

**LAND OFF BULLENS GREEN LANE,
COLNEY HEATH**

**AGRICULTURAL LAND
CLASSIFICATION
AND CIRCUMSTANCES**

August 2020





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1 INTRODUCTION

1.1 This report considers the agricultural land quality of the site off Bullens Green Lane, and assesses that in the context of local circumstances and the relevant planning policy.

1.2 The site extends to 5.1 ha. It comprises a single arable field, and is identified on the Google Earth image below. For the detailed boundary please refer to the plans.

Insert 1: The Site (boundary shown approximately)



1.3 The site is bordered by residential and commercial development to the north and west, and along part of the southern boundary. The remaining boundary is bordered by roads.

1.4 We have carried out a detailed Agricultural Land Classification (ALC) survey of the site and identified the land quality, which is sub-grade 3a “**good quality agricultural land**”. This report therefore considers the planning policy and circumstances relevant to an assessment of the weight to be given to the loss of such land in these circumstances.

This Report

1.5 This report:

- sets out the national and local planning policy and guidance of relevance in **Section 2**;
- describes the site and the land quality in **Section 3**;
- assesses the implications of the findings in **Section 4**;
- ending with a summary and conclusions in **Section 5**.

The Author

- 1.6 The ALC survey was carried out by an experienced soil surveyor. This policy review has been carried out by **Tony Kernon**. I am a Chartered Surveyor and a Fellow of the British Institute of Agricultural Consultants. My CV is appended at **Appendix KCC 1**.

2 PLANNING POLICY OF RELEVANCE

National Planning Policy

- 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.

Local Planning Policy

- 2.6 The Welwyn Hatfield Local Plan was adopted in 2005. Policy RA15 was saved in 2008. This states that:
- “planning permission will not be granted for any form of development not associated with agriculture or forestry on the best and most versatile land (defined as Grades 1, 2 and 3a) unless there is special justification for development that overrides the need to protect such land. Where there is special justification for development, it should be directed towards the lowest grade of land suitable for development.”**
- 2.7 The St Albans District Local Plan Review (1994) saved policies (2007) policy 102 sets out that development involving the loss of agricultural land will be assessed against two criteria:

- (i) development involving the loss of Grades 1, 2 and 3a land will normally be refused, unless there is an overriding need for the development and there is no alternative land of a lower quality which could reasonably be used;
- (ii) where appropriate the loss of agricultural land will be assessed against its effect on the integrity and viability of a farm holding.

3 AGRICULTURAL LAND QUALITY

The ALC 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 The ALC system is described in Natural England's Technical Information Note, reproduced in **Appendix KCC2**.

ALC Survey Results

- 3.3 The ALC survey of the site was carried out on 23rd June 2020. 6 sites were examined over the site and graded in accordance with the revised methodology.
- 3.4 The factors affecting the ALC are set out in the analysis in **Appendix KCC3**. There are no climatic, gradient or local micro-relief limitations to the quality of land.
- 3.5 Land quality across the site is limited by the interaction of soil texture and wetness to Sub-grade 3a. Soils are medium clay loams and medium silty clay loams, with a weak, poorly-developed upper subsoil of Wetness Class III.
- 3.6 Under the ALC system (1988) the whole site falls into ALC Sub-grade 3a, defined as land of good quality.
- 3.7 The detailed ALC report is set out in **Appendix KCC3**, and the distribution of grades is provided on **Plan KCC 2888/02** at the back of this report.

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

4 ASSESSMENT

- 4.1 Planning policy in the NPPF sets out that development management decisions should recognise the economic and other benefits of the best and most versatile agricultural land. Where significant development of agricultural land is demonstrated to be necessary, poorer quality land should be used in preference.
- 4.2 The saved policies of the Welwyn Hatfield and St Albans local plans provide similar policy, with the St Albans Local Plan also requiring, where relevant, an assessment of the effects on the viability of the affected farm business.
- 4.3 Accordingly in this analysis I consider:
- land quality in the area generally;
 - what the economic benefits are;
 - whether this amounts to “significant” development;
 - whether poorer quality land is available in preference;
 - what the effects are on farm viability;
 - and the weight to be given to the loss of Sub-grade 3a in this context.

Land Quality in the Area Generally

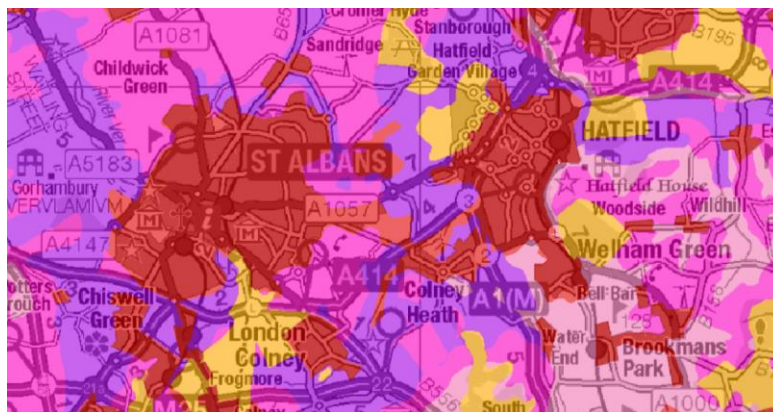
- 4.4 Any assessment of the significance of losing agricultural land needs to be made in context. Across England an estimated 42% of all farmland is within Grades 1, 2 and 3a (see TIN049, **Appendix KCC 2**). Accordingly BMVAL is not a rare resource.
- 4.5 Statistically about 40% of Grade 3 land falls within Sub-grade 3a. However, in parts of the country the proportion is expected to be much higher.
- 4.6 The percentage of agricultural land locally in each grade is shown below, taken from the old “provisional” ALC maps. There is no subdivision of Grade 3.

Table KCC1 : Percentage of Agricultural Land by Grade

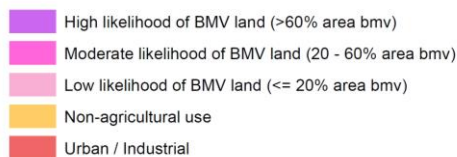
	England	St Albans	Welwyn Hatfield
1	2.7	0.0	0.0
2	14.2	6.0	7.6
3	48.2	67.6	54.7
4	14.1	1.5	1.0
5	8.4	0.0	0.0
Non-agricultural	5.0	5.5	14.2
Urban	7.3	19.4	22.6

- 4.7 It can be seen that in these two Districts the old “provisional” ALC maps have recorded most land as falling within the Grade 3 category, with smaller proportions of Grade 2 and very little other land.
- 4.8 Recognising the limitations of the “provisional” maps from the 1970s, as described in TIN049 (**Appendix KCC2**) Natural England has now produced “**predictive best and most versatile**” land quality maps. For this area these show as follows:

Insert 2: Predictive BMV Land Assessment



Predictive BMV Land Assessment © Defra



- 4.9 These maps show that this area is predicted to contain a moderate (20-60%) or high (>60%) proportion of BMV land. Therefore development is likely to involve BMV land.

Economic and Other Benefits

- 4.10 There is no research that we are aware of that seeks to analyse the productive or economic advantages of Subgrade 3a compared to Subgrade 3b (ie BMV to non-BMV land). Within Grade 3 land, Subgrade 3a is described in the ALC as consistently capable of producing moderate to high yields of a narrow range of crops, or moderate yields of a wide range of crops. Subgrade 3b is described as producing moderate yields of a narrow range of crops, principally cereals or grass, or lower yields of a wider range of crops.
- 4.11 In the absence of any empirical data, any economic assessment is inevitably crude. Taking standard budgeting text books, such as the John Nix Farm Management Pocketbook (extracts from which are reproduced in **Appendix KCC4**), it is possible to show the difference between moderate and high yields, as an illustration, between crops.

- 4.12 Taking that crude measure for winter wheat and oilseed rape, the differences are shown below.

Table KCC2: Assessment of Economics of Farmed Land

Item	Winter Wheat		Oilseed Rape	
	Average	High	Average	High
Yield	8.6t/ha	10.0t/ha	3.5t/ha	4.0t/ha
Gross Margin / £/ha	£761	£971	£636	£796
Fixed costs ¹ £/ha	£680	£680	£680	£680
Profit (loss) /ha before labour	£81	£291	(£44)	£116
Unpaid labour £/ha	£210	£210	£210	£210
Profit (loss) after unpaid labour	(£129)	£81	(£254)	(£94)
Uplift £/ha	--	£210	--	£160

¹Mainly cereals, under 200 ha, excluding unpaid labour

- 4.13 For this 5.1 ha site, the economic benefits of BMV land to non-BMV land would be £816 to £1,071. Hence the economic benefits are fairly limited.

Whether this is “Significant” Development

- 4.14 This is not “significant” development of agricultural land in the context of the NPPF.
- 4.15 Paragraphs 170 and 171 of the NPPF consider whether poorer quality land is available, with the trigger for assessment being that the proposal involves “**significant development of agricultural land**”. What is “**significant development**” is not defined in the NPPF. One threshold for determination of what is significant is the threshold for consultation with Natural England, which is set at the loss of 20 ha or more of BMV land (see TIN049 in **Appendix KCC2**). This has been the threshold for consultation with MAFF since 1987.
- 4.16 The site, at 5.1 ha, is just 25.5% of this threshold. As such it would not normally be considered to be “**significant development of agricultural land**”.
- 4.17 The “Guide to assessing development proposals on agricultural land” (Natural England, 16th January 2018) (**Appendix KCC5**) does not define a threshold, but does provide some guidance. This adds to my view that 20 ha is a reasonable threshold for defining what is significant development:
- para 6 states: “**you should take account of smaller losses (under 20 ha) if they are significant when making your decision**”, which suggests that losses of under 20 ha would not be significant unless there are particular local circumstances. What

those particular local circumstances are is not defined, but it would be reasonable to consider that the loss of less than 20 ha might be significant in an area where BMV land is rare, for example. That is not the case here, where the predictive maps have the whole area as >60% BMV;

- para 7.1 notes that you can use Natural England's chargeable discretionary advice system "if your proposal is large, for example 20 ha or more, and requires more detailed advice". The definition of large as being more than 20 ha suggests that under 20 ha is small, and hence not significant.

4.18 We have carried out a study of appeal and Secretary of State decisions relating to the loss of agricultural land. The full details are set out in **Appendix KCC6**.

4.19 It is evident from the analysis that in very few cases is the loss of less than 10 ha considered to be a significant development of agricultural land. Decisions on sites involving the loss of less than 20 ha of BMV generally afford only limited weight to the loss of BMV land.

4.20 It is also clear that Inspectors consider the loss of BMV land in the local context. In areas where there is a lot of BMV land and the loss of such land is a likely or even an inevitable consequence of development to meet housing needs then the weight given to the loss is reduced accordingly. The recent guide to assessing development proposals on agricultural land makes a similar point, as analysed above.

Whether Poorer Quality Land is Available

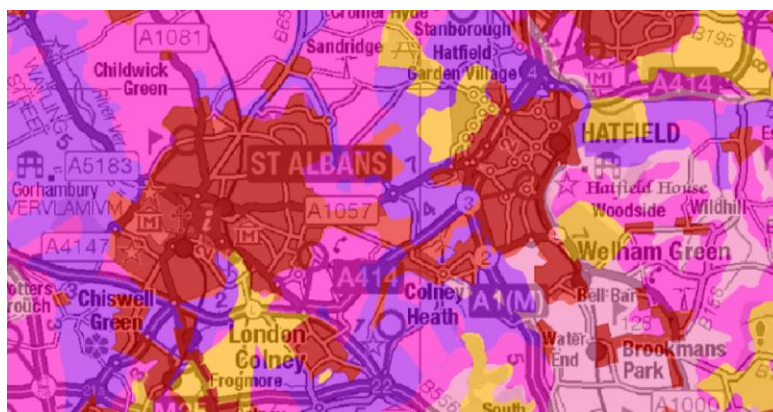
4.21 The "provisional" ALC maps from the 1970's are of limited use, but the extract below shows that around this area all the land is shown as Grade 2 and undifferentiated Grade 3.

Insert 3: The Provisional ALC Map

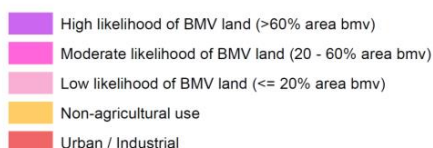


- 4.22 As set out earlier, Natural England have produced maps which show the probability of land being of best and most versatile quality. The extract for this area is shown below. This shows that around the immediate periphery, all the land falls within the “**moderate (20-60% bmv)**” or “**high (>60% area bmv)**” categories.
- 4.23 There is limited land in the “low” category, principally restricted to the area to the south east of Hatfield. The map is reproduced again below.

Insert 4: Predictive BMV Land Assessment



Predictive BMV Land Assessment © Defra



- 4.24 There has been limited detailed ALC survey in the past by MAFF, as published on the www.magic.gov.uk website. Where surveys have been completed they have found a complex pattern of soils from Grade 1 to Sub-grade 3b, as set out in **Appendix KCC7**.
- 4.25 South of Colney Heath an ALC survey identified the land to be mostly Sub-grade 3b. The predictive BMV maps show this patch as falling into the “**low probability (<20% area bmv)**” category.
- 4.26 Elsewhere the available ALC data accords with the predictive maps.
- 4.27 It will be noted that surveys have found Grade 1 quality land in the area. On the “provisional” ALC maps from the 1970’s, from which the percentage data in **Table KCC1** above was taken, there was no Grade 1 predicted. The ALC methodology has been changed twice since the provisional maps were produced, which is why they are of limited use.

- 4.28 The available information (known surveys together with the “provisional” and “predictive BMV” maps), indicate that land quality in the area is fairly high, and that most areas will contain BMV land in varying proportions.

Farm Viability

- 4.29 The site comprises a single, fairly small (in agricultural terms) arable field. This field is not owned in conjunction with any other land. It is farmed on a non-secure contract arrangement by a local farmer. Accordingly there are no significant adverse effects on the farm viability of any local farming businesses.

5 SUMMARY AND CONCLUSIONS

- 5.1 This report considers the agricultural land quality of land to the south-east of Colney Heath, and then assesses the planning considerations relevant to the non-agricultural development of that site.

Land Quality

- 5.2 The land was surveyed in June 2020. This identified the site to comprise of 5.1 ha of Subgrade 3a land.

Planning Policy

- 5.3 Planning policy requires that the economic and other benefits of best and most versatile land be recognised. Where significant development of agricultural land is necessary, poorer quality land should be used in preference.

Analysis and Comments

- 5.4 It is evident that:
- (i) land quality is a matter to weigh in the balance;
 - (ii) a suitable threshold for what constitutes significant development of agricultural land is 20 ha;
 - (iii) a smaller area may be significant in some circumstances, such as where there is little BMV in the area;
 - (iv) on what Government defines as “**smaller losses**” (below 20ha) (as per the recent Government Guide) the loss of BMV land is given limited weight where there is a lack of available alternatives, such as is the case here (as per the analysis of Inspector’s and SoS decisions and the review of land quality around the settlement);
 - (v) and even on larger sites the loss of BMV in excess of 20ha is likely to be only moderate weight against the proposal in the planning balance (as per the analysis of decisions);
 - (vi) with small sites generally accorded no weight or limited weight.
- 5.5 In this case, the economic benefits are very limited. If the land continues to be used for arable cropping, the economic benefits are of the order of £1000.
- 5.6 The site, at 5.1 ha of agricultural land, is not “**significant development**” of agricultural land. This is concluded following analysis of planning policy, and of recent planning appeal decisions.
- 5.7 Therefore the requirement to consider poorer quality land in preference is not triggered.

- 5.8 Even if it were triggered, however, it is evident that poorer quality land is not likely to be available, given the predicted land quality of the area.
- 5.9 There are no significant adverse effects on farm viability.
- 5.10 Accordingly the existence of a modest area of best and most versatile agricultural land within the site, should be accorded only limited weight.

APPENDIX KCC1

Curriculum Vitae Tony Kernon



CURRICULUM VITAE

ANTHONY PAUL KERNON

SPECIALISMS

- Agricultural buildings and dwelling assessments
- Equestrian building and dwelling assessments (racing, sports, rehabilitation, recreational enterprises)
- Farm and estate diversification and development
- Assessing the impacts of major development proposals on rural businesses
- Land resources and impacts of development
- Expert witness work



SYNOPSIS

Tony is a rural surveyor with 30 years experience in assessing agricultural and equestrian businesses and farm diversification proposals, and the effects of development proposals on them. Brought up in rural Lincolnshire and now living on a small holding in Wiltshire, he has worked widely across the UK and beyond. He is recognised as a leading expert nationally in this subject area. Married with two children. Horse owner.

QUALIFICATIONS

Bachelor of Science Honours degree in Rural Land Management, University of Reading (BSc(Hons)). 1987. Awarded 2:1.

Diploma of Membership of the Royal Agricultural College (MRAC).

Professional Member of the Royal Institution of Chartered Surveyors (MRICS) (No. 81582). (1989).

OTHER PROFESSIONAL ACTIVITIES

Co-opted member of the Rural Practice Divisional Council of the Royal Institution of Chartered Surveyors. (1994 - 2000)

Member of the RICS Planning Practice Skills Panel (1992-1994)

Member of the RICS Environmental Law and Appraisals Practice Panel (1994 - 1997).

Fellow of the British Institute of Agricultural Consultants (MBIAC) (1998 onwards, Fellow since 2004).

Secretary of the Rural Planning Division of the British Institute of Agricultural Consultants (BIAC) (1999 – present).

EXPERIENCE AND APPOINTMENTS

1997 -----> **Kernon Countryside Consultants.** Principal of agricultural and rural planning consultancy specialising in research and development related work. Specialisms include essential dwelling and building assessments, assessing the effects of development on land and land-based businesses, assessing the effects of road and infrastructure proposals on land and land-based businesses, and related expert opinion work.

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- 1987 - 1996 **Countryside Planning and Management**, Cirencester. In nearly ten years with CPM Tony was involved in land use change and environmental assessment studies across the UK and in Europe. From 1995 a partner in the business, work covered included feasibility studies for possible grant schemes, evaluation of planning controls and existing environmental schemes, assessments of the need for farm dwellings and related agricultural developments, Environmental Assessments and planning studies, and expert witness work.
- 1983 - 1984 **Dickinson Davy and Markham**, Brigg. Assistant to the Senior Partner covering valuation and marketing work, compulsory purchase and compensation, and livestock market duties at Brigg and Louth.

RECENT RELEVANT EXPERIENCE

TRAINING COURSES

Landspreading of Non Farm Wastes. Fieldfare training course, 24 – 25 November 2009
Foaling Course. Twemlows Hall Stud Farm, 28 February 2010
Working with Soil: Agricultural Land Classification. 1 – 2 November 2017

TRANSPORT ENVIRONMENTAL ASSESSMENT CONTRIBUTIONS

1992	Port Wakefield Channel Tunnel Freight Terminal, Yorkshire
1993	A1(M) Widening, Junctions 1-6 (Stage 2)
1994 - 1995	A55 Llanfairpwll to Nant Turnpike, Anglesey (Stage 3)
1994 - 1995	A479(T) Talgarth Bypass, Powys (Stage 3)
1995	Kilkhampston bypass (Stage 2)
1997	A477 Bangeston to Nash improvement, Pembroke
2000	Ammanford Outer Relief Road
2001	A421 Great Barford Bypass
2001	Boston Southern Relief Road
2003	A40 St Clears - Haverfordwest
2003	A470 Cwmbrach – Newbridge on Wye
2003	A11 Attleborough bypass
2003 - 2008	A487 Porthmadog bypass (Inquiry 2008)
2004	A55 Ewloe Bypass
2004	A40 Witney – Cogges link
2005 – 2007	A40 Robeston Wathen bypass (Inquiry 2007)
2005 – 2007	East Kent Access Road (Inquiry 2007)
2006	M4 widening around Cardiff
2007 – 2008	A40 Cwymbach to Newbridge (Inquiry 2008)
2007	A483 Newtown bypass
2008 – 2009	A470/A483 Builth Wells proposals
2009 – 2017	A487 Caernarfon-Bontnewydd bypass (Inquiry 2017)
2009 – 2010	North Bishops Cleeve extension
2009 – 2010	Land at Coombe Farm, Rochford
2009 – 2011	A477 St Clears to Red Roses (Inquiry 2011)
2010 – 2011	Streethay, Lichfield
2010 – 2012	A465 Heads of the Valley Stage 3 (Inquiry 2012)
2013 – 2016	A483/A489 Newtown Bypass mid Wales (Inquiry 2016)
2013 - 2016	High Speed 2 (HS2) rail link, Country South and London: Agricultural Expert for HS2 Ltd
2015 – 2017	A487 Dyfi Bridge Improvements
2016 – 2018	A465 Heads of the Valley Sections 5 and 6 (Inquiry 2018)
2017 - 2018	A40 Llanddewi Velfrey to Penblewin
2017 – 2018	A4440 Worcester Southern Relief Road

EXPERT EVIDENCE GIVEN AT PUBLIC INQUIRIES AND HEARINGS

1992	Brooklands Farm: Buildings reuse Chase Farm, Maldon: Removal of condition	Bonehill Mill Farm: New farm building
1993	Haden House: Removal of condition	Manor Farm: New farm dwelling
1994	Brooklands Farm: 2 nd Inquiry (housing) Barr Pound Farm: Enforcement appeal Fortunes Farm Golf Course: Agric effects	Cameron Farm: Mobile home Land at Harrietsham: Enforcement appeal
1995	Village Farm: New farm dwelling Claverdon Lodge: Building reuse Harelands Farm: Barn conversion Castle Nurseries: Alternative site presentation	Attlefield Farm: Size of farm dwelling Bromsgrove Local Plan: Housing allocation Lichfield Local Plan: Against MAFF objection Hyde Colt: Mobile home / glasshouses Highmoor Farm: New farm dwelling Gwenfa Fields: Removal of restriction Yatton: Horse grazing on small farm Newbury Local Plan: Effects of development
1996	Church View Farm: Enforcement appeal Flecknoe Farm: Second farm dwelling	
1997	Basing Home Farm: Grain storage issue Viscar Farm: Need for farm building / viability Lane End Mushroom Farm: Need for dwelling	
1998	Moorfields Farm: New farm dwelling Maidstone Borough LPI: Effects of dev'tment Glenfield Cottage Poultry Farm: Bldg reuse	Two Burrows Nursery: Building retention Dunball Drove: Need for cattle incinerator
1999	Holland Park Farm: Farm dwelling / calf unit Northington Farm: Existing farm dwelling	Lambriggan Deer Farm: Farm dwelling
2000	Twin Oaks Poultry Unit: Traffic levels Meadows Poultry Farm: Farm dwelling Hazelwood Farm: Beef unit and farm dwelling Shardeloes Farm: Farm buildings Aylesbury Vale Local Plan: Site issues Deptford Farm: Buildings reuse	Coldharbour Farm: Buildings reuse Heathey Farm: Mobile home Wheal-an-Wens: Second dwelling Apsley Farm: Buildings reuse Home Farm: Size of grainstore A34/M4 Interchange: Agricultural evidence Weyhill Nursery: Second dwelling Mannings Farm: Farm dwelling Land Adj White Swan: Access alteration Happy Bank Farm: Lack of need for building Lower Park Farm: Building reuse / traffic Stourton Hill Farm: Diversification
2001	Lambriggan Deer Farm: Farm dwelling Blueys Farm: Mobile home	
2002	A419 Calcutt Access: Effect on farms Cobweb Farm: Buildings reuse / diversification Philips Farm: Farm dwelling West Wilts Local Plan Inquiry: Dev site Manor Farm: Building reuse	Darren Farm: Impact of housing on farm Greenways Farm: Farm diversification Land at Four Marks: Dev site implications
2003	Fairtrough Farm: Equine dev and hay barn Hollies Farm: Manager's dwelling Land at Springhill: Certificate of lawfulness Oak Tree Farm: Mobile home	
2004	Chytane Farm: Objector to farm dwelling Crown East: Visitor facility and manager's flat Swallow Cottage: Widening of holiday use Etchden Court Farm: New enterprise viability Attleborough Bypass: On behalf of Highways Agency	Oldberrow Lane Farm: Relocation of buildings Forestry Building, Wythall: Forestry issues Lower Dadkin Farm: Mobile home Villa Vista: Viability of horticultural unit
2005	Howells School: Use of land for horses Otter Hollow: Mobile home Springfield Barn: Barn conversion Ashley Wood Farm: Swimming pool The Hatchery: Mobile home Stockfields Farm: Building reuse	Newton Lane: Enforcement appeal Manor Farm: Change of use class South Hatch Stables: RTE refurbishment Trevaskis Fruit Farm: Farm dwelling Tregased: Enforcement appeal
2006	Manor Farm: Replacement farmhouse Sough Lane: Farm dwelling Whitewebbs Farm: Enforcement appeal Land at Condicote: Farm dwelling Rye Park Farm: Enforcement appeal	Bhaktivedanta Manor: Farm buildings Military Vehicles: Loss of BMV land Ermine Street Stables: Enforcement appeal Featherstone Farm: Replacement buildings Flambards: Mobile home and poultry unit

	Woodrow Farm: Buildings reuse	Manor Farm: Effect of housing on farm
	Rectory Farm: Retention of unlawful bldg	Goblin Farm: Arbitration re notice to quit
	Walltree Farm: Retention of structures	Terrys Wood Farm: Farm dwelling
	Weeford Island: Land quality issues	Etchden Court Farm: Mobile home
	College Farm: Relocation of farmyard	Hollowshot Lane: Farm dwelling and buildings
2007	Woolly Park Farm: Manager's dwelling	Barcroft Hall: Removal of condition
	Park Gate Nursery: Second dwelling	Kent Access Road: Effect on farms
	Penyrheol Ias: Retention of bund	Greys Green Farm: Enforcement appeal
	Hucksholt Farm: New beef unit in AONB	A40 Robeston Wathen bypass: Underpass
	The Green, Shrewley: Mobile home	Woodland Wild Boar: Mobile homes
	Brook Farm: Retention of polytunnels	
2008	Weights Farm: Second dwelling	Whitegables: Stud manager's dwelling
	Hill Farm: Mobile home	Balaton Place: Loss of paddock land
	Relocation of Thame Market: Urgency issues	Point to Point Farm: Buildings / farm dwelling
	Spinney Bank Farm: Dwelling / viability issues	Norman Court Stud: Size of dwelling
	Higham Manor: Staff accommodation	High Moor: Temporary dwelling
	Robeston Watham bypass: Procedures Hearing	Land at St Euny: Bldg in World Heritage Area
	Monks Hall: Covered sand school	
	Porthmadog bypass: Road scheme inquiry	Baydon Meadow: Wind turbine
2009	Claverton Down Stables: New stables	
	Hailsham Market: Closure issues	Meadow Farm: Building conversion
		Bishop's Castle Biomass Power Station: Planning issues
	Gambledown Farm: Staff dwelling	Foxhills Fishery: Manager's dwelling
	Oak Tree Farm: Farm dwelling	Bryn Gollen Newydd: Nuisance court case
	A470 Built Wells: Off line road scheme	Swithland Barn: Enforcement appeal
	Hill Top Farm: Second dwelling	Woodrow Farm: Retention of building
	Sterts Farm: Suitability / availability of dwelling	
2010	Poultry Farm, Christmas Common: Harm to AONB	Stubwood Tankers: Enforcement appeal
	Wellsprings: Retention of mobile home	
	Redhouse Farm: Manager's dwelling	Meridian Farm: Retention of building
	Lobbington Fields Farm: Financial test	Swithland Barn: Retention of building
2011	Fairtrough Farm: Enforcement appeal	
	Etchden Court Farm: Farm dwelling	A477 Red Roses to St Clears: Public Inquiry
	Trottiscliffe Nursery: Mobile home	Upper Bearfield Farm: Additional dwelling
2012	Tickbridge Farm: Farm dwelling	North Bishops Cleeve: Land quality issues
	Blaenanthir Farm: Stables and sand school	Langborrow Farm: Staff dwellings
	Land at Stonehill: Eq dentistry / mobile home	Heads of the Valley S3: Improvements
	Cwmcoedlan Stud: Farm dwelling with B&B	Seafeld Pedigrees: Second dwelling
2013	Barnwood Farm: Farm dwelling	Beedon Common: Permanent dwelling
	Spring Farm Barn: Building conversion	Upper Youngs Farm: Stables / log cabin
	Baydon Road: Agricultural worker's dwelling	Tithe Barn Farm: Enforcement appeal
	Stapleford Farm: Building reuse	Lower Fox Farm: Mobile home / building
	Meddler Stud: Residential development	Tewinbury Farm: Storage barn
	Deer Barn Farm: Agricultural worker's dwelling	Church Farm: Solar park construction
2014	Land at Stow on the Wold: Housing site	
	Allspheres Farm: Cottage restoration	Land at Elsfield: Retention of hardstanding
	Land at Stonehill: Equine dentistry practice	Queensbury Lodge: Potential development
	Spring Farm Yard: Permanent dwelling	Kellygreen Farm: Solar park development
	Land at Valley Farm: Solar park	Spring Farm Barn: Building conversion
	Land at Haslington: Residential development	Land at Willaston: Residential development
	Manor Farm: Solar farm on Grade 2 land	Bluebell Cottage: Enforcement appeal
	Penland Farm: Residential development	Clemmit Farm: Mobile home
	Sandyways Nursery: Retention of 23 caravans	Honeycrock Farm: Farmhouse retention
2015	The Lawns: Agricultural building / hardstanding	The Mulberry Bush: Farm dwelling
		Redland Farm: Residential dev issues

	Harefield Stud: Stud farm / ag worker's dwelling	Emlagh Wind Farm: Effect on equines
	Newtown Bypass: Compulsory purchase orders	Fox Farm: Building conversion to 2 dwellings
	Barn Farm: Solar farm	Wadborough Park Farm: Farm buildings
	Hollybank Farm: Temporary dwelling renewal	Delamere Stables: Restricted use
	Five Oaks Farm: Change of use of land and temporary dwelling	
2016	Clemmit Farm: Redetermination	Meddler Stud: RTE and up to 63 dwellings
	The Lawns: Replacement building	Land off Craythorne Road: Housing dev
	Land at the Lawns: Cattle building	Berkshire Polo Club: Stables / accomm
2017	Low Barn Farm: Temporary dwelling	Harcourt Stud: Temporary dwelling
	High Meadow Farm: Building conversion	Clemmit Farm: Second redetermination
	Windmill Barn: Class Q conversion	Stonehouse Waters: Change of use of lake
	Land at Felsted: Residential development	
2018	Thorney Lee Stables: Temporary dwelling	Watlington Road: Outline app residential
	Benson Lane: Outline app residential	A465 Heads of the Valley 5/6: Agric effects
	Park Road, Didcot: Outline app residential	The Old Quarry: Permanent dwelling
	Coalpit Heath: Residential development	Chilaway Farm: Removal of condition
2019	Mutton Hall Farm: Agric worker's dwelling	Leahurst Nursery: Temporary dwelling
	Clemmit Farm: Third redetermination	Icomb Cow Pastures: Temp mobile home
	Ten Acre Farm: Enforcement appeal	

APPENDIX KCC2

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.

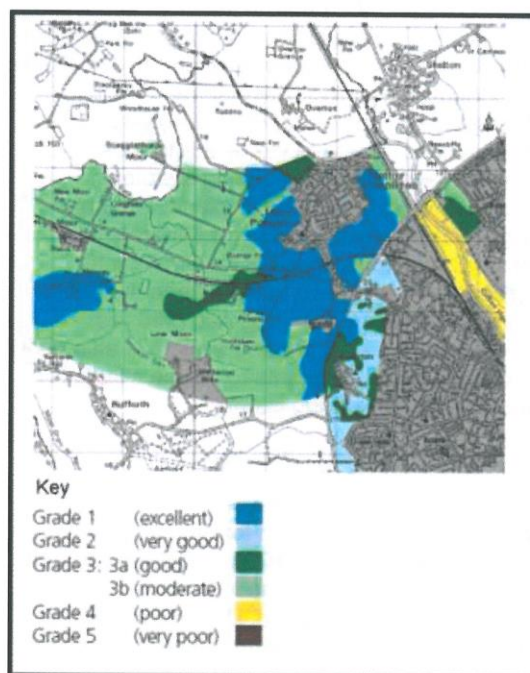
Policy to protect agricultural land

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



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](http://www.naturalengland.org.uk). 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

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

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 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.

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

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 KCC3
Agricultural Land Classification

AGRICULTURAL LAND CLASSIFICATION

Purpose

This report sets out the results of a survey to determine the quality of a parcel of land on the eastern edge of the village of Roestock, Colney Heath approximately 300m east of the A1(M).

The Site

The Site, an arable field of approximately 5ha, is drilled to maize and is bounded in the north and west by development, with Bullens Green Lane to the east and Fellowes Lane in the south.

Methodology

The land was subject to an agricultural land classification survey on the 23rd of June 2020 and has been graded according to the current agricultural land classification guidelines and criteria for England and Wales (MAFF 1988²).

The soil resources were determined from 6 inspection sites using a spade and a hand auger to a maximum depth of 120 cm or that permitted by soil conditions. Normally the location of auger bores follows the Ordnance Survey grid at 100m intervals to avoid bias in selection unless obstacles such as ditches or hedges intervened. At this Site two auger bores were moved slightly to avoid hedge effects.

In addition to auger bores, a profile pit, considered representative of the soil of the site, was excavated to assess rooting, mottling and depth to any slowly permeable layer at the site of auger bore No 4. The location of auger points is shown on **Plan KCC 2888/01**.

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 two samples were collected for analysis from representative auger sites. The results are given in Table 1 below.

Table 1: Analytical Results of Topsoil

Determinand	Auger Site 3	Auger Site 4
Sand %	18	26
Silt %	62	51
Clay %	20	23
Textural Class	Medium Silty Clay Loam	Medium Clay Loam

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

The samples were collected, with difficulty, from 0-25 cm depth as stipulated in MAFF 1988. Consequently analysis may not match the textures for topsoil given in the profile description where two contrasting layers (horizons) have been collected within the 25cm depth criteria

Land Quality

The Agricultural land Classification (ALC) system divides agricultural land into five grades according to the inherent qualities and versatility of soils interacting with other factors such as flooding, slope, stoniness, soil depth and climate (drought) with Grade 3 subdivided into Sub-grades 3a and 3b. The current ALC system was most recently revised by the Ministry of Agriculture, Fisheries and Food (MAFF) in 1988.

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.

A detailed ALC survey of the site was undertaken on the 23 June 2020. The results of the findings are presented below with the distribution of sample points and spatial distribution of the grades, where appropriate in **Attachment 1**, and auger bore and pit data in **Attachment 2**.

Factors Affecting Land Quality

Climate affects the grading of land through its influence on the potential for agricultural uses and the cost and level of production. Climate determines the energy available for photosynthesis and water supply to plant roots. Climate does not impact directly on land quality at this site and there is no restriction as a result of climate. Though the interaction of rainfall with soil properties, particularly soil topsoil texture does influence grade.

The key climate variables for this site are provided by the Met office (1989)² (Meteorological Office (1989). Climatological data for Agricultural Land Classification. HMSO) based on a 5km grid. The climatic figures for a point near the centre of the site are given in Table 2, from nearby 5km grid points using interpolating algorithms.

Table 2: Climate and Altitude Data

Grid reference	TL21200590
Altitude	75m AOD
Average annual rainfall	655mm
Accumulated Temperature >0°C (Jan-June)	1412 degree days
Moisture deficit, wheat	111mm
Moisture deficit, potatoes	104mm
Field capacity period	137 days
Best grade on climate	Grade 1

Annual rainfall is relatively low at 655mm, typical of much of lowland and eastern England and temperature, represented by the accumulated temperature above 0°C between January and June, indicates relatively warm conditions. Plant water demand is relatively high and the field capacity period, that period when the soils are at or above field capacity is moderately low at around 137 days.

Geology and Soils

The British Geological Society (BGS) website shows the area to be underlain by Cretaceous chalk rocks of the Lewes Nodular Chalk Formation and Seaford Chalk Formation. This is overlain by Diamicton Till of the Lowestoft Formation and consists of chalky till and outwash sands, gravels, silts and clays.

The Soil Survey publication “Soils and their use in Eastern England” (Hodge et al (1984), Soils and their use in Eastern England. Bull. Soil Surv. Gt. Br. No 13), gives a very general guide to the soils of the region and the site is shown to comprise permeable silty soils of the Hamble 2 Association which includes the subsidiary Hook soils affected by fluctuating ground water. However, none of these soils were recognised at the site and auger profiles correlate with the Beccles series which is developed on non-calcareous brown to greyish Till (**Plate 1, Attachment 2**). The soils are clay loam, silty clay loam or sandy clay loam in upper layers with clay above 80cm depth and are slowly permeable with common grey and rusty mottles above 50cm (Wetness Class III) (**Plate 2, Attachment 2**). A profile description and auger bore data is given in **Attachment 1**.

Agricultural Land Classification and Limitations

The main limitation at the site is texture and wetness (Sub-grade 3a). The presence of weak, poorly developed, structure occurs in the upper subsoil leading to slow permeability and Wetness Class III. The field capacity period of 137 days is too low for Wetness Class IV.

Other limitations. There are no limitations to agricultural land quality associated with erosion, soil depth, microrelief, slope, stoniness or seasonal flooding. Limitation on drought is no worse than Grade 2.

The distribution of Grades is shown as an approximate percentage in **Table 3** below.

Table 3: ALC grades as a Proportion of Agricultural Land

ALC Grade	Area (ha)	Area (%)
1	0	0
2	0	0
3a	5.1	100
3b	0	0
4	0	0
5	0	0
Unsurveyed	0	0
Woodland	0	0
Urban	0	0
Non-agricultural	0	0
Agricultural buildings	0	0
Total	5.1	100

The location of the sample points and the profile pit are shown on **Plan KCC2888/01**. The summary of auger bore data and the profile description is shown in **Attachment 1**. The ALC distribution is shown on **Plan KCC2888/02**.

Attachment 1: Summary of Auger Bore 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

Inspection Site Data

Site No.	Depth (cm)	Soil Colour *		Texture	Stones (%)	Wetness Class**	Limitation	ALC Grade
		Matrix	Mottles					
1	0-25	10YR3/2		MCL/SCL	18	III	Texture and wetness	3a
	25-35	2.5Y5/4	10YR5/6	HCL	10			
	35-70	2.5Y5/4	10YR6/3	HCL	10			
	70-120	2.5Y5/4	2.5Y6/2	C	6			
2	0-25	2.5Y3/2		SCL	8	III	Texture and wetness	3a
	25-55	10YR4/4	10YR5/8	HCL	8			
	55-80	10YR5/8	2.5Y6/2	HCL	8			
	80-120	10YR5/8	2.5Y6/2	C	6			
3	0-25	10YR3/3		MZCL	4	III	Texture and wetness	3a
	25-50	10YR4/4	10YR5/2	MCL	4			
	50-65	10YR4/4	10YR5/2	HCL	2			
	65-120	7.5YR4/4	7.5YR6/2	C	0			
4	0-25	10YR3/3		MCL	6	III	Texture and wetness	3a
	25-41	10YR5/6	10YR5/2	HCL	2			
	41-75	10YR5/8	10YR6/1	C	2			
	75-120	7.5YR5/6	7.5YR6/2	SC	0			
5	0-25	10YR3/3		MCL	8	III	Texture and wetness	3a
	25-45	10YR5/6	10YR6/3	MZCL	6			
	45-55	7.5YR5/8	7.5YR5/4	C	12/15			
	Stopped by stones							
6	0-25	10YR3/3		MZCL	6	III	Texture and wetness	3a
	25-48	10YR7/3	10YR5/6	MZCL	3			
	48-75	10YR5/8	10YR6/3	HCL	7			
	75-120	7.5YR5/8	7.5YR6/2	C	6			

Texture Definitions

C Clay and **HCL** Heavy clay loam, **MCL** Medium Clay Loam, **MZCL** Medium Silty Clay Loam and **SCL** Sandy Clay Loam.

* **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 (1997).

Attachment 2: Profile Description

Grid Reference TL21200590.

Date: 23/06/20.

Geology: Diamicton Till.

Relief: Level Till plateau.

Wetness Class III,

ALC Grade 3a.

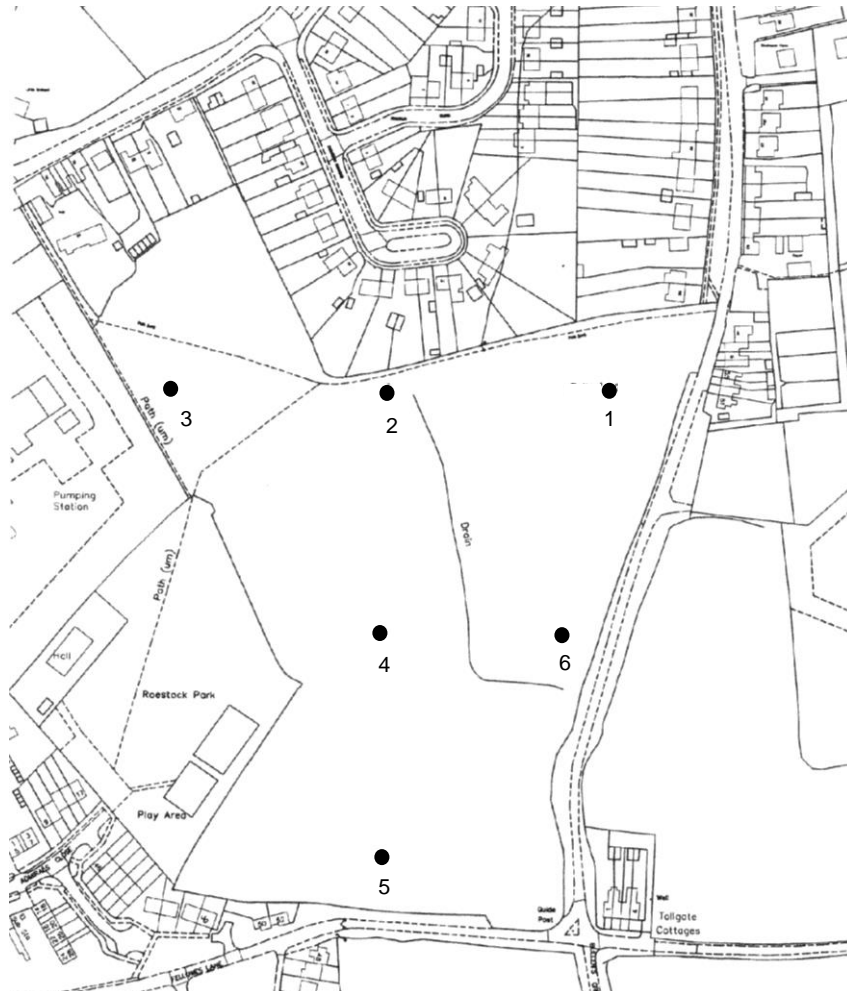
0-25 cm.	Dark brown (10YR3/3); medium clay loam; common small and medium rounded and subrounded siliceous stones (estimated 5-6%); moist; moderately developed fine and medium subangular blocky structure; common fine fibrous roots; sharp smooth boundary to:
25-41 cm	Yellowish brown (10YR5/6); heavy clay loam; many prominent greyish brown (10YR5/2) mottles and common ferrimanganiferous concentrations; few siliceous stones; slightly moist; weakly to moderately developed adherent subangular blocky structure; moderately porous; few fine fibrous roots and occasional worm channel; merging smooth boundary to:
41-61 cm	Yellowish brown (10YR5/8) clay; abundant, prominent light grey to grey (10YR6/1) mottles and common ferrimanganiferous concentration; few small and medium siliceous stones; moist; weakly developed subangular and angular blocky adherent structure that is difficult to recognise; few fine fibrous roots; non-calcareous.



Plate 1: Rusty and greyish subsoil visible below 41cm depth.



Plate 2. Grey and rusty mottles together with ferrimanganiferous concentrations in the subsoil between 41 and 60cm. Weakly developed structure with adherent peds that are difficult to recognise and separate.

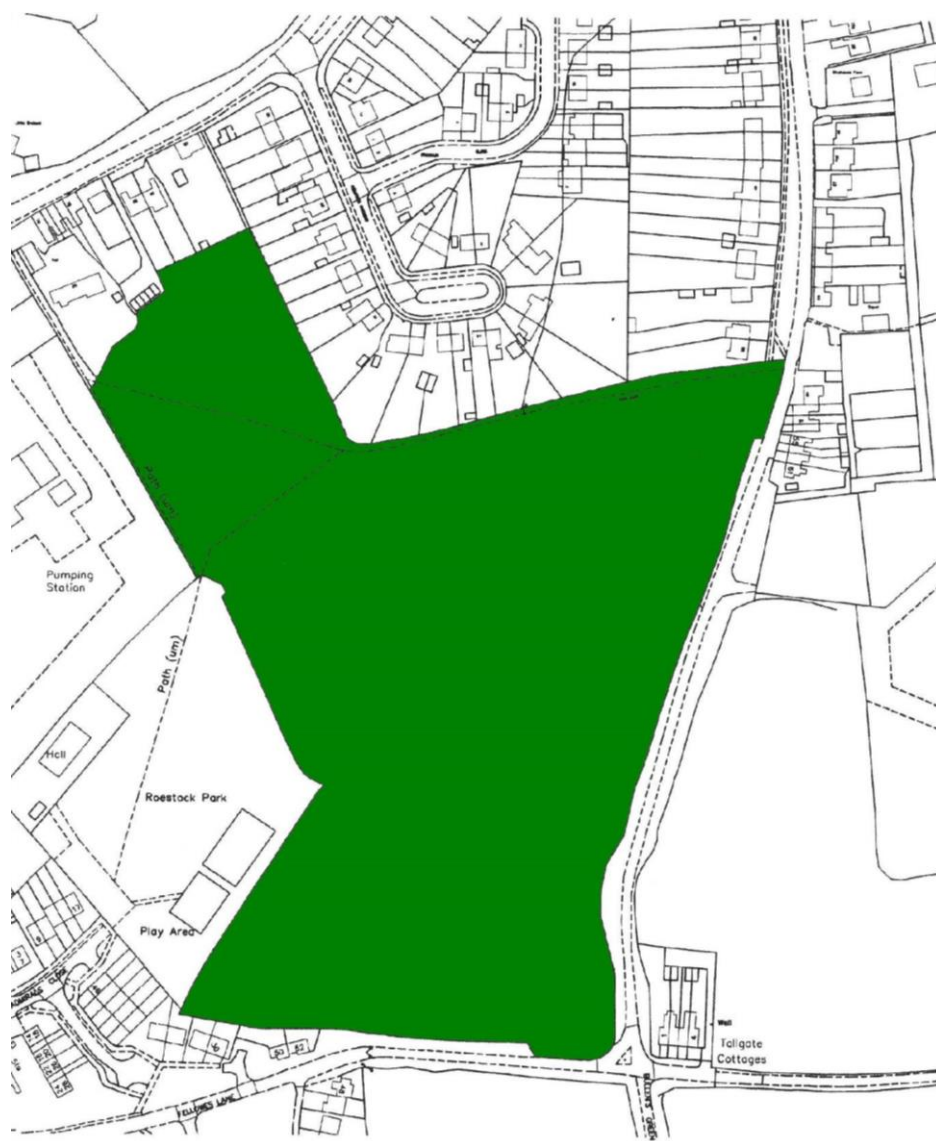


KEY

- Auger sample location
- Topsoil sample

PLAN	KCC2888/01		
TITLE	Auger Points Plan		
SITE	Land Off Bullens Green Lane, Colney Heath		
CLIENT	Canton Ltd		
NUMBER	KCC2888/01 06/20tk		
DATE	June 2020	SCALE	NTS

KERNON COUNTRYSIDE CONSULTANTS LTD
GREENACRES BARN, PURTON STOKE, SWINDON,
WILTSHIRE SN5 4LL
 Tel 01793 771 333 Email: info@kernon.co.uk
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KEY		Ha	%	PLAN	KCC2888/02		
	Grade 1			TITLE	Agricultural Land Classification		
	Grade 2			SITE	Land Off Bullens Green Lane, Colney Heath		
	Grade 3a	5.1	100	CLIENT	Canton Ltd		
	Grade 3b			NUMBER	KCC2888/02 06/20		
	Grade 4			DATE	June 2020	SCALE	NTS
	Grade 5			KERNON COUNTRYSIDE CONSULTANTS LTD GREENACRES BARN, PURTON STOKE, SWINDON, WILTSHIRE, SN5 4LL Tel 01793 771 333 Email: info@kernon.co.uk This plan is reproduced from the Ordnance Survey under copyright license 100015226			
	Non-agricultural						
	Urban						
	Not surveyed						

APPENDIX KCC4
Extracts from Farm Management
Pocketbook



John Nix Pocketbook

FOR FARM MANAGEMENT



2020 50TH EDITION

50 years of the most comprehensive business information in British agriculture

By Graham Redman



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FOR FARM MANAGEMENT

For 2020

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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)	10.00 (4.1)
	£	£	£
Output at £150/t	1,088 (441)	1,290 (522)	1,500 (608)
Variable Costs £/ha:			
Seed.....		63 (26)	7
Fertiliser.....		211 (85)	25
Sprays.....		255 (103)	30
Total Variable Costs		529 (214)	62
Gross Margin £/ha (ac)	559 (226)	761 (308)	971 (393)

Fertiliser Basis 8.6t/ha				Seed:		Sprays £/ha:	
Nutrient	Kg/t	Kg/Ha	£/Ha	£/t C2	£400	Herbicides	£103
N	22	190	£143	Kg/Ha	175	Fungicides	£121
P	7.8	67	£45	% HSS	35%	Insecticides	£8
K	5.6	48	£22	£/t HSS	£282	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 8.53t/ha.
2. *Straw* is costed as incorporated. Average yield and price is approximately 3.5 tonnes per hectare at £67/tonne (£5 more in small bales); variable costs (string) approx. £3.60 per tonne. Unbaled straw (sold for baling): anything from £50/ha (£20/acre) to £180/ha (£73/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. Farm saved percentages as according to pesticide survey 2010 & recent updates. Up to a third of growers have an increasing requirement for additional seed treatments, in particular to suppress BYDV. This can add around £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

Gross plants/m ²	Yield loss t/ha	% yield loss	References
8-12	0.2-0.4	2-5%	Roebuck, J.F. (1987).
12-25	0.4-0.8	5-15%	B.C.P.C. and
100	1-2	15-25%	Blair A, Cussans J,
>300	+3	37%	Lutman P (1999).

OILSEED RAPE

Winter Oilseed Rape

Production level	Low	Average	High	
Yield: t/ha (t/ac)	3.00 (1.2)	3.50 (1.4)	4.00 (1.6)	
	£	£	£	£/t
Output at £320/t	960 (389)	1,120 (454)	1,280 (518)	320
Variable Costs:				
Seed.....		56 (23)		16
Fertiliser.....		194 (79)		55
Sprays.....		234 (95)		67
Total Variable Costs		484 (196)		138
Gross Margin £/ha (ac)	476 (193)	636 (258)	796 (322)	182

Fertiliser Basis 3.5t/ha				Seed:		Sprays:	
Nutrient	Kg/t	Kg/Ha	£/Ha	£/Ha C	52	Herbicides	£113
N	54	190	£143	£/Ha Hy	70	Fungicides	£80
P	14	49	£33	£/Ha HSS	40	Insecticides	£8
K	11	39	£18	C:Hy:HSS	35:25:40	PGRs	£18
				Kg/Ha	5.5	Other	£15

1. *Prices.* The price used for the 2020 crop is £300/tonne plus oil bonuses at 44% oil content. The oil bonus is paid on the percentage of oil over 40 percent, at 1.5 times the sale value of the crop. For example, in this case, the bonus is on 4% oil x £300 x 1.5 = £18.00. (Figures are rounded to the nearest £5.00)

Spring Oilseed Rape

Production level	Low	Average	High	
Yield: t/ha (t/ac)	2.00 (0.8)	2.25 (0.9)	2.50 (1.0)	
	£	£	£	£/t
Output at £320/t	640 (259)	720 (292)	800 (324)	320
Variable Costs:				
Seed.....		55 (22)		24
Fertiliser.....		94 (38)		42
Sprays.....		152 (61)		67
Total Variable Costs		301 (122)		134
Gross Margin £/ha (ac)	339 (137)	419 (170)	499 (202)	186

2. *Inputs:* Seed as per WOSR, but 50% conventional, 20% HSS, 30% hybrid. Fertiliser: N/P/K at 80/32/25 kg/ha. Sprays, Herbicides. £54, Fungicides, £57, Insecticides £8, PGRs £18 and Others £15/ha
3. *Winter Versus Spring:* As little as 8,000 hectares of spring OSR are grown in the UK which is 1.5 percent of the entire crop. As can be seen, the financial reward is slim compared with other combinable crops.

VI OTHER FIXED COSTS

Mainly Cereals						
£/ha (£/acre)	Under 200 ha (Under 490 acres)		200 - 300 ha (490 - 740 acres)		Over 300 ha (Over 740 acres)	
Regular Labour (paid)	50	(20)	80	(32)	90	(36)
Regular Labour (unpaid)	210	(85)	130	(53)	105	(42)
Casual Labour	10	(4)	15	(6)	15	(6)
Total Labour	270	(109)	225	(91)	210	(85)
Machinery Depreciation	120	(49)	125	(51)	130	(53)
Machinery Running Costs	110	(45)	100	(40)	110	(45)
Contract	95	(38)	80	(32)	65	(26)
Total Power & Machinery...	325	(132)	305	(123)	305	(123)
Farm Maintenance	35	(14)	35	(14)	30	(12)
Water & Electricity	65	(26)	65	(26)	60	(24)
General Overhead Expenses ..	95	(38)	80	(32)	80	(32)
Total Overheads	195	(79)	180	(73)	170	(69)
Rent & Interest	100	(40)	125	(51)	135	(55)
Total Fixed Costs	890	(360)	835	(338)	820	(332)

Large-Scale Cereal Farms (over 500 ha (1,250 acres))

Data from the Farm Business Survey indicates there are further economies of scale for cereals farms at even larger farm sizes. There are likely to be wide variations depending on the precise scale of these businesses (some of which are very large). The following figures may be used as a guide; Labour - £170 per ha (of which paid labour £100); Power & Machinery - £260 per ha; Other Overheads - £155 per ha; Rent & Interest - £130 per ha. This totals £715 per ha (£290 per acre).

Data for larger-scale General Cropping farms (see below) is not so conclusive. Costs on a 'per ha' basis do not necessarily seem to fall as farm size increases. This may be due to the larger proportion of (higher cost) root crops and vegetables seen on larger farm sizes.

APPENDIX KCC5
Guide to Assessing Development
Proposals on Agricultural Land

1. Home (<https://www.gov.uk/>)
2. Agricultural land: assess proposals for development (<https://www.gov.uk/government/publications/agricultural-land-assess-proposals-for-development>)



1. (<https://www.gov.uk/government/organisations/natural-england>)

Guidance

Guide to assessing development proposals on agricultural land

Published 16 January 2018

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3. Agricultural land classification (ALC)
4. ALC grades
5. LPAs: carry out ALC assessments to support your planning decisions
6. Use ALC to support your planning decisions
7. Developers: check if your proposal affects agricultural land



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1. Policies to protect agricultural land and soil

Developers and local planning authorities (LPAs) should refer to the following government policies and legislation when considering development proposals that affect agricultural land.

They aim to protect the best and most versatile (BMV) agricultural land and soils in England from significant, inappropriate or unsustainable development proposals.

Natural England uses these policies to advise on development proposals as a statutory consultee (<https://www.gov.uk/guidance/consultation-and-pre-decision-matters#Statutory-consultees>) in the planning process.

1.1 Government white paper - The Natural Choice: securing the value of nature 2011

The Natural Choice: securing the value of nature 2011 (<https://www.gov.uk/government/publications/the-natural-choice-securing-the-value-of-nature>) explains why you should protect soils and keep them healthy and productive. It makes sure the planning system:

- puts a value on natural capital (<https://www.gov.uk/government/groups/natural-capital-committee>), such as fertile soil
- encourages local authorities to promote multi-functional development to get the most from land
- protects BMV agricultural land

1.2 National Planning Policy Framework (NPPF) 2012

LPAs should make decisions that contribute to and enhance the natural and local environment by:

- protecting landscapes, geology, and soils
- considering the economic and other benefits of bmv agricultural land, and try to use areas of poorer quality land instead of higher quality land
- preventing soil, air, water, or noise pollution, or land instability from new and existing development

Read chapter 11: Conserving and enhancing the natural environment for full details (<https://www.gov.uk/guidance/national-planning-policy-framework/11-conserving-and-enhancing-the-natural-environment>) (paragraph 109 refers to soils and 112 refers to BMV land).

1.3 Town and Country Planning (Development Management Procedure (England) Order) (DMPO) 2015

Schedule 4(y) of the DMPO (<http://www.legislation.gov.uk/ukSI/2015/595/schedule/4/made>) requires that planning authorities must consult Natural England on certain development proposals affecting BMV agricultural land.

1.4 Planning Practice Guidance for the Natural Environment

Paragraphs 25 and 26: Planning Practice Guidance for the Natural Environment (<https://www.gov.uk/guidance/natural-environment#brownfield-land-soils-and-agricultural-land>) explain why planning decisions should take account of the value of soils and BMV agricultural land.

2. LPAs: consult Natural England

You must consult Natural England for development proposals not included in local plans or neighbourhood plans that are likely to cause the loss of 20 hectares or more of BMV land.

You don't need to consult if the land is already identified for development in an approved local or neighbourhood plan (<https://www.gov.uk/guidance/local-planning-authorities-get-environmental-advice#local-plans-and-neighbourhood-plans>).

Natural England will advise you on the level of impact the proposal may have on BMV agricultural land. Natural England will take into account the type of development and its likely long-term effects.

Email consultations@naturalengland.org.uk or write to:

Natural England consultation service
Hornbeam House
Electra Way
Crewe Business Park
Crewe
Cheshire
CW1 6GJ

3. Agricultural land classification (ALC)

As an LPA you can use ALC to help make decisions on the appropriate future development of land.

ALC uses a grading system to assess and compare the quality of agricultural land at national, regional and local levels. It assesses the potential for land to support different agricultural uses, such as growing crops for food. It doesn't consider the land's current use and intensity of use.

A combination of climate, site and soil characteristics and their unique interaction determines the limitation and grade of the land. These affect the:

- range of crops that can be grown
- yield of crop
- consistency of yield
- cost of producing the crop

4. ALC grades

ALC is graded from 1 to 5.

BMV agricultural land is graded 1 to 3a. The highest grade goes to land that:

- gives the highest yield or output
- has the widest range and versatility of use
- produces the most consistent yield from a narrower range of crops
- requires less input

4.1 Grade 1 - excellent quality agricultural land

Land with no or very minor limitations. A very wide range of agricultural and horticultural crops can be grown and commonly includes:

- top fruit
- soft fruit
- salad crops
- winter harvested vegetables

Yields are high and less variable than on land of lower quality.

4.2 Grade 2 - very good quality agricultural land

Land with minor limitations which affect crop yield, cultivations or harvesting. A wide range of agricultural and horticultural crops can usually be grown. On some land in the grade there may be reduced flexibility due to difficulties with the production of the more demanding crops, such as winter harvested vegetables and arable root crops. The level of yield is generally high but may be lower or more variable than grade 1.

4.3 Grade 3 - good to moderate quality agricultural land

Land with moderate limitations which affect the choice of crops, timing and type of cultivation, harvesting or the level of yield. Where more demanding crops are grown yields are generally lower or more variable than on land in grades 1 and 2.

4.4 Subgrade 3a - good quality agricultural land

Land capable of consistently producing moderate to high yields of a narrow range of arable crops, especially cereals, or moderate yields of crops including:

- cereals
- grass
- oilseed rape
- potatoes
- sugar beet
- less demanding horticultural crops

4.5 Subgrade 3b - moderate quality agricultural land

Land capable of producing moderate yields of a narrow range of crops, principally:

- cereals and grass
- lower yields of a wider range of crops
- high yields of grass which can be grazed or harvested over most of the year

4.6 Grade 4 - poor quality agricultural land

Land with severe limitations which significantly restrict the range of crops and/or level of yields. It is mainly suited to grass with occasional arable crops (for example cereals and forage crops) the yields of which are variable. In moist climates, yields of grass may be moderate to high but there may be difficulties using the land. The grade also includes arable land that is very dry because of drought.

4.7 Grade 5 - very poor quality agricultural land

Land with very severe limitations which restrict use to permanent pasture or rough grazing, except for occasional pioneer forage crops.

5. LPAs: carry out ALC assessments to support your planning decisions

For an overview of ALC use:

- 1:250,000 scale regional maps (<http://publications.naturalengland.org.uk/category/5954148537204736>) (grade 3 land is not subdivided into 3a and 3b)
- 1: 250,000 scale regional maps predicting the likelihood of BMV agricultural land (<http://www.google.co.uk/url?sa=t&rct=j&q=&esrc=s&source=web&cd=1&ved=0ahUKEwjGvNKYslnYAhVHCsAKHZ51A1YQFggpMAA&url=http%3A%2F%2Fpublications.naturalengland.org.uk%2Ffile%2F552f>)

These maps are not at a scale suitable or accurate for assessment of individual fields or sites.

You can assess if a development proposal is likely to affect BMV agricultural land by using the post 1988 ALC Magic map (<http://magic.defra.gov.uk/MagicMap.aspx?chosenLayers=dudleystampIndex,backdropDIndex,backdropIndex,europeIndex,vmlBWIndex,25kBWIndex,50kBWIndex,250kBWIndex,miniscaleBWIndex,baseIndex&box=449447:45935>) and detailed site survey reports (<http://publications.naturalengland.org.uk/category/6249382855835648>).

If no site survey reports are available, a new detailed survey may be necessary.

6. Use ALC to support your planning decisions

Use ALC survey data to assess the loss of land or quality of land from a proposed development. You should take account of smaller losses (under 20 hectares) if they're significant when making your decision. Your decision should avoid unnecessary loss of BMV land.

6.1 Protect soil

You should make sure development proposals include plans to:

- conserve soil during construction (<https://www.gov.uk/government/publications/code-of-practice-for-the-sustainable-use-of-soils-on-construction-sites>)
- avoid peat extraction
- protect soils from contamination
- reclaim land after mineral working or landfilling

6.2 Carry out new surveys

If there's not enough information from previous data, you may need to have a new field survey to plan for development or to inform a planning decision. You should use soil scientists or experienced soil specialists to carry out new surveys. They should be:

- members of the British Society of Soil Science, the British Institute of Agricultural Consultants or similar professional body
- knowledgeable about the ALC 1988 guidelines (<http://publications.naturalengland.org.uk/publication/6257050620264448>)
- experienced in soil description and ALC assessments

6.3 Soil specialists: survey requirements

For a detailed ALC assessment you should normally make boreholes:

- every hectare on a regular grid on agricultural land in the proposed development area
- up to 1.2m deep using an auger

Dig small inspection pits by hand to a minimum depth of 1m to add supporting evidence to the borehole data. Dig pits where there's a change in main soil type and ALC grade to provide a good depiction of the site.

Combine the survey results with local climate and site data to plot on an Ordnance Survey base map. Use a base map at an appropriate scale for detailed work, such as 1:10,000 scale.

7. Developers: check if your proposal affects agricultural land

Use the post 1988 ALC Magic map (<http://magic.defra.gov.uk/MagicMap.aspx?chosenLayers=dudleystampIndex,backdropDIndex,backdropIndex,europeIndex,vmlBWIndex,25kBWIndex,50kBWIndex,250kBWIndex,miniscaleBWIndex,baseIndex&box=449447:45935>) and detailed site survey reports (<http://publications.naturalengland.org.uk/category/6249382855835648>) to help you assess whether a development proposal is likely to affect BMV agricultural land. Natural England will be able to offer free initial advice for proposals. If no suitable data exists, you may need to carry out a detailed survey to support your planning application.

7.1 Chargeable advice

You can use Natural England's chargeable discretionary advice service (<https://www.gov.uk/guidance/developers-get-environmental-advice-on-your-planning-proposals#when-you-can-pay-for-agency-advice>) if your proposal is large, for example 20ha or more, and requires more detailed advice.

APPENDIX KCC6

Study of Recent Appeal Decisions and Secretary of State Decisions

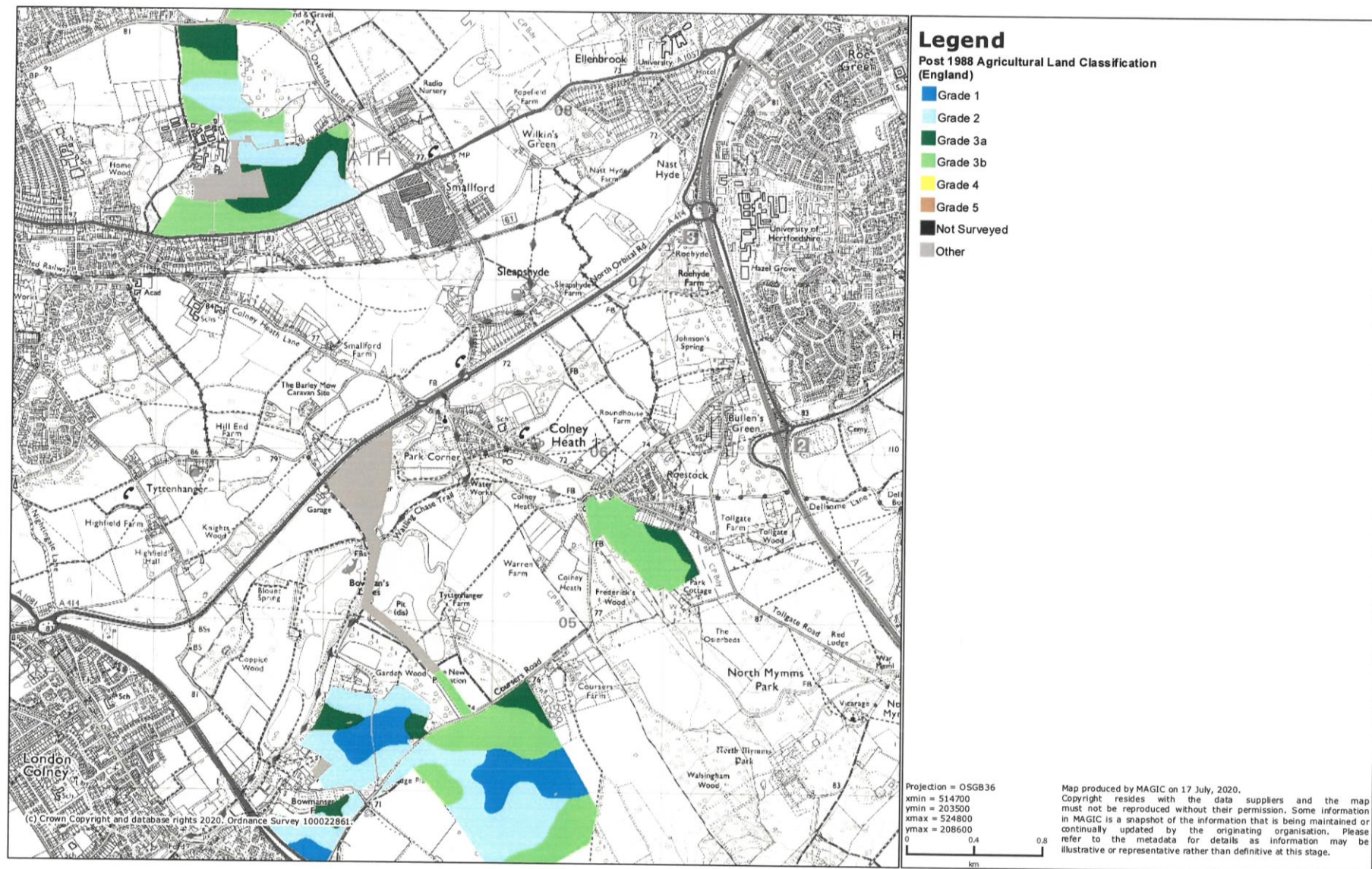
Local Planning Authority	Appeal Ref	Decision Date	Grades	Ha	Inspector	Paragraph reference	Secretary of State	Decision
Dover	APP/X2220/W/17/3187592	28/09/2018	2 and 3a	1	Majority of land in district BMV. Therefore loss of BMV inevitable. Loss is very limited having regard to wider district. Complies with paragraph 170.	13-16		Allowed
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
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

Local Planning Authority	Appeal Ref	Decision Date	Grades	Ha	Inspector	Paragraph reference	Secretary of State	Decision
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
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

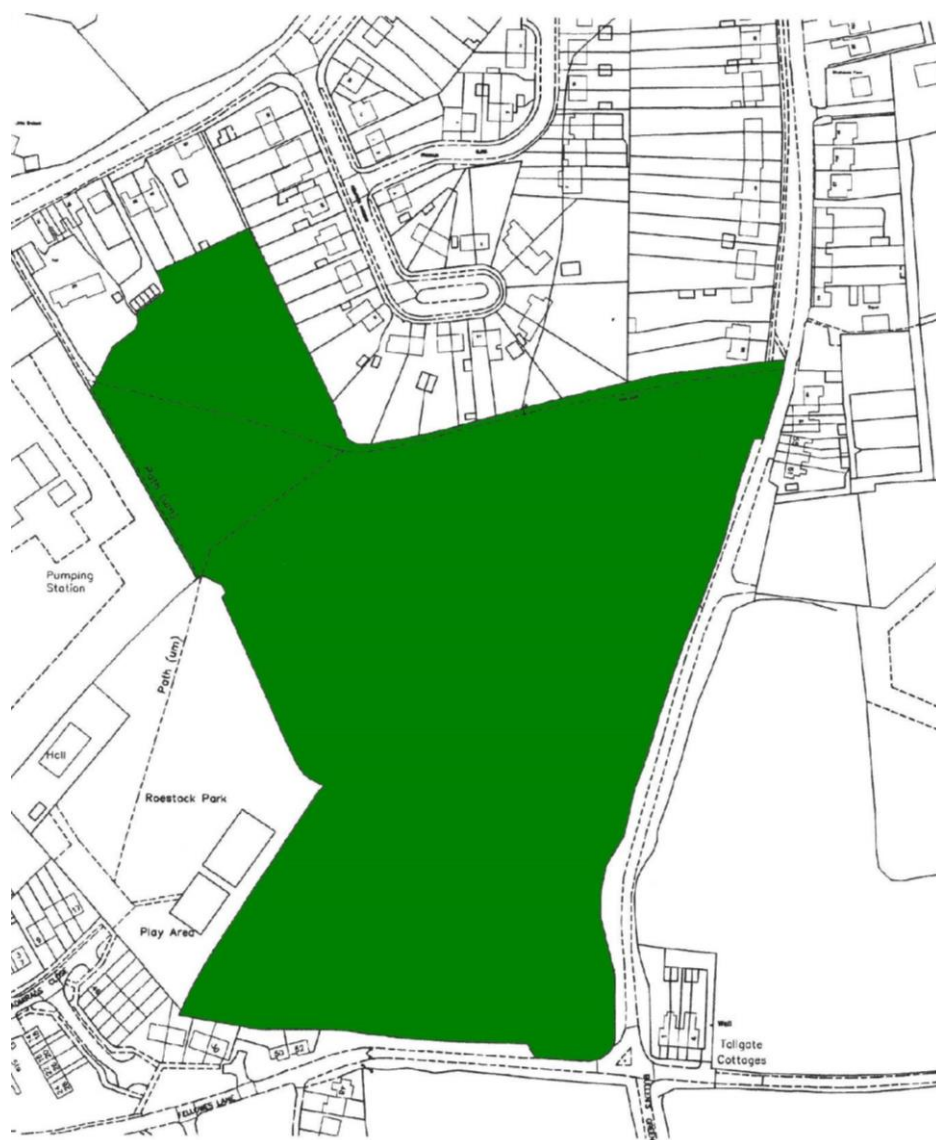
Local Planning Authority	Appeal Ref	Decision Date	Grades	Ha	Inspector	Paragraph reference	Secretary of State	Decision
South Staffordshire	APP/C3430/W/18/3213147	3/05/2019	2 and 3a	8	Does not deal with 'significance' but sets out that harm caused by loss of grade 2 would be limited.	54		Allowed
Boston	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	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










Local Planning Authority	Appeal Ref	Decision Date	Grades	Ha	Inspector	Paragraph reference	Secretary of State	Decision
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
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

APPENDIX KCC7
ALC Surveys Nearby



Plan KCC2888/02
Agricultural Land Classification Plan



KEY		Ha	%	PLAN	KCC2888/02		
	Grade 1			TITLE	Agricultural Land Classification		
	Grade 2			SITE	Land Off Bullens Green Lane, Colney Heath		
	Grade 3a	5.1	100	CLIENT	Canton Ltd		
	Grade 3b			NUMBER	KCC2888/02 06/20		
	Grade 4			DATE	June 2020	SCALE	NTS
	Grade 5			KERNON COUNTRYSIDE CONSULTANTS LTD GREENACRES BARN, PURTON STOKE, SWINDON, WILTSHIRE, SN5 4LL Tel 01793 771 333 Email: info@kernon.co.uk This plan is reproduced from the Ordnance Survey under copyright license 100015226			
	Non-agricultural						
	Urban						
	Not surveyed						



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