LAND SOUTH OF BANBURY RISE, BANBURY

AGRICULTURAL LAND QUALITY AND CONSIDERATIONS

June 2022

KERNON
COUNTRYSIDE CONSULTANTS LIMITED

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Authorised By APK 06/22

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CONTENTS

APPENDICES

1 INTRODUCTION

1.1 This report examines the agricultural considerations of a site of approximately 14 hectares of agricultural land on the eastern edge of Banbury.

1.2 The Site is shown outlined in red on the Google Earth image below.

Insert 1: The Proposed Site

1.3 This report considers the agricultural land quality of the site and the implications in terms of planning policy.

1.4 This report is structured as follows:

i) section 2 sets out the relevant planning policy and guidance;

ii) section 3 reviews the land quality of the site and the wider area;

iii) section 4 sets out an analysis of the key issues, with relevance to planning policy and other decisions in the area;

iv) and section 5 sets out a summary and conclusions.

1.5 This report has been prepared by Tony Kernon. I am a Chartered Surveyor and a Fellow of the British Institute of Agricultural Consultants. I have specialised in assessing the effects of development on agricultural land and businesses for 35 years.

2 RELEVANT PLANNING POLICY

National Planning Policy

2.1 The National Planning Policy Framework (NPPF) was revised in July 2021, and accordingly forms the starting point.

2.2 Paragraph 174 notes that planning policies and decisions should contribute to and enhance the natural and local environment by, inter alia, recognising "**the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land**".

2.3 The best and most versatile (BMV) agricultural land is defined in Annex 2 of the NPPF as that in grades 1, 2 and 3a of the Agricultural Land Classification.

2.4 Paragraph 175 deals with plan making. It requires plans to, inter alia, allocate land with the least environmental or amenity value, where consistent with other policies in the Framework. Footnote 58 of the NPPF identifies that "**where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of a higher quality**".

2.5 There is no definition of what constitutes "significant" development. However the "Guide to assessing development proposals on agricultural land" (Natural England, February 2021) advises local planning authorities to "**take account of smaller losses (under 20 hectares) if they're significant when making your decision**", suggesting that 20 ha is a suitable threshold for defining "significant" in many cases.

Local Policy

2.6 Policies of relevance in the Cherwell Local Plan 2011 – 2031 Part 1 (2016) includes ESD 10 Protection and Enhancement of Biodiversity and Natural Environment, bullet 3 of which requires that "**the reuse of soils will be sought**".

2.7 There is no specific policy relating to development affecting agricultural land.

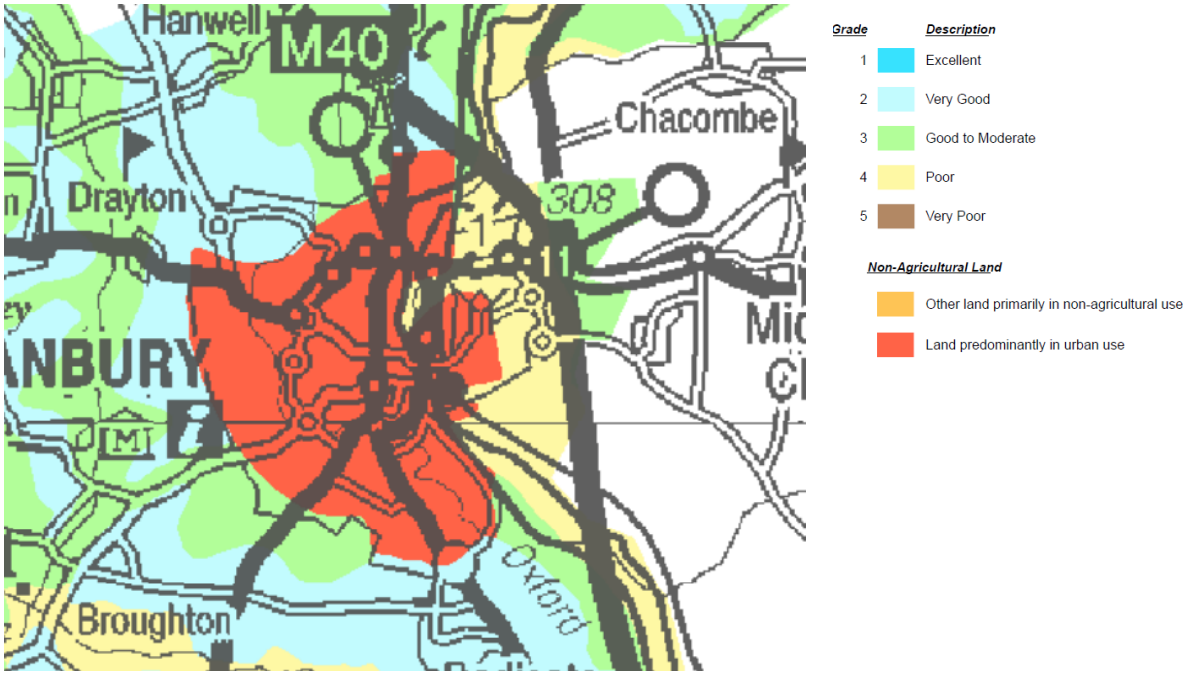
3 AGRICULTURAL LAND QUALITY OF THE SITE

Published Provisional and Predictive Data

3.1 The Agricultural Land Classification system is a methodology for grading agricultural land based on the long-term physical limitations of land for agricultural use. Factors affecting grade are climate, site and soil characteristics and the important interactions between them. See Natural England's Technical Information Note TIN049 (2012), reproduced in **Appendix KCC1**.

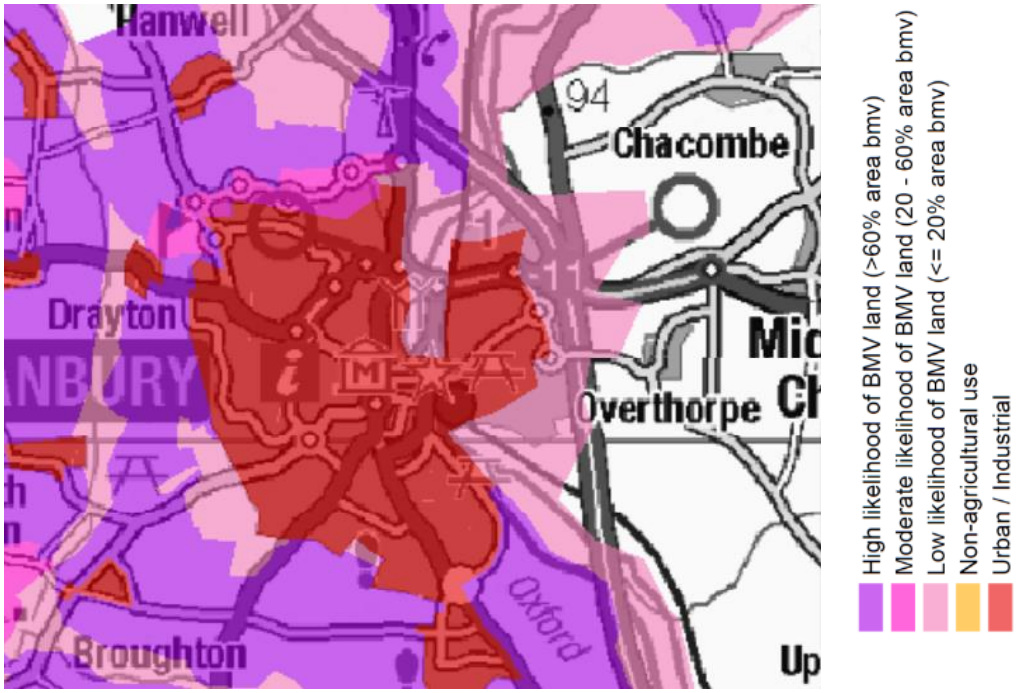
3.2 In the 1970s MAFF produced "provisional" ALC maps. The relevant extract for the area is reproduced below. As explained in TIN049 these should not be used for site-specific analysis and the ALC system has been amended twice since they were first published. The "provisional" maps show that to the north, west and south of Banbury the land was provisionally identified as likely to be Grade 2 and undifferentiated Grade 3.

Insert 2: Extract Provisional ALC



3.3 In 2017 Natural England produced "predictive BMV" maps, splitting the country into "low (<20% area bmv)", "medium (20 – 60% area bmv)" and "high (>60% area bmv)". The area around Banbury is shown below. As can be seen, almost the whole periphery to the north, west and south is in the high likelihood of BMV.

Insert 3: Predictive BMV Map

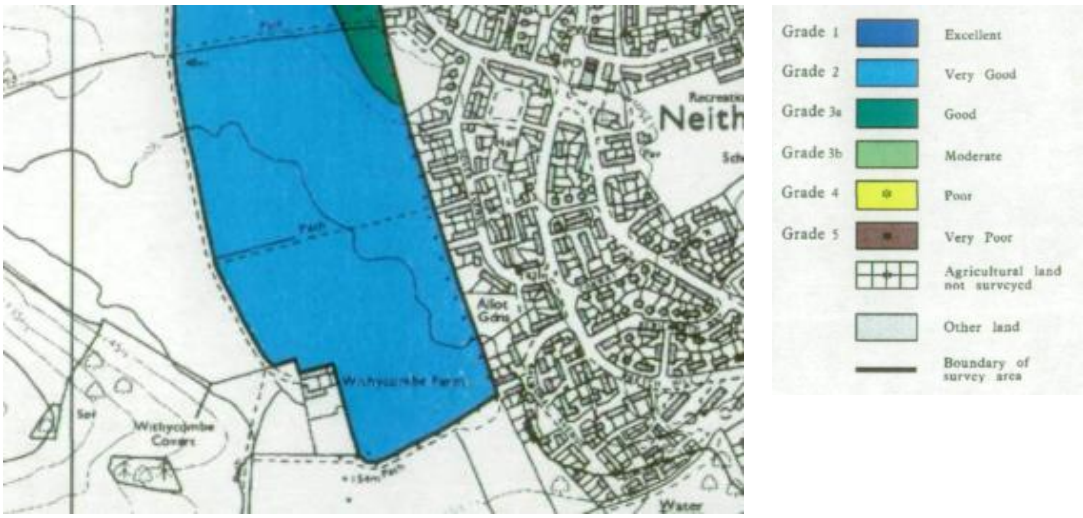


3.4 Much of the land to the east identified as falling in the low likelihood of bmv is affected by flooding, being Flood Zone 2 and 3 land[1].

Survey Data

3.5 The proposed site has been the subject of Agricultural Land Classification surveys. The northern part of the site was included in a semi-detailed survey by ADAS, on behalf of MAFF, in 1996. That part of the site was graded ALC Grade 2, as per the extract from the plan reproduced below. The ALC plan is set out in **Appendix KCC2**, and the detailed report is available on request.

Insert 4: Extract from 1996 ALC Map



[1] Environment Agency Flood map for planning, accessed 26.02.22

3.6 The southern part of the site was included in a 1998 semi-detailed survey by the FRCA on behalf of MAFF. The plan is set out in **Appendix KCC3**, with an extract below.

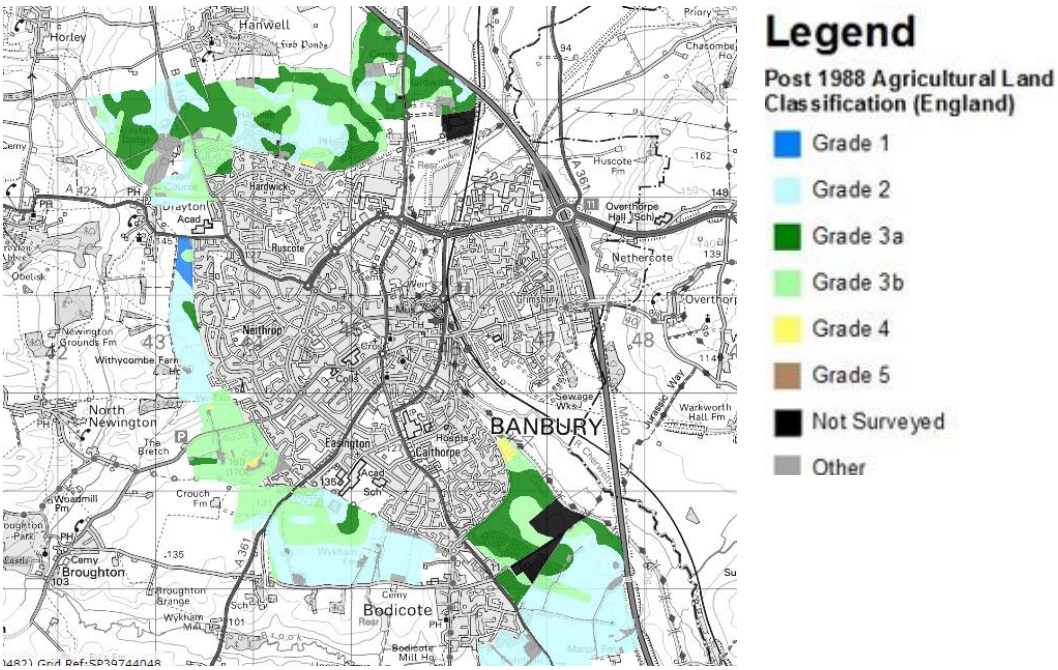
Insert 5: Extract from 1998 ALC Map

3.7 These two surveys have identified that the whole of the site is Grade 2 "**very good quality**" agricultural land.

<u>The Wider Area</u>

3.8 Around Banbury there is a considerable amount of ALC data available. Where surveys have been completed by MAFF or its agencies, these are published on www.magic.gov.uk. The available data around Banbury is shown below.

Insert 6: Available Data Around Banbury



3.9 The results show that most of the periphery, where details exist, is a mix of Grades 2, 3a and 3b land. A large copy of this plan is reproduced in **Appendix KCC4**.

4 RELEVANT CONSIDERATIONS

4.1 The site has been classified as ALC Grade 2 “very good” quality agricultural land. The site is therefore “best and most versatile agricultural land”.

4.2 Policy in the NPPF (2021) advises that, in development management decisions, the economic and other benefits of BMV agricultural land, should be recognised (para 174 b).

4.3 There is no research that we are aware of that seeks to analyse the productive or economic advantages of BMV to non-BMV land. In the absence of any empirical data, any economic assessment is inevitably crude. Taking standard budgeting textbooks, such as the John Nix Farm Management Pocketbook (extracts from which are reproduced in **Appendix KCC5**), it is possible to show the difference between moderate and high yields, as an illustration, between say an arable crop and a grazing livestock use.

4.4 Taking that crude measure for winter wheat and a grazing cattle use, the differences are shown below.

Table KCC1: Assessment of Economics of Farmed Land

Item	**Winter Wheat**		**Single – Suckle autumn calving suckler cows**	
	Average	**High**	**Average**	**High**
Yield	8.6t/ha	9.75t/ha	1.5 cows/ha	1.5 cows/ha
Gross Margin / £/ha	£833	£1017	£226	£296
Fixed costs [1] £/ha	£745	£745	£660	£660
Profit (loss) /ha before labour	£88	£272	(£321)	(216)
Unpaid labour £/ha	£170	£170	£360	£360
Profit (loss) after unpaid labour	(£82)	£102	(£681)	(£576)
Uplift £/ha	--	£184	-	£105

Source: John Nix Pocketbook for Farm Management, 2022 (52nd Edition)

[1]Mainly cereals, under 200 ha, excluding unpaid labour

[2] Mainly sheep / cattle (lowland) farms 90-125 ha, including unpaid labour

4.5 For this site, which is arable land, the economic benefits of being BMV are therefore of the order of £2,600 per annum, a relatively modest sum.

4.6 For plan making, the NPPF paragraph 175 requires plans to allocate land with the least environmental or amenity, where consistent with other policies in this Framework. Footnote 58 advises that, “**where significant development of agricultural land is demonstrated**

to be necessary, areas of poorer quality land should be preferred to those of a higher quality".

4.7 There is no definition of what constitutes "significant" development of agricultural land. Consultation with Natural England is triggered where development involves the loss of more than 20 ha of BMV agricultural land (see TIN 049 in **Appendix KCC1**). This is often taken as a threshold for defining "significant".

4.8 At 14 ha the proposed site is only 70% of that threshold.

4.9 An analysis of appeal decisions is set out in **Appendix KCC6**. This identifies that for sites of 10-14 ha size, the Planning Inspectorate and Secretary of State (where involved) tend to place limited or moderate weight on the loss of bmv land.

4.10 It is evident that the weight attributed to this loss is reduced in cases where there is an abundance of agricultural land of bmv quality in an area, such that avoiding BMV land is difficult or impossible.

4.11 As set out above, it is clear that around Banbury much of the land is of BMV quality.

4.12 There are areas of poorer quality land, and this will need to be considered in the plan making process. Agricultural land quality is only one of many relevant considerations, and the NPPF must be considered as a whole. Accordingly the weight to be accorded to the loss of BMV land is one factor to weigh in the balance.

4.13 At 14 ha the site is not significant development, so the NPPF footnote 58 requirement to consider poorer quality land in preference, is not triggered.

4.14 The economic benefits must be recognised (NPPF para 174) and as set out above they are modest.

4.15 In weighing the planning balance, land quality is therefore one of the factors. The Council undertook such a balancing process in approving application 13/00444 involving Grades 1, 2 and 3a immediately to the north, and in allocating that land under policy Banbury 3 of the adopted Local Plan.

4.16 Policy ESD10 requires development to seek to reuse soils. A Soils Resource and Management Plan can be provided taking account of best practice such as the

"**Construction Code of Practice for the Sustainable Use of Soils on Construction Sites**" (Defra, 2009). This could be controlled by condition.

5 SUMMARY AND CONCLUSIONS

5.1 The proposed site has been the subject of Agricultural Land Classification surveys, and found to comprise entirely of Grade 2 “very good” quality land.

5.2 Almost all of the land to the immediate north, currently under construction, was Grades 1, 2 and 3a quality. Around the periphery of Banbury much of the land is of BMV quality, with few areas of poorer quality.

5.3 The loss of BMV land will result from the proposed development, but the soil resource can be carefully managed to minimise loss, in accordance with the Local Plan.

5.4 The site, at 14 ha, is not “significant development” of agricultural land (NPPF footnote 58). The loss of BMV land is an adverse impact, but should be accorded no more than moderate weight in any planning balance.

Appendix KCC1

Natural England Technical Information Note TIN049 (2012)

Natural England Technical Information Note TIN049

Agricultural Land Classification: protecting the best and most versatile agricultural land

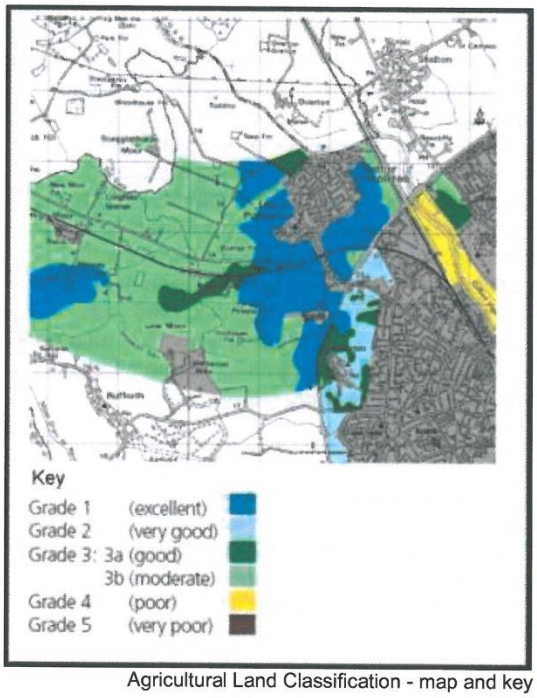
Most of our land area is in agricultural use. How this important natural resource is used is vital to sustainable development. This includes taking the right decisions about protecting it from inappropriate development.

Policy to protect agricultural land

Government policy for England is set out in the National Planning Policy Framework (NPPF) published in March 2012 (paragraph 112). Decisions rest with the relevant planning authorities who should take into account the economic and other benefits of the best and most versatile agricultural land. Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of higher quality. The Government has also re-affirmed the importance of protecting our soils and the services they provide in the Natural Environment White Paper The Natural Choice:securing the value of nature (June 2011), including the protection of best and most versatile agricultural land (paragraph 2.35).

The ALC system: purpose & uses

Land quality varies from place to place. The Agricultural Land Classification (ALC) provides a method for assessing the quality of farmland to enable informed choices to be made about its future use within the planning system. It helps underpin the principles of sustainable development.



Agricultural Land Classification - map and key

Second edition 19 December 2012

www.naturalengland.org.uk

NATURAL ENGLAND

Agricultural Land Classification: protecting the best and most versatile agricultural land

The ALC system classifies land into five grades, with Grade 3 subdivided into Subgrades 3a and 3b. The best and most versatile land is defined as Grades 1, 2 and 3a by policy guidance (see Annex 2 of NPPF). This is the land which is most flexible, productive and efficient in response to inputs and which can best deliver future crops for food and non food uses such as biomass, fibres and pharmaceuticals. Current estimates are that Grades 1 and 2 together form about 21% of all farmland in England; Subgrade 3a also covers about 21%.

The ALC system is used by Natural England and others to give advice to planning authorities, developers and the public if development is proposed on agricultural land or other greenfield sites that could potentially grow crops. The Town and Country Planning (Development Management Procedure) (England) Order 2010 (as amended) refers to the best and most versatile land policy in requiring statutory consultations with Natural England. Natural England is also responsible for Minerals and Waste Consultations where reclamation to agriculture is proposed under Schedule 5 of the Town and Country Planning Act 1990 (as amended). The ALC grading system is also used by commercial consultants to advise clients on land uses and planning issues.

Criteria and guidelines

The Classification is based on the long term physical limitations of land for agricultural use. Factors affecting the grade are climate, site and soil characteristics, and the important interactions between them. Detailed guidance for classifying land can be found in: *Agricultural Land Classification of England and Wales: revised guidelines and criteria for grading the quality of agricultural land* (MAFF, 1988):

- **Climate:** temperature and rainfall, aspect, exposure and frost risk.
- **Site:** gradient, micro-relief and flood risk.
- **Soil:** texture, structure, depth and stoniness, chemical properties which cannot be corrected.

The combination of climate and soil factors determines soil wetness and droughtiness. Wetness and droughtiness influence the choice of crops grown and the level and consistency of yields, as well as use of land for grazing livestock. The Classification is concerned with the inherent potential of land under a range of farming systems. The current agricultural use, or intensity of use, does not affect the ALC grade.

Versatility and yield

The physical limitations of land have four main effects on the way land is farmed. These are:

- the range of crops which can be grown;
- the level of yield;
- the consistency of yield; and
- the cost of obtaining the crop.

The ALC gives a high grading to land which allows more flexibility in the range of crops that can be grown (its 'versatility') and which requires lower inputs, but also takes into account ability to produce consistently high yields of a narrower range of crops.

Availability of ALC information

After the introduction of the ALC system in 1966 the whole of England and Wales was mapped from reconnaissance field surveys, to provide general strategic guidance on land quality for planners. This Provisional Series of maps was published on an Ordnance Survey base at a scale of One Inch to One Mile in the period 1967 to 1974. These maps are not sufficiently accurate for use in assessment of individual fields or development sites, and should not be used other than as general guidance. They show only five grades: their preparation preceded the subdivision of Grade 3 and the refinement of criteria, which occurred after 1976. They have not been updated and are out of print. A 1:250 000 scale map series based on the same information is available. These are more appropriate for the strategic use originally intended and can be downloaded from the Natural England **website**. This data is also available on 'Magic', an interactive, geographical information website **http://magic.defra.gov.uk/**.

Since 1976, selected areas have been re-surveyed in greater detail and to revised

guidelines and criteria. Information based on detailed ALC field surveys in accordance with current guidelines (MAFF, 1988) is the most definitive source. Data from the former Ministry of Agriculture, Fisheries and Food (MAFF) archive of more detailed ALC survey information (from 1988) is also available on **http://magic.defra.gov.uk/**. Revisions to the ALC guidelines and criteria have been limited and kept to the original principles, but some assessments made prior to the most recent revision in 1988 need to be checked against current criteria. More recently, strategic scale maps showing the likely occurrence of best and most versatile land have been prepared. Mapped information of all types is available from Natural England (see *Further information* below).

New field survey

Digital mapping and geographical information systems have been introduced to facilitate the provision of up-to-date information. ALC surveys are undertaken, according to the published Guidelines, by field surveyors using handheld augers to examine soils to a depth of 1.2 metres, at a frequency of one boring per hectare for a detailed assessment. This is usually supplemented by digging occasional small pits (usually by hand) to inspect the soil profile. Information obtained by these methods is combined with climatic and other data to produce an ALC map and report. ALC maps are normally produced on an Ordnance Survey base at varying scales from 1:10,000 for detailed work to 1:50 000 for reconnaissance survey

There is no comprehensive programme to survey all areas in detail. Private consultants may survey land where it is under consideration for development, especially around the edge of towns, to allow comparisons between areas and to inform environmental assessments. ALC field surveys are usually time consuming and should be initiated well in advance of planning decisions. Planning authorities should ensure that sufficient detailed site specific ALC survey data is available to inform decision making.

Consultations

Natural England is consulted by planning authorities on the preparation of all development plans as part of its remit for the natural environment. For planning applications, specific consultations with Natural England are required under the Development Management Procedure Order in relation to best and most versatile agricultural land. These are for non agricultural development proposals that are not consistent with an adopted local plan and involve the loss of twenty hectares or more of the best and most versatile land. The land protection policy is relevant to all planning applications, including those on smaller areas, but it is for the planning authority to decide how significant the agricultural land issues are, and the need for field information. The planning authority may contact Natural England if it needs technical information or advice.

Consultations with Natural England are required on all applications for mineral working or waste disposal if the proposed afteruse is for agriculture or where the loss of best and most versatile agricultural land agricultural land will be 20 ha or more. Non-agricultural afteruse, for example for nature conservation or amenity, can be acceptable even on better quality land if soil resources are conserved and the long term potential of best and most versatile land is safeguarded by careful land restoration and aftercare.

Other factors

The ALC is a basis for assessing how development proposals affect agricultural land within the planning system, but it is not the sole consideration. Planning authorities are guided by the National Planning Policy Framework to protect and enhance soils more widely. This could include, for example, conserving soil resources during mineral working or construction, not granting permission for peat extraction from new or extended mineral sites, or preventing soil from being adversely affected by pollution. For information on the application of ALC in Wales, please see below.

Further information

Details of the system of grading can be found in: *Agricultural Land Classification of England and Wales: revised guidelines and criteria for grading the quality of agricultural land* (MAFF, 1988).

Please note that planning authorities should send all planning related consultations and enquiries to Natural England by e-mail to **consultations@naturalengland.org.uk**. If it is not possible to consult us electronically then consultations should be sent to the following postal address:

Natural England
Consultation Service
Hornbeam House
Electra Way
Crewe Business Park
CREWE
Cheshire
CW1 6GJ

ALC information for Wales is held by Welsh Government. Detailed information and advice is available on request from Ian Rugg (**ian.rugg@wales.gsi.gov.uk**) or David Martyn (**david.martyn@wales.gsi.gov.uk**). If it is not possible to consult us electronically then consultations should be sent to the following postal address:

Welsh Government
Rhodfa Padarn
Llanbadarn Fawr
Aberystwyth
Ceredigion
SY23 3UR

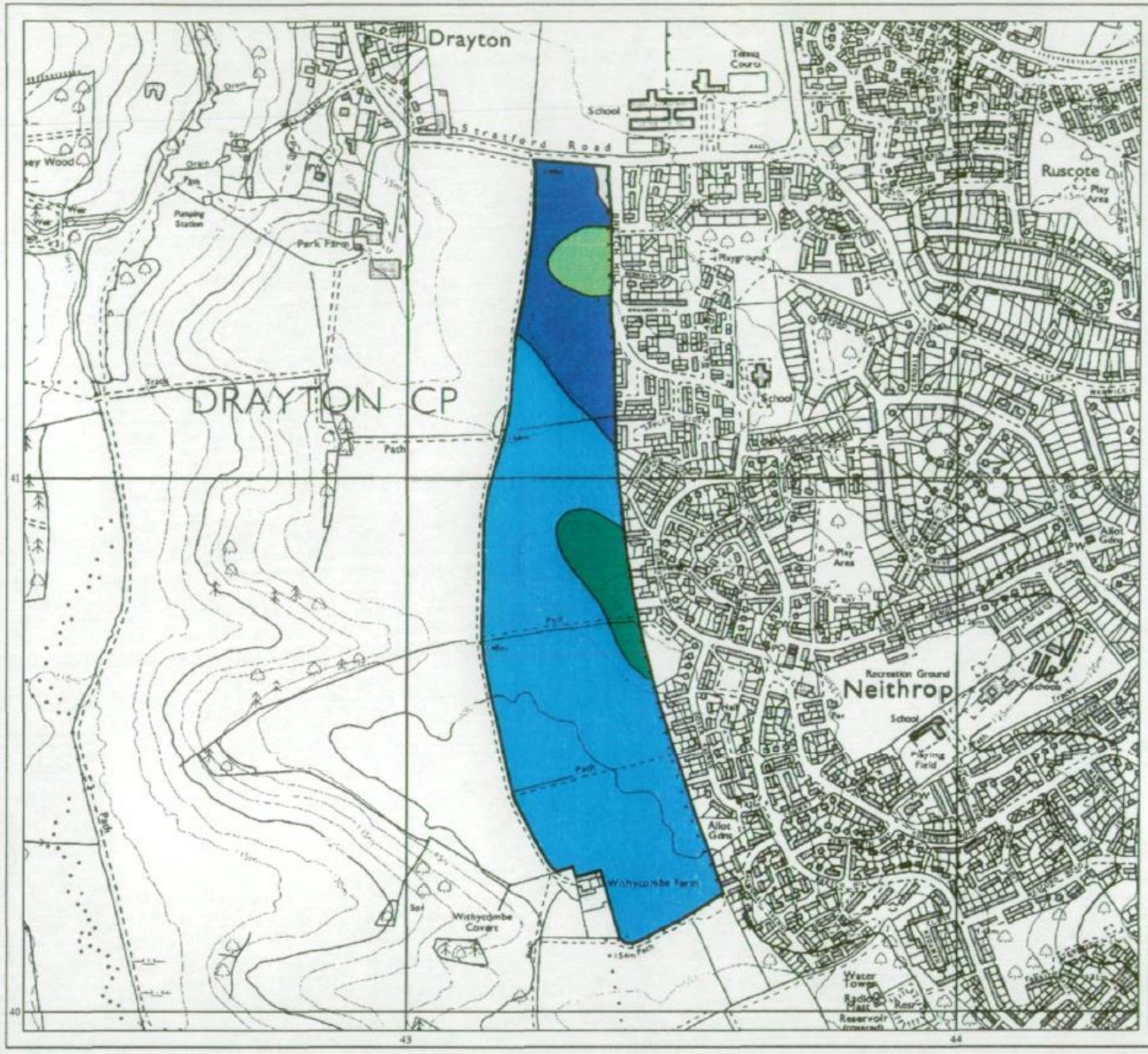
Natural England publications are available to download from the Natural England website: **www.naturalengland.org.uk**.

For further information contact the Natural England Enquiry Service on 0300 060 0863 or e-mail **enquiries@naturalengland.org.uk**.

Copyright

Appendix KCC2

ALC Plan from 1996 ALC Survey



MAFF Ministry of Agriculture Fisheries and Food

Agricultural Land Classification

Oxfordshire Structure Plan
Land West of Neithrop
Semi-detailed Survey

Legend

	Quality	Area (ha)
Grade 1	Excellent	5.3
Grade 2	Very Good	24.5
Grade 3a	Good	2.4
Grade 3b	Moderate	1.2
Grade 4	Poor	nil
Grade 5	Very Poor	nil
	Agricultural land not surveyed	nil
	Other land	0.2
	Boundary of survey area	
	Total agricultural land area	33.4
	Total survey area	33.6

* Not present within survey area

Scale - 1:10,000

0 100 200 300 400 500 600 Metres

Further details contained in MAFF (1988) Agricultural Land Classification of England and Wales - Revised guidelines and criteria for grading the quality of agricultural land. Maff (publications), London SE99 7TP.
The information is accurate at base map scale but any enlargement would be misleading.

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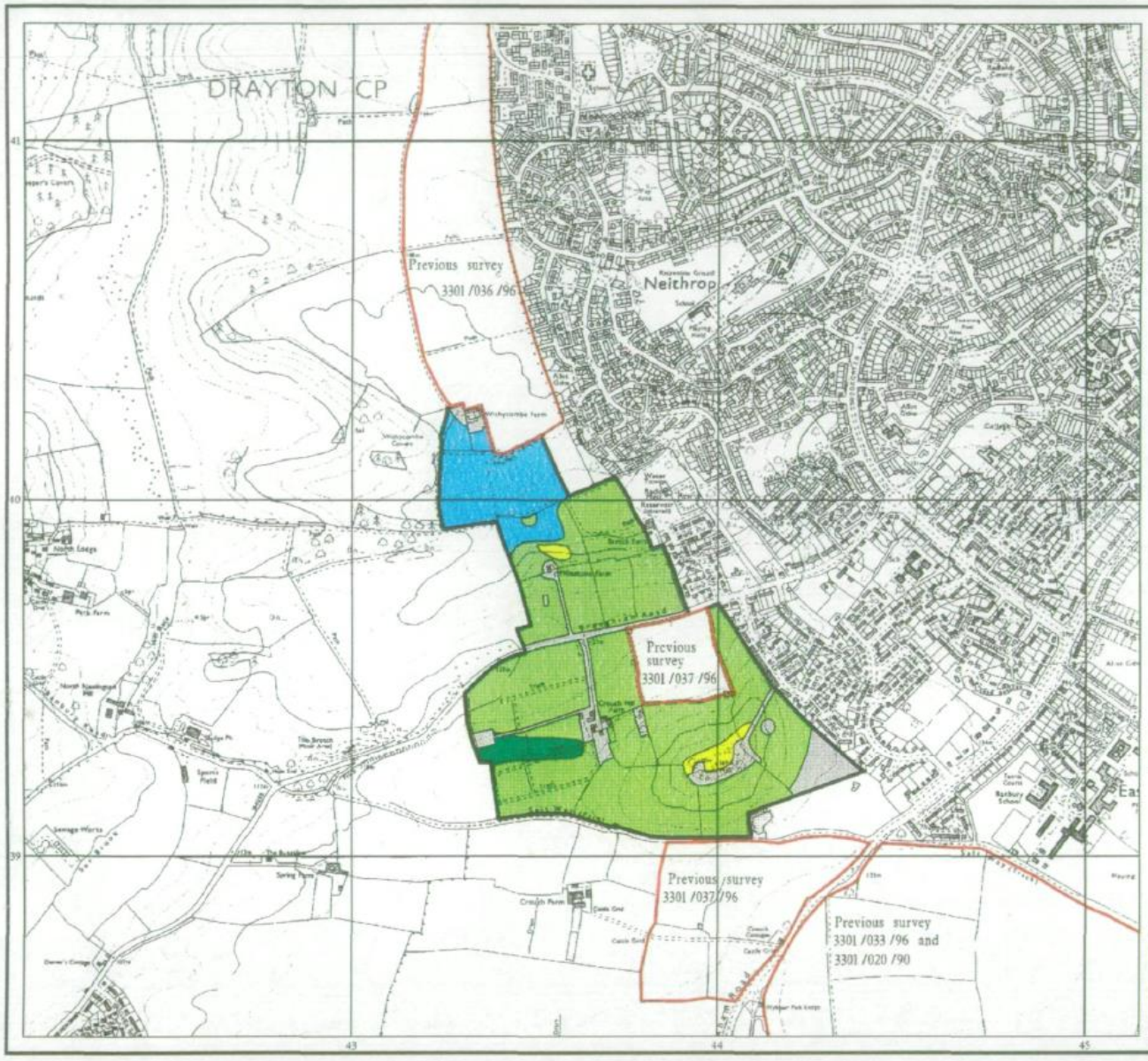
Source map(s): SP44SW
Reference no: 3301/036/96

Appendix KCC3

ALC Plan from 1998 ALC Survey



MAFF Ministry of Agriculture Fisheries and Food

Agricultural Land Classification

Cherwell District Local Plan

Land at Milestone Farm, Banbury

Semi-detailed survey

Legend

	Quality	Area (ha)
Grade 1	Excellent	Nil
Grade 2	Very Good	8.8
Grade 3a	Good	1.8
Grade 3b	Moderate	46.0
Grade 4	Poor	1.2
Grade 5	Very Poor	Nil
	Agricultural land not surveyed	Nil
	Other land	6.6
	Site Boundary	
	Total survey area	57.8
	Total site area	64.4

* Not present within survey area

Scale - 1:15,000

0 200 400 600 Metres

Further details contained in MAFF (1988) Agricultural Land Classification of England and Wales - Revised guidelines and criteria for grading the quality of agricultural land. Maff (publications), London SE99 7TP.
The information is accurate at base map scale but any enlargement would be misleading.
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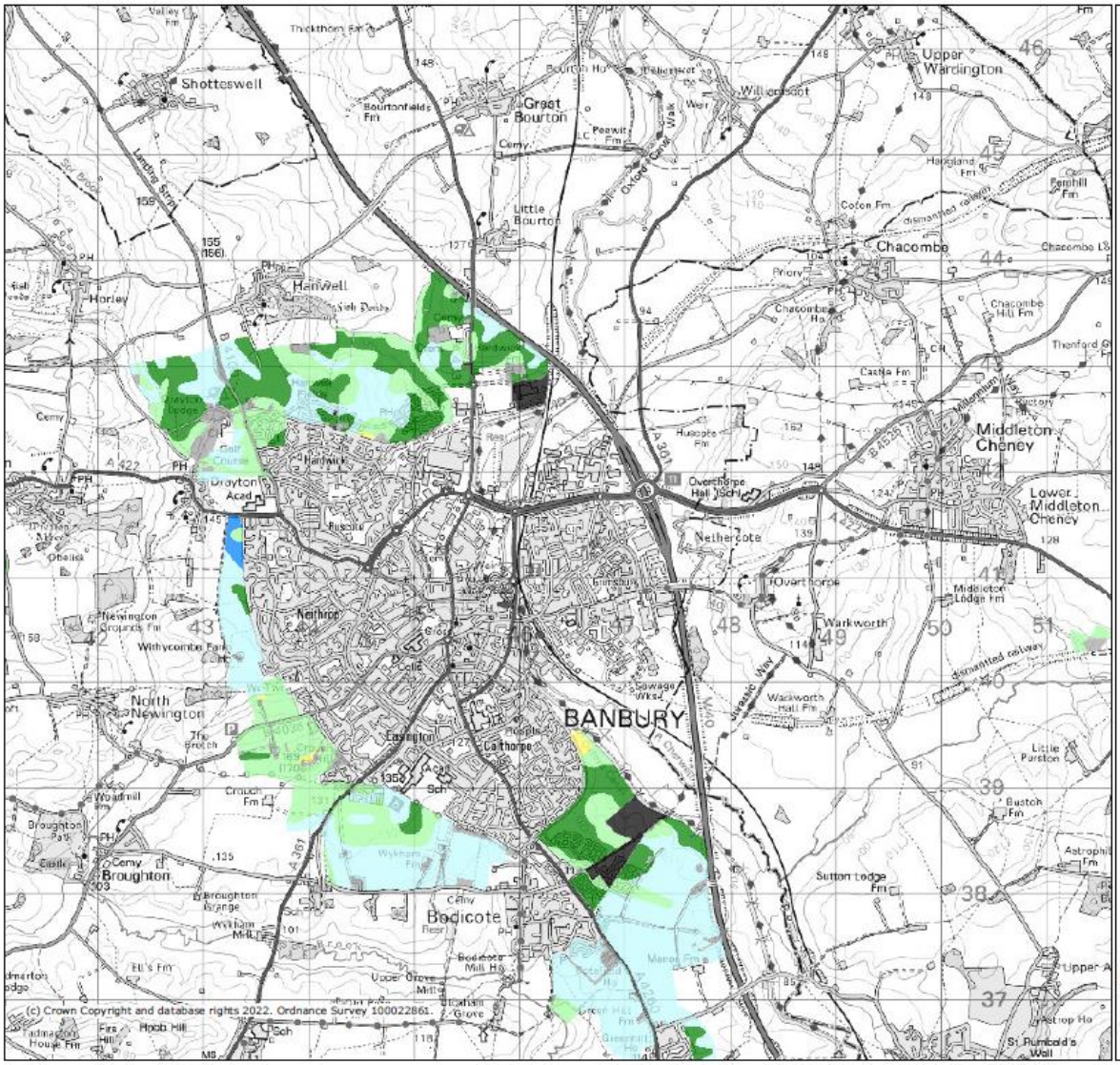
Reference no: 3301 /074 /98 © Crown Copyright Reserved 1998

Appendix KCC4

Magic.gov ALC Map (2022)

MAGIC

Magic Map



Legend

Post 1988 Agricultural Land Classification (England)

- Grade 1
- Grade 2
- Grade 3a
- Grade 3b
- Grade 4
- Grade 5
- Not Surveyed
- Other

Projection = OSGB36
xmin = 436300
ymin = 236500
xmax = 456400
ymax = 246400

0 0.8 1.6 km

Map produced by MAGIC on 26 February, 2022.
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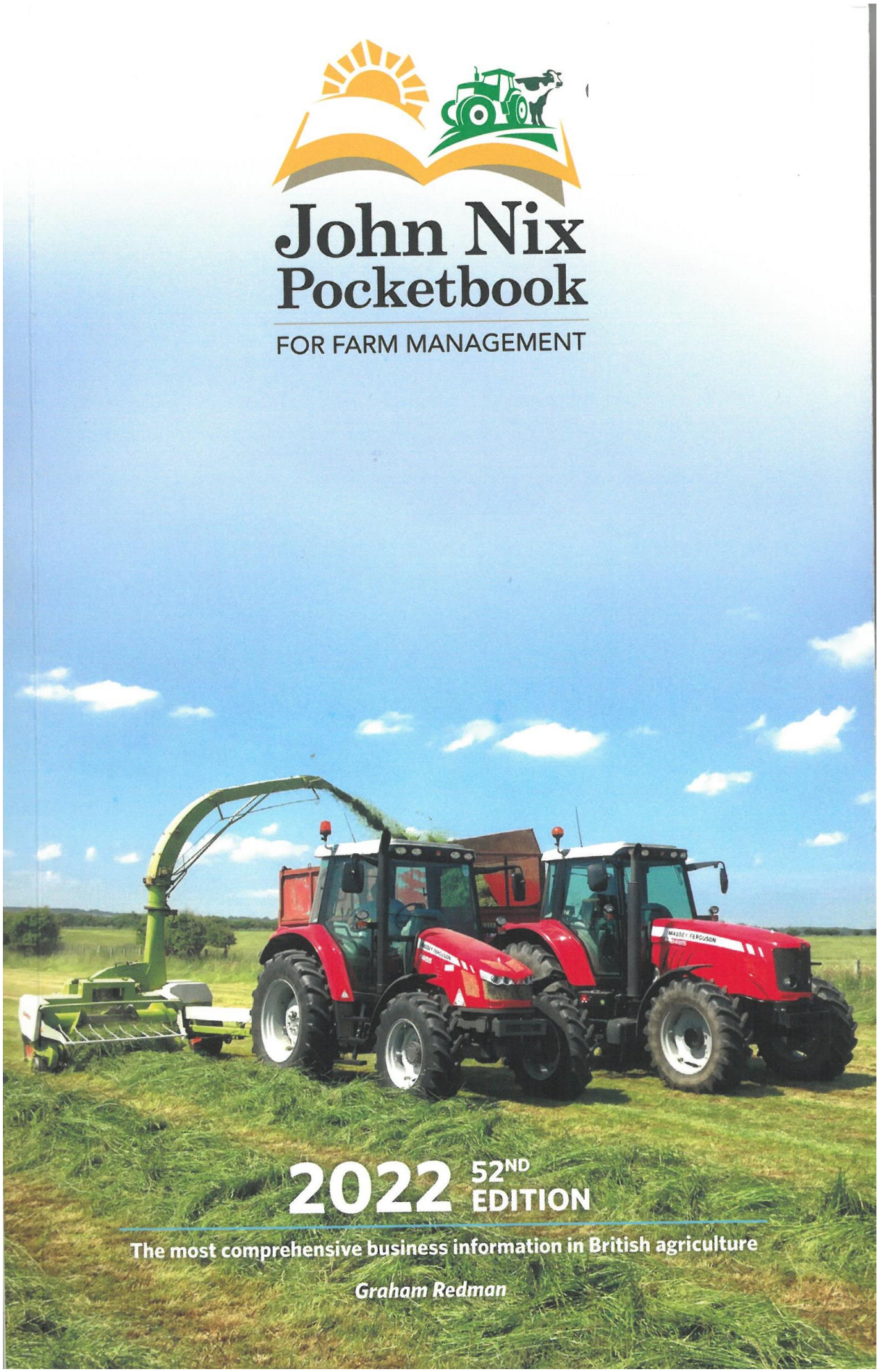
Appendix KCC5

Extracts from Farm Management Pocketbook


John Nix
Pocketbook
FOR FARM MANAGEMENT
2022
52ND EDITION
The most comprehensive business information in British agriculture
Graham Redman

II. ENTERPRISE DATA

1. CROPS

WHEAT

Feed Winter Wheat

Production level	**Low**	**Average**	**High**	
Yield: t/ha (t/ac)	7.25 (2.9)	8.60 (3.5)	9.75 (3.9)	
	£	**£**	**£**	***£/t***
Output at £160/t	1,160 (470)	1,376 (557)	1,560 (632)	*160*
Variable Costs £/ha *(£/ac)* :				
Seed.....		68 (28)		*8*
Fertiliser.....		220 (89)		*26*
Sprays.....		255 (103)		*30*
Total Variable Costs		543 (220)		*63*
Gross Margin £/ha (ac)	**617** (250)	**833** (337)	**1,017** (412)	***97***

Fertiliser Basis 8.6t/ha				**Seed:**		**Sprays £/ha:**	
Nutrient	Kg/t	Kg/Ha	£/Ha	£/t C2	£430	Herbicides	£103
N	*22*	190	£151	Kg/Ha	175	Fungicides	£121
P	6.5	56	£49	% HSS	30%	Insecticides	£8
K	5.5	47	£20	£/t HSS	£301	PGRs	£18
						Other	£6

1. *Yields*. The average yield is for all winter feed wheat, i.e. all varieties and 1st and subsequent wheats. See over for more on First and Second Wheats. The overall yield used for feed and milling wheats including spring varieties calculates as 8.4t/ha, the national average all-wheat yield (ex-2020).
2. *Straw* is costed as incorporated. Average yield and price are approximately 4.2 tonnes per hectare at £55/tonne (£5 more in small bales); variable costs (string) approx. £3.70 per tonne. Unbaled straw (sold for baling): anything from £50/ha (£20/acre) to £100/ha (£40/acre), national average around £85/ha (£34/acre). Account for minerals and organic matter taken from soil if removing straw.
3. *Seed* is costed with a single purpose dressing. Up to a third of growers require additional seed treatments, specifically to supress BYDV. This can add £140 per tonne of seed (£24.80/ha). This has not been added in the gross margins so should be considered.
4. This schedule does not account for severe *grass weed infestations* such as Black Grass or Sterile Brome. Costs associated with managing such problems can amount to up to £160/hectare additional agrochemical costs. Yield losses increase as infestation rises:

Yield losses from Black Grass Infestations

Grass plants/m²	*Yield loss t/Ha*	*% yield loss*
8-12	*0.2-0.4*	*2-5%*
12-25	*0.4-0.8*	*5-15%*
100	*1-2*	*15-25%*
>300	*+3*	*37%*

References:

Roebuck, J.F. (1987). B.C.P.C. and

Blair A, Cussans J, Lutman P (1999).

Suckler Cows

Single Suckling (per Cow): Lowland

System	*Spring Calving*		*Autumn Calving*	
	8 months		*12 Months*	
Performance Level	Average	High	Average	High
	£	£	£	£
Value of Store Calf Sold	*615*	*695*	*815*	*866*
Calf Sales per year	523	619	693	754
Less Cow and Bull Depreciation	114	114	129	129
Calf Purchases & Bull Maint.	13	13	15	15
Output £/cow/year	**396**	**492**	**548**	**609**
Variable Costs £/cow/yr:				
Concentrate (Cow and Calf)	48	40	82	74
Vet & Med	34	34	36	36
Bedding	42	42	48	48
Miscellaneous	35	36	38	41
Variable Costs (ex. forage)	**159**	**152**	**204**	**199**
Gross Margin £/Cow/yr ex. Forage	237	340	344	410
Forage Variable Costs	97	97	97	97
Purchased Bulk Feeds	14	12	22	18
Gross Margin £/Cow	**126**	**231**	**226**	**296**
Stocking Rate: Cows/Ha. (*Acre*)	1.50 (0.6)	1.50 (0.6)	1.50 (0.6)	1.50 (0.6)
Gross Margin £/Forage Ha (*Acre*)	**189** (76)	**347** (140)	**338** (137)	**443** (179)

1. *System*: Relates to performance per year. Assumed 390 days average calving interval, showing figures per 365-day period. Calves sold at approximately 8-months for spring calvers and 12-months for autumn calvers.
2. *Performance level*: relates to variations in both outputs and inputs.

Calving Period	*Spring Calving*		*Autumn Calving*	
Performance Level	Average	High	Average	High
Calf Sale Weights (kg)	280	309	371	385
Sale Age (Days)	250	240	365	340
Sale Prices (£/kg)	£2.20	2.25	£2.20	2.25
Calves reared per 100 cows mated	85	89	85	87

3. *Cow & Bull Depreciation:*

	Spring C.	Autumn C.	Bull
Purchase Price - £	£1,600	£1,600	£2,000
Cull Price - £	£750	£750	£850
Animal Life (Years)	8	7	5
Depreciation £/cow	£106	£121	£8

4. *Calf Purchases:* £211 each, 3 per 100 cows mated (spring calving) 4 per 100 cows mated (autumn calving). Bull maintenance £192/year per 30 cows.

Appendix KCC6

Analysis of Appeal Decisions

Local Planning Authority	Appeal Ref	Decision Date	Grades	Ha	Inspector	Paragraph reference	Secretary of State	Decision
Dover	APP/X2220/W/17/3187592	28/09/2018	2 and 3a	1	Majority of land in district BMV. Therefore loss of BMV inevitable. Loss is very limited having regard to wider district. Complies with paragraph 170.	13-16		Allowed
South Derbyshire DC	APP/F1040/W/20/3261872	30/03/2021	3a	1	Development would moderately harm the availability of BMV land. The scheme conflicts with the agricultural and economic aims of LP2 policies BNE4, BNE5 and requirements of the Framework.	25		Dismissed
Milton Keynes	APP/Y0435/W/18/3214365	26/09/2019	3a	1.6	Considered to be loss of significant amount of BMV. Unacceptable loss of BMV. Disregards site would be small in context of whole borough.	33-35		Allowed
North Devon	APP/X1118/W/16/3154193	06/01/2017	2	2	Not significant re para 112 given ALC of area	41 - 43		Allowed
Cheshire East	APP/R0660/A/14/2216767	14/01/2015	2 and 3a	2	Does not weigh heavily against	32 - 33		Allowed
Malvern Hills	APP/J1860/W/17/3192152	08/08/2018	2	2	Refers to grade 3b being BMV? No evidence of alternative sites of lower quality. Unacceptable loss of significant amount of agricultural land.	13-18		Dismissed
Warrington	APP/M0655/W/19/3222603	02/11/2020	2	2	Minor weight and not unacceptable impact on land in area	MR 416	Agreed – minor weight	Dismissed
N W Leicestershire	APP/G2435/W/16/3153781	07/07/2017	3a	3	Less than 20ha is low amount of land	41		Dismissed
Flyde	APP/M2325/W/17/3166394	18/08/2017	2	3	Significant Grade 2 locally. Limited weight against	59		Allowed
Uttlesford	APP/C1570/W/16/3156864	11/07/2017	2 and 3a	3	Significant development and greater weight	18 - 24		Dismissed
South Cambridgeshire	APP/W0530/W/16/3144909	07/06/2016	2	3	No evidence of availability of lesser quality. Moderate weight against	27 - 29		Dismissed

Local Planning Authority	Appeal Ref	Decision Date	Grades	Ha	Inspector	Paragraph reference	Secretary of State	Decision
Cheshire East	APP/R0660/A/13/ 2197532		2 & 3a	3	The loss here cannot be judged as significant.	14	SoS agrees proposed development would result in loss of BMVAL. Further agrees area of land is modest and predominantly at lower grade, and that its loss cannot be judged significant.	Sos agreed with the Inspector Allowed
Thanet DC	APP/Z2260/W/20/ 3252380	18/12/2020	1 & 2	3	Proposal would result in the loss of BMVL. LP Policy E16 requires that the benefits of the proposal outweigh the harm resulting in the loss of land.	20		Dismissed
Havant BC	APP/X1735/W/20/ 3259067	13/07/2021	1 & 2	4	No evidence regarding agricultural quality of the site in comparison to other land in the borough, relatively small area, minor impact.	82 - 83		Dismissed
Cheshire East Council	APP/R0660/A/13/ 2189733	18/10/2013	BMV (grades not specified)	4	Loss of BMV land would be modest at worst. Whilst the loss of some BMV land is a disbenefit, in the context of this proposal the loss is of minor weight	57		Allowed
Cheshire East	APP/R0660/W/15/ 3132073	18/08/2016	2 and 3a	5	Not significant development, BMV locally, localised harm	53 - 55		Allowed
Forest of Dean	APP/P1615/A/14/ 2228822	08/05/2017	2 and 3a	5	Relatively small area, limited weight	72 - 73		Allowed
Vale of White Horse	APP/V2130/W/15/ 3141276	20/05/2016	2 and 3	5	Not significant in context of 20ha consultation threshold and para 112	22 - 26		Allowed
Vale of White Horse	APP/V3120/W/15/ 3129361	19/02/2016	1, 2 and 3a	5	Not significant in terms of para 112, but still slight harm	5 - 8		Allowed
Cheshire East	APP/R0660/W/17/ 3173355	07/07/2017	3a	5	Would not be significant in terms of the Framework, matter for the planning balance	34 - 35		Dismissed
South Gloucestershire	APP/P0119/W/17/ 3191477	06/09/2018	3a	5	Having regard to the amount of BMV land that will be required for development, insignificant.	57		Allowed

Local Planning Authority	Appeal Ref	Decision Date	Grades	Ha	Inspector	Paragraph reference	Secretary of State	Decision
Braintree	APP/Z1510/V/17/ 3180729	8/06/2019	Assumed 2	5	Does not deal with significance but identifies that there would be little opportunity to use poorer quality land. Does not conflict with paragraph 112.	505 - 509	Development would not protect BMV as required by Policy CS8 but that this policy is inconsistent with paragraphs 170,171 and footnote 53 of framework. Limited weight given to conflict with CS8.	Allowed
Central Beds	APP/P0240/W/17/ 3176387	9/06/2018	3a	5	Would not pass 20ha consultation threshold. District has high proportion of BMV. Loss of BMV would not be significant in economic terms and afforded limited weight.	53 - 57		Allowed
Durham	APP/X1355/W/16/ 3165490	29/09/2017	2 and 3a	5	Not significant on any reasonable assessment	89 - 95		Allowed
Fareham	APP/A1720/W/16/ 3156344	14/08/2017	1 and 2	6	Not significant where sequential approach engaged. Limited harm	28 - 30		Allowed
North Hertfordshire	APP/X1925/W/17/ 3184846	18/01/2019	3a	6.5	Loss of this amount of BMV would have relatively minor adverse economic and environmental effects.	48		Dismissed
Suffolk Coastal	APP/J3530/W/15/ 3011466	25/04/2016	3a	7	A factor to be weighed in the balance	59		Allowed
South Oxfordshire	APP/Q3115/W/17/ 3188474	27/06/2018	2 and 3a	7	Parties agreed to give moderate weight. Not significant in context of high quantities of BMV land around Didcot.	52		Dismissed
South Oxfordshire	APP/Q3115/W/17/ 3186858	29/05/2018	2 and 3a	7	Less than Natural England 20 ha consultation threshold. High proportion of BMV land in SODC. Concluded that development is not significant.	60 - 61		Allowed
South Staffordshire	APP/C3430/W/18/ 3213147	3/05/2019	2 and 3a	8	Does not deal with ‘significance’ but sets out that harm caused by loss of grade 2 would be limited.	54		Allowed

Local Planning Authority	Appeal Ref	Decision Date	Grades	Ha	Inspector	Paragraph reference	Secretary of State	Decision
Boston	APP/Z2505/W/17/3170198	25/10/2017	1	10	Limited by difficulties of delivering housing in area of high quality land	51		Allowed
Flyde	APP/M2325/W/16/3144925	23/01/2017	3a	11	Large amount of grade 2 and 3 in area, minor weight against	15		Allowed
Forest of Dean	APP/P1615/W/15/3005408	11/04/2018	2 and 3a	11	Weight depends upon level of need. In this case limited weight	14.15, 14.56	Agrees limited weight	Allowed
Teignbridge	APP/P1133/A/12/2188938	10/09/2013	1 and 2	11	Loss would be small in terms of overall proportions.	12.58 – 12.60	Harm lessened as small in terms of proportions	Allowed
Uttlesford	APP/C1570/A/14/2221494	02/06/2015	2 and 3a	12	Loss modest in context of land quality in area. Limited weight against	49 - 51		Dismissed
West Lancashire	APP/P2365/W/15/3132596	22/03/2018	2 and 3a	13	Loss of small proportion of overall BMV in the Borough. However, will involve loss of significant area of BMV land.	29 - 32		Dismissed
East Hertfordshire	APP/J1915/A/14/2220854	03/03/2016	2	14	Loss of 14ha Grade 2 noted, no weight attributed	76	Moderate weight against	Allowed
South Gloucestershire	APP/P0119/W/17/3182296	3/05/2018	BMV (grades not specified)	14	Any development around local town likely to lead to some loss of BMV. No economic arguments put forward to indicate significant harm and conflict with para 112. Identified that there would be harm but does not quantify this.	53, 74		Allowed
Forest Heath	APP/H3510/V/14/2222871	28/07/2015	Not stated	20	Adverse factor that weighs against	468	Adverse effect that carries moderate weight against	Refused by SoS contrary to Inspector
Warwick	APP/T3725/A/14/2229398	14/01/2016	2	22	No evidence housing need can be met avoiding BMV	452	Moderate weight against	Allowed
East Staffordshire	APP/B3410/W/15/3134848	18/11/2016	2 and 3a	23	Significant development and BMV reasonably scare locally, development not demonstrated to be necessary, some weight to harm	11.1 – 11.10	Moderate weight against	Dismissed
Eastleigh	APP/W1715/A/14/2228566	09/11/2016	2 and 3a	23	Not substantial weight against	115	Moderate weight against	Dismissed

Local Planning Authority	Appeal Ref	Decision Date	Grades	Ha	Inspector	Paragraph reference	Secretary of State	Decision
Suffolk Coastal	APP/J3530/W/15/3138710	31/08/2017	1 and 2	31	No specific consideration given		Moderate weight against (para 28)	Allowed
Uttlesford	APP/C1570/A/14/2213025	25/08/2016	2 and 3a	40	Much of the area around is BMV and it would be difficult not to use if using greenfield land	15.47	SoS affords the loss limited weight against given much of land in area is BMV	Dismissed in line with recommendation
Tewkesbury	APP/G1630/V/14/2229497	04/12/2015	2 and 3a	42	Inevitable where large scale urban extensions required. Moderate degree of harm	15.41	Moderate weight against	Allowed
Guildford	APP/Y3615/W/16/3159894	13/06/2018	2 and 3a	44	Loss of BMV weighs against the proposals	20.152	Loss of BMV weighs against and is given considerable weight.	Dismissed
Aylesbury Vale	APP/J0405/A/14/2219574	09/08/2016	2 and 3a	55	Grade 2 relatively sparse locally. Moderate weight against	7.74 – 7.80	Moderate weight against	Dismissed

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