AGRICULTURAL LAND CLASSIFICATION

Richborough Estates Limited

Heyford Park North

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Heyford Park North

A report prepared on behalf of *Soil Environment Services* by:

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1. INTRODUCTION

An Agricultural Land Classification (ALC) has been carried out on 12 ha of land at Heyford Park North (Drawing 1). The site is centred on OS Grid Ref 452117,225945.

The site survey was conducted on the 13th December 2021 and classified the land into one or more of the below grades.

1.1 Methodology

Agricultural land is classified into the following grades according to the 1988 Guidelines[1] with the report format strictly following the format of the Guidelines.

Grade	Description
1	**Excellent quality agricultural land** with no or very minor limitations to agricultural use.
2	**Very good quality agricultural land** with minor limitations which affect crop yield, cultivation or harvesting.
3a	**Good quality agricultural land** capable of producing moderate to high yields of a narrow range of arable crops or moderate yields of a wider range of crops.
3b	**Moderate quality agricultural land** capable of producing moderate yields of a narrow range of crops or lower yields of a wider range of crops.
4	**Poor quality agricultural land** with severe limitations which significantly restrict the range of crops and/or level of yields.
5	**Very poor quality agricultural land** with very severe limitations which restrict use to permanent pasture or rough grazing, except for occasional pioneer forage crops.

The classification includes an initial desktop investigation to examine previously mapped soil types and to note the drift and solid geology followed by the field survey consisting of auger borings at one every 100 m in general and a pit excavated in each of the main soil types to confirm the structures and stone content if needed. Laboratory analysis of soil textures is undertaken if needed in order to confirm textures such the *heavy/medium* clay and *medium/fine* sand categories or stone content. All site survey profile data is listed in Appendix A. All of the potential limitations are assessed and then the most limiting factor dictating the ALC grade was determined for this site and is detailed in Table 2.

1.2 Previous ALC gradings

Grading on the 1:250000 Provisional ALC Map indicates ALC Grade 3 on the site. No detailed surveys have been undertaken for the site. A detailed survey undertaken by FRCA in 1999 on land to the north concluded ALC Grade 3b in the same soils as mapped on the current site.

2.   CLIMATIC LIMITATIONS

2.1   Overall climate

The climatological data for the entire site centre is detailed in Table 1.

Table 1 Climatological information[3]		
Factor	**Units**	**Value**
Altitude AOD	m	120
Accumulated temperature	day°C (Jan-June)	1367.7
Average Annual Rainfall	mm	697.1
Field Capacity Days (FCD)	days	151.5
Moisture Deficit Wheat	mm	98.2
Moisture Deficit Potatoes	mm	87.6
Overall climate ALC Grade	Grade 1	

Overall climate will not result in the most significant limiting factor for this site.

2.2.   Local climate

Local climate will not result in a significant limiting factor for this site.

3   SITE LIMITATIONS

3.1   Gradient

The gradient will not result in a significant limiting factor for most of the site.

3.2   Microrelief

The microrelief will not result in a significant limiting factor for this site.

3.3   Flooding

A low/no risk of flooding from rivers has been identified on most of the site following consultation of the below:

https://check-long-term-flood-risk.service.gov.uk/

4   SOIL LIMITATIONS

4.1   Texture and structure

The topsoil textures are generally either calcareous heavy clay loams or heavy silty clay loams over heavy clay loam subsoils to around 0.5 to 0.6 m depth. Hard limestone was noted below the subsoil. Subsoil structure was weakly developed medium sub angular blocky over the rock with a moderate packing density. Very little significant difference was noted across the site in the natural soils.

The site has previously been mapped as having soils of the Aberford Association.

These are mapped as*: Shallow, locally brashy well drained calcareous fine loamy soils over limestone. Some deeper calcareous soils in colluvium.*
 (www.landis.org.uk).

Superficial Geology 1:50 000 scale superficial deposits description
None.

Bedrock Geology *1:50 000 scale bedrock geology description:*
White Limestone Formation - Limestone. Sedimentary Bedrock

4.2   Depth
Soil depth will not result in a significant limiting factor for this site.

4.3   Stoniness
Stoniness is not a direct significant limiting factor for soils noted on site.

4.4   Chemical
Chemical contamination will not result in a significant limiting factor for this site.

5.   INTERACTIVE LIMITATIONS

5.1   Wetness

The soils have a Wetness Class of I across the site and this results in an ALC Grade of 1.

5.2.   Droughtiness

The Available Water Capacity which subsequently when considered with respect to the Moisture Deficit for wheat and potatoes results in a moderate Droughtiness limitation for Wheat and hence an ALC Grade of 3b.

5.3   Erosion

Erosion will not result in a significant limiting factor for this site.

6. AGRICULTURAL LAND CLASSIFICATION

6.1 Most limiting factor/s

A moderate droughtiness for wheat is the main limiting factor and hence ALC Grade 3b is concluded.

Some areas have numerous pounds, mature trees and tracks and are not suitable for agriculture.

6.2 Current grading

This survey has resulted in an Agricultural Land Classification of the following grades (Table 2 and Drawing 1):

Table 2.			ALC gradings and limitations
Grade	**ha**	**%**	**Limitation**
1			
2			
3a			
3b	9	75.0	Droughtiness
4			
5			
Non-agricultural land	3	25.0	Landscaped garden with mature trees
Total	12	100%	

DRAWING 1

ALC Grade

ALC Grades
Grade 1
Grade 2
Grade 3a
Grade 3b
Grade 4
Grade 5
Non agricultural land
● Boring
■ Pit

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Drawing Title: ALC Grade	Drawing No.: 1
Scale: 1:7500	Date: 13/12/2021

APPENDIX A

Soil profile data

Notes

1   All abbreviations relating to soil parameters are standard and derived from the guidance documents:

Agricultural Land Classification of England and Wales. Revised guidelines and criteria for grading the quality of agricultural land. MAFF. 1988.
Soil Survey Field Handbook. Technical Monograph No.5. Soil Survey of England and Wales.1976.

2   The pit data is detailed in this table and information on structure and stone content copied to the appropriate boring profiles.

3   Any blanks or zeros in the cells indicate the data is not needed or appropriate for that cell.

4   If 'NA' is inserted in a cell the information is not appropriate on this occasion.

5.   Boring or pit locations are directly (within 2 m accuracy) on the grid reference corresponding to the points on the map unless otherwise stated.

6   A point directly marked on a track, boundary or other feature will be moved 2-3 m off the point or omitted if surrounding points and soil types allow.

7.   Borings that are potentially within 15 m of a gas pipeline are limited to 0.4 m depth and the strata description in the data table below this depth will be extrapolated from nearby borings and upper strata characteristics.

8.   The *Observation Density* is 1 per ha on a 100 m grid using a semi *Free Survey* method if appropriate*. The letter 'B' in the second column of the data table refers to an observation point at which a boring may have been undertaken. In some situations it is not possible to visit the location due to for example crop status or animals in a field. In some cases the location is visited and observation of the soils at the surface is sufficient. In all cases the soil, geology, topography, flood risk and aerial crop patterns are assessed from published sources and the soils will be subject to a full 120 cm depth boring either side of a non-visited or non-bored point. If all data sources are agreeable, a soil pattern can be established.

        *   British Society of Soil Science. Working With Soil – The Professional Competency Scheme. Agricultural Land Classification: England and Wales. How2 sheet 4.2.4. 2018.

9.   For moisture balance calculations, *strongly, moderately* and *well developed* structure will equate to *good, moderate* or *poor* structure terms respectively in Table 14 of the guidelines.

10.   Pit information in addition to that listed in the table below will be detailed in Section 4.1 and 4.3 if needed.

Obs point	Grid ref. if off intersection	Boring or Pit	Grad (≤ap)	Base Depth (cm)			Text.	Calc	Matrix colour	Motts. %/depth	Mott colour	Ped face colour	Stns %	Stns type	Porosity	Struct	Degree of development	SPL depth (cm)	Gleying depth (cm)	SWC	Grade (wetness)	TAv	Eav	StTAv	StEAv	MBW	Grade (Drought WHEAT)	MBP	Grade (Drought POTATOES)
1											Non agricultural																		
2		B	≤7	25			HCL	Y	7.5YR44				5	HR						I	1	18	1	1		-20.08	3b	-8.90	2
				55			HCL		10YR44				5	HR	G	MAB	WK					12	7	1	0.5				
				120			HR		10YR63				100	HR								1	0.5	1	0.5				
				120									0									0	0	0	0				
3											Non agricultural																		
4		B	≤7	25			HCL	Y	7.5YR44				5	HR						I	1	18	1	1		-20.08	3b	-8.90	2
				55			HCL		10YR44				5	HR	G	MAB	WK					12	7	1	0.5				
				120			HR		10YR63				100	HR								1	0.5	1	0.5				
				120									0									0	0	0	0				
5											Non agricultural																		
6		B	≤7	25			HCL	Y	7.5YR44				5	HR						I	1	18	1	1		-20.08	3b	-8.90	2
				55			HCL		10YR44				5	HR	G	MAB	WK					12	7	1	0.5				
				120			HR		10YR63				100	HR								1	0.5	1	0.5				
				120									0									0	0	0	0				
7		B	≤7	25			HCL	Y	7.5YR44				5	HR						I	1	18	1	1		-20.08	3b	-8.90	2
				55			HCL		10YR44				5	HR	G	MAB	WK					12	7	1	0.5				
				120			HR		10YR63				100	HR								1	0.5	1	0.5				
				120									0									0	0	0	0				
8		B	≤7	25			HCL	Y	10YR43				5	HR						I	1	18	1	1		-27.69	3b	-17.97	3a
				52			HCL		10YR54				25	HR	G	MAB	WK					12	7	1	0.5				
				120			HR		10YR63				100	HR								1	0.5	1	0.5				
				120									0									0	0	0	0				
9		P	≤7	25			HCL	Y	10YR43				5	HR						I	1	18	1	1		-27.69	3b	-17.97	3a
				52			HCL		10YR54				25	HR	G	MAB	WK					12	7	1	0.5				
				120			HR		10YR63				100	HR								1	0.5	1	0.5				
				120									0									0	0	0	0				
10		B	≤7	25			HCL	Y	10YR43				5	HR						I	1	18	1	1		-27.69	3b	-17.97	3a
				52			HCL		10YR54				25	HR	G	MAB	WK					12	7	1	0.5				
				120			HR		10YR63				100	HR								1	0.5	1	0.5				
				120									0									0	0	0	0				
11	452013 225763	B	≤7	25			HZCL	Y	10YR43				5	HR						I	1	18	1	1		-27.84	3b	-17.97	3a
				52			HZCL		10YR54				25	HR	G	MAB	WK					12	6	1	0.5				
				120			HR		10YR63				100	HR								1	0.5	1	0.5				
				120									0									0	0	0	0				
12		B	≤7	25			HCL	Y	10YR43				5	HR						I	1	18	1	1		-27.84	3b	-17.97	3a
				52			HCL		10YR54				25	HR	G	MAB	WK					12	7	1	0.5				
				120			HR		10YR63				100	HR								1	0.5	1	0.5				
				120									0									0	0	0	0				

Soil Environment Services Ltd

Statement of competence - Agricultural land Classification

SES Ltd undertake several dozen Agricultural Land Classification (ALC) or Land Capability Classifications for Agriculture (LCCA- Scotland) surveys a year and have worked on sites up to 1000 ha including housing, roads, solar farm and mineral extraction developments.. We have been undertaking ALC surveys for 25 years and have won many contracts to supply Land Classification reports to local authorities as part of their strategic development plans. A number of our staff have attended the training course Agricultural Land Classification: England and Wales. Working with Soil – The IPSS Professional Competency Scheme. BSSS & DEFRA.

DR ROBIN DAVIES BSc PhD F.I.SoilSci. (Managing Director)
- Fellow of The British Society of Soil Science
- Council Member of The Institute of Professional Soil Scientists for 4 years.
- PhD Soil Physics - Agricultural land drainage - University of Newcastle upon Tyne
- Founder and Managing Director of Soil Environment Services Limited for 25 years.

Selected peer reviewed scientific papers:
* **Soil nitrogen depletion - the threat from soil stockpiling**. Environmental Scientist: Journal of The Institution of Environmental Sciences, 1997.
* **Nitrogen loss from a soil, restored after surface-mining**. Journal of Environmental Quality, 1995
* **The influence of soil factors on the growth of a grass/clover sward on a restored site in Northumberland.** Grass & Forage Science, 1994.
* **The effect of post-restoration cropping regime on some physical properties of a restored soil.** Soil Use & Management, 1994
* **Water availability in a restored soil.** Soil Use & Management, 1992.
* **A laboratory Method for Investigating the Stabilisation of Mole** Channels.J.Agric.Eng.Res.1991.

GENERAL INFORMATION SOURCES

1. *Agricultural Land Classification of England and Wales*. Revised guidelines and criteria for grading the quality of agricultural land. MAFF. 1988.

2. *Soil Survey Field Handbook.* Technical Monograph No.5. Soil Survey of England and Wales.1976.

3. *Climatological Data for Agricultural Land Classification*, The Met. Office 1989

4. *Soil Map of England and Wales: 1:250 000*. Soil Survey of England and Wales, Harpenden.

5. *Soils and Their Use in South East England.* Soil Survey of England and Wales,

6. *Agricultural Land Classification Map* 1:250 000. MAFF 1983.

7. *Risk of Flooding:* https://flood-warning-information.service.gov.uk/long-term-flood-risk

8. *Geology of Britain Viewer. Reproduced with the permission of the British Geological Survey ©NERC. All rights Reserved*

9. *Butler, B E. Soil Classification for Soil Survey Monographs on Soil Survey (1980) Clarendon Press, Oxford*

10. *Munsell Soil Colour Charts*, Munsell Colour, Grand Rapids *1994.*

GLOSSARY

ABBREVIATIONS AND TERMS USED IN SURVEY DATA

Soil pit and auger boring information collected during ALC survey is held on a computer database and is reproduced in this report. Terms used and abbreviations are set out below. These conform to definitions contained in the Soil Survey Field Handbook (Hodgson, 1997).

1.   **Terms used on computer database, in order of occurrence.**

GRID REF: National 100 km grid square and 8 figure grid reference.

LAND USE: At the time of survey

WHT:	Wheat	**SBT:**	Sugar Beet	**HTH:**	Heathland
BAR:	Barley	**BRA:**	Brassicas	**BOG:**	Bog or Marsh
OAT:	Oats	**FCD:**	Fodder Crops	**DCW:**	Deciduous Wood
CER:	Cereals	**FRT:**	Soft and Top Fruit	**CFW:**	Coniferous Woodland
MZE:	Maize	**HRT:**	Horticultural Crops	**PLO:**	Ploughed
OSR:	Oilseed Rape	**LEY:**	Ley Grass	**FLW:**	Fallow (inc. Set aside)
POT:	Potatoes	**PGR:**	Permanent Pasture	**SAS:**	Set Aside (where known)
LIN:	Linseed	**RGR:**	Rough Grazing	**OTH:**	Other
BEN:	Field Beans	**SCR:**	Scrub		

GRDNT: Gradient as estimated or measured by hand-held optical clinometer.

GLEY, SPL: Depth in centimetres to gleying or slowly permeable layer.

AP (WHEAT/POTS):   Crop-adjusted available water capacity.

MB (WHEAT/POTS):   Moisture Balance. (Crop adjusted AP - crop potential MD)

DRT: Best grade according to soil droughtiness.

If any of the following factors are considered significant, 'Y' will be entered in the relevant column.

MREL:	Microrelief limitation	**FLOOD:**	Flood risk	**EROSN:**	Soil erosion risk
EXP:	Exposure limitation	**FROST:**	Frost prone	**DIST:**	Disturbed land
CHEM:	Chemical limitation				

LIMIT: The main limitation to land quality: The following abbreviations are used.

OC:	Overall Climate	**AE:**	Aspect	**EX:**	Exposure
FR:	Frost Risk	**GR:**	Gradient	**MR:**	Microrelief
FL:	Flood Risk	**TX:**	Topsoil Texture	**DP:**	Soil Depth
CH:	Chemical	**WE:**	Wetness	**WK:**	Workability
DR:	Drought	**ER:**	Erosion Risk	**WD:**	Soil Wetness/Droughtiness

ST: Topsoil Stoniness

TEXTURE: Soil texture classes are denoted by the following abbreviations:-

S:	Sand	**LS:**	Loamy Sand	**SL:**	Sandy Loam
SZL:	Sandy Silt Loam	**CL:**	Clay Loam	**ZCL**	Silty Clay Loam
ZL:	Silt Loam	**SCL:**	Sandy Clay Loam	**C:**	Clay
SC:	Sandy clay	**ZC:**	Silty clay	**OL:**	Organic Loam
P:	Peat	**SP:**	Sandy Peat	**LP:**	Loamy Peat
PL:	Peaty Loam	**PS:**	Peaty Sand	**MZ:**	Marine Light Silts

For the sand, loamy sand, sandy loam and sandy silt loam classes, the predominant size of sand fraction will be indicated by the use of the following prefixes:-

F: Fine (more than 66% of the sand less than 0.2mm)
M: Medium (less than 66% fine sand and less than 33% coarse sand)
C: Coarse (more than 33% of the sand larger than 0.6mm)

The clay loam and silty clay loam classes will be sub-divided according to the clay content: **M:** Medium (< 27% clay) **H:** heavy (27 - 35% clay)

MOTTLE COL: Mottle colour using Munsell notation.

MOTTLE ABUN: Mottle abundance, expressed as a percentage of the matrix or surface described.

F: few <2%   **C:** common 2 - 20%   **M:** many 20 - 40%   **VM:** very many 40%+

MOTTLE CONT: Mottle contrast

F: faint - indistinct mottles, evident only on close inspection
D: distinct - mottles are readily seen
P: Prominent - mottling is conspicuous and one of the outstanding features of the horizon.

PED. COL: Ped face colour using Munsell notation.

GLEY: If the soil horizon is gleyed a 'Y' will appear in this column.   If slightly gleyed, an 'S' will appear.

STONE LITH: Stone Lithology - One of the following is used.

HR:	All hard rocks and stones	**SLST:**	Soft oolitic or dolimitic limestone
CH:	Chalk	**FSST:**	Soft, fine grained sandstone
ZR:	Soft, argillaceous, or silty rocks	**GH:**	Gravel with non-porous (hard) stones
MSST:	Soft, medium grained sandstone	**GS:**	Gravel with porous (soft) stones
SI:	Soft weathered igneous or metamorphic rock		

Stone contents are given in % by volume for sizes >2cm, >6cm and total stone >2mm.

STRUCT: The degree of development, size and shape of soil peds are described using the following notation

Degree of development	**WA:** Weakly developed Adherent	**WK:** Weakly developed
	MD: Moderately developed	**ST:** Strongly developed

Ped size	**F:** Fine	**M:** Medium
	C: Coarse	**VC:** Very coarse

Ped Shape	**S:** Single grain	**M:** Massive
	GR: Granular	**AB:** Angular blocky
	SAB: Sub-angular blocky	**PR:** Prismatic
	PL: Platy	

CONSIST: Soil consistence is described using the following notation:

L: Loose	**VF:** Very Friable	**FR:** Friable	**FM:** Firm
VM: Very firm	**EM:** Extremely firm	**EH:** Extremely Hard	

SUBS STR: Subsoil structural condition recorded for the purpose of calculating profile droughtiness: **G:** Good **M:** Moderate **P:** Poor

POR: Soil porosity. If a soil horizon has poor porosity with less than 0.5% biopores >0.5mm, a 'Y' will appear in this column.

IMP: If the profile is impenetrable to rooting a 'Y' will appear in this column at the appropriate horizon.

SPL: Slowly permeable layer. If the soil horizon is slowly permeable a 'Y' will appear in this column.

CALC: If the soil horizon is calcareous with naturally occurring calcium carbonate exceeding 1% a 'Y' will appear this column.

2. **Additional terms and abbreviations used mainly in soil pit descriptions.**

STONE ASSESSMENT:

V: Visual	**S:** Sieved	**D:** Displacement

MOTTLE SIZE:

EF:	Extremely fine <1mm		**M:**	Medium 5-15mm
VF:	Very fine 1-2mm>		**C:**	Coarse >15mm
F:	Fine 2-5mm			

MOTTLE COLOUR: May be described by Munsell notation or as ochreous (OM) or grey (GM).

ROOT CHANNELS: In topsoil the presence of 'rusty root channels' might also be noted as RRC.

MANGANESE CONCRETIONS: Assessed by volume

N:	None		**M:**	Many	20-40%
F:	Few	<2%	**VM:**	Very Many	>40%
C:	Common	2-20%			

POROSITY:

P: Poor - less than 0.5% biopores at least 0.5mm in diameter
G: Good - more than 0.5% biopores at least 0.5mm in diameter

ROOT ABUNDANCE:

The number of roots per 100cm^2:		Very Fine and Fine	Medium and Coarse
F:	Few	1-10	1 or 2
C:	Common	10.25	2 - 5
M:	Many	25-200	>5
A:	Abundant	>200	

ROOT SIZE

VF:	Very fine	<1mm	**M:**	Medium	2 - 5mm
F:	Fine	1-2mm	**C:**	Coarse	>5mm

HORIZON BOUNDARY DISTINCTNESS:

Sharp:	<0.5cm	**Gradual:**	6 - 13cm
Abrupt:	0.5 - 2.5cm	**Diffuse:**	>13cm
Clear:	2.5 - 6cm		

HORIZON BOUNDARY FORM: Smooth, wavy, irregular or broken.*

* See Soil Survey Field Handbook (Hodgson, 1997) for details.