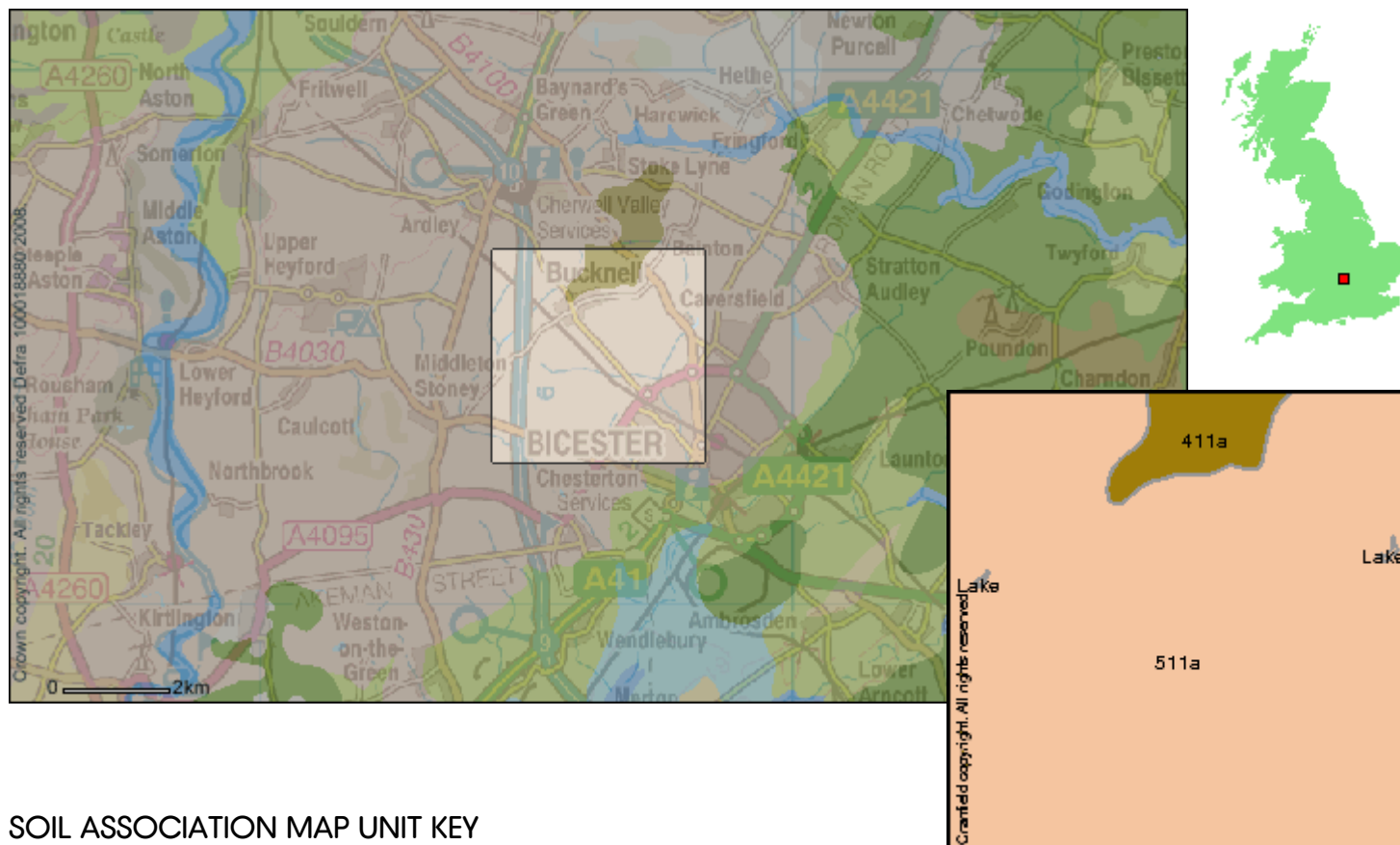
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1. SOIL THEMATIC MAPS

This section contains a series of maps of the area surrounding your selected location, based on the 1:250,000 scale National Soil Map, presenting a number of thematic maps relating to the characteristics of the soils. These provide an overview of the nature and condition of the local soil conditions. It is these conditions that may be used to infer the response of an area to certain events (with the soil as a receptor), such as pollution contamination from a chemical spill, or an inappropriate pesticide application and the likelihood of these materials passing through the soil to groundwater. Other assessments provide an insight into the way a location may impact, by corrosive attack or ground movement, upon structures or assets within the ground, for example building or engineering foundations or pipes and street furniture.

Soil is a dynamic environment with many intersecting processes, chemical, physical and biological at play. Even soils 'sealed' over by concrete and bitumen are not completely dormant. The way soils respond to events and actions can vary considerably according to the properties of the soil as well as other related factors such as land-use, vegetation, topography and climate. There are many threats facing our national soil resource today and forthcoming legislation such as the proposed Soil Framework Directive (SFD) (COM(2006) 232) will seek to identify measures aimed towards soil protection and ensuring the usage of soils in the most sustainable way. This report is therefore a useful snapshot of the soil properties for your given area, providing a summary of a broad range of ground conditions.

1a. SOILS - SPATIAL DISTRIBUTION

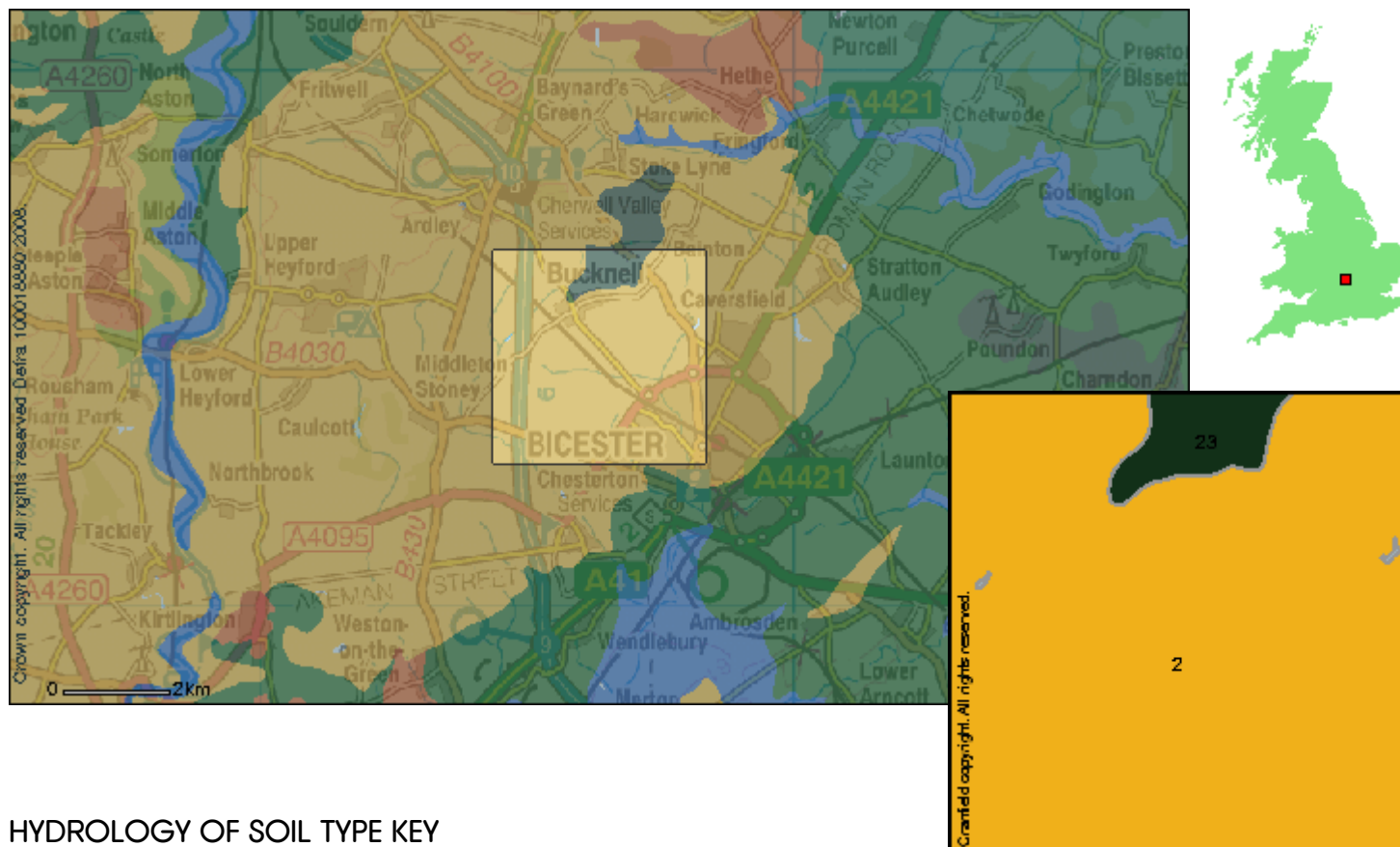


SOIL ASSOCIATION MAP UNIT KEY

- Evesham 1 411a**
Slowly permeable calcareous clayey soils
- ABERFORD 511a**
Shallow, locally brashy well drained calcareous fine loamy soils over limestone.

Soil associations represent a group of soil series (soil types) which are typically found occurring together, associated in the landscape (Avery, 1973; 1980; Clayden and Hollis, 1984). Soil associations may occur in many geographical locations around the country where the environmental conditions are comparable. For each of these soil associations, a collection of soil types (or soil series) are recorded together with their approximate proportions within the association. Soil associations have codes as well as textual names, thus code '554a' refers to the 'Frilford' association. Where a code is prefixed with 'U', the area is predominantly urbanised (e.g. 'U571v'). The soil associations for your location, as mapped above, are described in more detail in Section 2: Soil Association Descriptions.

1b. HYDROLOGY OF SOIL TYPE (HOST)



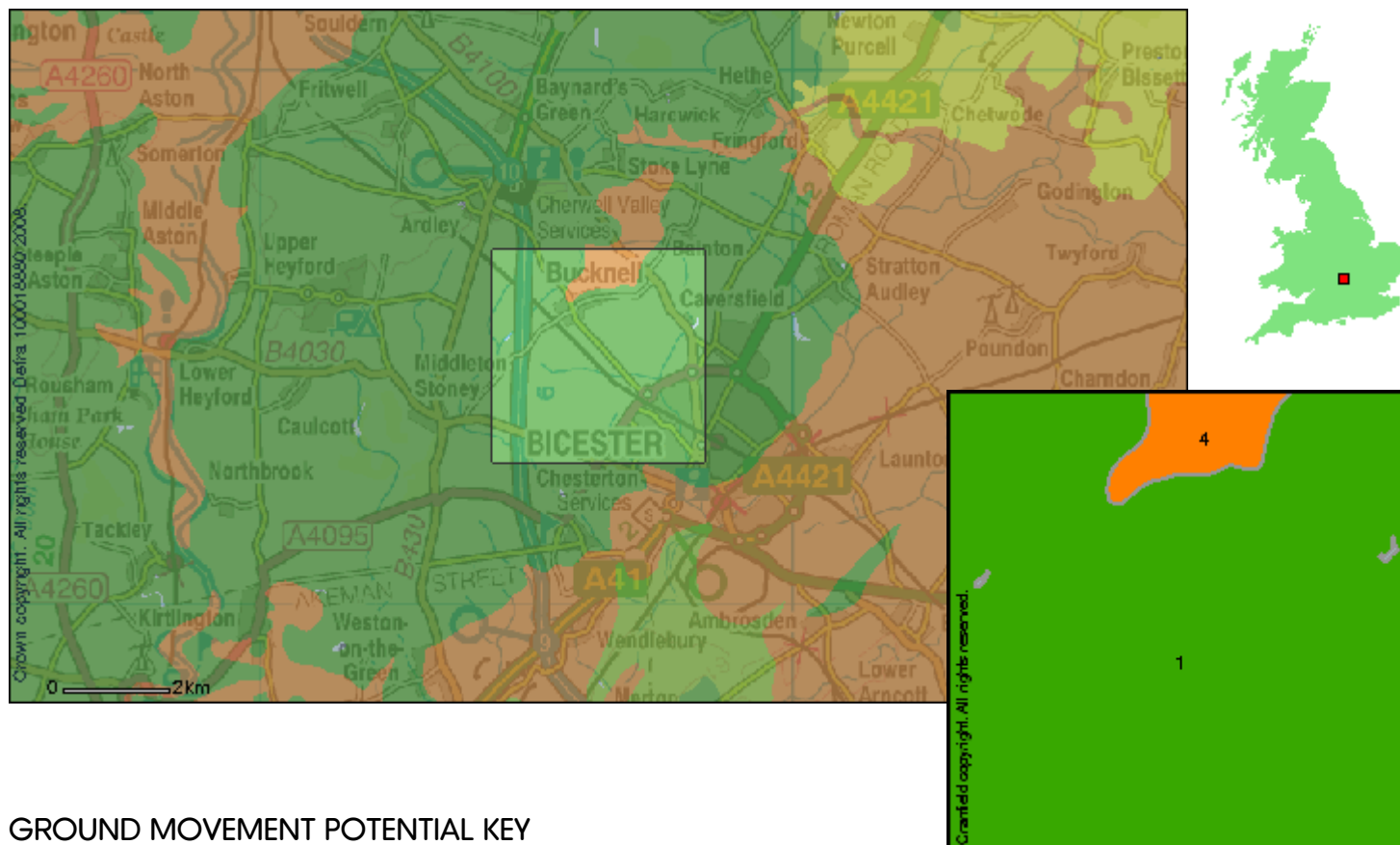
HYDROLOGY OF SOIL TYPE KEY

- 2** - Free draining permeable soils on 'brashy' or dolomitic limestone substrates with high permeability and moderate storage capacity
- 23** - Slowly permeable soils with slight seasonal waterlogging and low storage capacity over impermeable clay substrates with no storage capacity

HOST CLASS DESCRIPTION

The Hydrology of Soil Types (HOST) classification describes the dominant pathways of water movement through the soil and, where appropriate, the underlying substrate. Eleven drainage models are defined according to the permeability of the soil and its substrate and the depth to a groundwater table, where one is present (Boorman et al, 1995). These are further subdivided into 29 HOST classes to which all soil series have been assigned. These classes identify the way soil water flows are partitioned, with water passing over, laterally through, or vertically down the soil column. Analysis of the river hydrograph and the extent of soil series for several hundred gauged catchments allowed mean values for catchment hydrological variables to be identified for each HOST class. The HOST classification is widely used to predict river flows and the frequency and severity of flood events and also to model the behaviour of diffuse pollutants (Hollis et al, 1995).

1c. GROUND MOVEMENT POTENTIAL



GROUND MOVEMENT POTENTIAL KEY

- 1 - Very low
- 2 - Low
- 3 - Moderate
- 4 - High
- 5 - Very high

* If a High class is starred, a 'Very High' ground movement potential is likely to be achieved if these soils are drained to an effective depth of at least two metres.

GROUND MOVEMENT POTENTIAL DESCRIPTION

Clay-related ground movement is the most widespread cause of foundation failure in the UK and is linked to seasonal swelling and shrinkage of the clay. The content of clay within the soils of your selected area has therefore a direct bearing upon the likelihood of ground movement.

Among the inorganic particles that constitute the solid component of any soil, clay particles are the smallest and defined as being <0.002 mm - equivalent spherical diameter (esd) in size. Clay particles occur in most kinds of soil but they only begin to exert a predominant influence on the behaviour of the whole soil where there is more than 35 per cent (by weight) of clay-sized material present.

Because clay particles are very small and commonly platy in shape they have an immense surface area onto which water can be attracted, relative to the total volume of the soil material. In addition to surface attraction or inter-crystalline absorption of water, some clay minerals, those with three layers of atoms (most other kinds of clay have only two layers of atoms) are able to absorb and hold additional water between these layers. It is these types of clay mineral, which are widespread in British soils and commonly known as *smectites* that have the greatest capacity to shrink and swell.

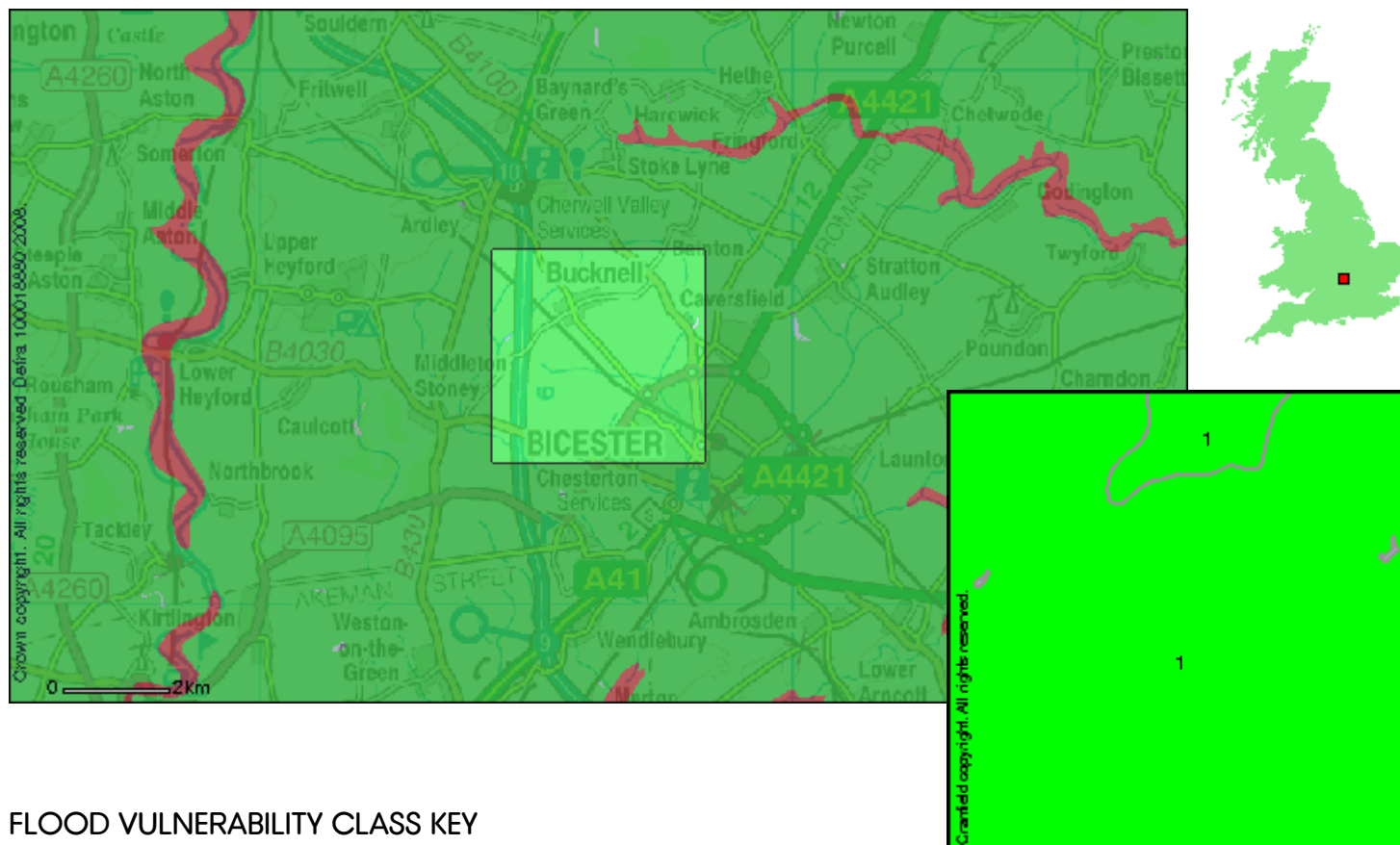
In a natural undisturbed condition, the moisture content of deep subsoil clay does not change greatly through the year and consequently there are no changes in volume leading to shrinkage and swelling. However, when clays are exposed at or near the ground surface and especially when vegetation is rooting in them seasonal moisture and volume changes can be dramatic. Plants and trees transpire moisture from the soil to support their growth and transfer necessary nutrients into their structures. Surface evaporation

also takes place from soil and plant structures, and the combination of evaporation from surfaces and transpiration by plants and trees is termed *evapotranspiration*. Thus, the layer of soil material down to 2m depth into which plants will root is critical when assessing the vulnerability of land to subsidence.

Whenever soil moisture is continuously being replenished by rainfall, the soil moisture reserves will be unaffected by the removal of moisture by plants as there is no net loss. However, in many parts of Britain, particularly in the south and east, summer rainfall is small and is exceeded by evapotranspiration. Water reserves are then not sufficiently replenished by rainfall and so a soil moisture deficit develops. The water removed from a clayey soil by evapotranspiration leads to a reduction in soil volume and the consequent shrinkage causes stress in the soil materials leading in turn to stress on building foundations that are resting in the soil (Hallett, et al, 1994).

The foundations themselves may then move and thus cause damage to building structures. This problem can be exacerbated by the fact that the soil beneath the structure may not dry out uniformly, so that any lateral pressure exerted on the building foundation is made effectively greater. This assessment identifies the likelihood of soil conditions being prone to ground movement given these other factors.

1d. FLOOD VULNERABILITY



FLOOD VULNERABILITY CLASS KEY

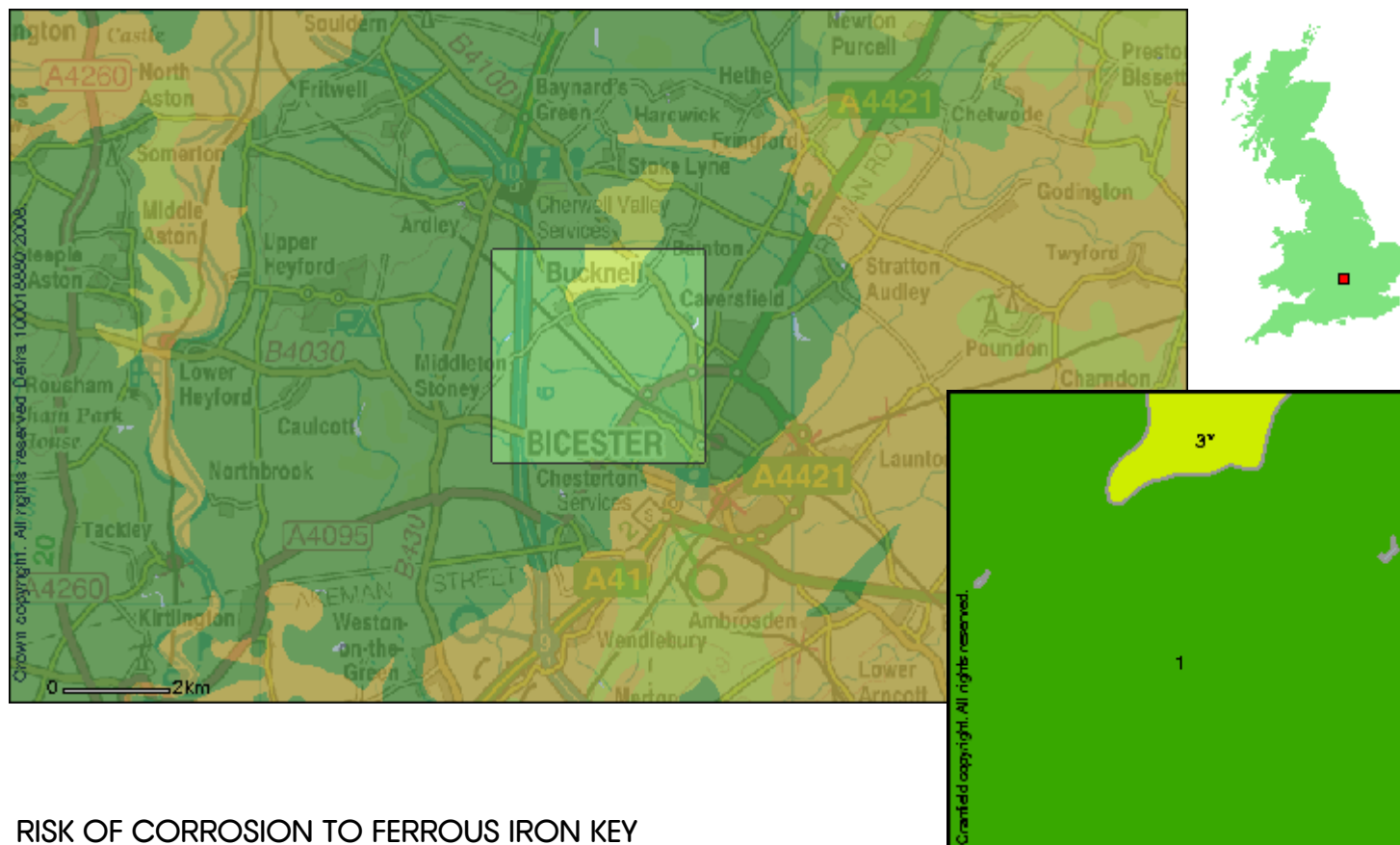
- 0 - Major risk
- 1 - Minor risk

FLOOD VULNERABILITY DESCRIPTION

The inundation of properties by flood water can occur in a number of circumstances. Surface run-off can collect on low-lying land from upslope following heavy rainfall. More commonly rivers, lakes and/or the sea extend beyond their normal limits as a result of prolonged or intense rainfall, unusually high tides and/or extreme wind events. Water damage to properties and their contents is compounded by the deposition of sediment suspended in the flood waters. The spatial distribution of such waterborne sediment (or alluvium as defined in soil science) is one basis upon which land that has been subject to historical flooding can be mapped, and this forms a basis for present-day flooding risk assessment.

Both riverine and marine alluvium are identified as distinct soil parent materials within the British soil classifications. Combining soil map units that are dominated by soil series developed in alluvium across Great Britain identifies most of the land that is vulnerable to flooding. This assessment does not account for man-made flood defence measures, showing instead the areas where once water has stood.

1e. RISK OF CORROSION TO FERROUS IRON



RISK OF CORROSION TO FERROUS IRON KEY

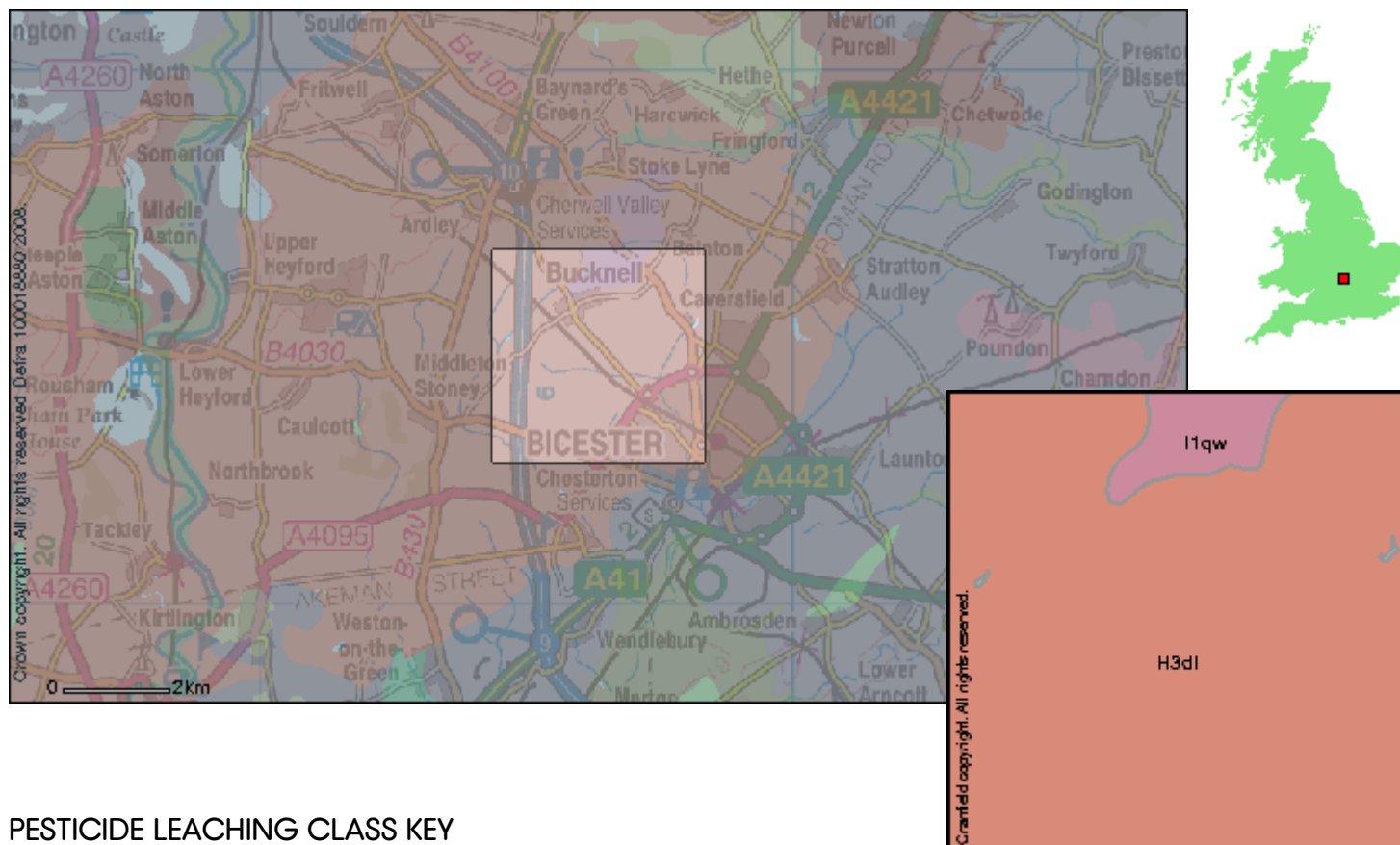
- 1 - Non-aggressive
- 2 - Slightly Aggressive
- 3 - Moderately Aggressive
- 4 - Highly Aggressive
- 5 - Very highly Aggressive
- 6 - Impermeable Rock

* If a class is starred, it is assumed that there are moderate amounts of sulphate in the soil. If there is abundant sulphate present, the soil may be one class more aggressive. Conversely, if there is very little sulphate, the soil may be one class less aggressive to buried ferrous iron.

RISK OF CORROSION TO FERROUS IRON DESCRIPTION

Buried iron pipes and other infrastructure corrode at rates that are influenced by soil conditions (Jarvis and Hedges, 1994). Soil acidity, sulphide content, aeration and wetness all influence the corrosivity of the soil. These factors are used to map 5 major classes of relative corrosivity.

1f. PESTICIDE LEACHING RISK



PESTICIDE LEACHING CLASS KEY

- H3dl - Moderately shallow soil over soft limestone with deep groundwater
- I1qw - Slowly permeable soils with low storage capacity over soft substrates of low or negligible storage capacity that sometimes conceal groundwater bearing rocks at depth

PESTICIDE LEACHING CLASS DESCRIPTION

The natural permeability and water regime of soils are influential in determining the fate and behaviour of pesticides applied to the crop and soil surface (Hollis et al, 1995). A system of vulnerability assessment was devised as part of the national system for Policy and Practice for the Protection of Groundwater. This divided soils into three primary vulnerability classes.

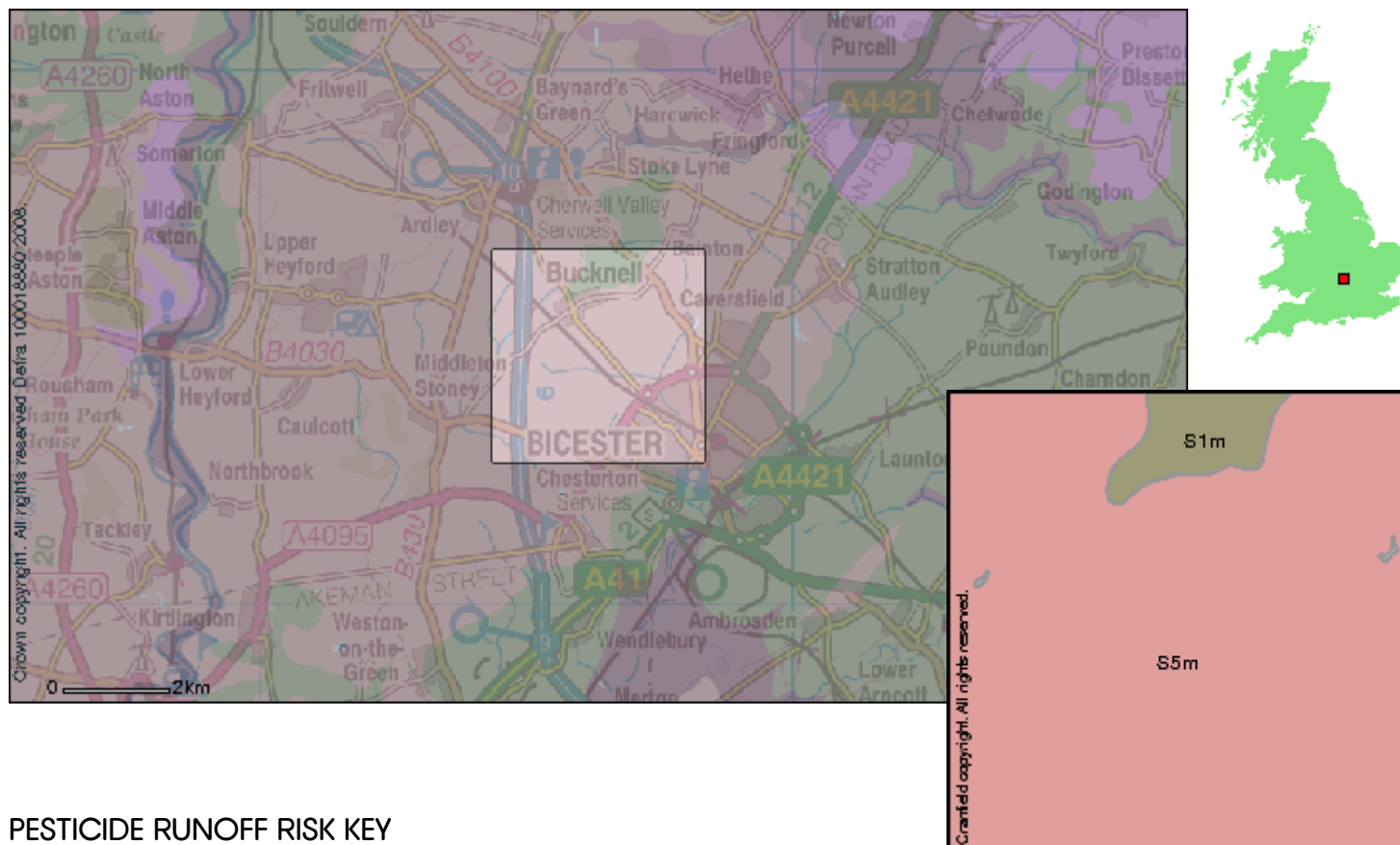
H - Soils of high leaching capacity with little ability to attenuate non-adsorbed pesticide leaching which leave underlying groundwater vulnerable to pesticide contamination.

I – Soils of intermediate leaching capacity with a moderate ability to attenuate pesticide leaching.

L - Soils of low leaching capacity through which pesticides are unlikely to leach.

The primary classes have been further subdivided into nearly forty subclasses. These subclasses, with their descriptions, are mapped above. These classes do not account for differences in land cultivation, which can also have a significant impact on pesticide behaviour.

1g. PESTICIDE RUNOFF RISK



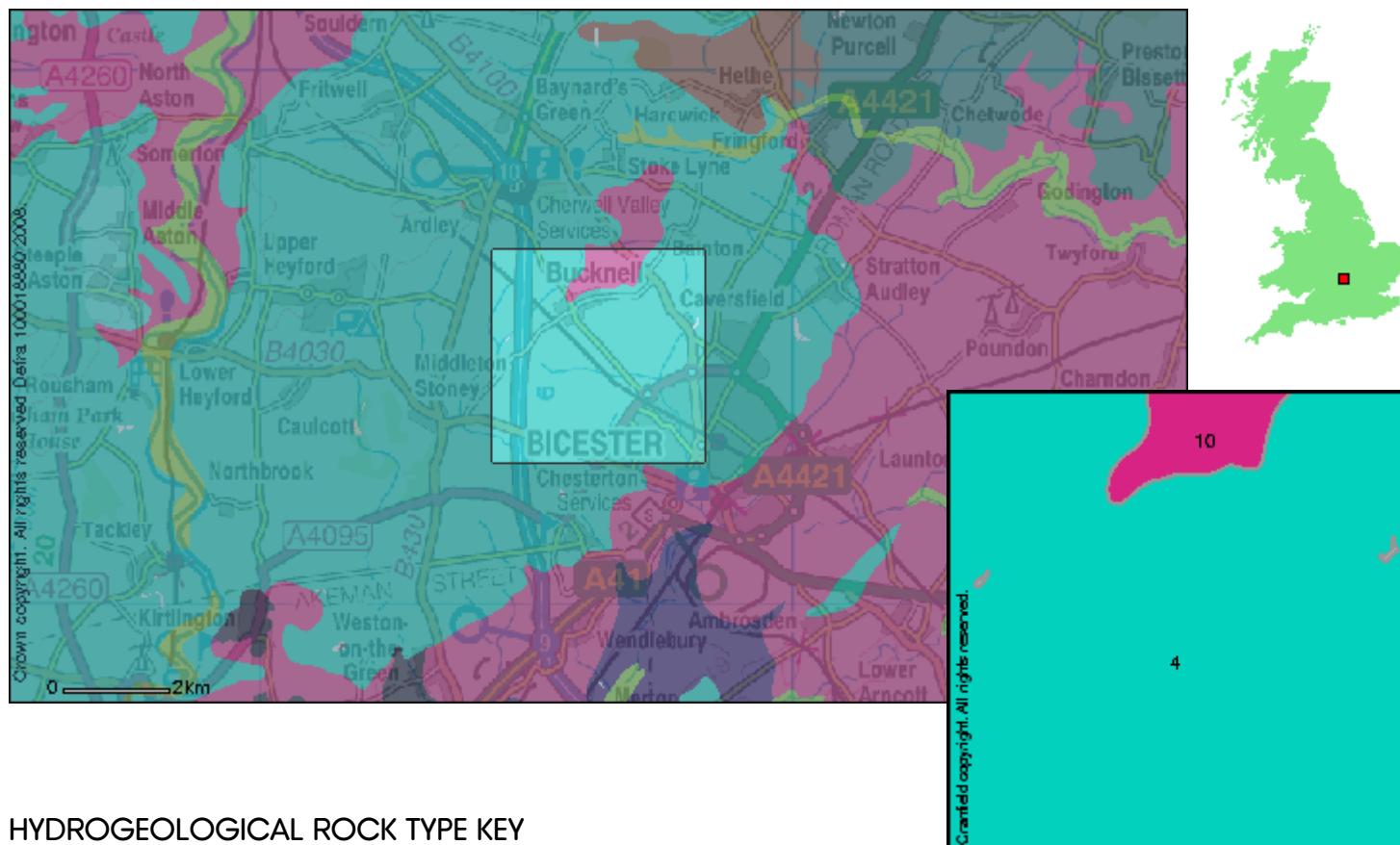
PESTICIDE RUNOFF RISK KEY

- S1m - Soils with very high run-off potential but moderate adsorption potential
- S5m - Soils with very low run-off potential and moderate adsorption potential

PESTICIDE RUNOFF RISK DESCRIPTION

The physical properties and natural water regime of soils influence the speed and extent of lateral water movement over and through the soil at different depths (Hollis et al, 1995). As a result, soils can be classed according to the potential for pesticide run-off. Five runoff potential classes are identified for mineral soils and a further two for peat soils. The mineral soil classes are further subdivided according to the potential for pesticide adsorption.

1h. HYDROGEOLOGICAL ROCK TYPE



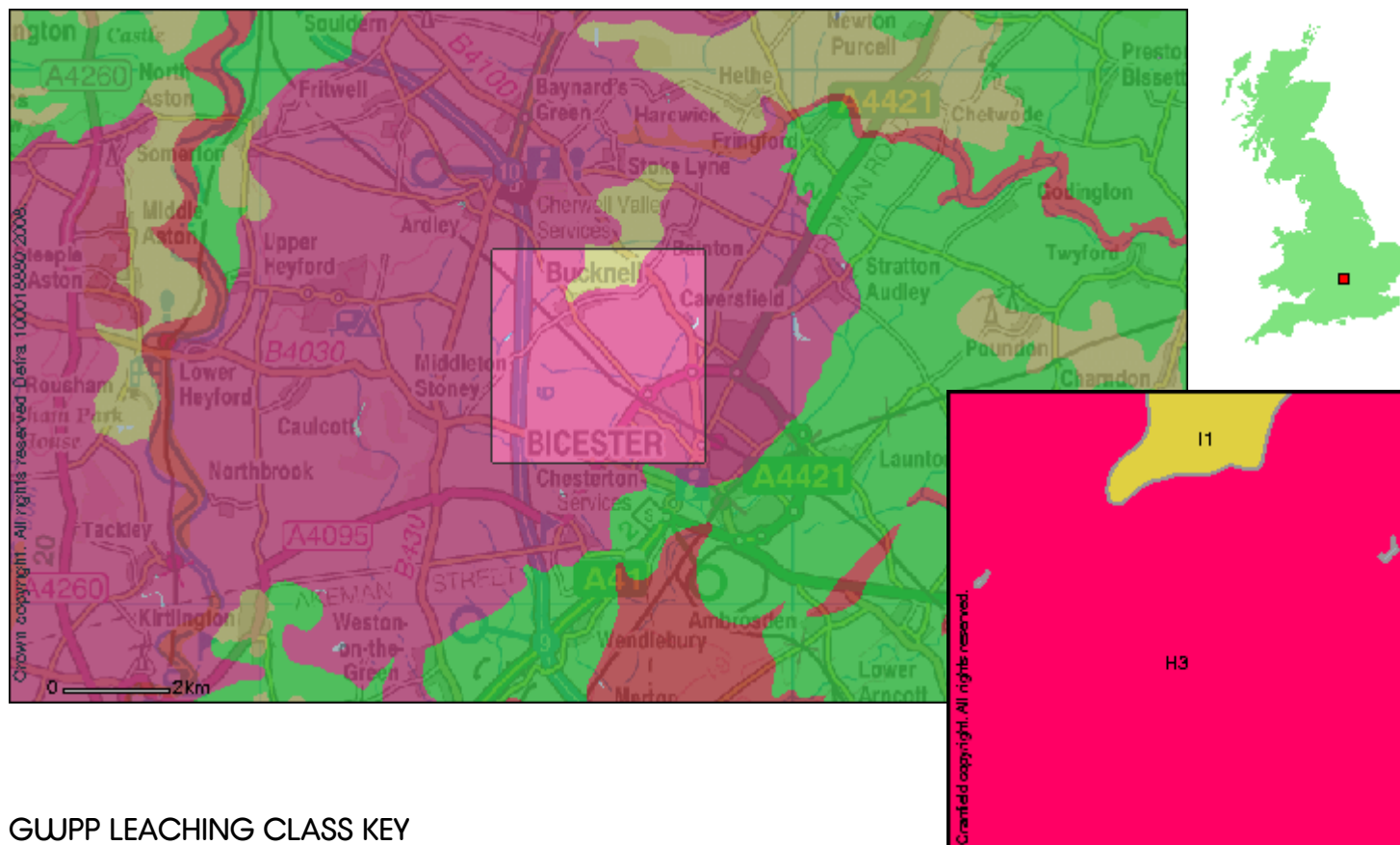
HYDROGEOLOGICAL ROCK TYPE KEY

- 10 - very soft massive clays
- 4 - soft Magnesian, brashy or Oolitic limestone and ironstone

HYDROGEOLOGICAL ROCK TYPE DESCRIPTION

The hydrogeological classification of the soil parent materials provides a framework for distinguishing between soil substrates according to their general permeability and whether they are likely to overlie an aquifer. Every soil series has been assigned one of the 32 substrate classes and each of these is characterised according to its permeability (being characterised as permeable, slowly permeable or impermeable). For further information, see Boorman et al (1995).

Ti. GROUND WATER PROTECTION POLICY (GWPP) LEACHING



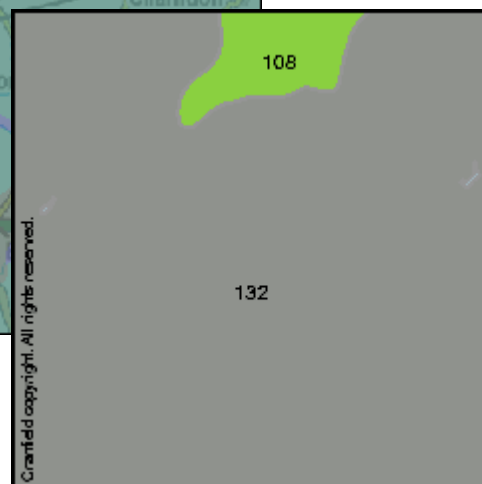
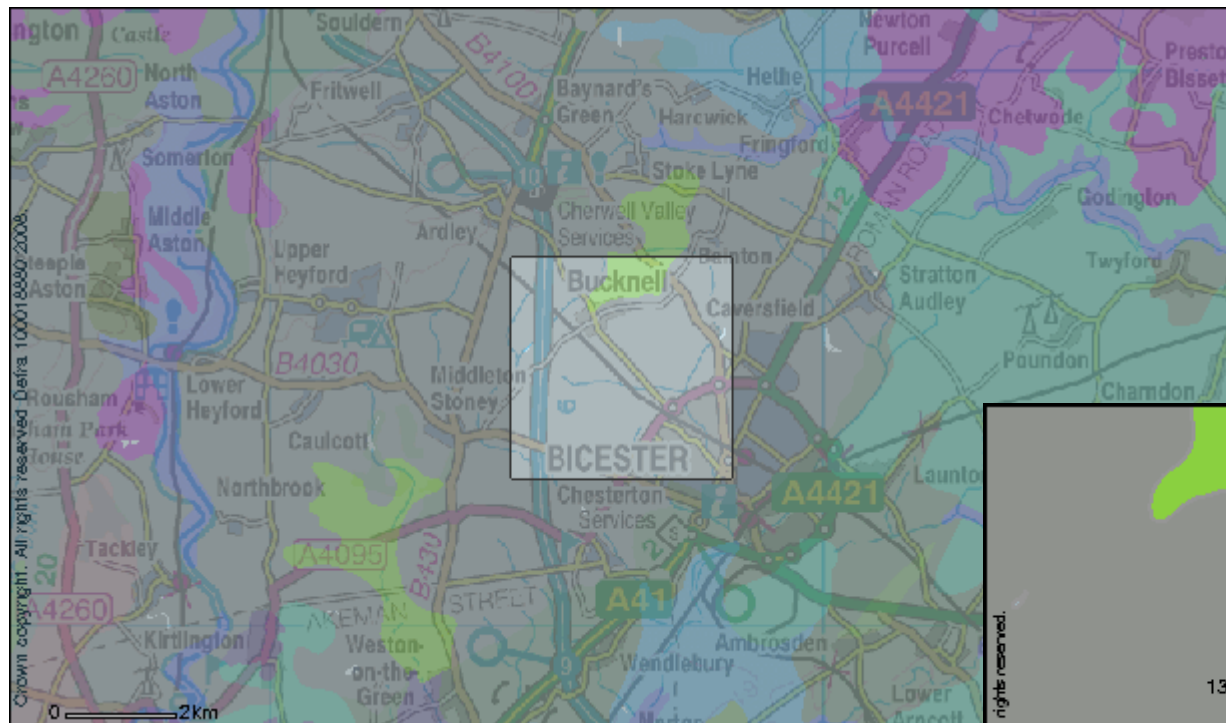
GWPP LEACHING CLASS KEY

- H3** - Coarse textured or moderately shallow soils of high leaching potential, which readily transmit non-adsorbed pollutants and liquid discharges but which have some ability to attenuate adsorbed pollutants because of their relatively large organic matter or clay content
- I1** - Soils of intermediate leaching potential which have a moderate ability to attenuate a wide range of diffuse source pollutants but in which it is possible that some non-adsorbed diffuse source pollutants and liquid discharges could penetrate the soil layer

GWPP LEACHING CLASS DESCRIPTION

The Ground Water Protection Policy classes describe the leaching potential of pollutants through the soil (Hollis, 1991; Palmer et al, 1995). The likelihood of pollutants reaching ground water is described. Different classes of pollutants are described, including liquid discharges adsorbed and non-adsorbed pollutants.

Tj. SOIL PARENT MATERIAL



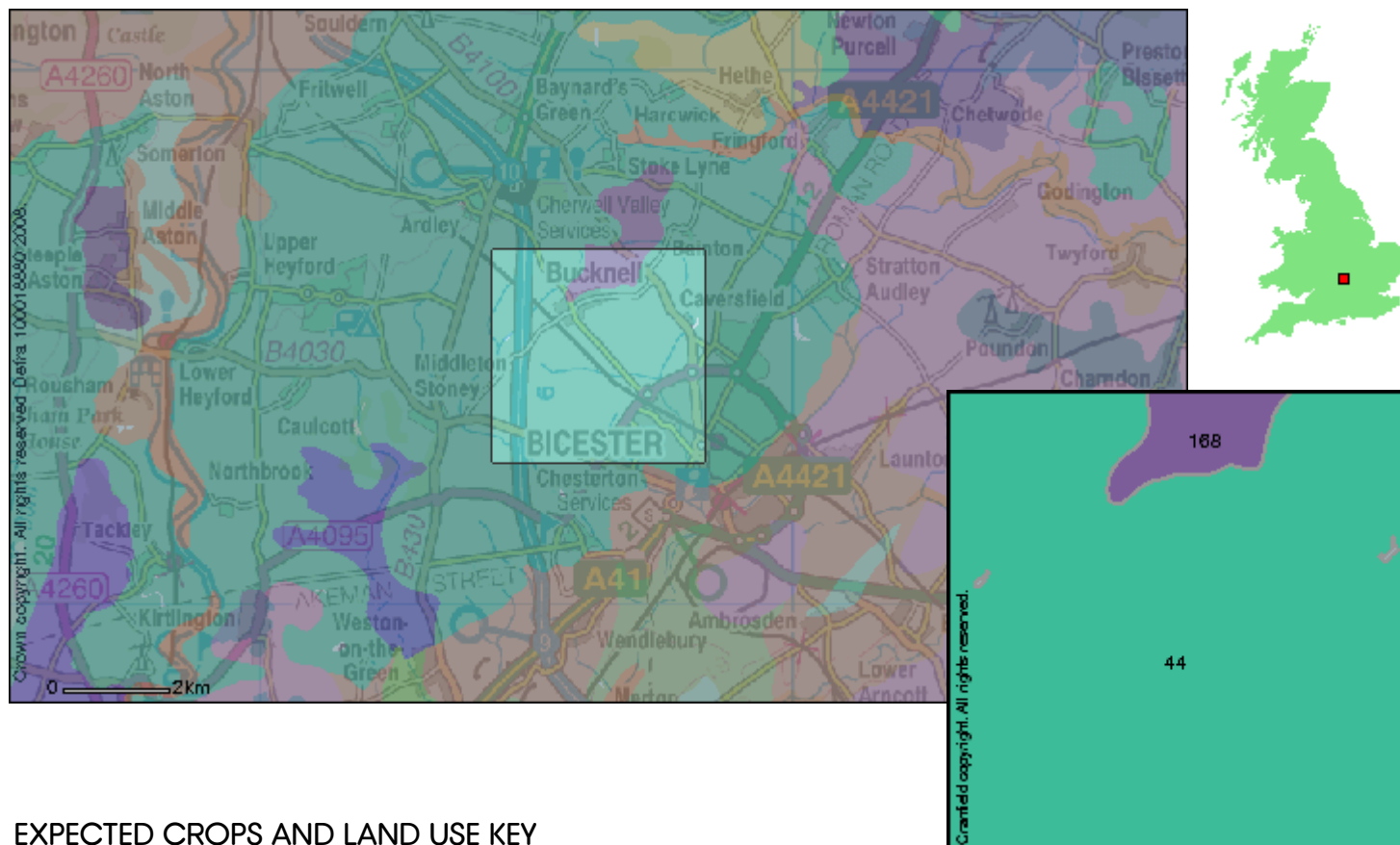
SOIL PARENT MATERIAL KEY

- 108 - Jurassic clay and limestone
- 132 - Permian Jurassic and Eocene limestone

SOIL PARENT MATERIAL DESCRIPTION

Along with the effects of climate, relief, organisms and time, the underlying geology or 'parent material' has a very strong influence on the development of the soils of England and Wales. Through weathering, rocks contribute inorganic mineral grains to the soils and thus exhibit control on the soil texture. During the course of the creation of the national soil map, soil surveyors noted the parent material underlying each soil in England and Wales. It is these general descriptions of the regional geology which is provided in this map.

1k. EXPECTED CROPS AND LAND USE



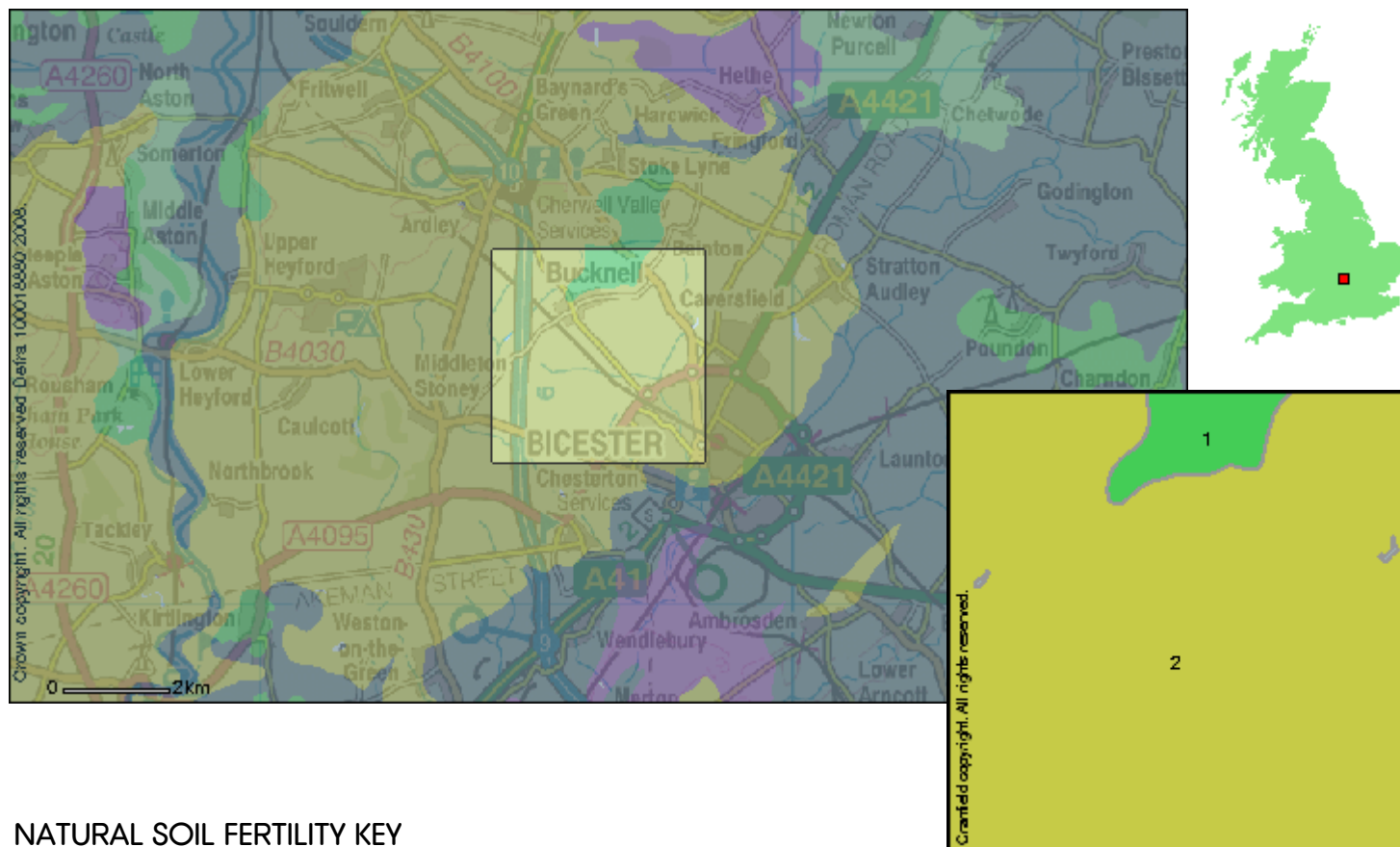
EXPECTED CROPS AND LAND USE KEY

- 168 - Permanent and short term grassland with much winter cereals; stock rearing and dairying in moist lowlands.
- 44 - Cereals with some sugar beet and potatoes; limited permanent grassland.

EXPECTED CROPS AND LAND USE DESCRIPTION

Individual soils are commonly associated with particular forms of land cover and land use. Whilst the soil surveyors were mapping the whole of England and Wales, they took careful note of the range of use to which the land was being put. This map shows the most common forms of land use found on each soil unit.

11. NATURAL SOIL FERTILITY



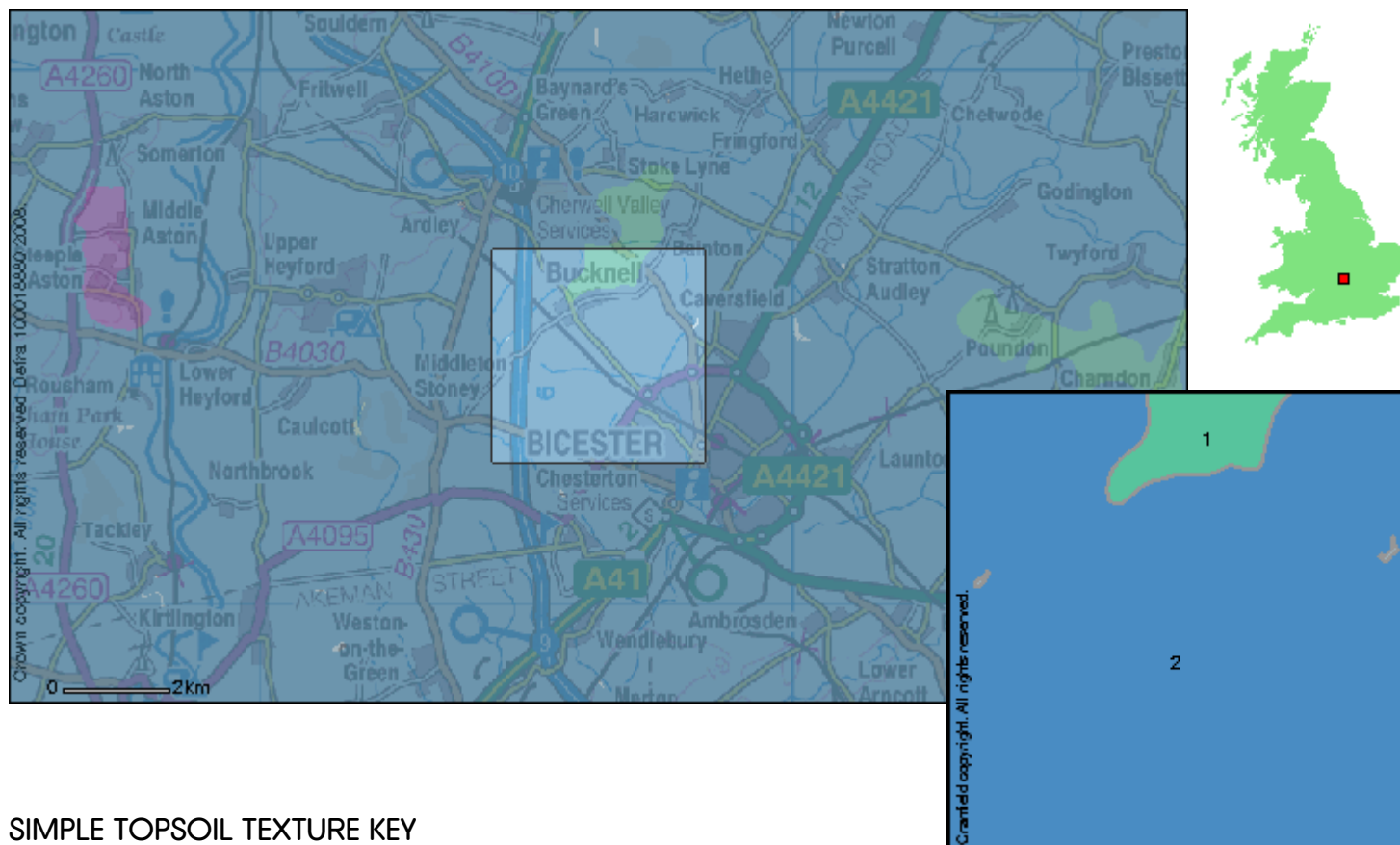
NATURAL SOIL FERTILITY KEY

- 1 - High
- 2 - Lime-rich

NATURAL SOIL FERTILITY DESCRIPTION

Soil fertility can be greatly altered by land management especially through the application of manures, lime and mineral fertilisers. What is shown in this map, however, is the likely natural fertility of each soil type. Soils that are very acid have low numbers of soil-living organisms and support heathland and acid woodland habitats. These are shown as of very low natural fertility. Soils identified as of low natural fertility are usually acid in reaction and are associated with a wide range of habitat types. The moderate class contains neutral to slightly acid soils, again with a wide range of potential habitats. Soil of high natural fertility are both naturally productive and able to support the base-rich pastures and woodlands that are now rarely encountered. Lime-rich soils contain chalk and limestone in excess, and are associated with downland, herb-rich pastures and chalk and limestone woodlands.

1m. SIMPLE TOPSOIL TEXTURE



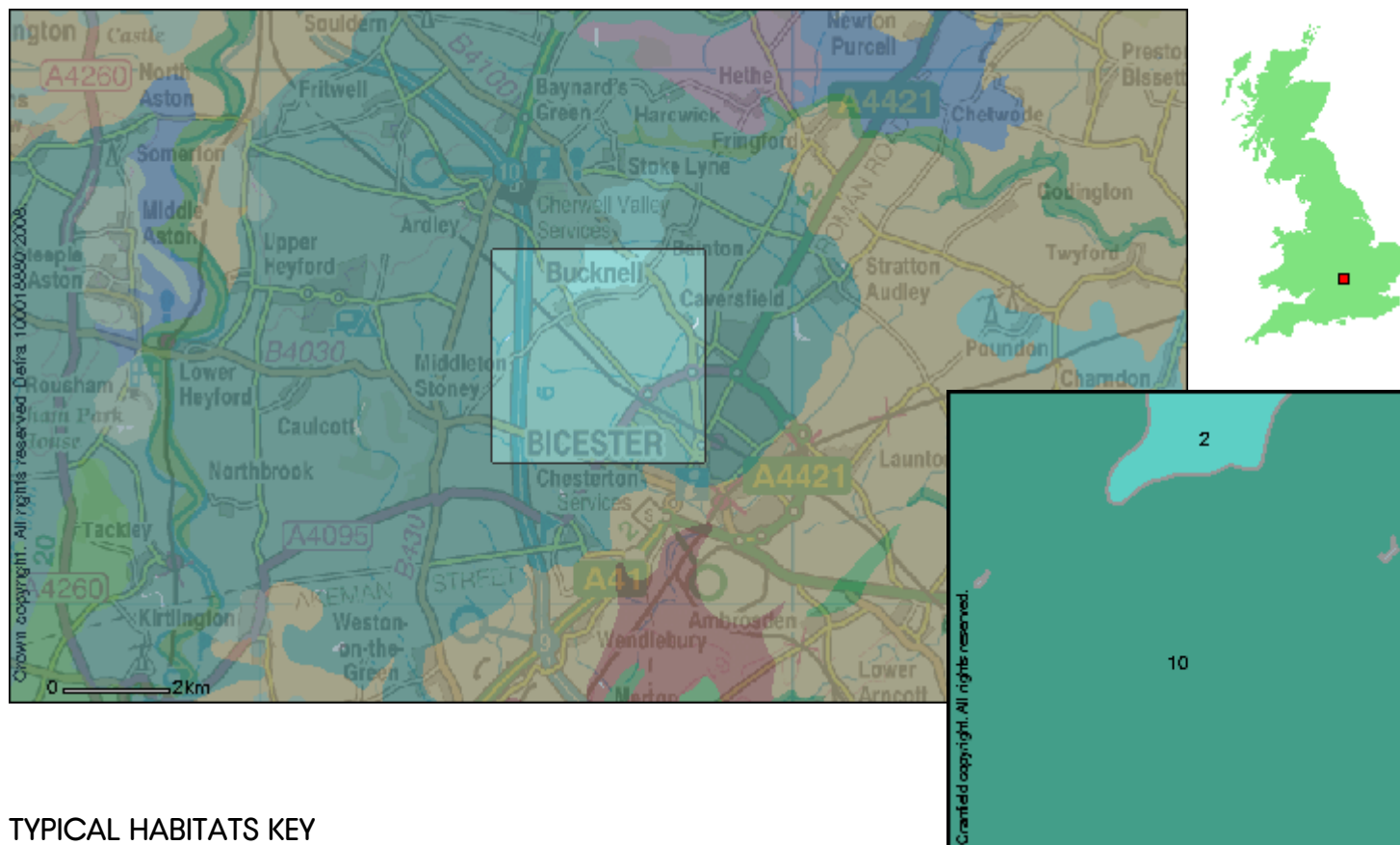
SIMPLE TOPSOIL TEXTURE KEY

- 1 - Clayey
- 2 - Loamy
- 3 - Peaty
- 4 - Sandy

SIMPLE TOPSOIL TEXTURE DESCRIPTION

Soil texture is a term used in soil science to describe the physical composition of the soil in terms of the size of mineral particles in the soil. Specifically, we are concerned with the relative proportions of sand, silt and clay. Soil texture can vary between each soil layer or horizon as one moves down the profile. This map indicates the soil texture group of the upper 30 cm of the soil. 'Light' soils have more sand grains and are described as sandy, while 'heavy' soils have few sand grains but a lot of extremely small particles and are described as clayey. Loamy soils have a mix of sand, silt and clay-sized particles and are intermediate in character. Soils with a surface layer that is dominantly organic are described as Peaty. A good understanding of soil texture can enable better land management.

1n. TYPICAL HABITATS



TYPICAL HABITATS KEY


- 10 - Herb-rich chalk and limestone pastures; lime-rich deciduous woodlands
- 2 - Base-rich pastures and classic chalky boulder clay ancient woodlands; some wetter areas and lime-rich flush vegetation


TYPICAL HABITATS DESCRIPTION

There is a close relationship between vegetation and the underlying soil. Information about the types of broad habitat associated with each soil type is provided in this map. Soil fertility, pH, drainage and texture are important factors in determining the types of habitats which can be established. Elevation above sea level and sometimes even the aspect - the orientation of a hillslope - can affect the species present. This map does not take into account the recent land management or any urban development, but provides the likely natural habitats assuming good management has been carried out.

2. SOIL ASSOCIATION DESCRIPTIONS

The following pages describe the following soil map units, (soil associations), in more detail.

 **Evesham 1 411a**
Slowly permeable calcareous clayey soils

 **ABERFORD 511a**
Shallow, locally brashy well drained calcareous fine loamy soils over limestone.

The soil associations are described in terms of their texture and drainage properties and potential risks may be identified. The distribution of the soils across England and Wales are provided. Further to this, properties of each association's component soil series are described in relation to each other. Lastly, schematic diagrams of each component series are provided for greater understanding and in-field verification purposes.

Evesham 1 (411a)*Slowly permeable calcareous clayey soils***a. General Description**

Slowly permeable calcareous clayey soils associated with shallow well drained brashy calcareous soils over limestone. Landslips and associated irregular terrain locally.

The major landuse on this association is defined as permanent and short term grassland with much winter cereals; stock rearing and dairying in moist lowlands.

b. Distribution (England & Wales)

The Evesham 1 association covers 948km² of England and Wales which accounts for 0.63% of the landmass. The distribution of this association is shown in Figure 1. Note that the yellow shading represents a buffer to highlight the location of very small areas of the association.

c. Comprising Soil Series

Multiple soil series comprise a soil association. The soil series of the Evesham 1 association are outlined in Table 1 below. In some cases other minor soil series are present at a particular site, and these have been grouped together under the heading 'OTHER'. We have endeavoured to present the likelihood of a minor, unnamed soil series occurring in your site in Table 1.

Schematic diagrams of the vertical soil profile of the major constituent soil series are provided in Section D to allow easier identification of the particular soil series at your site.

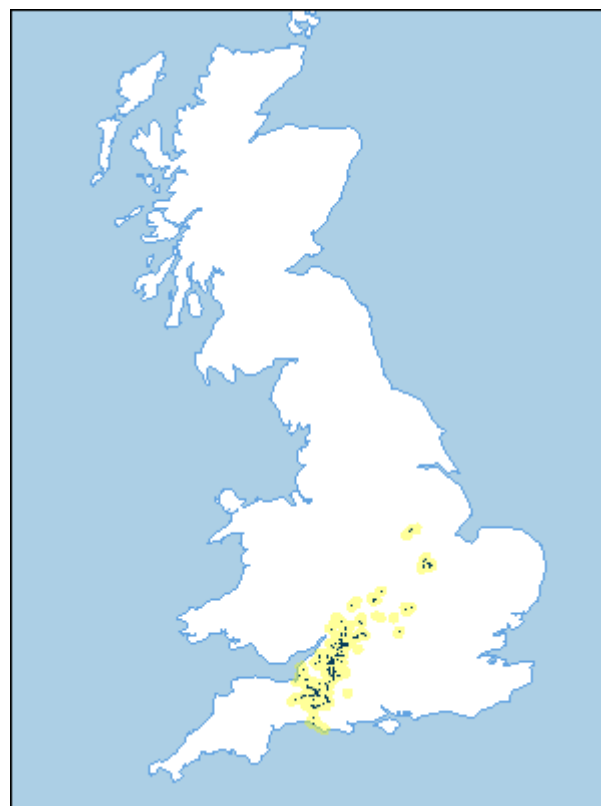


Figure 1. Association Distribution

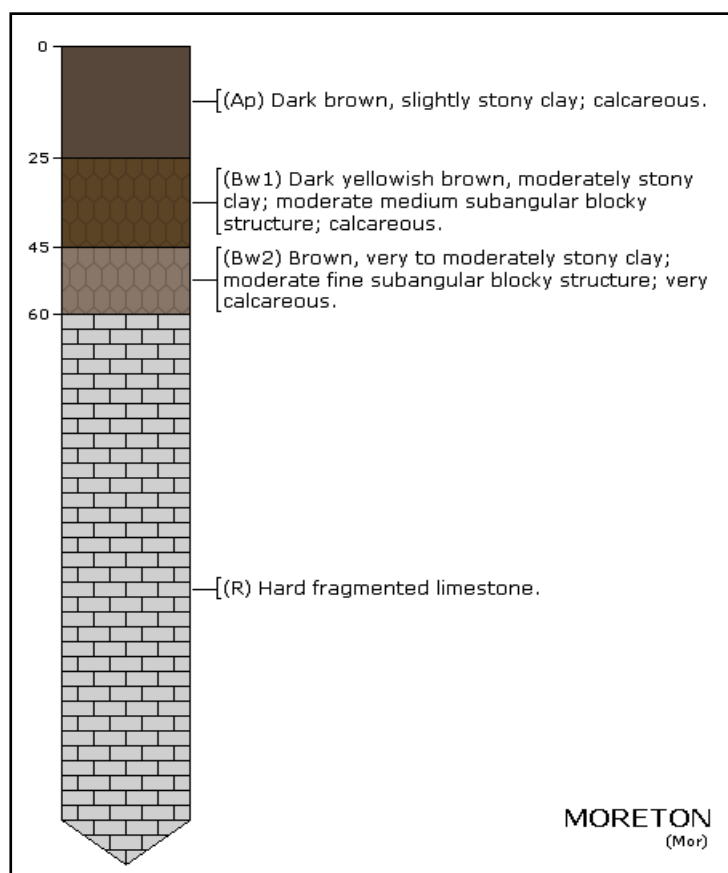
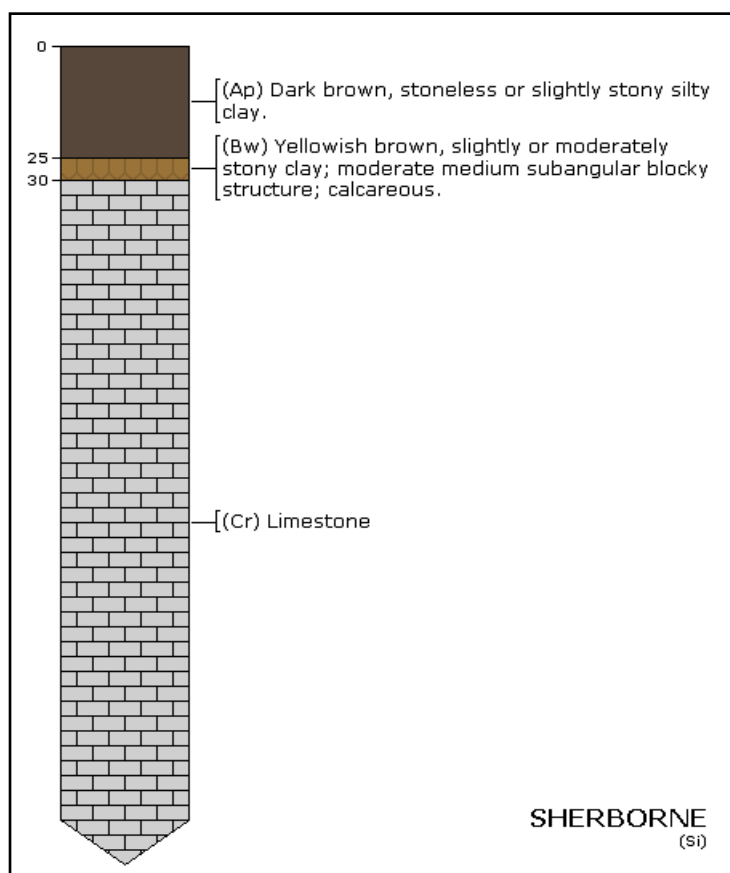
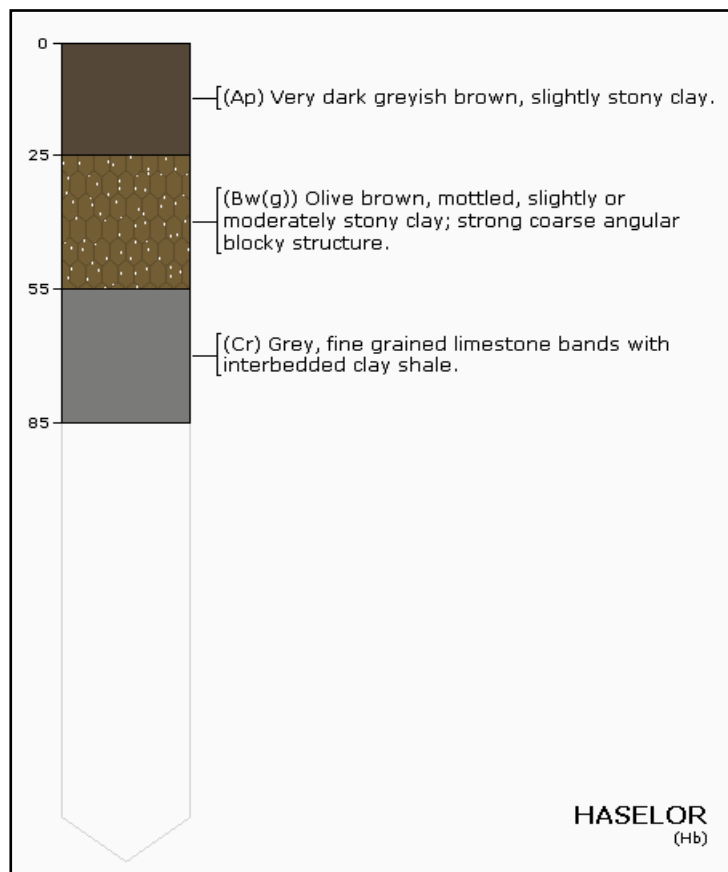
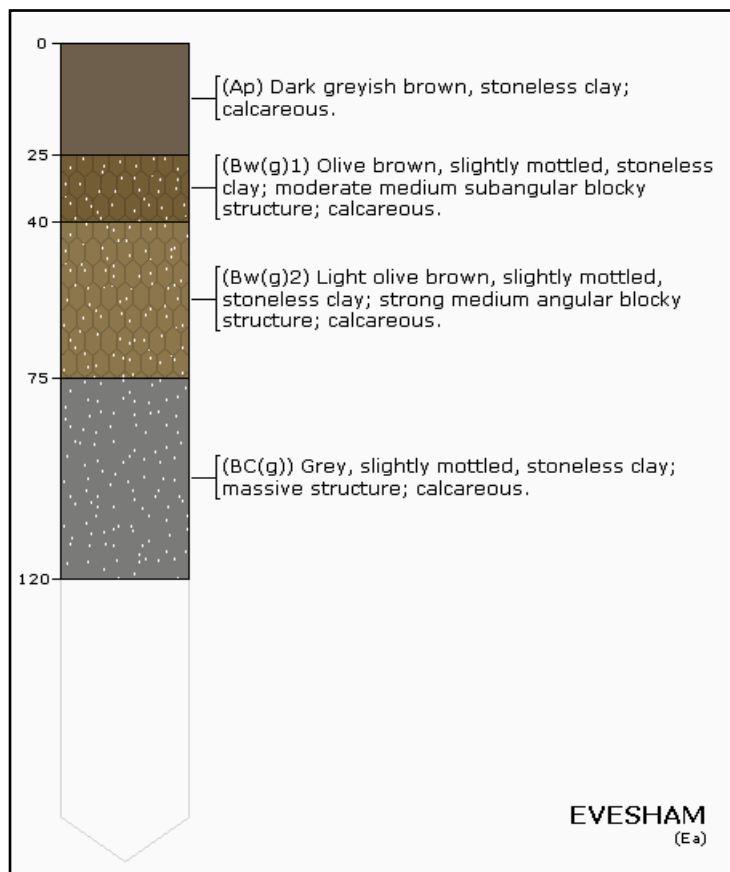
Soil Series	Description	Area %
EVESHAM (Ea)	swelling clayey material passing to clay or soft mudstone	40%
HASELOR (Hb)	swelling clayey material passing to clay with interbedded limestone	20%
SHERBORNE (Si)	clayey lithoskeletal limestone	15%
MORETON (Mor)	clayey material over lithoskeletal limestone	10%
OTHER	other minor soils	15%

Table 1. The component soil series of the Evesham 1 soil association. Because absolute proportions of the comprising series in this association vary from location to location, the national proportions are provided.

Evesham 1 (411a)

Slowly permeable calcareous clayey soils

d. Evesham 1 Component Series Profiles



Evesham 1 (411a)*Slowly permeable calcareous clayey soils***e. Soil Properties**

This section provides graphical summaries of selected attribute data available for the component series in this association. The blue bars of the graphs presented in this section describe the range of property values for all soils across England and Wales.

Superimposed on these graphs are the values for the component soil series in this association. This has been done to provide the reader with an understanding of where each property for each series sits within the national context.

Soil Series	Description	Area %
EVESHAM (Ea)	swelling clayey material passing to clay or soft mudstone	40%
HASELOR (Hb)	swelling clayey material passing to clay with interbedded limestone	20%
SHERBORNE (Si)	clayey lithoskeletal limestone	15%
MORETON (Mor)	clayey material over lithoskeletal limestone	10%
OTHER	other minor soils	15%

Table 1. The component soil series of the Evesham 1 soil association. Because absolute proportions of the comprising series in this association vary from location to location, the national proportions are provided.

e(i). Soil Depth Information and Depths to Important Layers

Depth to rock A mean depth to bedrock or very stony rubble which has been assigned to each soil series based on observed and recorded soil profiles.

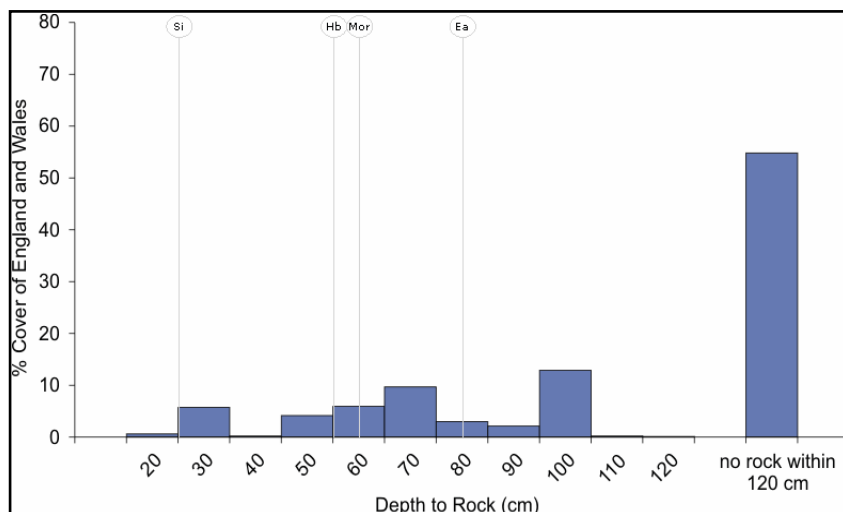


Figure 2. Depth of soil to Rock

Depth to gleying, the presence of grey and ochreous mottles within the soil, is caused by intermittent waterlogging. A mean depth to gleying has been assigned to each soil series based on observed and recorded soil profiles. The definition of a gleyed layer is designed to equate with saturation for at least 30 days in each year or the presence of artificial drainage.

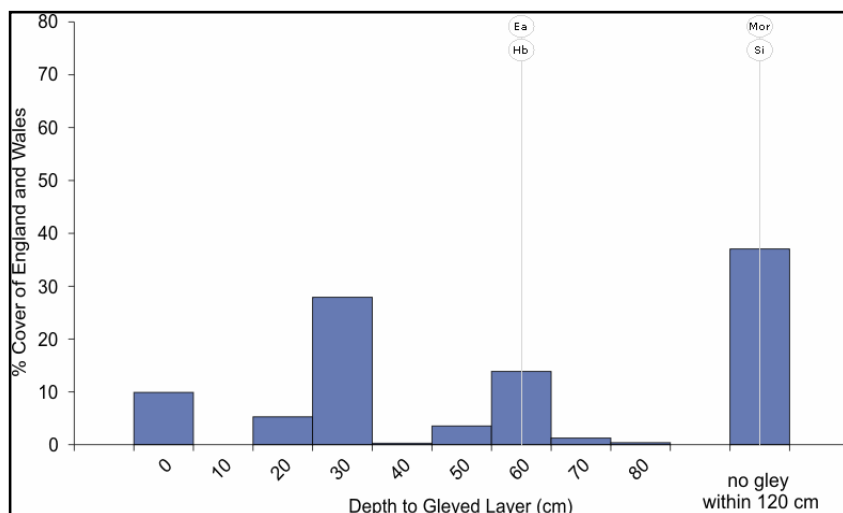


Figure 3. Depth of Soil to Gleying

Evesham 1 (411a)*Slowly permeable calcareous clayey soils***e(i). Soil Depth Information and Depths to Important Layers continued**

Depth to slowly permeable layer (downward percolation) A mean depth to a layer with lateral hydraulic conductivity of <10 cm per day has been assigned to each soil series based on observed and recorded soil profiles. Such layers can be defined in terms of their particular soil textural and structural conditions and impede downward percolation of excess soil water. This causes periodic saturation in the overlying soil, reduced storage capacity and therefore increased hydrological response to rainfall events.

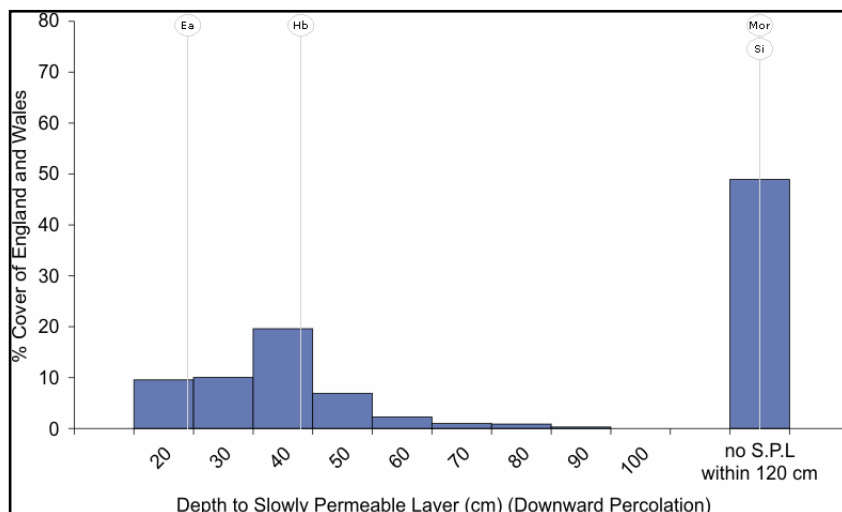


Figure 4. Depth to slowly permeable layer (downward percolation)

Depth to Slowly Permeable Layer (upward diffusion) A mean depth to the bottom of a layer with lateral hydraulic conductivity of <10 cm per day has been assigned to each soil series based on observed and recorded soil profiles. Such layers can be defined in terms of their particular soil textural and structural conditions and impede upward diffusion of water and gasses.

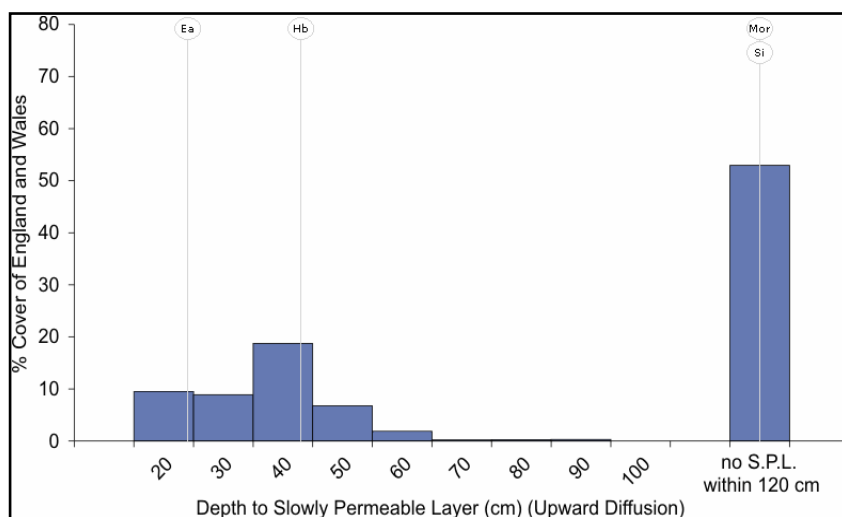


Figure 5. Depth to Slowly Permeable Layer (upward diffusion)

Evesham 1 (411a)*Slowly permeable calcareous clayey soils***e(ii). Soil Hydrological Information**

Integrated air capacity (IAC) is the total coarse pore space (>60 μm diameter) to 1 m depth. This size of pore would normally be air-filled when the soil is fully moist but not waterlogged. A large IAC means that the soil is well aerated. This will encourage root development and, provided near surface soil structure is well developed, will allow rainfall to percolate into the ground thus mitigating against localised flooding.

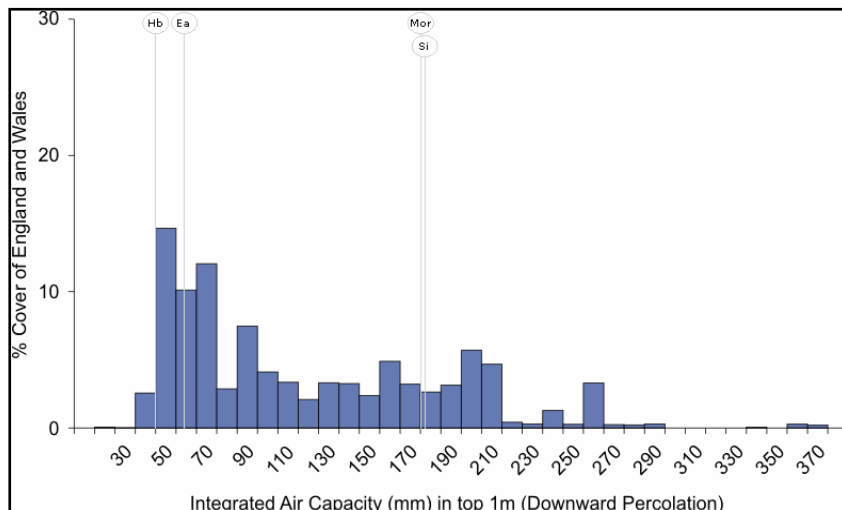


Figure 6. Integrated Air Capacity

Standard Percentage Runoff (SPR) is the percentage of rainfall that causes the short-term increase in flow seen at a catchment outlet following a storm event. The values associated with individual soil series have been calculated from an analysis of the relationships between flow data and the soils present within the catchment for several hundred gauged catchments.

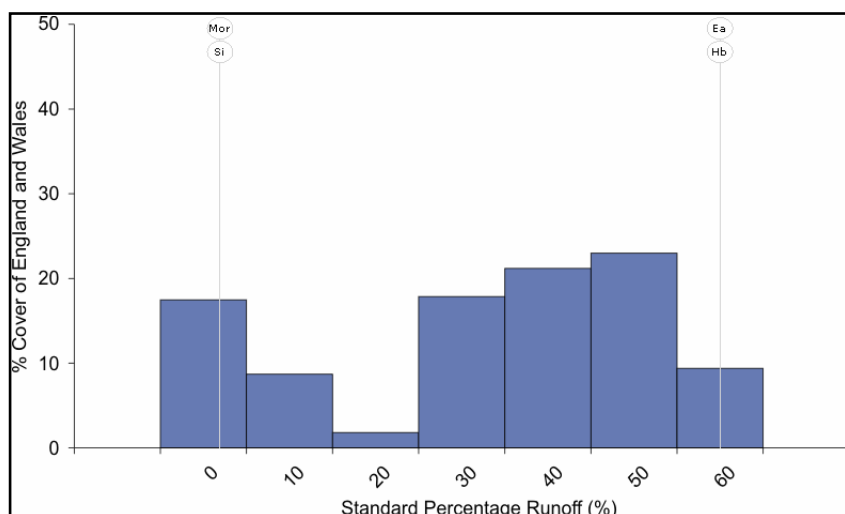


Figure 7. Standard Percentage Runoff

Base flow index is calculated from daily river flow data and expresses the volume of base flow of a river as a fraction of the total flow volume. The values associated with individual soil series have been calculated from an analysis of the relationships between flow data and the soils present within the catchment for several hundred gauged catchments.

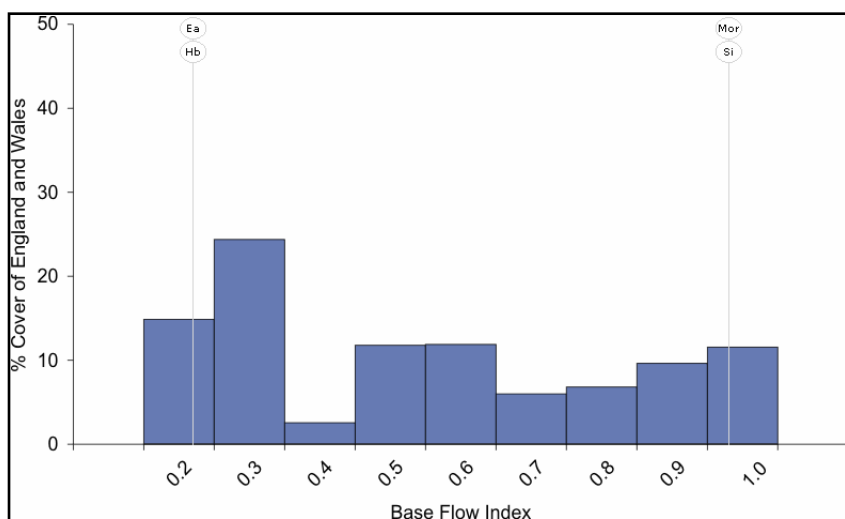


Figure 8. Base Flow Index

Evesham 1 (411a)*Slowly permeable calcareous clayey soils***e(iii). Available Water Content**

Available water content for plants varies depending on a number of factors, including the rooting depth of the plants. Described below are differing available water contents for cereals, sugar beet, grass and potato crops, as well as a generic available water value to 1 m depth.

Available water (by crop) Available water content to 1 m for the specified soil series between suctions of 5 and 1500kPa.

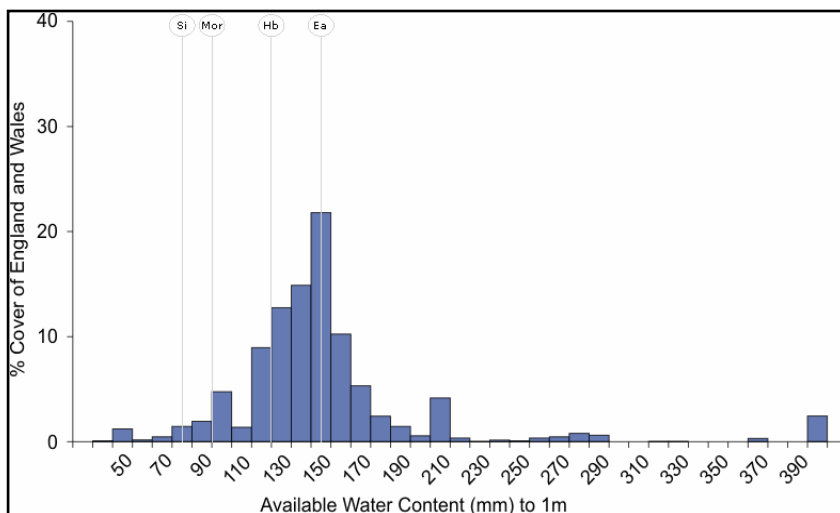


Figure 9. Available Water (by crop)

Available water for grass represents the water that is available to a permanent grass sward that is able to root to 100cm depth.

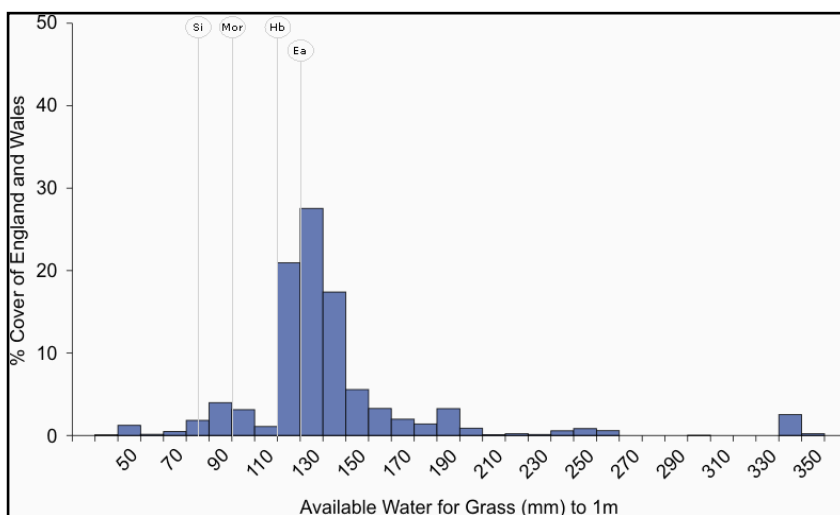


Figure 10. Available Water for Grass

Evesham 1 (411a)

Slowly permeable calcareous clayey soils

e(iii). Available Water Content continued

Available water for cereal represents the water that is available to a cereal crop that is able to root to 120cm depth.

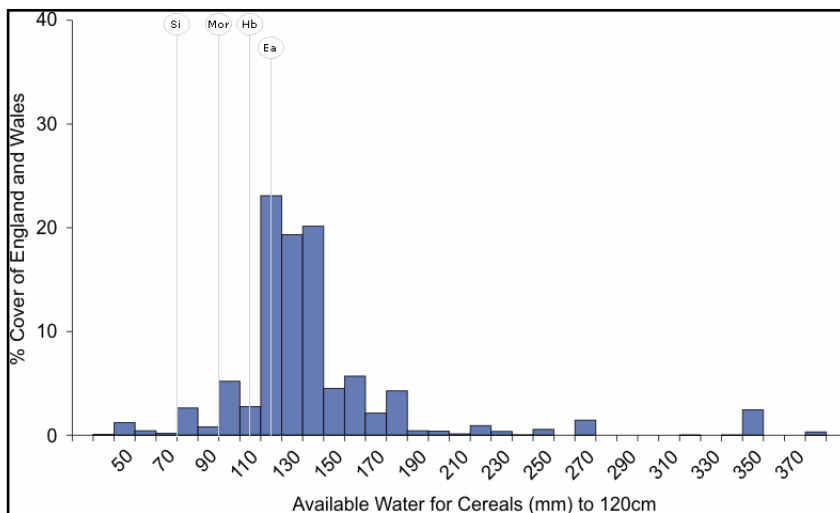


Figure 11. Available Water for Cereal

Available water for Sugar Beet represents the water that is available to a sugar beet crop that is able to root to 140cm depth.

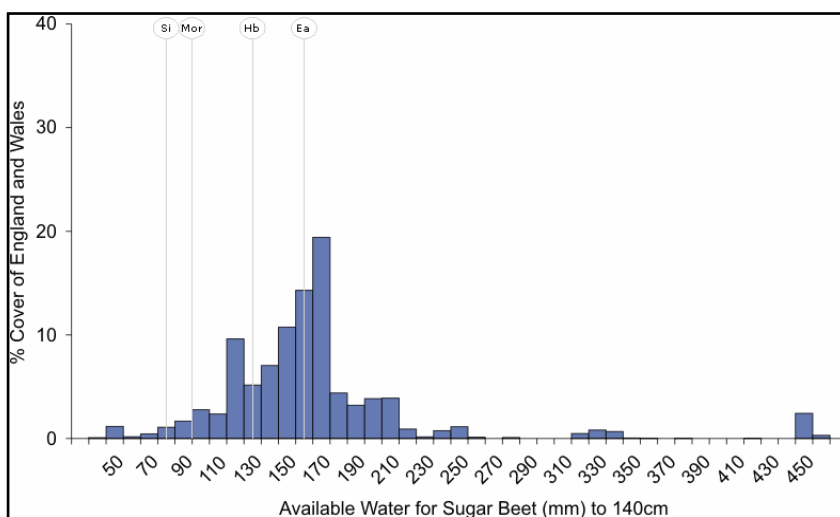


Figure 12. Available Water for Sugar Beet

Available water for Potatoes represents the water that is available to a potato crop that is able to root to 70cm depth.

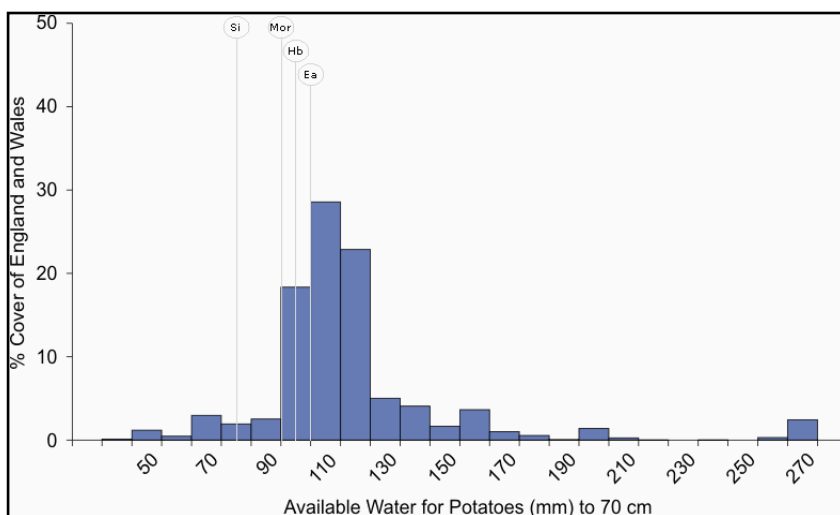


Figure 13. Available Water for Potatoes

ABERFORD (511a)

Shallow, locally brashy well drained calcareous fine loamy soils over limestone.

a. General Description

Shallow, locally brashy well drained calcareous fine loamy soils over limestone. Some deeper calcareous soils in colluvium.

The major landuse on this association is defined as cereals with some sugar beet and potatoes; limited permanent grassland.

b. Distribution (England & Wales)

The ABERFORD association covers 1125km² of England and Wales which accounts for 0.74% of the landmass. The distribution of this association is shown in Figure 14. Note that the yellow shading represents a buffer to highlight the location of very small areas of the association.

c. Comprising Soil Series

Multiple soil series comprise a soil association. The soil series of the ABERFORD association are outlined in Table 2 below. In some cases other minor soil series are present at a particular site, and these have been grouped together under the heading 'OTHER'. We have endeavoured to present the likelihood of a minor, unnamed soil series occurring in your site in Table 2.

Schematic diagrams of the vertical soil profile of the major constituent soil series are provided in Section D to allow easier identification of the particular soil series at your site.

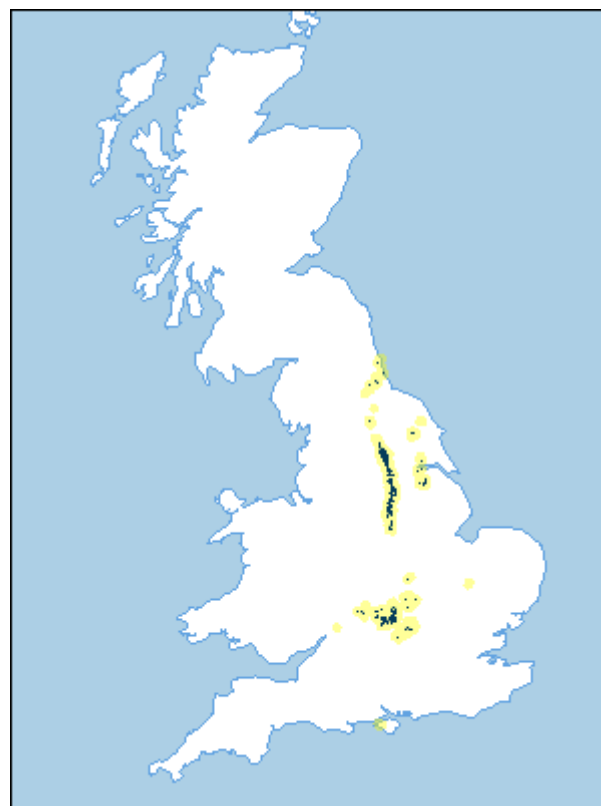


Figure 14. Association Distribution

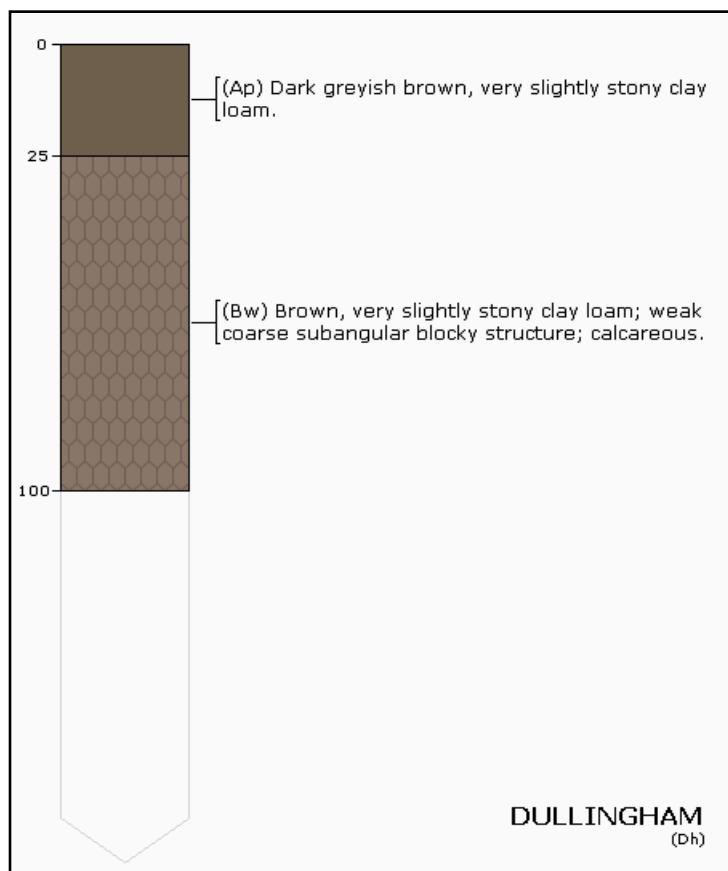
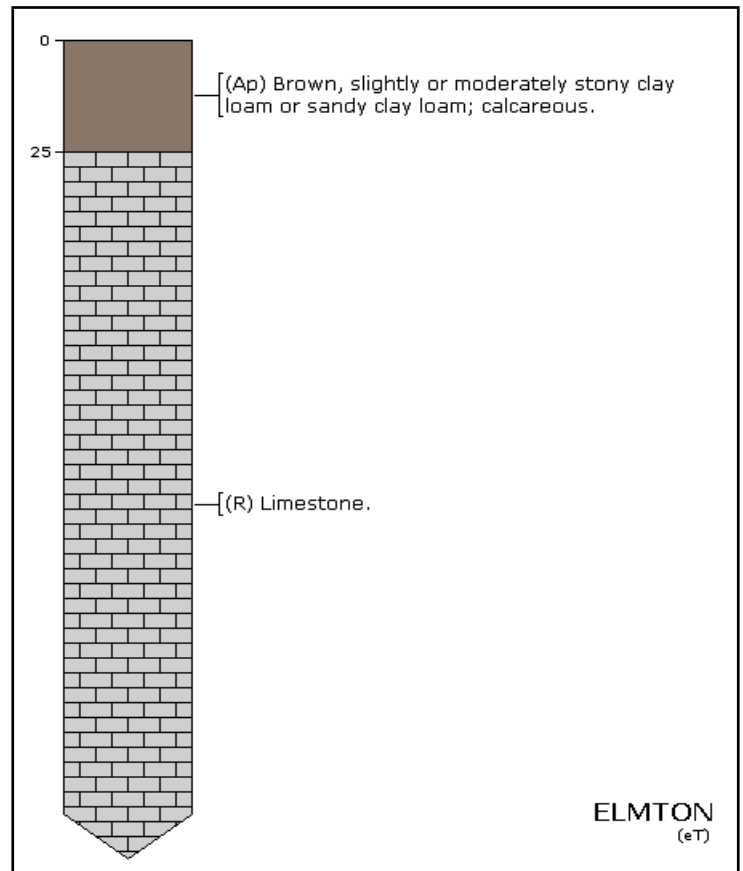
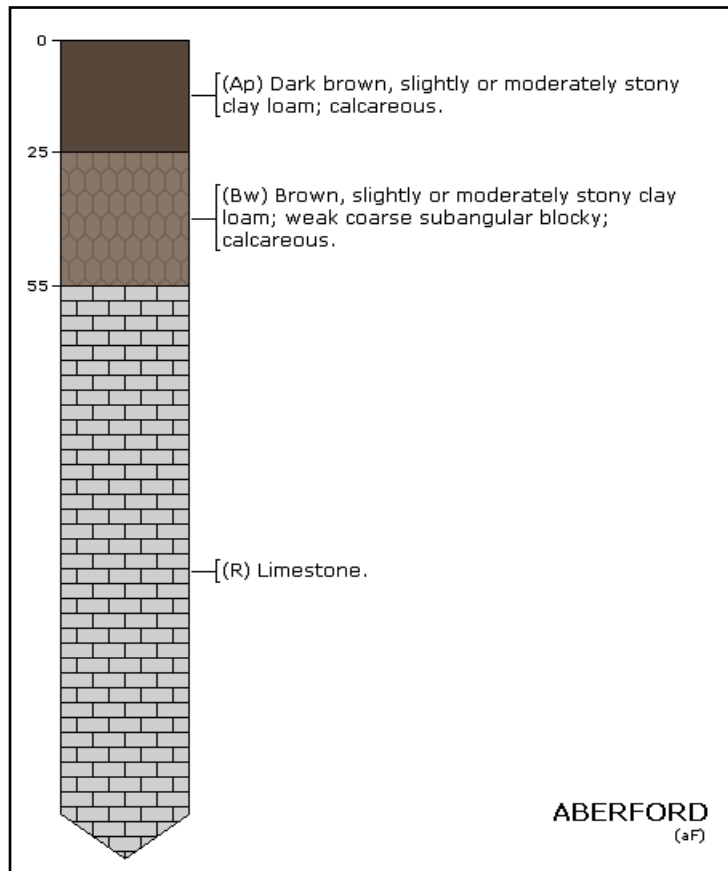
Soil Series	Description	Area %
ABERFORD (aF)	medium loamy material over lithoskeletal limestone	55%
ELMTON (eT)	medium loamy lithoskeletal limestone	30%
DULLINGHAM (Dh)	medium loamy calcareous colluvium	10%
OTHER	other minor soils	5%

Table 2. The component soil series of the ABERFORD soil association. Because absolute proportions of the comprising series in this association vary from location to location, the national proportions are provided.

ABERFORD (511a)

Shallow, locally brashy well drained calcareous fine loamy soils over limestone.

d. ABERFORD Component Series Profiles



ABERFORD (511a)

Shallow, locally brashy well drained calcareous fine loamy soils over limestone.

e. Soil Properties

This section provides graphical summaries of selected attribute data available for the component series in this association. The blue bars of the graphs presented in this section describe the range of property values for all soils across England and Wales.

Superimposed on these graphs are the values for the component soil series in this association. This has been done to provide the reader with an understanding of where each property for each series sits within the national context.

Soil Series	Description	Area %
ABERFORD (aF)	medium loamy material over lithoskeletal limestone	55%
ELMTON (eT)	medium loamy lithoskeletal limestone	30%
DULLINGHAM (Dh)	medium loamy calcareous colluvium	10%
OTHER	other minor soils	5%

Table 2. The component soil series of the ABERFORD soil association. Because absolute proportions of the comprising series in this association vary from location to location, the national proportions are provided.

e(i). Soil Depth Information and Depths to Important Layers

Depth to rock A mean depth to bedrock or very stony rubble which has been assigned to each soil series based on observed and recorded soil profiles.

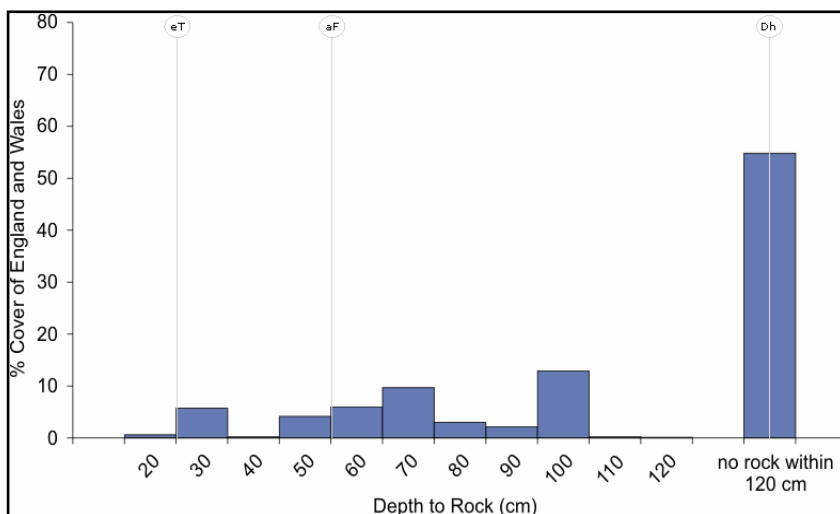


Figure 15. Depth of soil to Rock

Depth to gleying, the presence of grey and ochreous mottles within the soil, is caused by intermittent waterlogging. A mean depth to gleying has been assigned to each soil series based on observed and recorded soil profiles. The definition of a gleyed layer is designed to equate with saturation for at least 30 days in each year or the presence of artificial drainage.

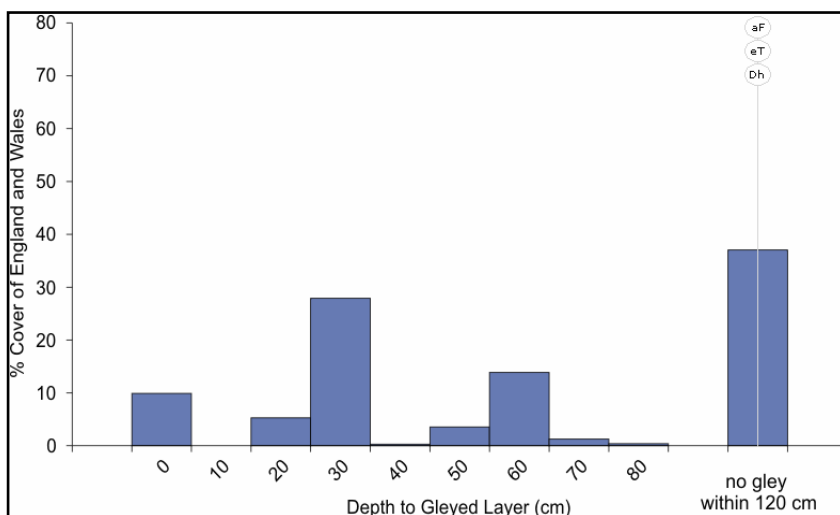


Figure 16. Depth of Soil to Gleying

ABERFORD (511a)*Shallow, locally brashy well drained calcareous fine loamy soils over limestone.***e(i). Soil Depth Information and Depths to Important Layers continued**

Depth to slowly permeable layer (downward percolation) A mean depth to a layer with lateral hydraulic conductivity of <10 cm per day has been assigned to each soil series based on observed and recorded soil profiles. Such layers can be defined in terms of their particular soil textural and structural conditions and impede downward percolation of excess soil water. This causes periodic saturation in the overlying soil, reduced storage capacity and therefore increased hydrological response to rainfall events.

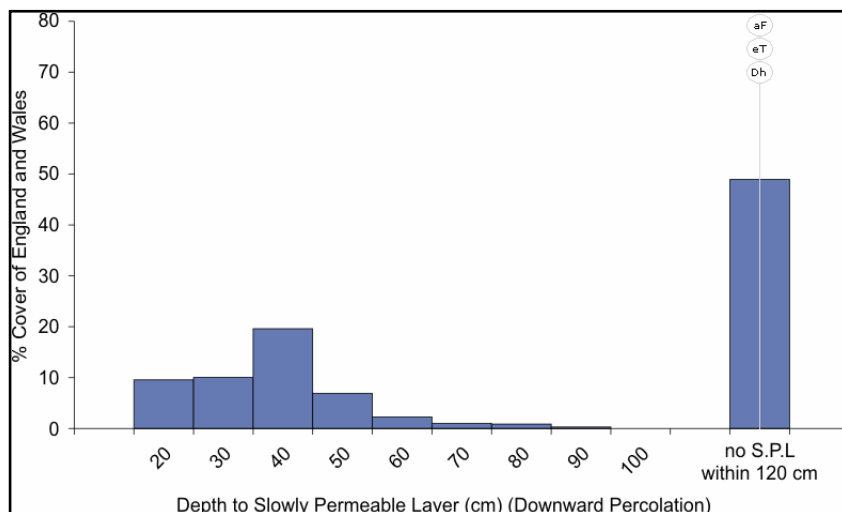


Figure 17. Depth to slowly permeable layer (downward percolation)

Depth to Slowly Permeable Layer (upward diffusion) A mean depth to the bottom of a layer with lateral hydraulic conductivity of <10 cm per day has been assigned to each soil series based on observed and recorded soil profiles. Such layers can be defined in terms of their particular soil textural and structural conditions and impede upward diffusion of water and gasses.

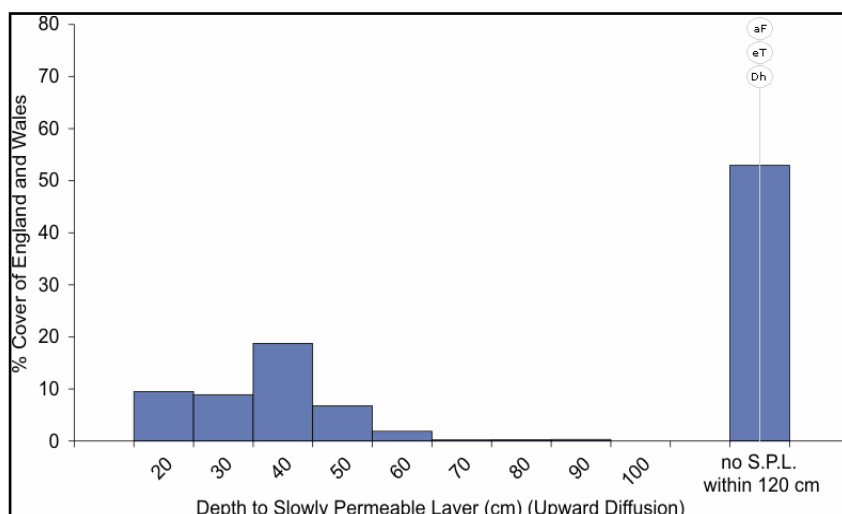


Figure 18. Depth to Slowly Permeable Layer (upward diffusion)

ABERFORD (511a)

Shallow, locally brashy well drained calcareous fine loamy soils over limestone.

e(ii). Soil Hydrological Information

Integrated air capacity (IAC) is the total coarse pore space (>60 μm diameter) to 1 m depth. This size of pore would normally be air-filled when the soil is fully moist but not waterlogged. A large IAC means that the soil is well aerated. This will encourage root development and, provided near surface soil structure is well developed, will allow rainfall to percolate into the ground thus mitigating against localised flooding.

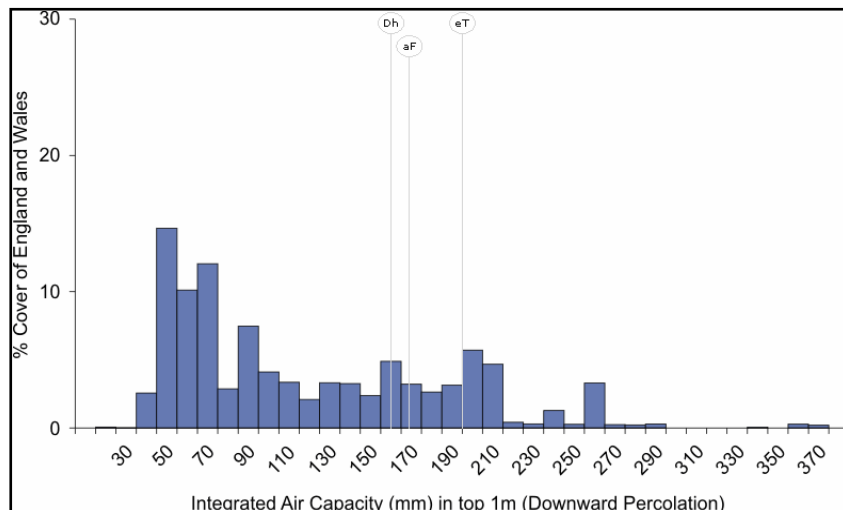


Figure 19. Integrated Air Capacity

Standard Percentage Runoff (SPR) is the percentage of rainfall that causes the short-term increase in flow seen at a catchment outlet following a storm event. The values associated with individual soil series have been calculated from an analysis of the relationships between flow data and the soils present within the catchment for several hundred gauged catchments.

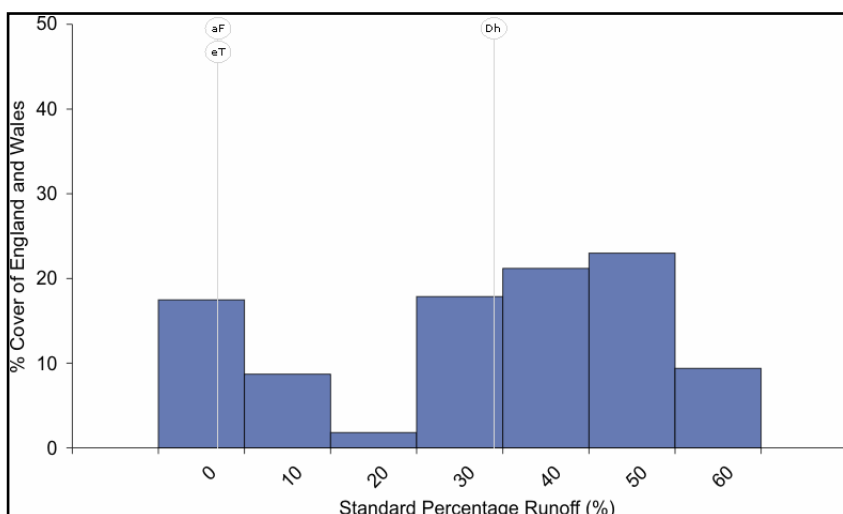


Figure 20. Standard Percentage Runoff

Base flow index is calculated from daily river flow data and expresses the volume of base flow of a river as a fraction of the total flow volume. The values associated with individual soil series have been calculated from an analysis of the relationships between flow data and the soils present within the catchment for several hundred gauged catchments.

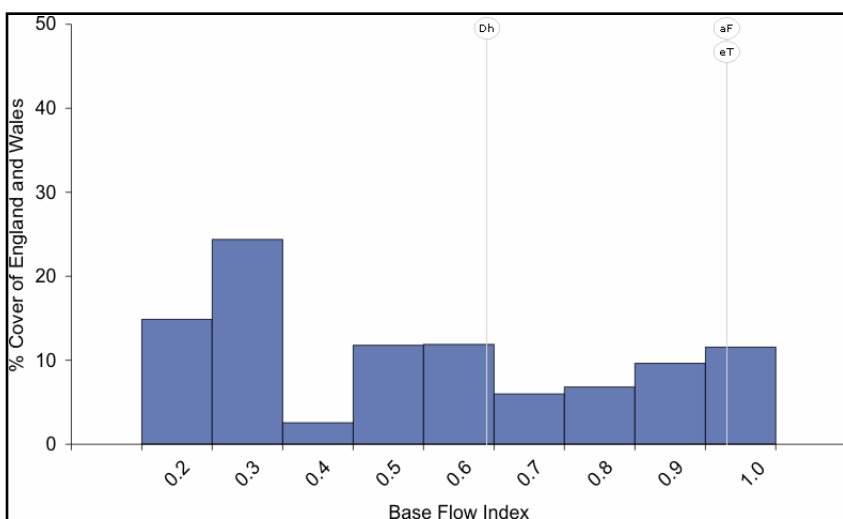


Figure 21. Base Flow Index

ABERFORD (511a)*Shallow, locally brashy well drained calcareous fine loamy soils over limestone.***e(iii). Available Water Content**

Available water content for plants varies depending on a number of factors, including the rooting depth of the plants. Described below are differing available water contents for cereals, sugar beet, grass and potato crops, as well as a generic available water value to 1 m depth.

Available water (by crop) Available water content to 1 m for the specified soil series between suctions of 5 and 1500kPa.

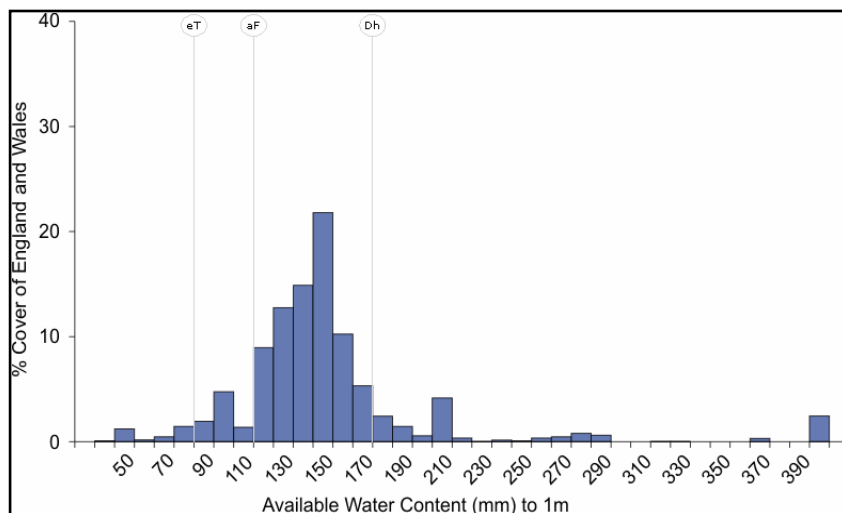


Figure 22. Available Water (by crop)

Available water for grass represents the water that is available to a permanent grass sward that is able to root to 100cm depth.

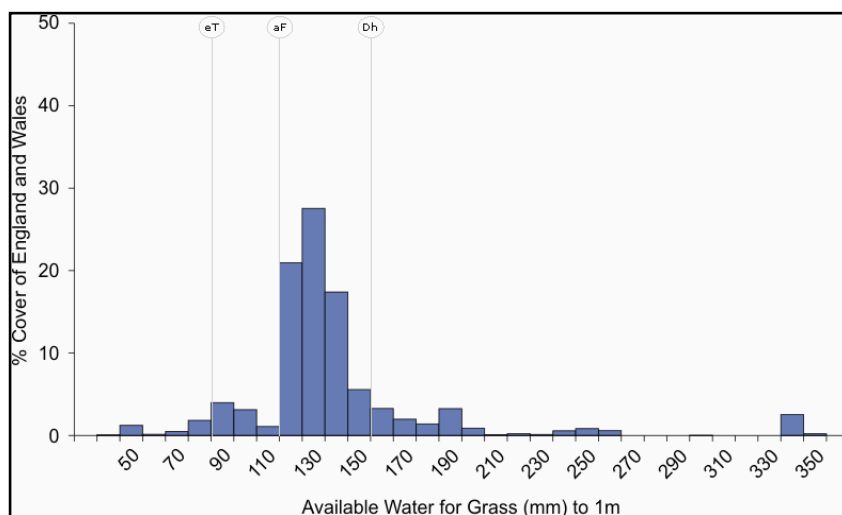


Figure 23. Available Water for Grass

ABERFORD (511a)

Shallow, locally brashy well drained calcareous fine loamy soils over limestone.

e(iii). Available Water Content continued

Available water for cereal represents the water that is available to a cereal crop that is able to root to 120cm depth.

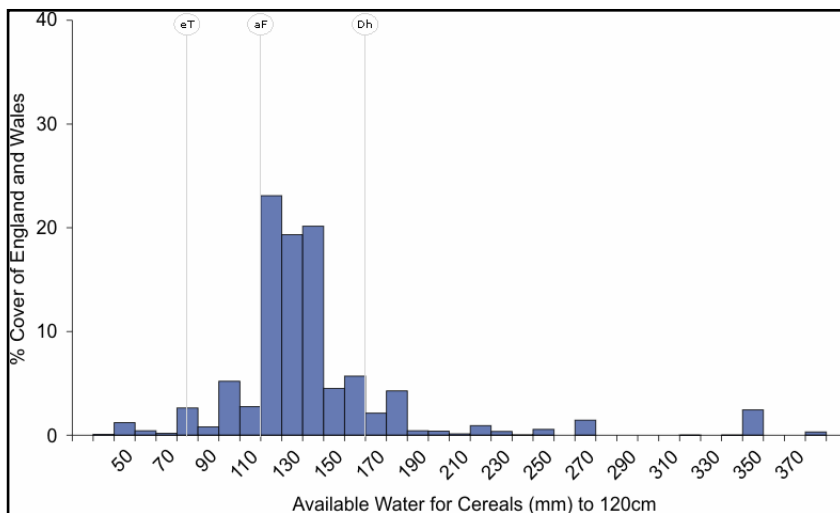


Figure 24. Available Water for Cereal

Available water for Sugar Beet represents the water that is available to a sugar beet crop that is able to root to 140cm depth.

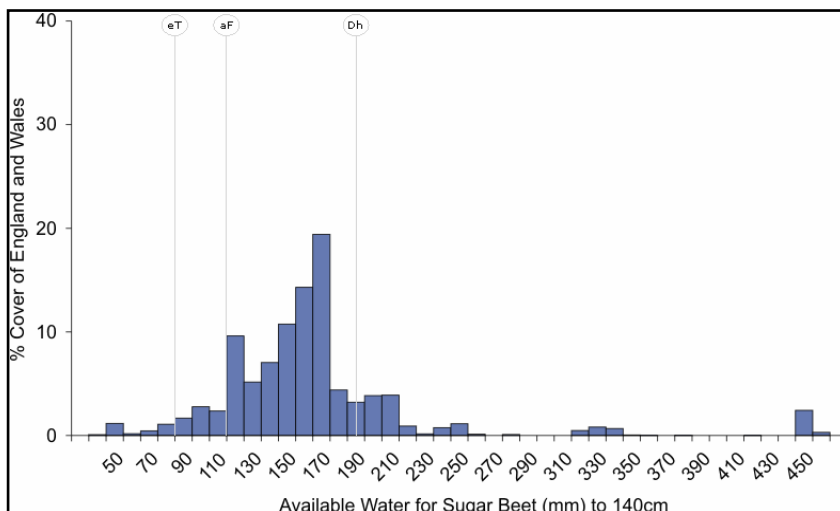


Figure 25. Available Water for Sugar Beet

Available water for Potatoes represents the water that is available to a potato crop that is able to root to 70cm depth.

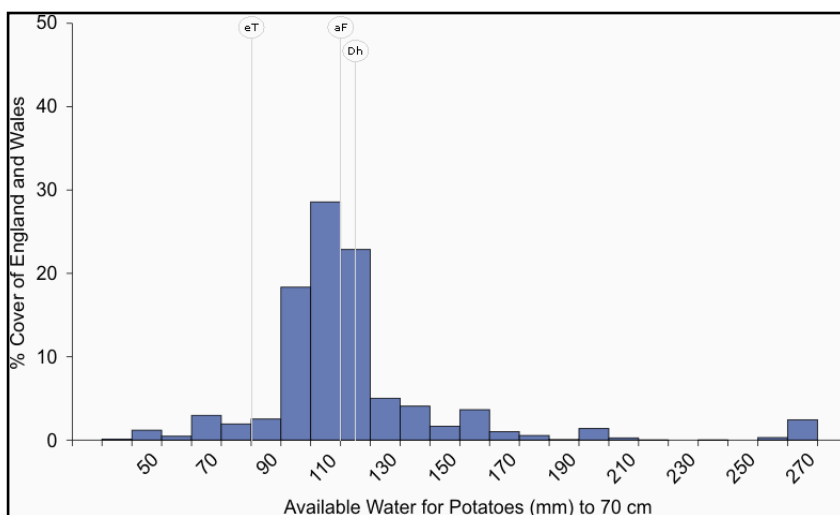
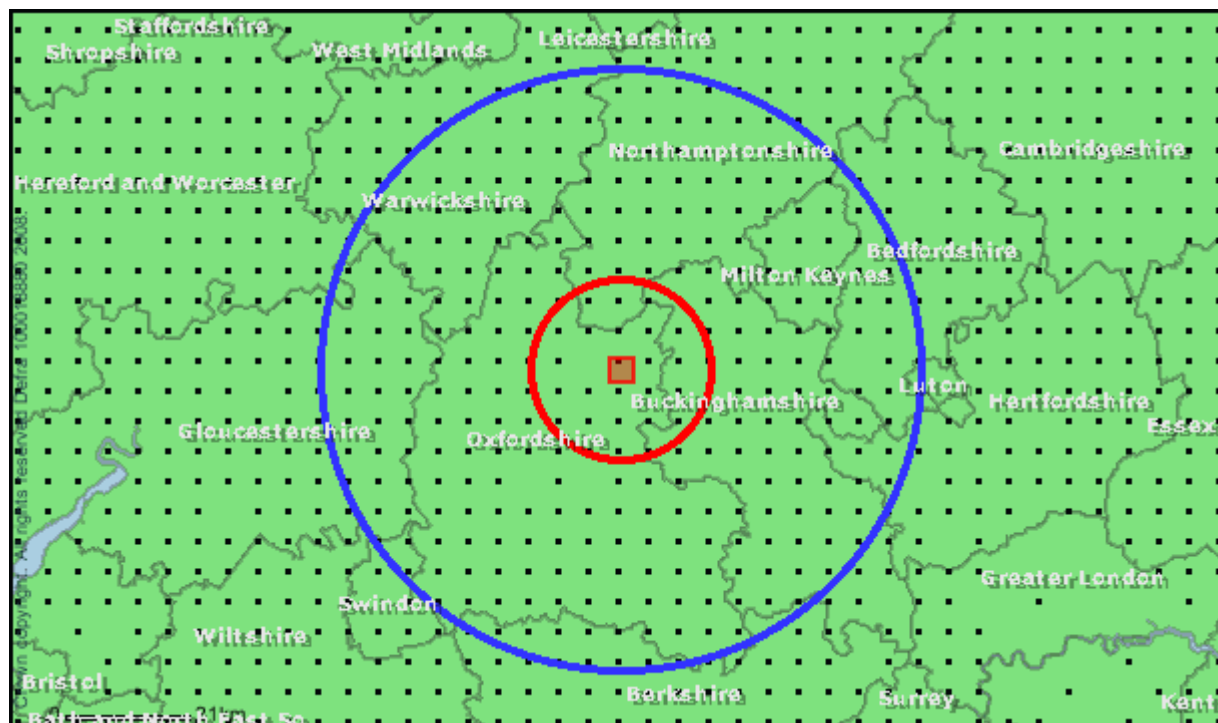


Figure 26. Available Water for Potatoes

3. TOPSOIL ELEMENT BACKGROUND LEVELS



TOPSOIL ELEMENT BACKGROUND LEVELS KEY

- - NSI sample points
- - Report area
- - 15 km radius - local area
- - 50 km radius - regional area

TOPSOIL ELEMENT BACKGROUND LEVELS DESCRIPTION

The National Soil Inventory (NSI) covers England and Wales on a 5 km grid and provides detailed information for each intersect of the grid. Collectively NSI data are statistically representative of England and Wales soils. The original sampling was undertaken around 1980 and there were partial resamplings in the mid-1990s. The most up-to-date data is presented here.

Analysis of the NSI samples provides detailed measurements of over 20 elements from the soils, in addition to pH. This data is summarised over three areas to provide you with an understanding of how your site, and your data for it, sits within the local, regional and national context.

Where available, the soil element levels are compared with the Soil Guideline Values and where a soil sample we have analysed has been found in excess of the SGV guidelines for "residential with plant uptake" land, this is displayed in red in the tables which follow.

SGV levels are provided for the following elements: lead, selenium, nickel, mercury, chromium, cadmium and arsenic.

In the following pages, a number of analyses of the topsoil are provided. The majority of analyses have been performed on the full compliment of sample points, however, in some areas, for some elements, only a few samples were analysed as part of subsequent programmes. In order to present the full suite of possible datasets, and accurately convey the validity of the data, the number of actual measured samples is stated for each analysis. Care should be taken where the number of samples is disproportionately low.

3a. Analyses Within a 15 km Radius (27 Sample Points)

ANALYSES	SAMPLES	MEAN	MIN	MAX	ST. DEV
pH (PH)	27	6.8	4.6	8.0	0.9
Carbon (CARBON)	27	3.9	1.5	9.7	2.2
Aluminium (AL_ACID)	27	35,718.8	15,052.0	56,685.0	10,202.8
Arsenic (AS_ACID)	11	6.0	1.2	22.4	5.7
Barium (BA_ACID)	27	122.7	54.0	295.0	44.0
Calcium (CA_ACID)	27	23,592.0	167.0	104,370.0	30,559.7
Cadmium (CD_ACID)	27	0.8	0.1	2.4	0.5
Cadmium (Extractable) (CD_EDTA)	27	0.3	0.1	0.6	0.1
Cobalt (CO_ACID)	27	14.6	6.7	41.7	7.5
Cobalt (Extractable) (CO_EDTA)	27	1.6	0.2	10.0	1.9
Chromium (CR_ACID)	27	62.1	15.7	348.3	62.7
Copper (CU_ACID)	27	21.5	12.3	40.9	6.4
Copper (Extractable) (CU_EDTA)	27	5.9	2.0	15.8	3.0
Flouride (F_ACID)	10	49.8	30.8	81.7	16.3
Iron (FE_ACID)	27	50,112.7	20,917.0	203,985.0	36,998.7
Mercury (HG_ACID)	11	0.4	0.0	2.1	0.6
Potassium (K_ACID)	27	6,048.9	3,063.0	11,192.0	2,012.4
Potassium (Extractable) (K_NITRATE)	27	281.0	104.0	675.0	144.1
Magnesium (MG_ACID)	27	3,471.7	1,726.0	5,030.0	856.6
Magnesium (Extractable) (MG_NITRATE)	27	144.5	3.0	428.0	107.2
Manganese (MN_ACID)	27	901.1	153.0	2,525.0	621.4
Manganese (Extractable) (MN_EDTA)	27	147.4	12.0	607.0	128.3
Molybdenum (MO_ACID)	26	1.2	0.0	3.3	1.0
Sodium (NA_ACID)	27	229.9	107.0	348.0	58.8
Nickel (NI_ACID)	27	35.2	0.0	107.0	21.9
Nickel (Extractable) (NI_EDTA)	27	2.7	0.6	5.4	1.4
Phosphorus (P_ACID)	27	1,267.7	218.0	4,161.0	960.5
Phosphorus (Extractable) (P_OLSEN)	27	40.2	4.0	190.0	42.9
Lead (PB_ACID)	27	45.3	24.0	189.0	30.9
Lead (Extractable) (PB_EDTA)	27	12.0	4.5	37.4	7.0
Selenium (SE_ACID)	11	0.5	0.1	0.8	0.2
Strontium (SR_ACID)	27	79.3	5.0	581.0	111.9
Vanadium (V_ACID)	26	55.3	5.0	171.9	34.0
Zinc (ZN_ACID)	27	106.2	26.0	276.0	54.3
Zinc (Extractable) (ZN_EDTA)	27	9.0	1.7	60.5	11.5

for units, see Analyses Definitions (p41)

3b. Analyses Within a 50 km Radius (304 Sample Points)

ANALYSES	SAMPLES	MEAN	MIN	MAX	ST. DEV
pH (PH)	301	6.8	3.9	8.7	1.0
Carbon (CARBON)	302	3.6	0.7	23.4	2.4
Aluminium (AL_ACID)	302	33,631.0	6,112.0	70,035.0	13,377.9
Arsenic (AS_ACID)	139	6.1	0.0	32.4	5.6
Barium (BA_ACID)	302	122.4	29.0	482.0	53.1
Calcium (CA_ACID)	302	32,748.2	10.0	329,375.0	56,977.5
Cadmium (CD_ACID)	302	0.7	0.0	3.2	0.5
Cadmium (Extractable) (CD_EDTA)	301	0.3	0.1	2.5	0.2
Cobalt (CO_ACID)	302	14.0	2.8	66.6	7.3
Cobalt (Extractable) (CO_EDTA)	301	1.5	0.1	11.3	1.7
Chromium (CR_ACID)	302	50.8	1.7	348.3	34.3
Copper (CU_ACID)	302	19.7	4.3	79.8	8.8
Copper (Extractable) (CU_EDTA)	301	5.5	0.5	91.0	6.0
Flouride (F_ACID)	159	67.8	0.0	336.5	57.9
Iron (FE_ACID)	302	40,128.9	4,484.0	203,985.0	23,245.9
Mercury (HG_ACID)	107	0.1	0.0	2.1	0.2
Potassium (K_ACID)	302	5,464.9	828.0	13,019.0	2,505.9
Potassium (Extractable) (K_NITRATE)	301	254.8	35.0	1,740.0	184.5
Magnesium (MG_ACID)	302	3,820.3	486.0	25,621.0	2,153.5
Magnesium (Extractable) (MG_NITRATE)	301	135.8	3.0	1,060.0	121.0
Manganese (MN_ACID)	302	861.7	95.0	5,255.0	609.1
Manganese (Extractable) (MN_EDTA)	301	171.7	7.0	2,143.0	220.1
Molybdenum (MO_ACID)	250	1.2	0.0	39.3	3.0
Sodium (NA_ACID)	302	228.5	87.0	1,128.0	89.0
Nickel (NI_ACID)	302	32.8	0.0	160.0	19.4
Nickel (Extractable) (NI_EDTA)	301	2.3	0.2	12.0	1.5
Phosphorus (P_ACID)	302	1,015.4	218.0	4,161.0	562.5
Phosphorus (Extractable) (P_OLSEN)	301	30.2	2.0	230.0	28.9
Lead (PB_ACID)	302	42.7	0.0	444.0	34.8
Lead (Extractable) (PB_EDTA)	301	12.8	1.3	84.7	10.7
Selenium (SE_ACID)	139	0.4	0.0	2.0	0.3
Strontium (SR_ACID)	302	74.3	1.0	581.0	78.2
Vanadium (V_ACID)	251	65.1	0.0	453.2	53.7
Zinc (ZN_ACID)	302	97.8	0.0	1,167.0	78.7
Zinc (Extractable) (ZN_EDTA)	301	9.4	1.3	681.2	39.9

for units, see Analyses Definitions (p41)

3c. National Analyses (5686 Sample Points)

ANALYSES	SAMPLES	MEAN	MIN	MAX	ST. DEV
pH (PH)	5,630	6.0	3.1	9.2	1.3
Carbon (CARBON)	5,672	6.1	0.1	61.5	8.9
Aluminium (AL_ACID)	5,677	26,775.3	491.0	79,355.0	12,772.2
Arsenic (AS_ACID)	2,729	4.6	0.0	110.0	5.7
Barium (BA_ACID)	5,677	150.0	7.0	3,840.0	159.5
Calcium (CA_ACID)	5,677	13,768.7	0.0	339,630.0	37,785.0
Cadmium (CD_ACID)	5,677	0.7	0.0	40.9	1.0
Cadmium (Extractable) (CD_EDTA)	5,655	0.5	0.0	85.0	3.0
Cobalt (CO_ACID)	5,677	10.6	0.0	567.0	13.7
Cobalt (Extractable) (CO_EDTA)	5,655	1.1	0.0	26.5	1.2
Chromium (CR_ACID)	5,677	38.9	0.0	2,339.8	43.7
Copper (CU_ACID)	5,677	22.6	0.0	1,507.7	36.8
Copper (Extractable) (CU_EDTA)	5,655	6.4	0.3	431.4	11.1
Flouride (F_ACID)	3,320	58.5	0.0	6,307.9	186.2
Iron (FE_ACID)	5,677	28,147.8	395.0	264,405.0	16,510.5
Mercury (HG_ACID)	2,159	0.1	0.0	2.4	0.2
Potassium (K_ACID)	5,677	4,727.7	60.0	23,905.0	2,700.2
Potassium (Extractable) (K_NITRATE)	5,609	182.0	6.0	2,776.0	151.6
Magnesium (MG_ACID)	5,677	3,648.1	0.0	62,690.0	3,284.1
Magnesium (Extractable) (MG_NITRATE)	5,609	146.0	1.0	1,601.0	147.5
Manganese (MN_ACID)	5,677	777.0	3.0	42,603.0	1,068.8
Manganese (Extractable) (MN_EDTA)	5,654	159.4	0.0	3,108.0	188.6
Molybdenum (MO_ACID)	4,417	0.9	0.0	56.3	2.0
Sodium (NA_ACID)	5,677	323.3	17.0	25,152.0	572.3
Nickel (NI_ACID)	5,677	25.4	0.0	1,350.2	29.2
Nickel (Extractable) (NI_EDTA)	5,655	1.6	0.1	73.2	2.0
Phosphorus (P_ACID)	5,677	792.1	41.0	6,273.0	433.9
Phosphorus (Extractable) (P_OLSEN)	5,604	27.4	0.0	534.0	25.5
Lead (PB_ACID)	5,677	73.3	0.0	17,365.0	280.6
Lead (Extractable) (PB_EDTA)	5,655	27.8	1.2	6,056.5	119.7
Selenium (SE_ACID)	2,729	0.6	0.0	22.8	0.8
Strontium (SR_ACID)	5,677	42.3	0.0	1,445.0	67.8
Vanadium (V_ACID)	4,428	41.0	0.0	854.4	33.9
Zinc (ZN_ACID)	5,677	90.2	0.0	3,648.0	104.4
Zinc (Extractable) (ZN_EDTA)	5,655	9.6	0.5	712.0	24.6

for units, see Analyses Definitions (p41)

SOIL GUIDELINE VALUES (SGV)

Defra and the Environment Agency have produced soil guideline values (SGVs) as an aid to preliminary assessment of potential risk to human health from land that may be contaminated. SGVs represent 'intervention values', which, if exceeded, act as indicators of potential unacceptable risk to humans, so that more detailed risk assessment is needed.

The SGVs were derived using the Contaminated Land Exposure Assessment (CLEA) model for four land uses:

1. residential (with plant uptake / vegetable growing)
2. residential (without vegetable growing)
3. allotments
4. commercial / industrial

SGVs are only designed to indicate whether further site-specific investigation is needed. Where a soil guideline value is exceeded, it does not mean that there is necessarily a chronic or acute risk to human health.

The values presented in this report represent those from a number of sample points (given in the "Samples" column in each table) providing local, regional and national background levels. Figures which appear in red indicate that a bulked sample from 20m surrounding a sample point, has at a past date, exceeded the SGV for the 'residential with plant uptake' land use.

It is always advisable to perform site specific investigations.

More details on all the SGVs can be found on the Environment Agency Website.

All units are mg/kg which is equivalent to parts per million (ppm)

SUBSTANCE	RESIDENTIAL WITH PLANT UPTAKE	RESIDENTIAL WITHOUT PLANT UPTAKE	ALLOTMENTS	COMMERCIAL / INDUSTRIAL
LEAD	450	450	450	750
SELENIUM	35	260	35	8000
NICKEL	50	75	50	5000
MERCURY	8	15	8	480
CHROMIUM	130	200	130	5000
CADMIUM (pH 6)	1	30	1	1400
CADMIUM (pH 7)	2	30	2	1400
CADMIUM (pH 8)	8	30	8	1400
ARSENIC	20	20	20	500

ANALYSES DEFINITIONS

PH (pH)

pH of soil measure after shaking 10ml of soil for 15 minutes with 25ml of water

CARBON (Carbon)

Organic Carbon (% by wt) measured either by loss-on-ignition for soils estimated to contain more than about 20% organic carbon or by dichromate digestion.

AL_ACID (Aluminium)

Total Aluminium concentration (mg/kg) determined by Inductively Coupled Plasma Emission Spectrometry (ICP) in an aqua regia digest

AS_ACID (Arsenic)

Total Arsenic concentration (mg/kg) determined by Hydride Atomic Absorption Spectrometry (AAS), extracted into hydrochloric acid after digestion with nitric acid and ashing with magnesium nitrate

BA_ACID (Barium)

Total Barium concentration (mg/kg) determined by Inductively Coupled Plasma Emission Spectrometry (ICP) in an aqua regia digest

CA_ACID (Calcium)

Total Calcium concentration (mg/kg) determined by Inductively Coupled Plasma Emission Spectrometry (ICP) in an aqua regia digest

CD_ACID (Cadmium)

Total Cadmium concentration (mg/kg) determined by Inductively Coupled Plasma Emission Spectrometry (ICP) in an aqua regia digest

CD_EDTA (Cadmium Extractable)

Extractable Cadmium concentration (mg/l) determined by Inductively Coupled Plasma Emission Spectrometry (ICP) after shaking 10ml of soil with 50ml of 0.05M EDTA at pH 7.0 for 1h at 20 deg. C and then filtering

CO_ACID (Cobalt)

Total Cobalt concentration (mg/kg) determined by Inductively Coupled Plasma Emission Spectrometry (ICP) in an aqua regia digest

CO_EDTA (Cobalt Extractable)

Extractable Cobalt concentration (mg/l) determined by Inductively Coupled Plasma Emission Spectrometry (ICP) after shaking 10ml of soil with 50ml of 0.05M EDTA at pH 7.0 for 1h at 20 deg. C and then filtering

CR_ACID (Chromium)

Total Chromium concentration (mg/kg) determined by Inductively Coupled Plasma Emission Spectrometry (ICP) in an aqua regia digest

CU_ACID (Copper)

Total Copper concentration (mg/kg) determined by Inductively Coupled Plasma Emission Spectrometry (ICP) in an aqua regia digest

CU_EDTA (Copper Extractable)

Extractable Copper concentration (mg/l) determined by Inductively Coupled Plasma Emission Spectrometry (ICP) after shaking 10ml of soil with 50ml of 0.05M EDTA at pH 7.0 for 1h at 20 deg. C and then filtering

F_ACID (Flouride)

Flouride extracted with 1mol / l sulphuric acid and determined by Ion Selective Electrode (ISE)

FE_ACID (Iron)

Total Iron concentration (mg/kg) determined by Inductively Coupled Plasma Emission Spectrometry (ICP) in an aqua regia digest

HG_ACID (Mercury)

Total Mercury concentration (mg/kg) determined by Hydride Atomic Absorption Spectrometry (AAS), digested in a nitric/sulphuric acid mixture

K_ACID (Potassium)

Total Potassium concentration (mg/kg) determined by Inductively Coupled Plasma Emission Spectrometry (ICP) in an aqua regia digest

K_NITRATE (Potassium Extractable)

Extractable Potassium concentration (mg/l) determined by shaking 10ml of air dry soil with 50ml of 1.0M ammonium nitrate for 30mins, filtering and then measuring the concentration by flame photometry

ANALYSES DEFINITIONS continued

MG_ACID (Magnesium)

Total Magnesium concentration (mg/kg) determined by Inductively Coupled Plasma Emission Spectrometry (ICP) in an aqua regia digest

MG_NITRATE (Magnesium Extractable)

Extractable Magnesium concentration (mg/l) determined by shaking 10ml of air dry soil with 50ml of 1.0M ammonium nitrate for 30mins, filtering and then measuring the concentration by flame photometry

MN_ACID (Manganese)

Total Manganese concentration (mg/kg) determined by Inductively Coupled Plasma Emission Spectrometry (ICP) in an aqua regia digest

MN_EDTA (Manganese Extractable)

Extractable Manganese concentration (mg/l) determined by Inductively Coupled Plasma Emission Spectrometry (ICP) after shaking 10ml of soil with 50ml of 0.05M EDTA at pH 7.0 for 1h at 20 deg. C and then filtering

MO_ACID (Molybdenum)

Total Molybdenum concentration (mg/kg) determined by Atomic Adsorption Spectrometry (AAS) in an aqua regia digest

MO_EDTA (Molybdenum Extractable)

Extractable Molybdenum concentration (mg/l) determined by Inductively Coupled Plasma Emission Spectrometry (ICP) after shaking 10ml of soil with 50ml of 0.05M EDTA at pH 7.0 for 1h at 20 deg. C and then filtering

NA_ACID (Sodium)

Total Sodium concentration (mg/kg) determined by Inductively Coupled Plasma Emission Spectrometry (ICP) in an aqua regia digest

NI_ACID (Nickel)

Total Nickel concentration (mg/kg) determined by Inductively Coupled Plasma Emission Spectrometry (ICP) in an aqua regia digest

NI_EDTA (Nickel Extractable)

Extractable Nickel concentration (mg/l) determined by Inductively Coupled Plasma Emission Spectrometry (ICP) after shaking 10ml of soil with 50ml of 0.05M EDTA at pH 7.0 for 1h at 20 deg. C and then filtering

P_ACID (Phosphorus)

Total Phosphorus concentration (mg/kg) determined by Inductively Coupled Plasma Emission Spectrometry (ICP) in an aqua regia digest

P_OLSON (Phosphorous Extractable)

Extractable Phosphorus concentration (mg/l) determined by shaking 5ml of air dry soil with 100ml of 0.5M sodium bicarbonate for 30mins at 20 deg.C, filtering and then measuring the absorbance at 880 nm colorimetrically with acid ammonium molybdate solution

PB_ACID (Lead)

Total Lead concentration (mg/kg) determined by Inductively Coupled Plasma Emission Spectrometry (ICP) in an aqua regia digest

PB_EDTA (Lead Extractable)

Extractable Lead concentration (mg/l) determined by Inductively Coupled Plasma Emission Spectrometry (ICP) after shaking 10ml of soil with 50ml of 0.05M EDTA at pH 7.0 for 1h at 20 deg. C and then filtering

SE_ACID (Selenium)

Total Selenium concentration (mg/kg) determined by Hydride Atomic Absorption Spectrometry (AAS), extracted into hydrochloric acid after digestion with nitric acid and ashing with magnesium nitrate

SR_ACID (Strontium)

Total Strontium concentration (mg/kg) determined by Inductively Coupled Plasma Emission Spectrometry (ICP) in an aqua regia digest

V_ACID (Vanadium)

Total Vanadium concentration (mg/kg) determined by Atomic Adsorption Spectrometry (AAS) in an aqua regia digest

ZN_ACID (Zinc)

Total Zinc concentration (mg/kg) determined by Inductively Coupled Plasma Emission Spectrometry (ICP) in an aqua regia digest

ZN_EDTA (Zinc Extractable)

Extractable Zinc concentration (mg/l) determined by Inductively Coupled Plasma Emission Spectrometry (ICP) after shaking 10ml of soil with 50ml of 0.05M EDTA at pH 7.0 for 1h at 20 deg. C and then filtering

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To view the glossary visit: www.landis.org.uk/sitereporter/GLOSSARY.pdf

For a list of further reading visit: www.landis.org.uk/sitereporter/FURTHER_READING.pdf

For more information visit: www.landis.org.uk/reports

GIS DATASETS:

The GIS data used in the creation of this report is available to lease for use in projects.

To learn more about, or acquire the GIS datasets used in the creation of this report, please contact the National Soil Resources Institute:

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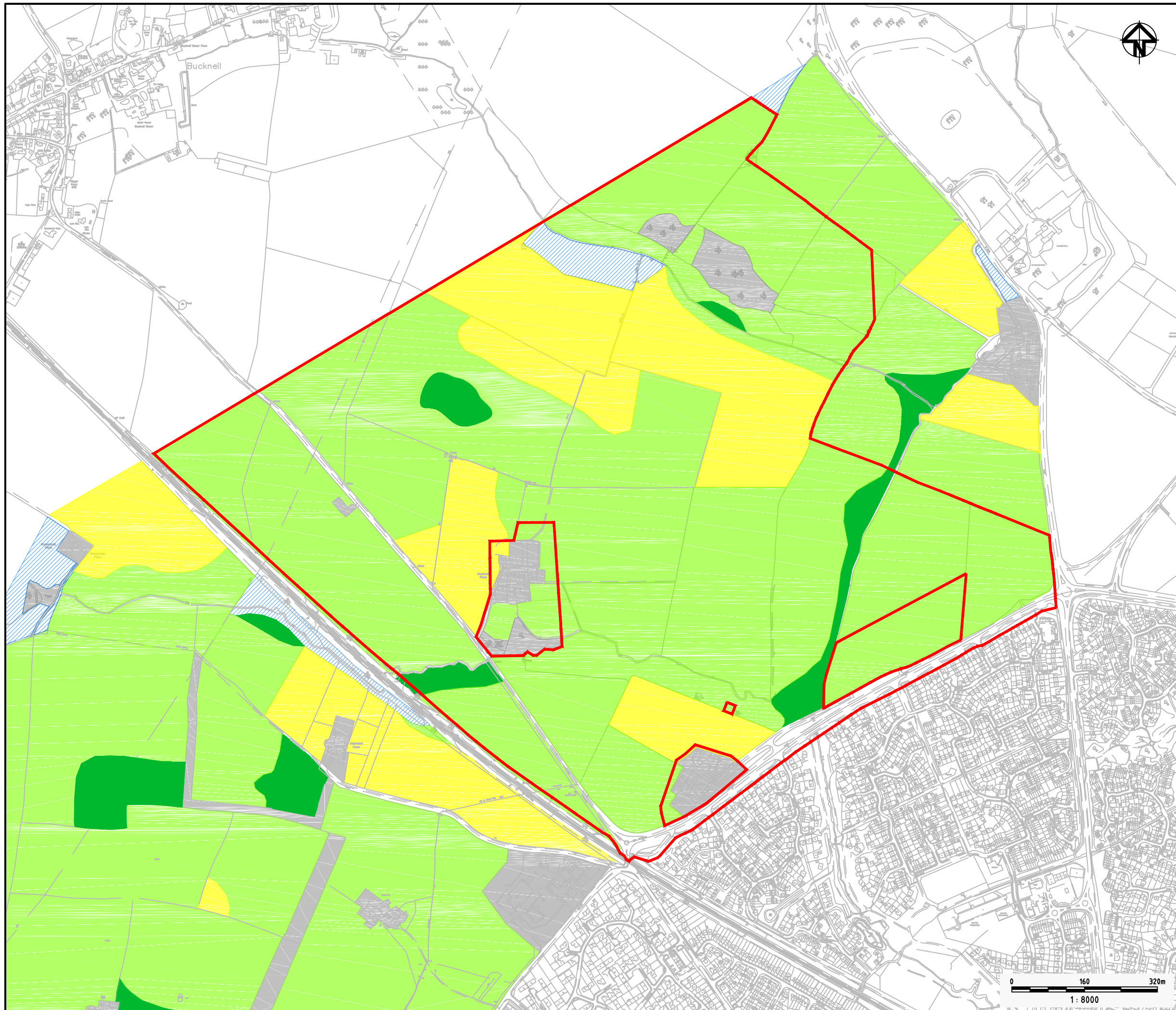
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APPENDIX 2 HYDER CONSULTING. AGRICULTURAL LAND CLASSIFICATION GRADES
Prepared on behalf of A2Dominion to support application 14/01384



KEY

- SITE BOUNDARY
- ALC GRADES**
- GRADE 3a
- GRADE 3b
- GRADE 4
- NON AGRICULTURAL
- NOT SURVEYED


MAPPED LAND AREA BY GRADE
(IN RED LINE BOUNDARY)

GRADE	AREA (Ha)
3a	4.7
3b	111.6
4	29.4
NON AGRICULTURAL	2.4
NOT SURVEYED	2.0

Issue	Description	Date
Status	PRELIMINARY NOT TO BE USED FOR CONSTRUCTION	
Scales	1:8000	Current Issue Signatures
Original Size	A3	Author H.TRACEY
Height Datum	OS	Checker B.LASCELLES
Grid	OS	Approver B.LASCELLES
© Copyright reserved		

File name: 02-UA001881-STD-02-ALCGRAD-APP1.DWG

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Project

**NW BICESTER
APPLICATION 1
(NORTH OF RAILWAY)**

Title

**AGRICULTURAL LAND
CLASSIFICATION GRADES**

Drawing No.	Project No.	Issue
12-1	UA005241	01

