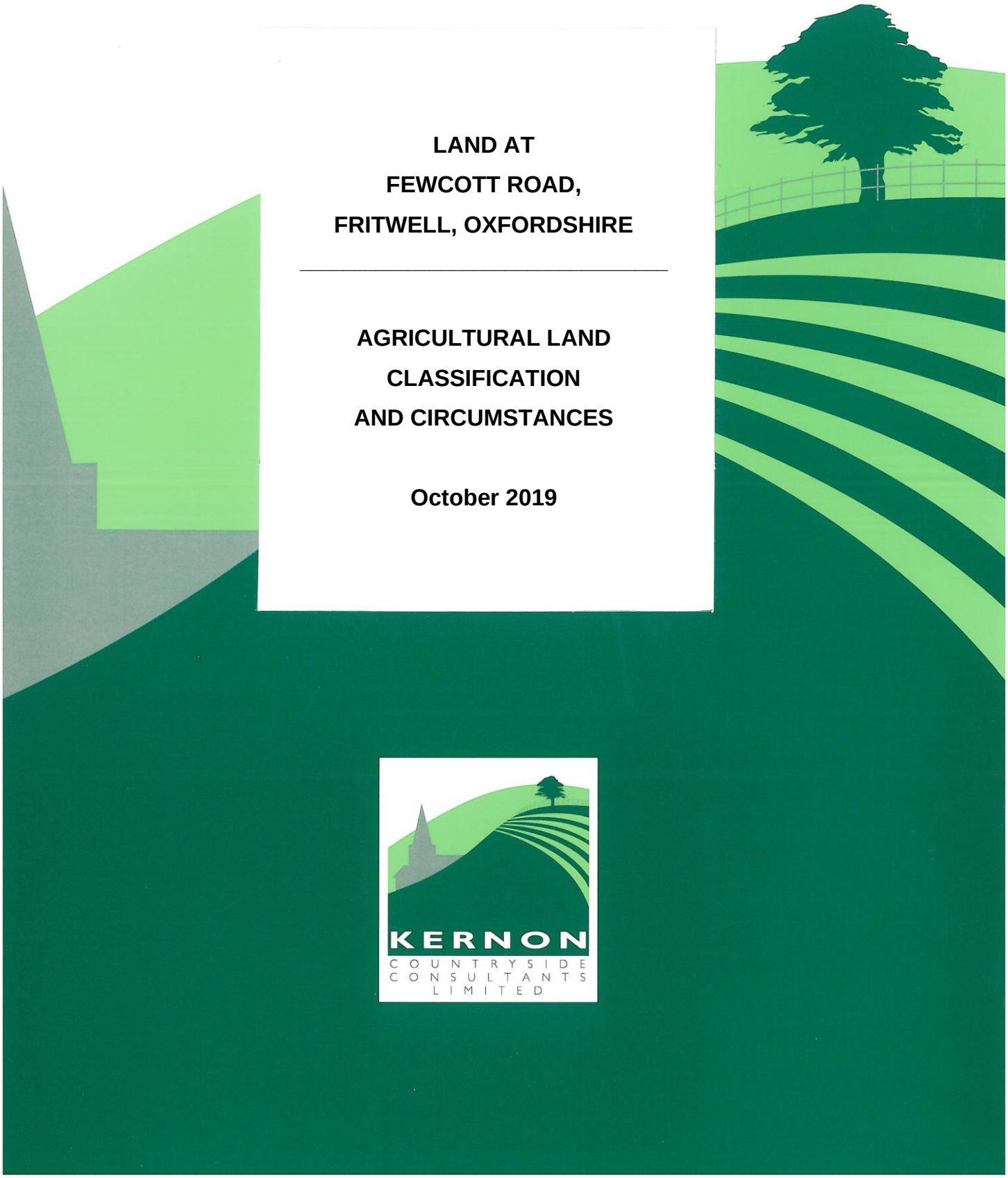
LAND AT
FEWCOTT ROAD,
FRITWELL, OXFORDSHIRE

AGRICULTURAL LAND
CLASSIFICATION
AND CIRCUMSTANCES

October 2019



KERNON
COUNTRYSIDE
CONSULTANTS
LIMITED

LAND AT
FEWCOTT ROAD,
FRITWELL, OXFORDSHIRE

AGRICULTURAL LAND
CLASSIFICATION
AND CIRCUMSTANCES

October 2019

Authorised By APK 10/19

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CONTENTS

APPENDICES

PLANS

1 INTRODUCTION

Purpose

1.1 This report sets out the findings of an agricultural land classification of approximately 1.6 hectares of agricultural land adjacent to Fewcott Road, Fritwell, Oxfordshire, and sets that in the context of land quality locally and the relevant planning policy.

The Site

1.2 The Site comprises two fields, the larger of which is split into four pony paddocks. In the past the most northerly field has been cultivated for vegetables including carrots, potatoes and cauliflowers. The vegetable field and two of the pony paddocks are now consigned to rough grazing. The Site is bounded by Fewcott Road in the north east, a lane in the south east, fields in the south west and urban development on the north west boundary, as shown below.

Insert 1: Google Earth Image Showing Site

This Report

1.3 This report is structured as follows:

(i) section 2 examines the planning policy of relevance to the non-agricultural development of agricultural land;

(ii) section 3 describes the agricultural land classification (ALC) system and the quality of land identified on this Site following a detailed ALC;

(iii) section 4 sets out the known and predicted land quality of the land in the wider area and assesses the implications of the proposed non-agricultural development of this Site against the policy;

(iv) ending with a summary and conclusions in section 5.

The Author

1.4 The report has been prepared by Tony Kernon of Kernon Countryside Consultants Ltd (KCC). KCC is a specialist consultancy advising farmers, developers and local authorities on farm business, diversification and development proposals. We are familiar with many different types of agricultural, horticultural and equine enterprises, and many forms of rural economic diversification, and the planning policy governing such enterprises.

2 PLANNING POLICY OF RELEVANCE

The NPPF

2.1 The National Planning Policy Framework (NPPF) was most recently revised in February 2019, and accordingly forms the starting point.

2.2 Paragraph 170 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 Footnote 53 of the NPPF identifies that "**where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality 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, January 2018) 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, but that a smaller quantum might be significant if there is little BMV in an area.

Local Plan

2.6 The adopted Cherwell Local Plan 2011 – 2031 Part 1, policy ESD 10, seeks to re-use soils. There is no specific policy relating to the protection of land of BMV quality.

Neighbourhood Plan

2.7 The mid-Cherwell Neighbourhood Plan (May 2019) Policy PD1 notes that any residential development must have regard to criteria including "**the site should not be the best and most versatile agricultural land…**"

3 AGRICULTURAL LAND CLASSIFICATION

The Agricultural Land Classification System

3.1 The Agricultural Land Classification (ALC) system provides a framework for classifying land according to the extent to which its physical or chemical characteristics impose long-term limitations on agricultural use. The ALC system divides agricultural land into five grades. Grade 1 of the ALC is described as being of excellent quality and Grade 5, at the other end of the scale, is described as being of very poor quality. The current guidelines and criteria for ALC were published by the Ministry of Agriculture, Fisheries and Food (MAFF) in 1988 ('Agricultural Land Classification of England and Wales: Revised Guidelines and Criteria for Grading the Quality of Agricultural Land'[1]).

3.2 Information on the ALC system is set out in Natural England's Technical Information Note 049, reproduced in **Appendix KCC1**. It notes that published maps are not reliable for site specific analysis and that there is therefore a requirement for field survey.

Methodology

3.3 The land was therefore subject to an agricultural land classification survey on the 9th of September 2019 and has been graded according to the current agricultural land classification guidelines and criteria for England and Wales (MAFF 1988[2]). The soil resources were determined from 4 inspection sites using a spade and a hand auger to a maximum depth limited by stoniness. Normally the location of auger bores follows the follows the Ordnance Survey grid at 100m intervals to avoid bias in selection unless obstacles such as ditches or hedges intervened. However the small size and shape of the Site necessitated that all four auger bores were located in positions that gave maximum even coverage.

3.4 To help support hand texturing in the field where topsoil texture is important for defining the Grade it is common practice to select representative topsoil samples for analysis. At this Site a topsoil sample from site 2 was collected for analysis and the results are given in Table 1 below. The location of the sample points is shown on **Plan KCC2785/01**. The auger sample results are set out in **Appendix KCC2**. The results of the laboratory tests are set out in **Appendix KCC3.**

[1] Agricultural Land Classification of England and Wales: Revised Guidelines and Criteria for Grading the Quality of Agricultural Land', October, 1988. The Ministry of Agriculture, Fisheries and Food (MAFF) was incorporated within the Department for Environment, Food and Rural Affairs (Defra) in June 2001

[2] Agricultural Land Classification of England and Wales: Revised Guidelines and Criteria for Grading the Quality of Agricultural Land', October, 1988. The Ministry of Agriculture, Fisheries and Food (MAFF) was incorporated within the Department for Environment, Food and Rural Affairs (Defra) in June 2001

3.5 The sample was collected from 0-25 cm depth as stipulated in MAFF 1988. Consequently analysis, in some circumstances, may not match the textures for topsoil given in **Appendix KCC2** where two contrasting layers (horizons) have been collected within the 25cm depth criteria.

Table 1 Analytical Results of Topsoil

Determinand	**Site 2**
Sand %	43
Silt %	51
Clay %	6
Textural Class	Sandy Silt Loam

Factors Affecting Land Quality

3.6 At this Site agricultural land quality is affected by depth to limestone brash which can restrict rooting and the ability of the soil profile to hold and provide moisture to crops to offset drought.

3.7 **Climate** affects the grading of land through its influence on the potential for agricultural uses and the cost and level of production. Climate is not limiting at this Site except where the relatively low rainfall interacts with the ability of the soil to supply sufficient moisture for optimum crop growth.

3.8 The key climatic variables for this Site are provided by the Met Office (1989)[3] based on a 5 km grid. The climatic figures for a point near the centre of the Site are given in Table 2, from nearby 5 km grid points using interpolating algorithms.

Table 2: Climate and altitude data

Grid reference	SP52952908
Altitude	125m AOD
Average annual rainfall	692mm
Accumulated temperature >0^{o}C (Jan-June)	1360 degree days
Moisture deficit, wheat	98mm
Moisture deficit, potatoes	87mm
Field capacity period	150 days
Best grade on climate	Grade 1

3.9 Annual rainfall is moderate at 692 mm, typical of much of lowland and midland Britain. Temperature, represented by the accumulated temperature above 0^{o}C between January and June, indicates moderately warm conditions. Plant water demand is high and the field

[3] Meteorological Office (1989). Climatological data for Agricultural Land Classification. HMSO

capacity period, that period when the soils are at or above field capacity is moderate at around 150 days. Climate at this Site does not impose a direct limitation upon land quality.

3.10 **Geology and soils**. The British Geological Society (BGS) website shows the area to be underlain by rocks of Jurassic age comprising the White Limestone Formation of the Great Oolite Group. They consist of pale and buff coloured shelly limestones.

3.11 The Soil Survey publication 'Soils and their Use in South East England'[4], gives a very general guide and regional description of the soils in the area and at the Site and shows that the locality is comprised of the Aberford Association. This Association contains permeable well drained (Wetness Class I), calcareous, shallow, brownish, fine loamy and fine silty soils over brashy limestone rock at variable depth.

3.12 Auger bores for this survey showed that the Site is dominated by stony medium loams and sandy silt loam over medium or heavy clay loam on brashy material at around 35 cm depth. There is no visible mottling indicating that the soil profile is permeable and does not restrict downward water movement. Stone content in topsoils (Insert 2) is estimated to be 10 to 12% with the upper subsoil with between 6 to 20% and very difficult to dig where most stony. Below about 35cm depth stones are packed together with thin layers of mineral material between the fragments and the consequent restriction of root development. Stone content is estimated to be between 60 to 75%. The subsoil is not possible to dig.

Insert 2: Surface Stoniness in the Locality of Auger Bore No4

[4] Jarvis et al (1984), Soils and their use in South East England. Bull. Soil Surv. Gt. Br. No15.

3.13 Depth to stone depth is a factor in assessing ALC, as per Table 4 of the MAFF guidelines reproduced below.

Insert 3: Table 4 of MAFF ALC Guidelines

Grade/Subgrade	Depth Limits (cm)
1	60
2	45
3a	30
3b	20
4	15
5	<15

3.14 **Limitations.** Climate has a direct limitation at this Site where rainfall interacts with soil characteristics to affect droughtiness, limiting the quality to Subgrade 3a.

3.15 Depth to brashy rock is between 34 and 45cm at the Site and soil depth is therefore a factor in grade, restricting it to Subgrade 3a.

3.16 **Other limitations.** There are no limitations to agricultural land quality associated with erosion, gradient, topsoil stoniness, flood risk or microrelief.

ALC Results

3.17 The survey identifies Subgrade 3a due to drought and soil depth limits.

Table 3: ALC Grades as a Proportion of Agricultural Land

ALC Grade	Area (ha)	Area (%)
1 Excellent	0	0
2 Very Good	0	0
3a Good	1.6	100
3b Moderate	0	0
4 Poor	0	0
5 Very Poor	0	0
Total	**1.6**	**100**

3.18 The location of the sample points are shown on **Plan KCC2785/01** and the ALC Grade distribution is shown on **Plan KCC2785/02**.

4 POLICY CONSIDERATIONS

4.1 Policy in the NPPF requires that the economic and other benefits of the best and most versatile agricultural land be taken into consideration. Where significant development of agricultural land is demonstrated to be necessary, poorer quality land should be preferred to that of a higher quality.

Economic Considerations

4.2 This is a small site, split into two fields. Part of the Site is grazed, most is rough grazing or unused, as per the photograph below.

Insert 3: Pony Paddock and Rough Grazing

4.3 Even if it was possible to farm the land for arable cropping, which given the very small (in agricultural terms) size of the fields is unlikely, the economic contribution of this land would be very limited.

Is This "Significant Development"?

4.4 The Site, at 1.6 ha, is just 8% of the threshold for consultation with Natural England regarding the loss of best and most versatile agricultural land, which is set at 20 ha (see **Appendix KCC1**).

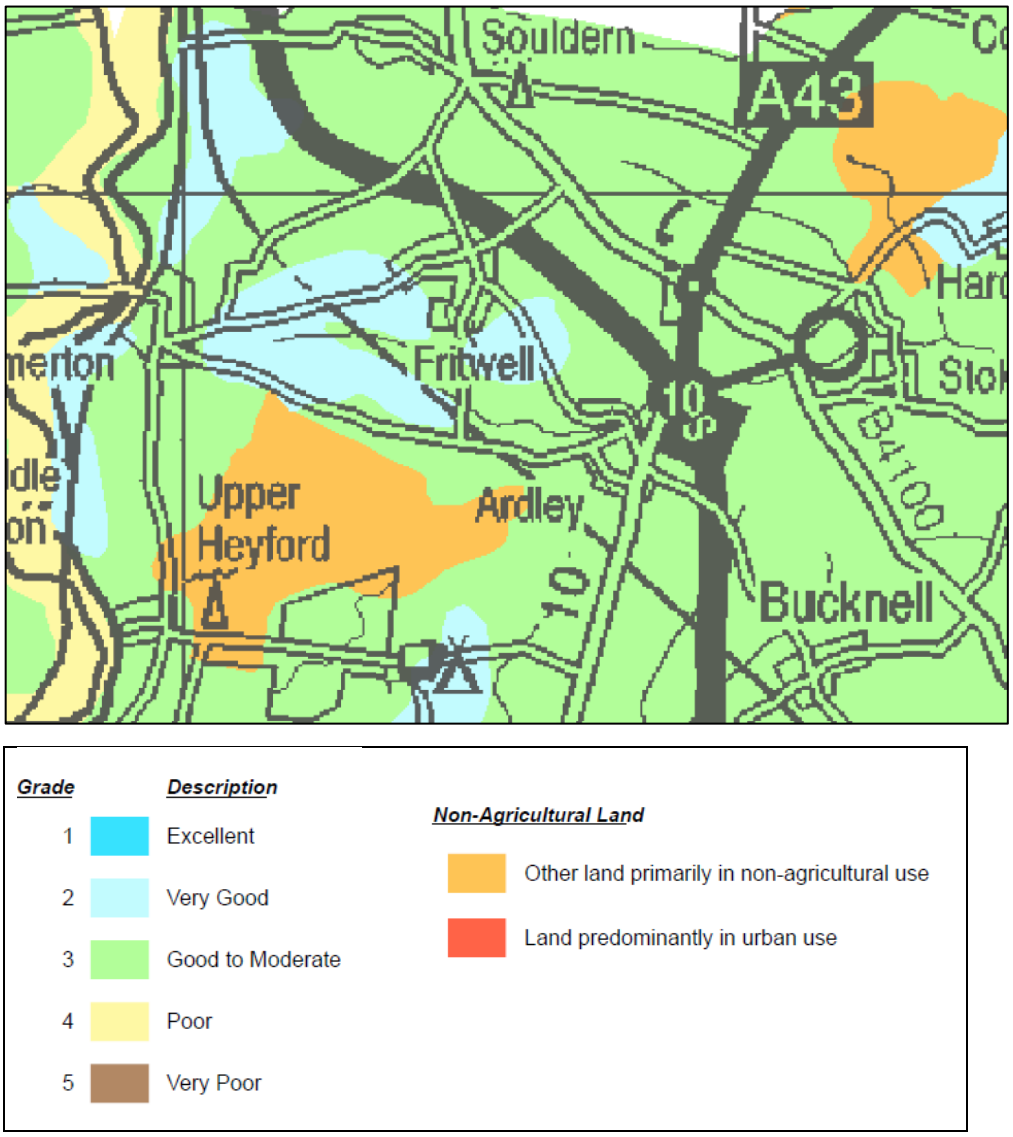
4.5 An analysis of recent appeal decisions is set out in **Appendix KCC4**. This confirms that a site of 1.6 ha is not considered, in terms of footnote 53 to the NPPF, to be "**significant development of agricultural land**". Accordingly the policy preference for using poorer quality land is not triggered.

Other Land

4.6 Even if it were triggered, there is no indication that poorer quality land exists around the settlement.

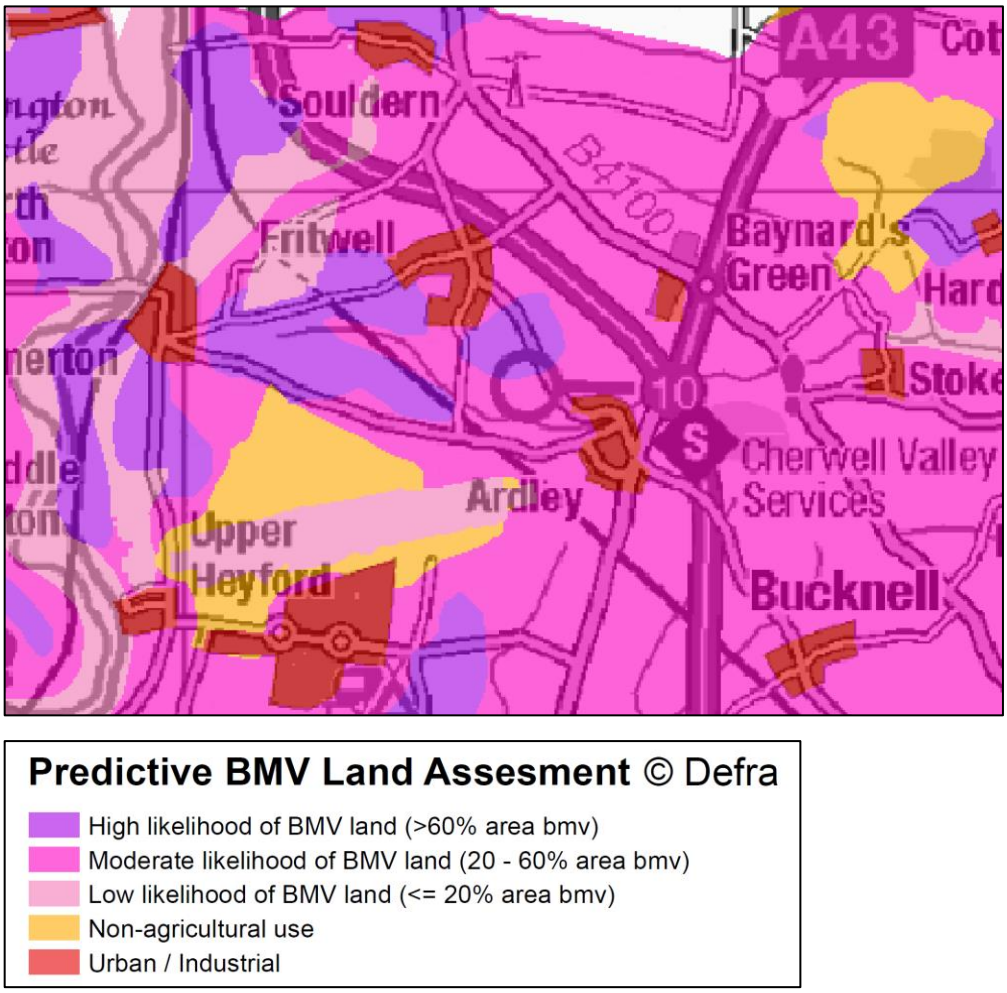
4.7 The "provisional" MAFF ALC sheets from the 1970s show the Site as undifferentiated Grade 3 land. Land to the south east is shown as Grade 2, as is land to the south west of the village, as per the insert below. The rest is shown as undifferentiated Grade 3, this map having been produced before Grade 3 was split into subgrades.

Insert 4: Provisional MAFF ALC



4.8 The 2018 Predictive BMV map shows most of the land around the southern edge (from the west to the east) of the village to fall into the "high" likelihood of bmv, with the rest in the "moderate" likelihood of bmv, as shown below. The site lies in the "moderate" category.

Insert 5: Predictive BMV Map Extract



Predictive BMV Land Assesment © Defra

- High likelihood of BMV land (>60% area bmv)
- Moderate likelihood of BMV land (20 - 60% area bmv)
- Low likelihood of BMV land (<= 20% area bmv)
- Non-agricultural use
- Urban / Industrial

Conclusions

4.9 Accordingly it is possible to conclude against policy that:

(i) the Site comprises BMV quality agricultural land;

(ii) the economic benefits of two small fields collectively totalling 1.6 ha are limited. The land is not farmed;

(iii) this is not "**significant development of agricultural land**" in terms of the NPPF paragraph 170;

(iv) accordingly the policy preference towards using poorer quality land is not triggered;

(v) even if it were, land around the settlement is all predicted to include BMV quality;

(vi) the Neighbourhood Plan policy of avoiding BMV land is not likely to be achievable.

5 SUMMARY AND CONCLUSIONS

5.1 Planning policy at a national level identifies that the economic and other benefits of the best and most versatile agricultural land should be considered. Where "**significant development**" of agricultural land is demonstrated to be necessary, poorer quality land should be preferred to areas of higher quality.

5.2 The Neighbourhood Plan seeks to avoid best and most versatile agricultural land.

5.3 The peripheral land to the village is mostly predicted to fall into the "moderate" probability of best and most versatile land, meaning that 20-60% of the area is bmv. The south western edges of the village are in the high probability, meaning that >60% of the area is predicted to be of bmv.

5.4 The Application Site has been the subject of a detailed Agricultural Land Classification Survey. It is brashy and stony soil, and has been graded as subgrade 3a "good quality".

5.5 There are no significant economic benefits from this land. The area is very small, in practical terms too small for economic arable cropping use, and is currently not farmed.

5.6 In terms of the NPPF, this is not "**significant development**" of agricultural land. Therefore the policy requirement to prefer poorer quality is not triggered.

5.7 Even if it were, and in respect of the Neighbourhood Plan policies, the land around the northern and eastern edge of Fritwell is predicted to be of the same likelihood of bmv as the Application Site. The land to the south east and south west is predicted to be of a higher proportion of bmv.

5.8 In those circumstances, the use of bmv land for development seems inevitable.

5.9 Development of this site would accord with the NPPF.

6 REFERENCES

BRITISH GEOLOGICAL SURVEY. www.bgsviewer.org.uk

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

METEOROLOGICAL OFFICE (1989). Climatological data for Agricultural Land Classification.

APPENDIX KCC1

Natural England Technical Information Note 049

Natural England Technical Information Note TIN049

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

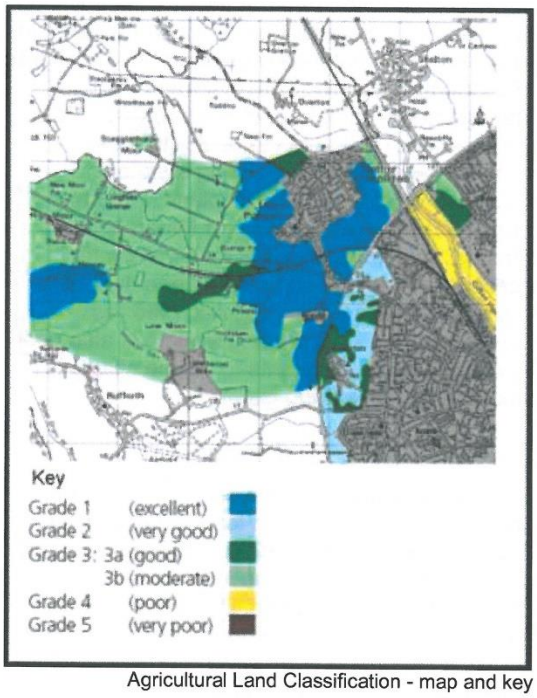
Most of our land area is in agricultural use. How this important natural resource is used is vital to sustainable development. This includes taking the right decisions about protecting it from inappropriate development.

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**.

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Appendix KCC2

Summary of Auger Points

Site Data

Descriptive terms given here are standard terms given in the Soil Survey Field Handbook (1997) with standard colour terms taken from the Munsell Color Book

Summary of Soil Auger Bore Data

Inspection Site Data

Site No.	Depth (cm)	Soil Colour * Matrix	Mottles	Texture	Stones (%)	Wetness Class**	Limitation	ALC Grade
1	0-11 11-34 Stopped by brashy rock	10YR4/3 10YR4/4		calc MCL v calc HCL	10 20 Estimated 60-75	I	Drought and soil depth	**3a**
2	0-15 15-35 35-40 Stopped by brashy rock	10YR3/3 10YR4/3 10YR7/4		calc SZL calc MCL v calc MZCL	8 15 40 Estimated 60-75	I	Drought and soil depth	**3a**
3	0-10 10-37 37-45 Stopped by brashy rock	10YR3/2 10YR3/3 10YR5/4		calc MCL v calc MCL v calc HCL	10 6 6 Estimated 60-75	I	Drought and soil depth	**3a**
4	0-35 35-40 Stopped by brashy rock	10YR3/3 10YR4/4		calc SZL calc MCL	12 20 Estimated 60-75	I	Drought and soil depth	**3a**

Texture definitions
HCL Heavy Clay Loam, **MZCL** Medium Silty Clay Loam, **MCL** Medium Clay Loam and **SZL** Sandy Silt Loam

Where the horizons contain noticeable calcium carbonate the intensity of the reaction with 10% hydrochloric acid allows the prefix **v sl calc** very slightly calcareous, **sl calc**, slightly calcareous, **calc**, calcareous and **v calc** very calcareous to be inserted before the texture.

*** Soil Colour** Code for Munsell Color, Munsell Color Company Inc., Baltimore, Maryland 21218, U.S.A.
**** Wetness Class** see definitions in the Soil Survey Field Handbook

Appendix KCC3

Laboratory Analysis

ANALYTICAL REPORT

Report Number	**70123-19**	**P248**	**SARAH KERNON**	**Client**	**KCC 2785**
Date Received	**16-SEP-2019**		**KERNON COUNTRYSIDE**		**FRITWELL**
Date Reported	**23-SEP-2019**		**CONSULTANTS LTD**		**OXON**
Project	**SOIL**		**GREENACRES BARN**		
Reference	**KCC 2785**		**PURTON STOKE**		
Order Number			**WILTSHIRE SN5 4LL**		

Laboratory Reference		**SOIL451647**
Sample Reference		**KCC2785-2**
Determinand	**Unit**	**SOIL**
Sand 2.00-0.063mm	% w/w	43
Silt 0.063-0.002mm	% w/w	51
Clay <0.002mm	% w/w	6
Textural Class **		SZL

Notes

Analysis Notes

The sample submitted was of adequate size to complete all analysis requested.
The results as reported relate only to the item(s) submitted for testing.
The results are presented on a dry matter basis unless otherwise stipulated.

Document Control

** Please see the attached document for the definition of textural classes.

Reported by

Myles Nicholson

Natural Resource Management, a trading division of Cawood Scientific Ltd.
Coopers Bridge, Braziers Lane, Bracknell, Berkshire, RG42 6NS
Tel: 01344 886338
Fax: 01344 890972
email: enquiries@nrm.uk.com

ADAS (UK) Textural Class Abbreviations

The texture classes are denoted by the following abbreviations:

Class	Code
Sand	S
Loamy sand	LS
Sandy loam	SL
Sandy Silt loam	SZL
Silt loam	ZL
Sandy clay loam	SCL
Clay loam	CL
Silt clay loam	ZCL
Clay	C
Silty clay	ZC
Sandy clay	SC

For the *sand, loamy sand, sandy loam* and *sandy silt loam* classes the predominant size of sand fraction may be indicated by the use of prefixes, thus:

- vf Very Fine (more than 2/3's of sand less than 0.106 mm)
- f Fine (more than 2/3's of sand less than 0.212 mm)
- c Coarse (more than 1/3 of sand greater than 0.6 mm)
- m Medium (less than 2/3's fine sand and less than 1/3 coarse sand).

The subdivisions of *clay loam* and *silty clay loam classes* according to clay content are indicated as follows:

- M medium (less than 27% clay)
- H heavy (27-35% clay)

Organic soils i.e. those with an organic matter greater than 10% will be preceded with a letter O.

Peaty soils i.e. those with an organic matter greater than 20% will be preceded with a letter P.

Appendix KCC4

Analysis of Recent Appeal Decisions

Local Planning Authority	Appeal Ref	Decision Date	Grades	Ha	Inspector	Paragraph reference	Secretary of State	Decision
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
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
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
Fareham	APP/A1720/W/16/3156344	14/08/2017	1 and 2	6	Not significant where sequential approach engaged. Limited harm	28 - 30		Allowed
Suffolk Coastal	APP/J3530/W/15/3011466	25/04/2016	3a	7	A factor to be weighed in the balance	59		Allowed
Boston	APP/Z2505/W/17/3170198	25/10/17	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

Local Planning Authority	Appeal Ref	Decision Date	Grades	Ha	Inspector	Paragraph reference	Secretary of State	Decision
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
Forest of Dean	APP/P1615/W/15/3005408	21/12/2016	2 and 3a	11	Use of BMV been necessary elsewhere. Extent of weight dependent on level of housing need. Recommended appeal allowed.	14.15	Housing on this site not demonstrated, accordingly moderate weight against	Dismissed contrary to Inspector recommendation
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
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
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	425	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, 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
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
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

Plan KCC2785/01

Auger Points Plan

KEY

- ● Auger sample location
- ○ Topsoil sample

PLAN	**KCC2785/01**		
TITLE	**Auger Points Plan**		
SITE	Fritwell, Oxfordshire		
CLIENT	Cala (Chiltern) Ltd		
NUMBER	**KCC2785/01 09/19tk**		
DATE	September 2019	**SCALE**	NTS

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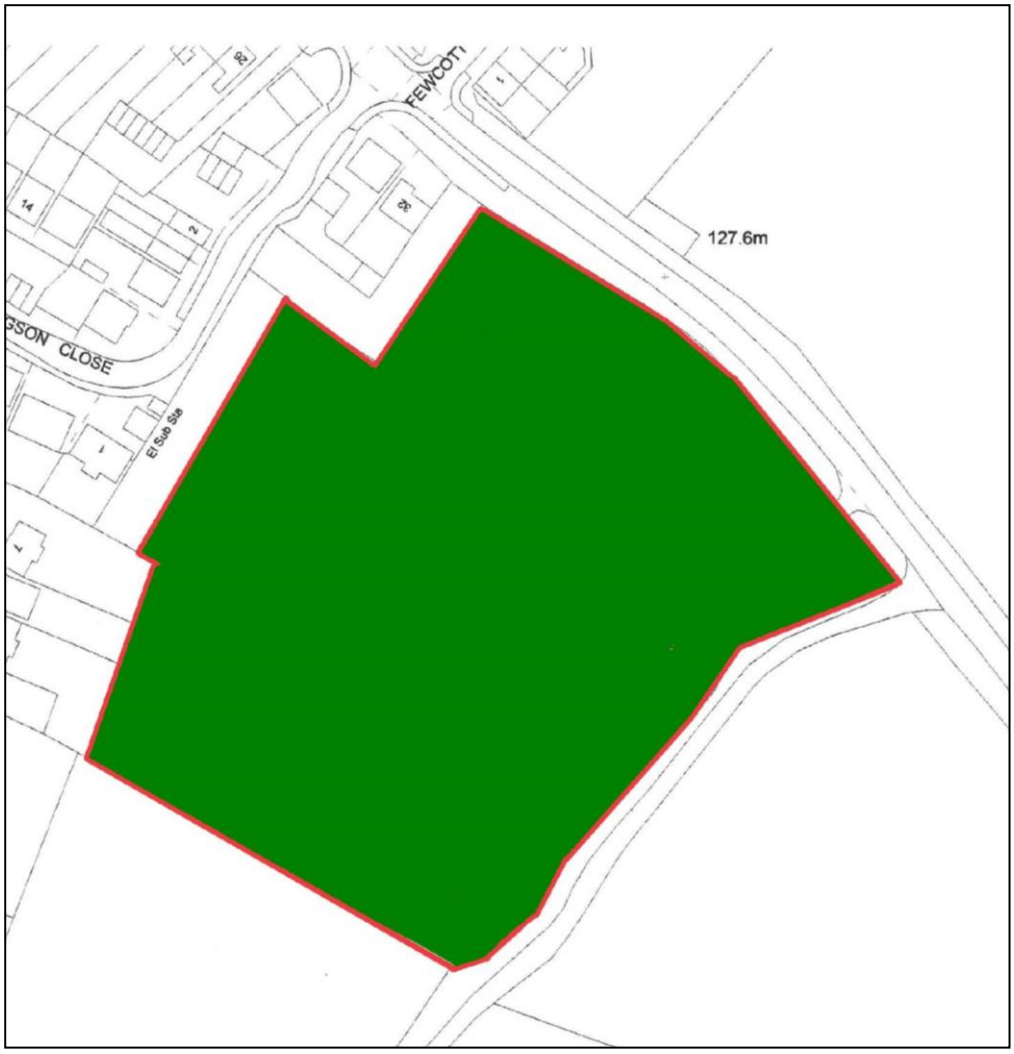
Plan KCC2785/02

Agricultural Land Classification



KEY		Ha	%	PLAN	KCC2785/02		
	Grade 1			TITLE	Agricultural Land Classification Plan		
	Grade 2			SITE	Fritwell, Oxfordshire		
	Grade 3a	1.6	100	CLIENT	Cala (Chiltern) Ltd		
	Grade 3b			NUMBER	**KCC2785/02 09/19tk**		
	Grade 4			DATE	September 2019	SCALE	NTS
	Grade 5						
	Non-agricultural						
	Urban						
	Not surveyed						

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