AGRICULTURAL LAND CLASSIFICATION REVIEW

LAND WEST OF NORTHAMPTON ROAD, BROMHAM

NOVEMBER 2017

AGRICULTURAL LAND
CLASSIFICATION REVIEW

LAND WEST OF NORTHAMPTON ROAD,
BROMHAM

NOVEMBER 2017

Authorised By VMD 11/17

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*Consultant – **Sam Eachus** BSc (Hons)*

CONTENTS

APPENDICES

PLANS

1 INTRODUCTION

Purpose

1.1 This report sets out a review of the agricultural land quality of a 17 hectare Site on the south western edge of Bromham, Bedford. This report follows the issuing of the Council's (Bedford Borough Council) Scoping Opinion, where they state in the opening paragraph that "the site is located on Grade 2 agricultural land".

1.2 This report provides a more accurate review of the agricultural land quality both across the Site and in the local area, sets out the relevant national and local planning policy relating to the development of agricultural land and provides an assessment of the non-agricultural development of the Site against the relevant planning policy.

The Site

1.3 The Site, which lies on the south western edge of Bromham, extends to approximately 17 hectares of agricultural land. The majority of the Site comprises a single arable field with the remainder, which lies on the eastern edge, comprising a small grassland field.

1.4 The Site is bordered to the north by the Northampton Road and in the west it is bordered by the A428. The eastern boundary and part of the southern boundary adjoin existing urban development. With the remainder of the southern boundary adjoining open farmland.

The Author

1.5 This report has been prepared by Kernon Countryside Consultants Limited (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 AGRICULTURAL LAND CLASSIFICATION

2.1 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]).

2.2 Agricultural land within Grades 1, 2 and Subgrade 3a of the ALC is considered the "**best and most versatile agricultural land**" (BMV). This is land which is most flexible, productive and efficient in response to inputs. Further details of the ALC system and policy implications are set out by Natural England in its Technical Information Note 049, given as **Appendix KCC 1.**

Review of Published Data

2.3 The Site is shown on the provisional agricultural land classification map (MAFF 1983) as attached as **Plan KCC 1** as being within an area of very good (Grade 2) quality land. It would appear that it is this data upon which the Council have based their findings.

2.4 However the published map is provisional and was designed to be used for areas larger than about 80 hectares in extent. Since the map was constructed there have been changes to the classification. The effects of the interaction between climate and soils are now more clearly stated, which puts the land quality more clearly into the local context.

2.5 As advised in TIN049 these plans **"are not sufficiently accurate to use in the assessment of individual fields or development sites and should not be used other than as general guidance."**

2.6 A review of www.magic.gov.uk has identified that the Site, as part of a larger area, was the subject of a detailed Agricultural Land Classification Survey which was carried out in October 1991. This survey was carried out in accordance with the current MAFF 1988 ALC Guidelines and accordingly provides an accurate assessment of land quality across

[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

the Site, superceding the data on the provisional ALC plans upon which the Council appear to be relying. A copy of the survey is attached at **Appendix KCC 2**.

ALC Grading of the Site

2.7 The survey identified the Site to comprise a mix of Subgrades 3a and 3b agricultural land. The distribution of Grades is set out below in **Table KCC 1** and is illustrated at **Plan KCC 2.**

Table KCC 1: ALC Grading across the Site

Grade	Description	Area (Ha)	Area (%)
3a	Good	14.5	84
3b	Moderate	2.7	16
TOTAL		17.2	100

3 POLICY CONTEXT

National Planning Policy and Guidance

3.1 National planning policy is set out in the National Planning Policy Framework, published in March 2012 (the NPPF). Paragraph 112 states that:

> **"Local planning authorities 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 a higher quality"**

3.2 Annex 2 of the NPPF defines **"best and most versatile agricultural land"** as **"land in grades 1, 2 and 3a of the Agricultural Land Classification"**.

3.3 The national online Planning Practice Guidance (PPG) restates the contents of paragraph 112 of the NPPF at paragraph 8-026-20140306.

3.4 The Town and Country Planning (Development Management Procedure (England) Order 2015 sets out the requirement for consultation with Natural England where development of agricultural land is proposed. Natural England should be consulted where **"development which is not for agricultural purposes and is not in accordance with the provisions of a development plan involves the loss of not less than 20 hectares of grades 1, 2 and 3a agricultural land which is for the time being used (or was last used) for agricultural purposes"** or where the loss of less than 20 hectares of BMV agricultural land **"is likely to lead to a further loss of agricultural land amounting cumulatively to 20 hectares or more"** (bullet point 'y' of Schedule 4).

Local Planning Policy

3.5 Local planning policy is set out in the Bedford Borough Council Development Plan Document – Core Strategy & Rural Issues Plan (April 2008). There is no specific policy relating to the development of agricultural land.

4. POLICY ASSESSMENT

4.1 A review of www.magic.gov.uk has identified a detailed soil investigation which was carried out across the Site in October 1991. The detailed ALC survey has determined that agricultural land across the Site comprises a mix of Subgrades 3a and 3b. Some 14.5 hectares is identified as Grade 3a and therefore comprises of **"best and most versatile agricultural land".**

4.2 The Framework states that "**where significant development of agricultural land is proposed local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality".**

4.3 In this case in our opinion 14.5 hectares of "**best and most versatile agricultural land"** cannot be considered as significant as consultation with Natural England is only required when in excess of 20 hectares of **"best and most versatile agricultural land"** is proposed for development. In our opinion anything less than 20 hectares of BMV cannot be considered as being a significant development.

4.4 Further the detailed survey attached at **Appendix KCC 2** shows that land to the south of this Site comprises of Grade 2 quality and on that basis by locating development on Grades 3a and 3b land this development will be directed at land of poorer quality. Therefore the development of the Site for non-agricultural development is in accordance with policy advice set out in the Framework.

5 SUMMARY

5.1 This report sets out a review of the land quality of approximately 17 hectares of agricultural land to the south west of Bromham.

5.2 A review of www.magic.gov.uk has identified that the Site was the subject of a detailed ALC survey which was carried out in October 1991 in accordance with the current MAFF ALC Guidelines. The detailed ALC survey has determined that agricultural land across the Site comprises a mix of Subgrades 3a and 3b quality land.

5.3 Although the Site comprises of some "**best and most versatile agricultural land"** at only 14.5 hectares this is in our opinion not a sufficient quantity to be considered significant. Further as there is some Grade 2 land to the south the area proposed for development will involve some of the poorer quality land in the local area. Therefore the development of the Site for non-agricultural development is in accordance with policy advice set out in the Framework.

Appendix KCC1

Natural England
Technical Information Note 049 –
Agricultural Land Classification
(December 2012)

Natural England Technical Information Note TIN049

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

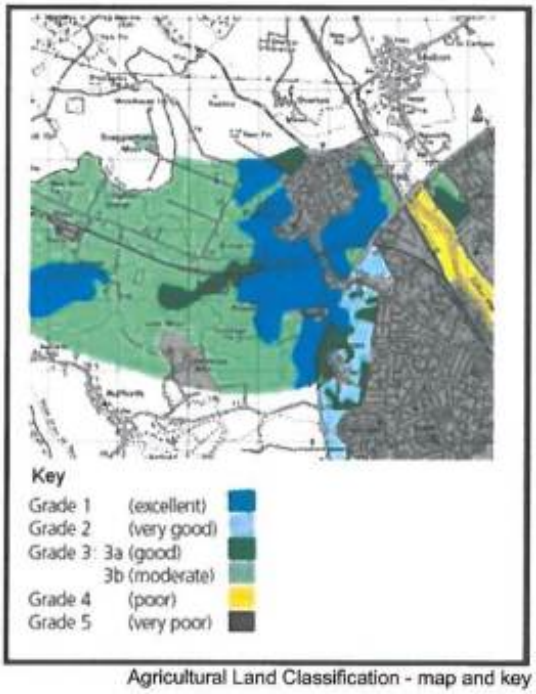
Most of our land area is in agricultural use. How this important natural resource is used is vital to sustainable development. This includes taking the right decisions about protecting it from inappropriate development.

Policy to protect agricultural land

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

The ALC system: purpose & uses

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



Agricultural Land Classification - map and key

Second edition 19 December 2012
www.naturalengland.org.uk

NATURAL ENGLAND

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

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

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

Criteria and guidelines

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

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

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

Versatility and yield

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

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

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

Availability of ALC information

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

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

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

New field survey

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

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

Consultations

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

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

Other factors

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

Further information

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

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

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

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

Welsh Government
Rhodfa Padarn
Llanbadarn Fawr
Aberystwyth
Ceredigion
SY23 3UR

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

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

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APPENDIX KCC 2

MAFF ALC REPORT

AGRICULTURAL LAND CLASSIFICATION

BROHAM RESIDENTIAL DEVELOPMENT

BEDS

AGRICULTURAL LAND CLASSIFICATION

NORTHAMPTON ROAD, BROMHAM, BEDFORDSHIRE

1. BACKGROUND

1.1 The site, an area of 39.9 hectares, is the subject of an application for residential development west of Bromham village, Bedfordshire. MAFF surveyed the site in October 1991 to assess the agricultural land quality.

1.2 On the published Agricultural Land Classification Map Sheet 147 (Provisional, scale 1:63360 [MAFF 1971]) the survey area is shown as mainly grade 2 with smaller areas of grade 3 to the north and east. Since this map is of a reconnaissance nature designed primarily for strategic planning purposes. The current survey was undertaken to provide a more detailed ALC of the area.

1.3 A total of 42 soil inspections were made on site supplemented by observations from four soil pits. At the time of survey cropping included cereals and grass.

2. PHYSICAL FACTORS AFFECTING LAND QUALITY

Climate

2.1 Climate data for the site was obtained from the published agricultural climatic dataset (Met Office, 1989). This indicates that the site's annual average rainfall is 588 mm (23.1"). This also indicates that field capacity days are 107. During this period the timeliness of cultivations is important to avoid structural damage to the fine textured soils which predominate the survey area.

2.2 The accumulated temperature for this area is approximately 1432 Day degrees Celsius. This parameter indicates the cumulative build-up of warmth available for crop growth and in conjunction with rainfall has an influence on the development of soil moisture deficits (SMD)* and susceptibility to drought; soil moisture deficits of 116 mm and 110 mm are recorded for wheat and potatoes respectively.

2.3 These climatic characteristics do not constitute a limitation to the ALC grade.

Altitude and Relief

2.4 The majority of the land comprises a gently undulating plateau which lies between 45m and 50m AOD. Eastwards, land falls gently (slopes ranging from 3 to 7°) to 40m AOD except west of Bowels Wood where changes in slope angle are abrupt creating a terraced area (probably the site of a disused quarry). Slopes were measured using a Suunto clinometer and ranged from 9 to 10°, however, the variation in microrelief described above restricts land to grade 4. Furthermore, steep slopes in the range of 8.5 to 9° were measured adjacent to Salem Cotts. Gradient limitations within this area restrict the land to subgrade 3b (moderate quality agricultural land).

Geology

2.5 The published 1:250,000 scale geology Sheet 52° N - 02° W (IGS, 1983) shows the survey area to comprise Oxford Clay with a smaller deposit of Limestone derived Cornbrash to the south.

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* SMD represents the balance between rainfall and potential evapotranspiration occurring during the growing season. For ALC purposes the soil moisture deficits developing under a winter wheat and maincrop potato cover are considered. These 'reference' crops have been selected because they are widely grown, and in terms of their susceptibility to drought, are representative of a wide range of crops.

Soils

2.6 The Soil Survey of England and Wales have mapped the survey area on two occasions. Firstly in 1969, at 1:63360 scale and secondly, in 1983, at a reconnaissance scale of 1:250,000. The two maps broadly agree and the more recent map shows the area to comprise mainly the Hanslope Association (*1) with a narrow occurrence of the Moreton Association (*2), at the lower elevations, to the south and east. During the current survey a more detailed inspection of the soils indicated the occurrence of three main soil types.

2.6.1 The majority of the survey area comprises calcareous clayey soils which become chalky at depth. Soil wetness class has been assessed as II or III.

2.6.2 At the eastern and southern margins of the site soils derived from Limestone deposits predominate. These profiles typically comprise heavy clay loam or clay topsoils over clay upper subsoils which become slightly stony with Limestone fragments at depths 60/70 cm+. Profiles are freely draining, may be calcareous throughout with Limestone rock not being encountered within 1.2 metres depth.

2.6.3 West of Bowels Wood a small area of shallow clayey soils over Limestone rock outcrop in an area where Limestone mining may have been carried out. The area comprises a mosaic of slopes (some steep) which create a terraced area to the east.

(*1) Hanslope Association: Slowly permeable calcareous clayey soils. Some slowly permeable non-calcareous clayey soils. Slight risk of water erosion.

(*2) Moreton Association: Well drained calcareous clayey and fine loamy soils over Limestone, in places shallow and brashy. Some deeper slowly permeable calcareous clayey soils.

3. AGRICULTURAL LAND CLASSIFICATION

3.1 The definitions of the Agricultural Land Classification (ALC) grades are included in Appendix 1.

3.2 The site has been mapped as mainly subgrade 3a with smaller areas of grade 2, subgrade 3b and grade 4. The table below shows the precise breakdown of the ALC grades in hectares and percentage terms.

	AGRICULTURAL LAND CLASSIFICATION	
Grade	Ha	%
2	4.9	12
3a	31.5	79
3b	3.0	7.5
4	0.5	1.5
TOTAL	39.9	100

Grade 2

3.3 Land graded 2 is associated with the soils described in paragraph 2.6.2. Profile pit observations indicate that these soils have a wetness class of I and that topsoil textures are fine and typically calcareous. At depth the presence of the Limestone fragments slightly reduces the water holding capacity of these profiles. As a result of these factors minor workability and droughtiness imperfections restrict the land to grade 2 (very good quality agricultural land).

Subgrade 3a

3.4 The majority of the survey area has been mapped as subgrade 3a and is associated with the soils described in paragraph 2.6.1*.

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* Occasionally brashier variants of the soils described in para 2.6.2 outcrop south of East Lodge and in the vicinity of Grid Ref SP 999507. Slightly stony topsoil and moderately stony lower subsoils impose moderate topsoil stoniness and droughtiness limitations on the agricultural flexibility of this land.

Profile pit observations indicate that subsoils are slowly permeable at depths ranging from 35 to 45 cms. Consequently wetness class is assessed as III or II. Soils are relatively heavy and typically calcareous throughout, but in some instances upper subsoil calcium carbonate content is less than 1%. The above factors, namely profile wetness and topsoil workability combine to impose a moderate limitation on the ALC grade. Consequently land is restricted to subgrade 3a (good quality agricultural land).

Subgrade 3b

3.5 Two small areas have been graded 3b.

3.5.1 Adjacent to Salem Cotts steep slopes, measuring 8.5 - 9°, preclude the land from a higher ALC grade.

3.5.2 South east of East Lodge the land is associated with the soils described in paragraph 2.6.3. Soils are stony and overlie shattered Limestone rock at shallow depths. The presence of Limestone fragments throughout the soil medium and the shallow depth to Limestone rock imposes a significant limitation on the profile available moisture for crop growth. As a result land has been graded 3b.

Grade 4

3.6 West of Bowels Wood an area of steeply terraced sloping land, which is mainly suited to grass, has been graded 4. It is likely that this land has been mined in the past, probably for Limestone. The severe microtopographic and gradient limitations preclude the land from a higher grade.

January 1992

S ESCOTT
Resource Planning Team
ADAS Cambridge

References

INSTITUTE OF GEOLOGICAL SCIENCES, 1983. East Midlands geology sheet 52°N - 02°W. Scale 1:250,000.

MAFF, 1971. Agricultural Land Classification Map 147, 1:63360 scale.

MAFF, 1988. Agricultural Land Classification of England and Wales (Revised Guidelines and criteria for grading the quality of Agricultural Land) Alnwick.

METEOROLOGICAL OFFICE, 1989. Climate data extracted from the published agricultural climatic dataset.

SOIL SURVEY OF ENGLAND AND WALES, 1969. Soils of the Luton and Bedford District, 1:63360 scale.

SOIL SURVEY OF ENGLAND AND WALES, 1983. Soils of Eastern England, Sheet 4. 1:250,000 scale.

ANNEX 1

Grade 1 - excellent quality agricultural land

Land with no or very minor limitations to agricultural use. A very wide range of agricultural and horticultural crops can be grown and commonly includes top fruit, soft fruit, salad crops and winter harvested vegetables. Yields are high and less variable than on land of lower quality.

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 but 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.

Grade 3 - good to moderate quality agricultural land

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

Subgrade 3a - good quality agricultural land

Land capable of consistently producing moderate to high yields of a narrow range of arable crops, especially cereals, grass, oilseed rape, potatoes, sugar beet and the less demanding horticultural crops.

Subgrade 3b - moderate quality agricultural land

Land capable of producing moderate yields of a narrow range of crops, principally cereals and grass or lower yields of a wider range of crops or high yields of grass which can be grazed or harvested over most of the year.

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 (eg cereals and forage crops) the yield of which are variable. In most climates, yields of grass may be moderate to high but there may be difficulties in utilisation. The grade also includes very droughty arable land.

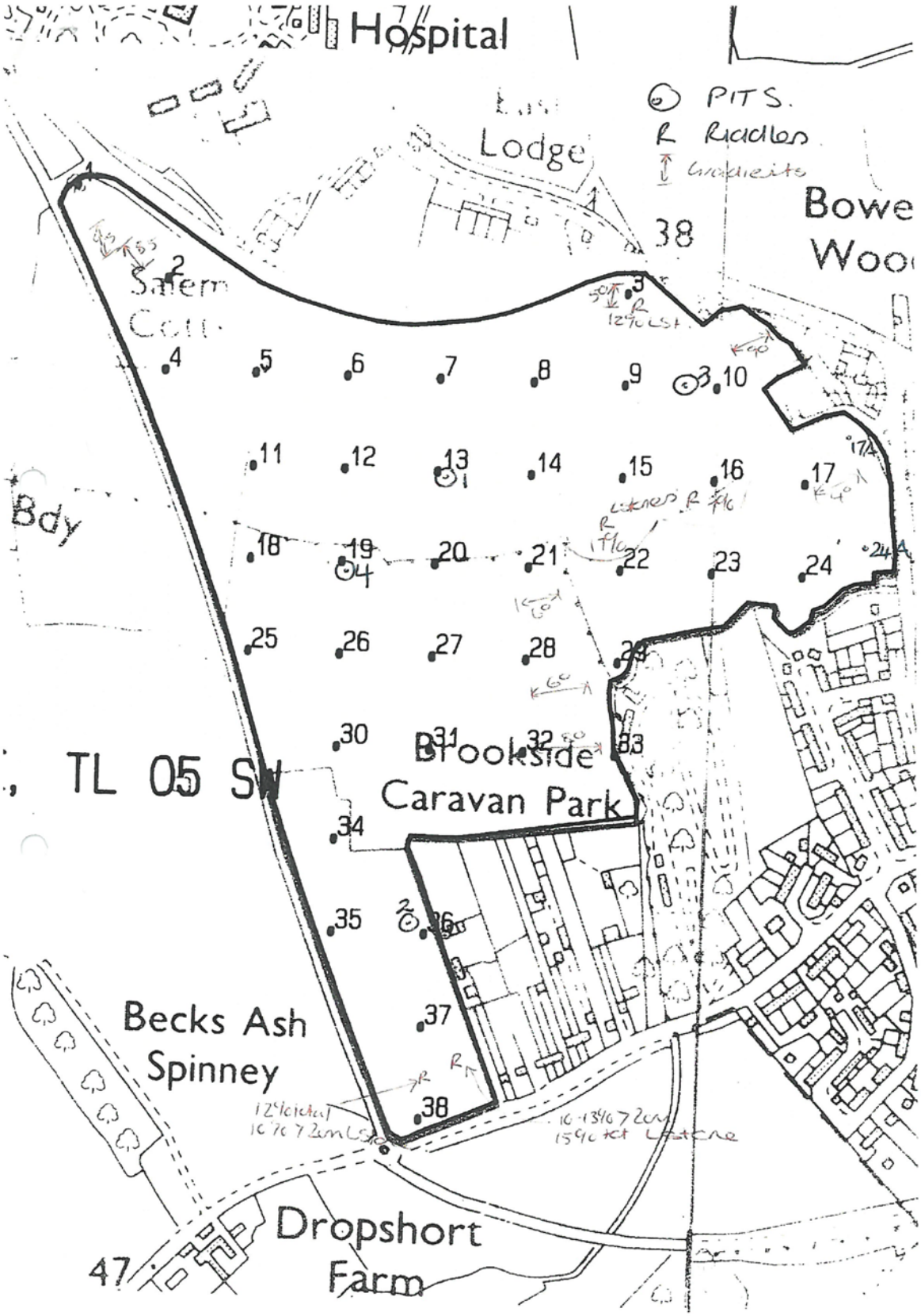
Grade 5 - very poor quality agricultural land

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

AGRICULTURAL LAND CLASSIFICATION

BROHAM RESIDENTIAL DEVELOPMENT

Map 1: Agricultural Land Classification


Hospital
Lodge
PITS.
R Radlon
Bowe
Woo
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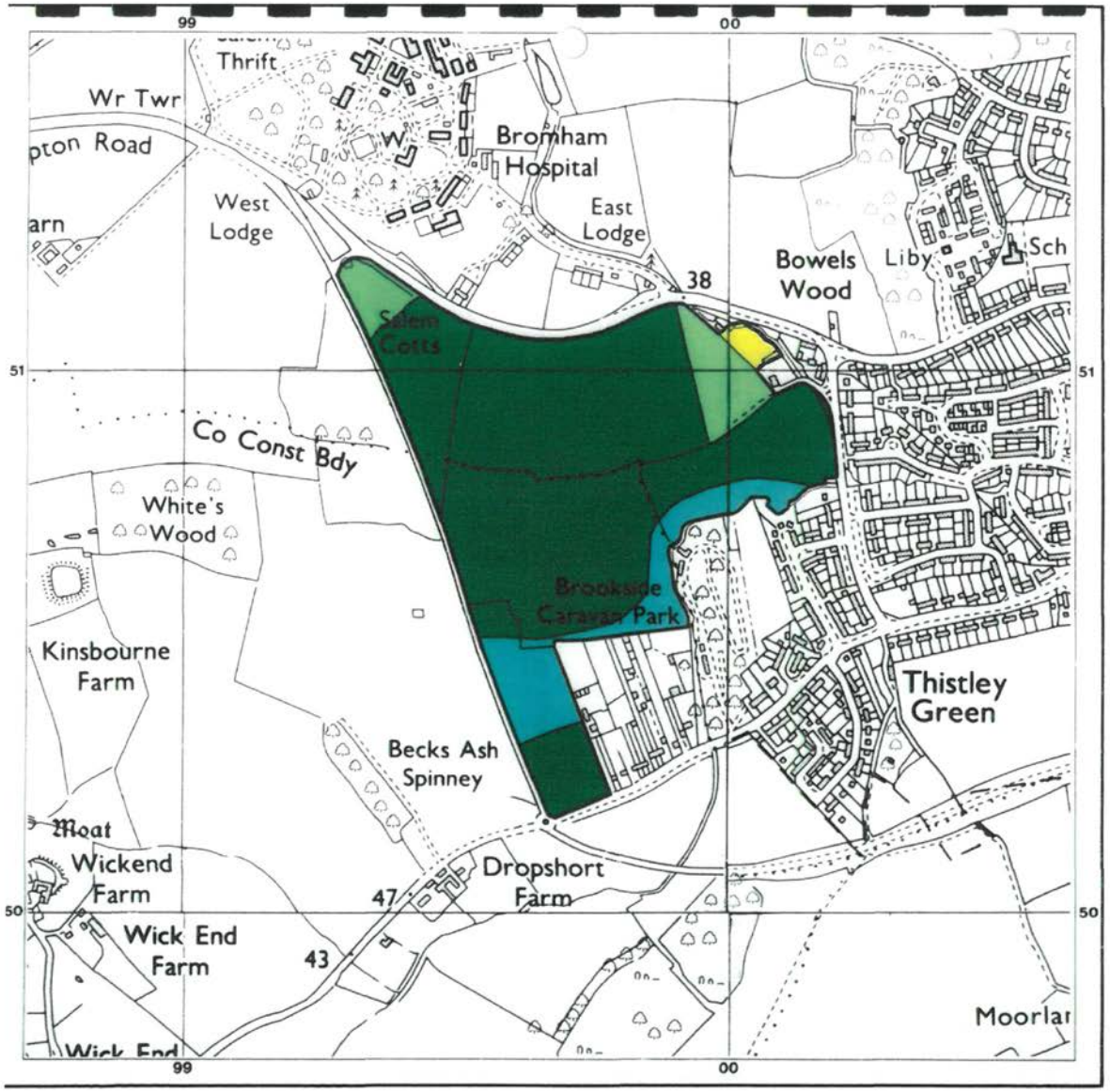
Salem
Cem.
Bdy
TL 05 SW
Brookside
Caravan Park
Becks Ash
Spinney
Dropshort
Farm
47



Agricultural Land Classificatio

Bromham Residential Development, Beds

AGRICULTURAL LAND

Agricultural Grades — Agricultural Land Qualit

Grade 1 •
Grade 2
Grade 3 a
Grade 3 b
Grade 4
Grade 5 •

Very high

Very low

Disturbed •

Agricultural Buildings •
Unsurveyed •

NON AGRICULTURAL LAND

Land predominantly in urban use •
Other land primarily in non-agricultural use •

• Land in this category does not occur on this map

SOURCE MAPS Base maps taken from the OS 1:2500
SP 94,95 & TL 04,05

This map is accurate only at the scale shown.
Any enlargement could be misleading

Scale 1:10000

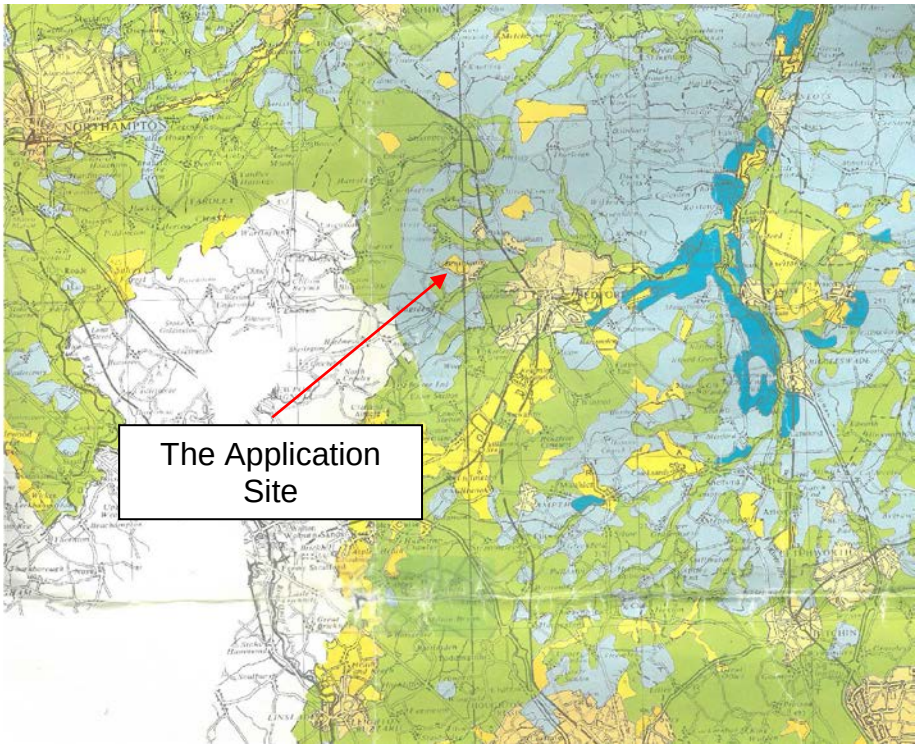
100 0 100 200 300 400 500
Metres

Drawn by the Cartographic Unit,
Farm & Countryside Service
Cambridge Ref H 71 91

MAFF Ministry of Agricultur Fisheries and Food

PLAN KCC 1

EXTRACT FROM THE PROVISIONAL ALC PLAN



Agricultural Land

Grade 1 | Grade 2 | Grade 3 | Grade 4 | Grade 5

Non – Agricultural Land

Land predominantly in urban use

Other land primarily in non – agricultural use

NORTH

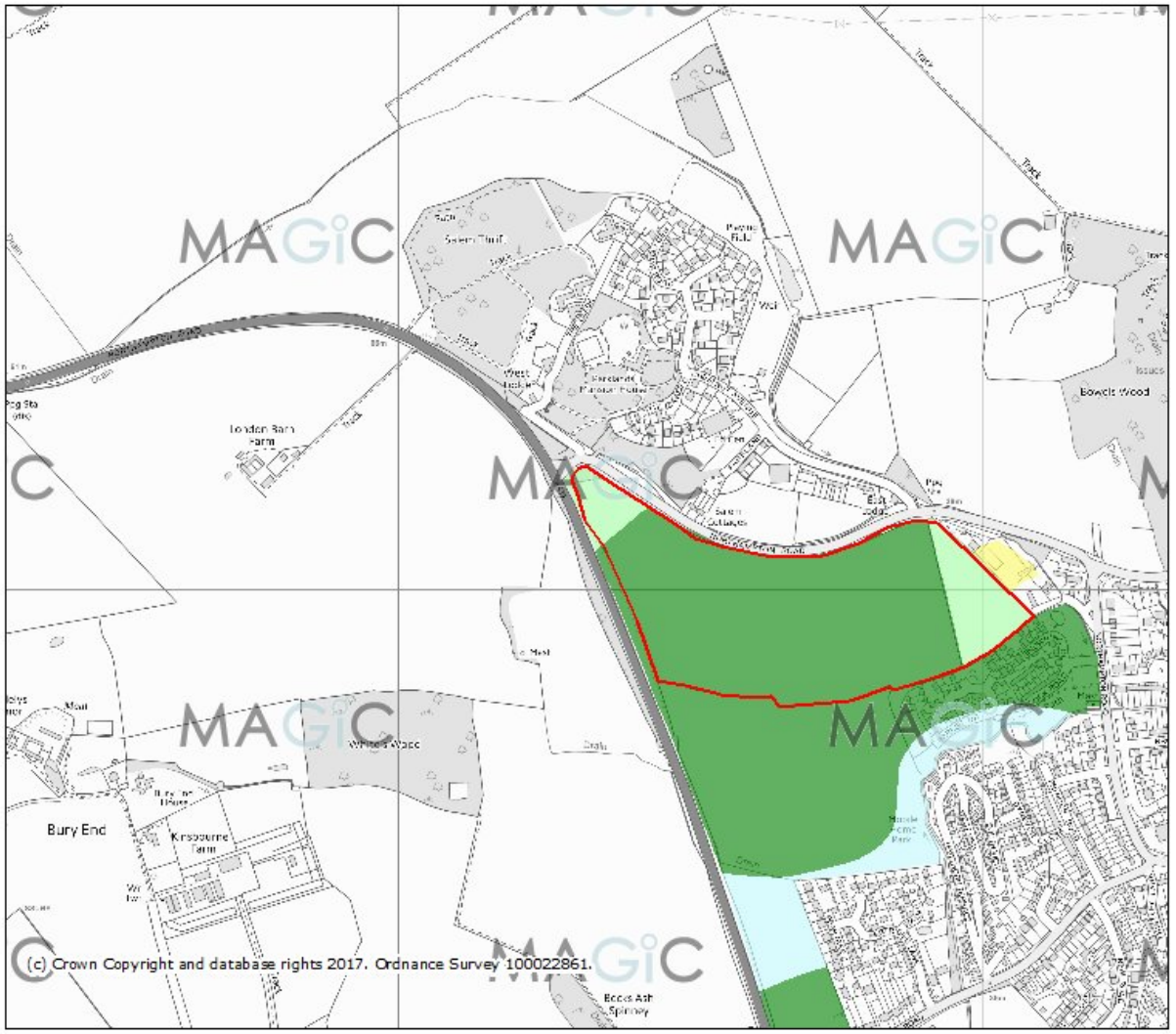
PLAN	**KCC 1**		
TITLE	**EXTRACT FROM PROVISIONAL ALC PLAN**		
SITE	Land West of Bromham		
CLIENT	Rainier Developments Ltd		
NUMBER	KCC2513/01 11/17/vmd		
DATE	November 2017	**SCALE**	NTS

KERNON COUNTRYSIDE CONSULTANTS LTD
GREENACRES BARN, STOKE COMMON LANE, PURTON STOKE, SWINDON, WILTSHIRE, SN5 4LL
Tel 01793 771333

PLAN KCC 2

ALC PLAN OF THE SITE

Magic Map



Legend

Post 1988 Agricultural Land Classification (England)

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

Projection = OSGB36
xmin = 497900
ymin = 250400
xmax = 500800
ymax = 251800

0 0.15 0.3
km

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