

**LAND ADJACENT TO
THE BULL INN,
BETHERSDEN**

**AGRICULTURAL LAND
CLASSIFICATION**

June 2024





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THE BULL INN,
BETHERSDEN**

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1 INTRODUCTION

- 1.1 This report sets out the findings of a detailed Agricultural Land Classification (ALC). It is based on a desktop study of relevant published information on climate, topography, geology and soil in conjunction with a soil survey. The ALC Study Area, which measures approximately 5.0 hectares (ha) in area, is shown in **Plan KCC3659/01**, and outlined in red on the Insert below.

Insert 1. The Site (boundary approx.)



- 1.2 A detailed Agricultural Land Classification has been carried out on the Site. The land is recorded as Subgrade 3b.
- 1.3 This report had been prepared by Kernon Countryside Consultants Ltd. We specialise in assessing the effects of development proposals on agricultural land and businesses.

2 METHODOLOGY

- 2.1 The work has been carried out by a Chartered Scientist (CSci), who is a Fellow (F. I. Soil Sci) of the British Society of Soil Science (BSSS). This ALC survey has been carried out by a soil scientist who meets the BSSS Professional Competency Standard (PSC) scheme requirements for ALC (see BSSS PCS Document 2 '*Agricultural Land Classification of England and Wales*'¹). The BSSS PSC scheme is endorsed, amongst others, by the Department for Environment, Food and Rural Affairs (Defra), Natural England, the Science Council, and the Institute of Environmental Assessment and Management (IEMA).
- 2.2 This assessment is based upon the findings of a study of published information on climate, geology and soil in combination with a soil investigation carried out in accordance with the Ministry of Agriculture, Fisheries and Food (MAFF) ² '*Agricultural Land Classification of England and Wales: Revised Guidelines and Criteria for Grading the Quality of Agricultural Land*', October 1988 (henceforth referred to as the 'the ALC Guidelines').
- 2.3 The 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 'Excellent' to Grade 5 'Very Poor'), with Grade 3 subdivided into Subgrade 3a 'Good' and Subgrade 3b 'Moderate'. Agricultural land classified as Grade 1, 2, and Subgrade 3a falls in the 'best and most versatile' category in Paragraphs 180 and 181 of the National Planning Policy Framework (NPPF), which was last revised on the 19th of December 2023. Further details of the ALC system and national planning policy implications are set out in Natural England's '*Guide to assessing development proposals on agricultural land*' online³.
- 2.4 A detailed ALC survey of the Study Area was carried out on the 27th of March 2024. The ALC survey involved the examination of the soil's physical properties at 5 auger bores within the Study Area at a density of approximately one auger bore per hectare (ha). One soil pit, i.e., Pit 1 located near auger bore 3, was excavated with a spade to examine

¹ British Society of Soil Science. Professional Competency Scheme Document 2 '*Agricultural Land Classification of England and Wales*'. Available online @ <https://www.soils.org.uk/sites/default/files/events/flyers/ipss-competency-doc2.pdf> Last accessed May 2024

² The Ministry of Agriculture, Fisheries and Food (MAFF) was incorporated within the Department for Environment, Food and Rural Affairs (Defra) in November 2001

³ Natural England (2022) '*Guide to assessing development proposals on agricultural land*'. Available online at <https://www.gov.uk/government/publications/agricultural-land-assess-proposals-for-development/guide-to-assessing-development-proposals-on-agricultural-land> Last accessed May 2024

certain soil physical properties, such as stone content and subsoil structure, in more detail. See **Plan KCC3656/01** for the location of auger bores and soil pits.

- 2.5 The sample locations were located using a hand-held Garmin E-Trec Geographic Information System (GIS) to enable the sample locations to be relocated for verification, if necessary.
- 2.6 The soil profile at each sample location was examined to a maximum depth of approximately 1.2 m by hand using a 5 cm diameter Dutch (Edleman) soil auger. The soil profile at each sample location was described using the '*Soil Survey Field Handbook: Describing and Sampling Soil Profiles*' (Ed. J.M. Hodgson, Cranfield University, 1997). Each soil profile was ascribed a grade following the ALC Guidelines. A log of the soil profiles examined and described on site are given **Appendix KCC1**, and a description of the soil pit is given in **Appendix KCC2**.
- 2.7 A topsoil sample was collected at auger-bore locations 2 and 3 (Pit 1), as shown in **Plan KCC3656/01**. The sample was sent to an accredited laboratory for particle size analysis, i.e., sand, silt, and clay proportions. This is to determine the definitive texture class of the topsoil and to help distinguish between medium clay loams (i.e., <27% clay) and heavy clay loams (27% to 35% clay), for example. The results of the laboratory particle size (texture) analysis and a laboratory report is given in **Appendix KCC3**.

3 FACTORS AFFECTING LAND QUALITY

3.1 As described in the ALC Guidelines, the main physical factors influencing agricultural land quality are:

- climate;
- site;
- soil; and
- interactive limitations.

3.2 These factors are considered in turn below.

Climate

3.3 Climatic variables for this Study Area, which were derived from the published agricultural climate dataset Climatological Data for Agricultural Land Classification (Meteorological Office 1989)⁴ using standard interpolation procedures for 5km grid points around the Study Area, are given in Table 1 below.

Table 1: ALC Climate Data for Bull Inn, Bethersden, Kent

Climate Parameter	Grid Ref: TQ922397
Average Altitude (m)	28
Average Annual Rainfall (mm)	677
Accumulated Temperature above 0°C (January – June)	1478
Field Capacity Days (FCD)	140
Moisture Deficit (mm) Wheat	124
Moisture Deficit (mm) Potatoes	122
Grade according to climate	1

3.4 Parameters used for assessing overall climate are accumulated temperature, a measure of relative warmth, and average annual rainfall, a measure of overall wetness. Regarding Figure 1 'Grade according to climate' on page 6 of the ALC Guidelines, there is no overall climatic limitation to the quality of agricultural land at the Site. This means that agricultural land in the Study Area could be graded as ALC Grade 1 in overall climatic terms, without any other limiting factor, i.e., site, soil and/or interactive limitations.

3.5 The soil profiles across the Study Area are predicted to be at field capacity (i.e., the amount of soil moisture or water content held in the soil after excess water has drained away) for approximately 140 Field Capacity Days (FCD) per year, mainly over the late

⁴ Meteorological Office (1989) 'Climatological Data for Agricultural Land Classification: Gridpoint datasets of climatic variables, at 5km intervals, for England and Wales (ALC010)' Available online at <https://publications.naturalengland.org.uk/publication/6493605842649088> Last accessed May 2024

autumn, winter and early spring. The climate interacts with soil physical properties, i.e., soil texture and wetness class. It can limit agricultural land quality due to soil wetness as per Table 6 of the ALC Guideline 'Grade according to soil wetness'. It should be noted that the number of FCD at this Site just falls in the FCD category 126-150 for determining the grade according to wetness.

Site

- 3.6 As shown in **Plan KCC3656/01**, the Study Area is located approximately 0.5km to the southwest of Bethersden, Kent. The approximate centre of the Site is located at British National Grid (BNG) reference TQ922397.
- 3.7 With regard to the ALC Guidelines, agricultural land quality can be limited by one or more of three main site factors as follows:
- gradient;
 - micro-relief (i.e., complex change in slope angle over short distances); and
 - risk of flooding.

Gradient and Micro Relief

- 3.8 The Study Area is located on a gentle, southwest-facing slope at approximately 38 metres (m) Above Ordnance Datum (AOD) at the highest point in the northeast at auger bore 2 and approximately 28m AOD at the lowest elevation in the south at auger bore 5.
- 3.9 The quality of agricultural land within the Study Area is not limited by gradient, which does not exceed 7° (refer to Table 1 of ALC Guidelines). Likewise, the quality of agricultural land in the Study Area is not limited by micro-relief, i.e., where complex changes in slope angle and direction over short distances, or the presence of boulders or rock outcrops, even on level ground or gentle slopes, can severely limit the use of agricultural machinery.

Risk of Flooding

- 3.10 According to the Government Flood Map for Planning website⁵, the land in the Study Area is at a low risk of flooding. The MAFF ALC Guidelines (1988) take account of the frequency, duration, and timing of flooding in the summer and winter (re Table 2 'Grade according to flood risk in summer' and/or Table 3 'Grade according to flood risk in winter'). There is no evidence the grade of agricultural land in the Study Area is limited by flood risk during the summer or winter following the ALC Guidelines.

⁵ Government/Environment Agency. 'Get flood risk information for planning in England'. Available online at <https://flood-map-for-planning.service.gov.uk/> Last accessed May 2024

Soil

- 3.11 **Geology/Soil Parent Material.** British Geological Survey (BGS) information available online⁶ has been utilised to identify the Bedrock underlying the Study Area and any Superficial (Drift) Deposits over the Bedrock. This information helps to determine the parent material⁷ from and within which a soil has formed.
- 3.12 From the BGS information, the Study Area is underlain by Weald clay formation, The bedrock is not covered by any superficial deposits.
- 3.13 **Published Information on Soil.** Soil information on the National Soil Map⁸ indicates that land in the Study Area is covered by soils grouped in the Wickham 1 Association. As described by the Soil Survey of England and Wales (SSEW)⁹, This association, which is confined to Kent, Surrey and Sussex, is the most extensive in the Low Weald where intermittent thin drift rests on Atherfield and Weald Clays. The main soils in the Wickham 1 Association are grey coloured with prominent ochreous mottles in the subsoil. The topsoil is fine silty or fine loamy over clayey subsoil, i.e. typical stagnogleys. They are wet for long periods over the winter (Wetness Class IV) where undrained. Where the outfall/gradient of the land allows, under-drainage can help lower the Wetness Class to III. The Association includes some clayey Denchworth and Dale soils, i.e. pelo-stagnogleys, on moderate slopes, often associated with thin bands of limestone. The Association also includes some Oxpasture soils, which are similar to Wickham but less mottled, i.e. stagnogleyic argillic brown earths.

Soil Survey

- 3.14 The soil profiles recorded at each auger-bore location are given in **Appendix KCC1**. The soil survey confirmed the presence of slowly permeable clay subsoil under a heavy silty clay loam soil which is seasonally waterlogged for long periods over the winter (i.e., Wetness Class IV). These soil profiles are similar to those described by the SSEW as belonging to the Wickam 1 Association.
- 3.15 **Topsoil Particle Sized Analysis.** To substantiate topsoil texture determined during the ALC survey by hand-texturing, a topsoil sample was collected at auger bore locations 2 and 3, see **Plan KCC3656/01**. The topsoil sample was sent to an accredited laboratory

⁶ British Geological Survey 'Geology of Britain Viewer'. Available online @ <http://www.bgs.ac.uk/discoveringGeology/geologyOfBritain/viewer.html> Last accessed May 2024

⁷ British Geological Survey. A 'parent material' is a soil-science name for a weathered rock or deposit from and within which a soil has formed. In the UK, parent materials provide the basic foundations and building blocks of the soil, influencing their texture, structure, drainage and chemistry. Available online @ [Soil Parent Material Model - British Geological Survey \(bgs.ac.uk\)](http://www.bgs.ac.uk/soilparentmaterial/) Last accessed May 2024

⁸ Cranfield University (2024) Soil site report, Soil Report, 1km x 1km, Cranfield University.

⁹ Soil Survey of England and Wales, National Soil Resource Institute, Cranfield University (2023). *The Soils Guide*. Available online at https://www.landis.org.uk/soilsguide/mapunit_list.cfm Last accessed May 2024

for analysis of particle size distribution (PSD), based on the British Standard Institution particle size grades. The certificate of analysis is provided as **Appendix KCC3**. The findings of the PSD analysis are shown in Table 2 below:

Table 2: Topsoil Particle Size Analysis

Topsoil Sample Location (See Fig. 1)	% sand 0.063-2.0 mm	% silt 0.002- 0.063 mm	% clay <0.002 mm	ALC Soil Texture Class
2	8	63	29	Heavy Silty Clay Loam
3 (Pit 1)	6	61	33	Heavy Silty Clay Loam

Interactive Limitations

3.16 From the information above, together with the findings of the detailed soil survey (see Soil Profile Log given as **Appendix KCC1**), it has been determined that the quality of agricultural land in the Study Area is limited by soil wetness, as described below.

3.17 **Soil Wetness.** From the ALC Guidelines, a soil wetness limitation exists where '*the soil water regime adversely affects plant growth or imposes restrictions on cultivations or grazing by livestock*'. Agricultural land quality at the Site is limited by soil wetness as per Table 3 below (based on Table 6 'Grade According to Soil Wetness – Mineral Soils' in the ALC Guidelines):

Table 3: ALC Grade According to Soil Wetness

Wetness Class	Texture of the Top 25 cm	151-175 Field Capacity Days
I	Sand, Loamy Sand, Sandy Loam, Sandy Silt Loam Sandy Clay Loam/Medium Silty Clay Loam /Medium Clay Loam* Heavy Silty Clay Loam/Heavy Clay Loam** Sandy Clay/Silty Clay/Clay	1 1 2 3a
II	Sand, Loamy Sand, Sandy Loam, Sandy Silt Loam Sandy Clay Loam/Medium Silty Clay Loam /Medium Clay Loam* Heavy Silty Clay Loam/Heavy Clay Loam** Sandy Clay/Silty Clay/Clay	1 2 3a 3b
III	Sand, Loamy Sand, Sandy Loam, Sandy Silt Loam Sandy Clay Loam/Medium Silty Clay Loam /Medium Clay Loam* Heavy Silty Clay Loam/Heavy Clay Loam** Sandy Clay/Silty Clay/Clay	2 3a 3b 3b
IV	Sand, Loamy Sand, Sandy Loam, Sandy Silt Loam Sandy Clay Loam/Medium Silty Clay Loam /Medium Clay Loam* Heavy Silty Clay Loam/Heavy Clay Loam** Sandy Clay/Silty Clay/Clay	3a 3b 3b 3b
Key: * 18% to <27% clay; and ** 27% to 35% clay		

- 3.18 In a climate area with 140 FCD, profiles that are slowly permeable and seasonally waterlogged (i.e., Wetness Classes III and IV) are limited by soil wetness to Grade 3b where the topsoil is heavy silty clay loam.

4 AGRICULTURAL LAND CLASSIFICATION

ALC Grading at the Site

- 4.1 By detailed ALC survey, it has been determined that the quality of agricultural land in the Study Area is limited by soil wetness to Grade 3b. The area and proportion of agricultural land in each ALC grade have been measured from an ALC map given in **Plan KCC3656/02**. The findings are reported in Table 4 below.

Table 4: Agricultural Land Classification

ALC Grade	Area (Ha)	Area (% of Total Site)
Grade 1 (Excellent)	0	0
Grade 2 (Very Good)	0	0
Subgrade 3a (Good)	0	0
Subgrade 3b (Moderate)	5.0	100
Grade 4 (Poor)	0	0
Grade 5 (Very Poor)	0	0
Non-agricultural / Other land	0	0
Total	5.0	100

5 CONCLUSION

- 5.1 To conclude, the Site is recorded as being solely Subgrade 3b land quality.
- 5.2 Therefore, this is not best and most versatile quality land.

Appendix KCC1
Soil Profile Log

Point	Grid ref.			Alt (m)	Slope °	Aspect	Land use	Depth (cm)			Matrix	Ochreous Mottles		Grey Mottles		Gley	Texture	Stones - type 1				Stones - type 2		Ped			SUBS STR	CaCO3	Mn C	SPL	Drought			Wet		Final ALC					
	NGR	X	Y					Top	Bttm	Thick	Munsell colour	Form	Munsell colour	Form	Munsell colour			% > 2cm	> 6cm	Type	% > 2cm	> 6cm	Type	Strength	Size	Shape					MBw	MBp	Gd	WC	Gw	Limitation 1	Limitation 2	Limitation 3	Grade		
1	TQ.92200	39800	592200	139800	35	≤7	Level	PGR	0	18	18	10YR 5/3				Yes	HZCL - Silty clay loam (heavy)	0	0	0	HR - All hard rocks or stones (i.e. those which cannot be scratched with a finger nail)						Not Applicable	NON - Non-calcareous (<0.5% CaCO3)	No	No	1	-20	3a	WC III	3b	Wetness				3b	
									18	35	17	10YR 6/4	CD - Common Distinct	7.5 YR 68		Yes	C - Clay	0			HR - All hard rocks or stones (i.e. those which cannot be scratched with a finger nail)						Poor	NON - Non-calcareous (<0.5% CaCO3)	Yes	Yes											
									35	120	85	5 Y 7/4	MD - Many Distinct	7.5 YR 68		Yes	C - Clay	0			HR - All hard rocks or stones (i.e. those which cannot be scratched with a finger nail)						Poor	NON - Non-calcareous (<0.5% CaCO3)	Yes	Yes											
2	TQ.92300	39800	592300	139800	38	≤7	Level	PGR	0	16	16	10YR 5/3				Yes	HZCL - Silty clay loam (heavy)	0	0	0	HR - All hard rocks or stones (i.e. those which cannot be scratched with a finger nail)						Not Applicable	NON - Non-calcareous (<0.5% CaCO3)	No	No	0	-21	3a	WC III	3b	Wetness				3b	
									16	37	21	10YR 6/4	CD - Common Distinct	7.5 YR 68		Yes	C - Clay	0			HR - All hard rocks or stones (i.e. those which cannot be scratched with a finger nail)						Poor	NON - Non-calcareous (<0.5% CaCO3)	Yes	Yes											
									37	120	83	5 Y 7/4	MD - Many Distinct	7.5 YR 68		Yes	C - Clay	0			HR - All hard rocks or stones (i.e. those which cannot be scratched with a finger nail)						Poor	NON - Non-calcareous (<0.5% CaCO3)	Yes	Yes											
3	TQ.92200	39700	592200	139700	28	≤7	Level	PGR	0	16	16	10YR 5/3				Yes	HZCL - Silty clay loam (heavy)	0	0	0	HR - All hard rocks or stones (i.e. those which cannot be scratched with a finger nail)						Not Applicable	NON - Non-calcareous (<0.5% CaCO3)	No	No	0	-21	3a	WC III	3b	Wetness				3b	
									16	37	21	10YR 6/4	CD - Common Distinct	7.5 YR 68		Yes	C - Clay	0			HR - All hard rocks or stones (i.e. those which cannot be scratched with a finger nail)						Poor	NON - Non-calcareous (<0.5% CaCO3)	Yes	Yes											
									37	120	83	5 Y 7/4	MD - Many Distinct	7.5 YR 68		Yes	C - Clay	0			HR - All hard rocks or stones (i.e. those which cannot be scratched with a finger nail)						Poor	NON - Non-calcareous (<0.5% CaCO3)	Yes	Yes											
4	TQ.92300	39720	592300	139720	30	≤7	Level	PGR	0	27	27	10YR 3/4				No	MZCL - Silty clay loam (medium)	0	0	0	HR - All hard rocks or stones (i.e. those which cannot be scratched with a finger nail)						Not Applicable	NON - Non-calcareous (<0.5% CaCO3)	No	No	17	-4	2	WC III	3a	Wetness				3a	
									27	54	27	10YR 4/4				No	HZCL - Silty clay loam (heavy)	0			HR - All hard rocks or stones (i.e. those which cannot be scratched with a finger nail)						Moderate	NON - Non-calcareous (<0.5% CaCO3)	Yes	No											
									54	65	11	5Y 62	FD - Few Distinct	7.5 YR 68		Yes	C - Clay	0			HR - All hard rocks or stones (i.e. those which cannot be scratched with a finger nail)						Poor	NON - Non-calcareous (<0.5% CaCO3)	Yes	Yes											
									65	120	55	5Y 73	MD - Many Distinct	7.5 YR 68		Yes	C - Clay	0			HR - All hard rocks or stones (i.e. those which cannot be scratched with a finger nail)						Poor	NON - Non-calcareous (<0.5% CaCO3)	Yes	Yes											
5	TQ.92200	39620	592200	139620	28	≤7	Level	PGR	0	16	16	10YR 5/3				Yes	HZCL - Silty clay loam (heavy)	0	0	0	HR - All hard rocks or stones (i.e. those which cannot be scratched with a finger nail)						Not Applicable	NON - Non-calcareous (<0.5% CaCO3)	No	No	0	-21	3a	WC III	3b	Wetness				3b	
									16	37	21	10YR 6/4	CD - Common Distinct	7.5 YR 68		Yes	C - Clay	0			HR - All hard rocks or stones (i.e. those which cannot be scratched with a finger nail)						Poor	NON - Non-calcareous (<0.5% CaCO3)	Yes	Yes											
									37	120	83	5 Y 7/4	MD - Many Distinct	7.5 YR 68		Yes	C - Clay	0			HR - All hard rocks or stones (i.e. those which cannot be scratched with a finger nail)						Poor	NON - Non-calcareous (<0.5% CaCO3)	Yes	Yes											
END																																									

Appendix KCC2
Description of Soil Pit

Soil Survey				Surveyor	RA and CW
Easting (X)	592200	Northing (Y)	139700	Alt (m)	28
Land Use	PGR	Reference	3 (Pit 1)	Slope °	≤7
Bedrock	Weald clay formation	Superficial	Non recorded	Aspect	Level
				Grid Reference	TQ 92200 39700
				Date	26/03/2024

Layer		Topsoil	2	3	4	5	6	7
Lower Depth (cm)		16	37	120				
Texture		HZCL - Silty clay	C - Clay	C - Clay				
Matrix Colour		10 YR 5/3	10 YR 6/4	5 Y 7/4				
Gley (Y/N)		Yes	Yes	Yes				
Ochreous Mottles	Form		CD - Common Distinct	MD - Many Distinct				
	Munsell Colour		7.5 YR 6/8	7.5 YR 6/8				
Grey Mottles	Form							
	Munsell Colour							
Manganese (Y/N)		No	Yes	Yes				
% Stones (type 1)		0	0	0				
Stones > 2cm		0						
Stones > 6cm		0						
Stone Type		HR - All hard rock	HR - All hard rocks or stones	HR - All hard rocks or stones (i.e. those which cannot be scratched with a finger)				
% Stones (type 2)								
Stones > 2cm								
Stones > 6cm								
Stone Type								
CaCO ₃		NON - Non-calcareous	NON - Non-calcareous (<0.5% CaCO ₃)	NON - Non-calcareous (<0.5% CaCO ₃)				
Shape of Peds.		SAB - Subangular	PRIS - Prismatic	PRIS - Prismatic				
Size of Peds.		M - Medium	C - Coarse	C - Coarse				
Subsoil Structure		Not Applicable	Poor	Poor				
Soil or Ped. Strength		Firm	Firm	Firm				
Degree of Ped. Development		M - Moderate	W - Weak	W - Weak				
Slowly Permeable Layer (Y/N)		No	Yes	Yes				

MDw	MDp	FCD
124	122	140

Wetness	Class (WC)	WC III
	Grade (WE)	3b

Notes	Calculated Moisture Balance (MB) Values: Wheat = 0mm; Potatoes = -21mm (Grade according to soil droughtiness = Subgrade 3a)
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Appendix KCC3
Certificate of Analysis

ANALYTICAL REPORT											
Report Number	30766-24		P248	SARAH KERNON							
Date Received	04-APR-2024			KERNON COUNTRYSIDE							
Date Reported	09-MAY-2024			CONSULTANTS LTD							
Project	KCC3656			GREENACRES BARN							
Reference	BETHERSDEN			PURTON STOKE							
Order Number	KCC3656			WILTSHIRE SN5 4LL							
Laboratory Reference			SOIL691338	SOIL691339							
Sample Reference			2	3							
Determinand	Unit	SOIL	SOIL								
Sand 2.00-0.063mm	% w/w	8	6								
Silt 0.063-0.002mm	% w/w	63	61								
Clay <0.002mm	% w/w	29	33								
Textural Class **		HZCL	HZCL								
Notes											
Analysis Notes		The sample submitted was of adequate size to complete all analysis requested. The results as reported relate only to the item(s) submitted for testing. The results are presented on a dry matter basis unless otherwise stipulated.									
Document Control		This test report shall not be reproduced, except in full, without the written approval of the laboratory.									
Reported by		** Please see the attached document for the definition of textural classes. <i>Myles Nicholson</i> Natural Resource Management, a trading division of Cawood Scientific Ltd. Coopers Bridge, Braziers Lane, Bracknell, Berkshire, RG42 6NS Tel: 01344 886338 Fax: 01344 890972 email: enquiries@nrm.uk.com									

ADAS (UK) Textural Class Abbreviations

The texture classes are denoted by the following abbreviations:

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

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

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

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

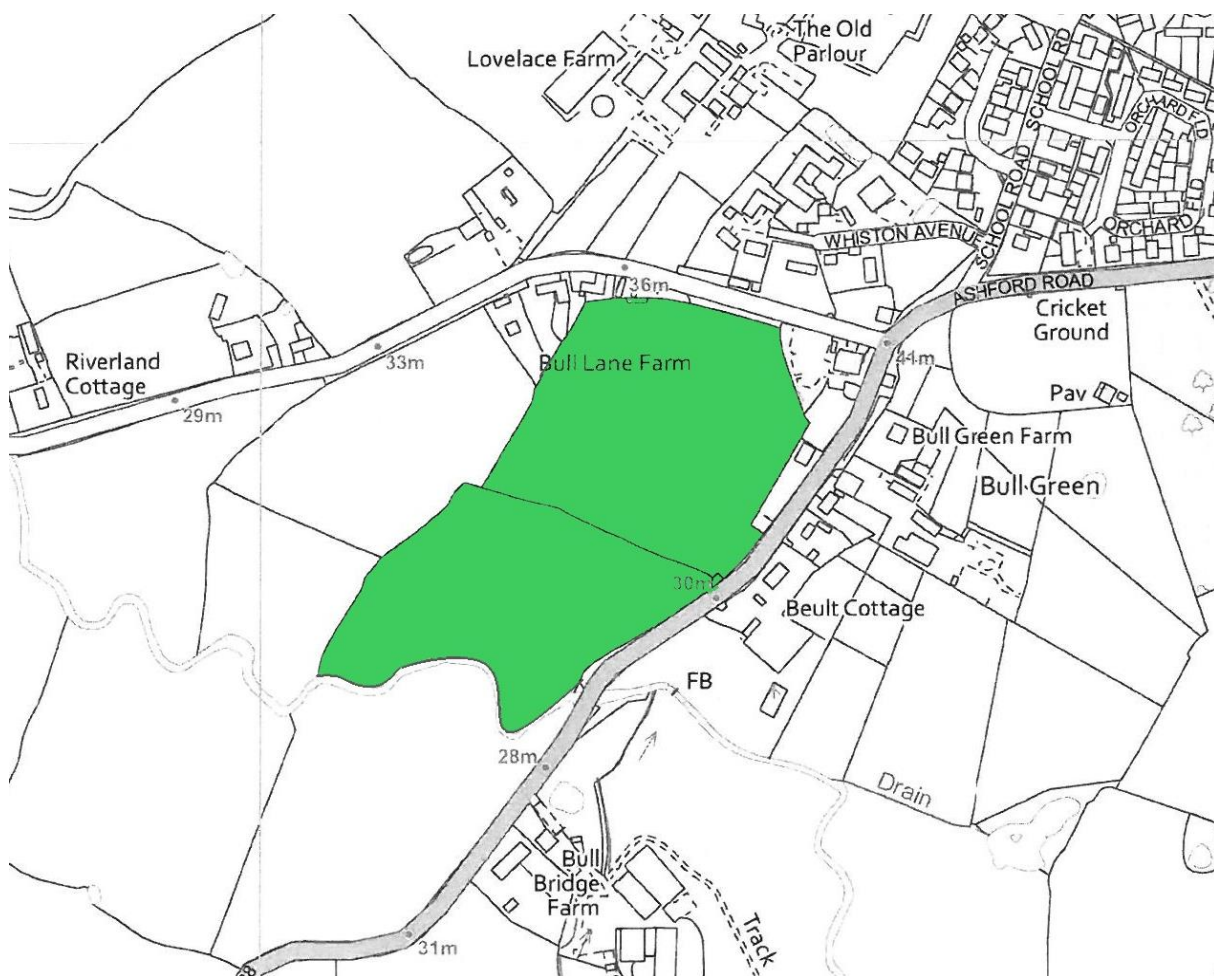
M	medium (less than 27% clay)
H	heavy (27-35% clay)

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

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

Plan KCC3656/01
Auger Point Plan

Plan KCC3656/02
Agricultural Land Classification Plan



KEY		Ha	%	PLAN	KCC3656/02		
	Grade 1			TITLE	Agricultural Land Classification Plan		
	Grade 2			SITE	Land Adjacent to the Bull Inn, Bethersden		
	Grade 3a			CLIENT	Esquire Developments		
	Grade 3b	5.0	100	NUMBER	KCC3656/02 05/24hr		
	Grade 4			DATE	May 2024	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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