

**LAND AT
RAGLAN ENTERPRISE PARK**

**AGRICULTURAL LAND
CLASSIFICATION**

August 2021





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1 INTRODUCTION

Purpose

- 1.1 This report sets out the results of a survey to determine the quality of a parcel of land at the Raglan Enterprise Park, south of Raglan.

The Site

- 1.2 The Site comprises three small fields in grassland uses. The site extends to 12.8 ha. It is shown outlined in red below.

Insert 1: The Site Boundary



This Report

- 1.3 This report is structured as follows:
- (i) section 2 examines the planning policy of relevance to the non-agricultural development of agricultural land;
 - (ii) section 3 describes the considerations relevant to the agricultural land classification (ALC) system;
 - (iii) with the ALC described in section 4.

The Author

- 1.4 The report has been prepared by Kernon Countryside Consultants Ltd (KCC). KCC is a specialist consultancy advising farmers, developers and local authorities on agricultural land quality, 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.

- 1.5 The survey was carried out by a Chartered Scientist (CSci), who is a Fellow (F. I. Soil Sci) of the British Society of Soil Science (BSSS). In addition, this ALC survey has been carried out by a soil scientist who meets the requirements of the BSSS Professional Competency Standard (PCS) scheme for ALC (see BSSS PCS Document 2 '*Agricultural Land Classification of England and Wales*'¹. The BSSS Professional Competency Scheme is endorsed by, amongst others, the Welsh Government, the Science Council, and the Institute of Environmental Assessment and Management (IEMA)).

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 July 2020

2 PLANNING POLICY OF RELEVANCE

Planning Policy Wales

- 2.1 Planning Policy Wales (Edition 11, February 2021) paragraph 3.58 identifies land of Grades 1, 2 and 3a in the Agricultural Land Classification as the best and most versatile.
- 2.2 Paragraph 3.59 notes that when considering the search sequence and in development plan policies and development management decisions, considerable weight should be given to protecting such land from development. Such land should only be developed if there is an overriding need for the development and either previously developed land or land in lower grades is not available, or has an environmental value that outweighs the agricultural considerations. If such land does need to be developed, development should be directed to land of the lowest grade.

Local Plan

- 2.3 The Monmouthshire Local Development Plan 2011 – 2021 was adopted in February 2014. There is no specific policy relating to agricultural land within the LDP.

3 CONSIDERATIONS OF THE AGRICULTURAL LAND CLASSIFICATION

- 3.1 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').
- 3.2 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'.
- 3.3 A detailed ALC survey was carried out on the 24th June 2020. The survey involved examination of the soil's physical properties at 13 auger bore locations on a 100m by 100m grid (i.e. one auger bore per ha). The auger locations of the detailed soil survey are shown on **Plan KCC2862/REP01**. One soil pit (Pit 1) was excavated with a spade to examine certain soil physical properties, such as stone content and subsoil structure, in more detail. A sample of topsoil was collected at two locations, i.e. 4 and 10, as shown on **Plan KCC2862/REP01**. The samples were sent to an accredited laboratory for particle size analysis, i.e. the proportions of sand, silt and clay. This is to determine the definitive texture class of the topsoil.
- 3.4 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.
- 3.5 The soil profile was examined at each sample location to a maximum depth of approximately 1.2 m by hand with the use of 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.

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

³ Planning Policy and Guidance: National Policy. Available online @ <https://gov.wales/planning-policy-and-guidance-national-policy>

- 3.6 As described in the ALC Guidelines, the main physical factors influencing agricultural land quality are:
- climate;
 - site;
 - soil; and
 - interactive limitations.

Climate

- 3.7 Interpolated climate data relevant to the determination of the ALC grade of land at the Site is given in Table 1 below.

Table 1: ALC Climate Data for Raglan Enterprise Park, Monmouthshire

Climate Parameter	Grid Ref: SO412070
Average Altitude (m)	53
Average Annual Rainfall (mm)	989
Accumulated Temperature above 0°C (January – June)	1478
Moisture Deficit (mm) Wheat	96
Moisture Deficit (mm) Potatoes	86
Field Capacity Days (FCD)	207
Grade according to climate	1

- 3.8 With reference to Figure 1 ‘*Grade according to climate*’ on page 6 of the ALC Guidelines, the quality of agricultural land at the Site is not limited by climate and has been determined as Grade 1.
- 3.9 Due to the average annual rainfall, agricultural land at the Site is predicted to be at field capacity (i.e. near saturation point) for approximately 207 days per year, mainly over the late autumn, winter and early spring. Moisture Deficit (MD) values range between approximately 96mm for wheat, and 86mm for potatoes. The average annual rainfall for Raglan is high at 989mm per year. These climate factors, in combination with topsoil texture, cause ‘interactive limitations’ to agricultural land quality at the Site - namely soil wetness (see below).

Site

- 3.10 The Site is located to the south of Raglan, Wales. The approximate centre of the Site is located at British National Grid (BNG) reference SO 41200 06981. The Site is mainly bordered by urban development at Raglan, and a stream (Nant y Wilcae) to the north, Chepstow Road to the east, and agricultural land to the south and west.

- 3.11 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

- 3.12 The Site is located on an east facing slope, with the highest elevation of approximately 54 meters (m) Above Ordnance Datum (AOD) is in the northwest. The lowest point occurs in the southeast, at an elevation of approximately 40m AOD. The quality of agricultural land over the Site is not limited by gradient as the angle of slope does not exceed 7°.
- 3.13 No part of the Site is limited by micro-relief (i.e. complex changes in slope angle and direction over short distances).

Risk of Flooding

- 3.14 From Natural Resources Wales³, land at the Site has no risk of flooding. The quality of agricultural land is not limited by flood risk, re Table 2 '*Grade according to flood risk in summer*' and Table 3 '*Grade according to flood risk in winter*' of the ALC Guidelines.

Soil

- 3.15 **Geology/Soil Parent Material.** From British Geological Survey (BGS) maps at 1:50,000 scale, the Site is underlain by Raglan Mudstone Formation (siltstone and mudstone, interbedded).
- 3.16 The BGS 1:50,000 information indicates that much of the bedrock is not overlain by superficial deposits.
- 3.17 **Published Information on Soil.** Soil information is available only at a small scale (1:250,000) on the National Soil Map published by the Soil Survey of England and Wales (SSEW) in 1983. This provisional soil map indicates that land at the Site is covered by soils grouped in the Milford Association.
- 3.18 As described by the SSEW, the Milford Association is mapped over 1,345 km² of the Old Red Sandstone outcrop in south Wales, the Welsh Borderland, Devon and Somerset. It consists mainly of reddish fine loamy typical brown earths on interbedded siltstone,

³ <https://naturalresources.wales/evidence-and-data/maps/long-term-flood-risk>, Natural Resources Wales, 2020. Last accessed September 2020

sandstone and mudstone, on gently sloping arable lowland in south-west Dyfed to steep slopes up to around 400 m A.O.D. In the Milford series, the topsoil and subsoil are a reddish brown stony clay loam with granular or fine subangular blocky structure over very stony Head or bedrock at 40 to 80 cm depth. Soils in thick drift occupy a small part of the association usually on footslopes. These are either well drained typical brown earths (Newbiggin series) or stagnogleyic brown earths (Llangendeirne series) which are subject to periodic waterlogging and have some subsoil gleying. The soils are generally well drained (Wetness Class I) and readily absorb winter rain which passes into the underlying permeable Head, though locally there is some surface run-off on steep slopes.

3.19 **Soil Survey.** The detailed soil survey carried out on the 24th June 2020 determined soils which are consistent with the description of Milford Association, although more akin to stagnogleyic Llangendeirne soils. The brown (Munsell colour 7.5YR4/3) to reddish brown (5YR 4/3) medium silty clay loam soils overlie slowly permeable and gleyed clay in the lower subsoil (Wetness Class II to III). There is one well drained soil profile in Wetness Class I, i.e. auger bore 6.

3.20 A log of all the soil profiles recorded on Site is given as **Appendix KCC1**. One soil pit (Pit 1) was excavated with a spade to examine certain soil physical properties, such as subsoil structure, in more detail. A description of the soil pit is given at the end of **Appendix KCC1**.

3.21 In order to substantiate topsoil texture determined during the ALC survey by hand-texturing, two samples of topsoil were collected over the Site (i.e. auger locations 4 and 10). The topsoil samples were sent to an accredited laboratory for analysis of particle size distribution (PSD), based on the British Standard Institution particle size grades. The certificate of analysis is provided as **Appendix KCC2**. The findings of the PSD analysis are shown in Table 2 below.

Table 2: Topsoil Texture (re Table 10, ALC Guidelines)

Topsoil Sample Location (See KCC2862/REP01)	% sand 0.063-2.0 mm	% silt 0.002- 0.063 mm	% clay <0.002 mm	ALC Soil Texture Class
4	12	63	24	Medium Silty Clay Loam
10	11	69	20	Medium Silty Clay Loam

3.22 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 over the whole Site is limited mainly by an interactive limitation of soil wetness, as described below.

Interactive Limitations

- 3.23 **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 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: Predicted ALC Grade According to Soil Wetness

Wetness Class	Texture of the Top 25 cm	176-225 Field Capacity Days
I	Sandy Loam, Sandy Silt Loam Medium Silty Clay Loam, Medium Clay Loam*, Sandy Clay Loam Heavy Silty Clay Loam**, Heavy Clay Loam** Clay, Silty Clay	1 2 3a 3b
II	Sandy Loam, Sandy Silt Loam Medium Silty Clay Loam, Medium Clay Loam*, Sandy Clay Loam Heavy Silty Clay Loam**, Heavy Clay Loam** Clay, Silty Clay	2 3a 3a 3b
III	Sandy Loam, Sandy Silt Loam Medium Silty Clay Loam, Medium Clay Loam*, Sandy Clay Loam Heavy Silty Clay Loam**, Heavy Clay Loam** Clay, Silty Clay	3a 3a 3b 4
Key * <27% clay; and ** >27% clay		

- 3.24 In a climate area with 207 FCD, soil profiles with medium silty clay loam topsoil are limited by soil wetness to Subgrade 3a where the subsoil is slightly seasonally waterlogged (Wetness Class II), and where the subsoil is slowly permeable and seasonally waterlogged (Wetness Class III). A single, well drained soil profile (i.e., auger bore 6) in Wetness Class I is limited by soil wetness to Grade 2.

Predicted ALC

- 3.25 The Welsh Government's predictive ALC map⁴ online indicates that agricultural land at the Site is almost entirely Grade 2. A small area of the northern edge is shown as Grade 4. There is no detailed (post-1988) ALC survey information covering the Site.

⁴ Welsh Government. Predictive Agricultural Land Classification (ALC). Available online @ <http://lle.gov.wales/catalogue/item/PredictiveAgriculturalLandClassificationALCMap2/?lang=en> Last accessed September 2020

4 AGRICULTURAL LAND CLASSIFICATION

4.1 The location and extent of agricultural land in the different ALC grades are shown on **Plan KCC2862/REP02**. It has been determined that the quality of agricultural land at the Site is limited by soil stoniness to Subgrade 3a, where there are 207 FCD, the topsoil is medium silty clay loam topsoil, and the subsoil is seasonally waterlogged (Wetness Classes II and III). A single auger bore, i.e., auger bore 6, which is well drained (Wetness Class I), is limited by soil wetness to Grade 2 but, as this is an isolated occurrence, this grade of land has not been mapped out separately following ALC convention.

4.2 The area and proportion of agricultural land in each ALC grade has been measured from an ALC map given as **Plan KCC2862/REP02**. The findings are reported in Table 4 below.

Table 4: Agricultural Land Classification – Raglan Enterprise Park, Monmouthshire

ALC Grade	Area (Ha)	Area (% of Total Site)
Grade 1 (Excellent)	0	0
Grade 2 (Very Good)	0	0
Subgrade 3a (Good)	12.8	100
Subgrade 3b (Moderate)	0	0
Grade 4 (Poor)	0	0
Grade 5 (Very Poor)	0	0
Non-agricultural / Other land	0	0
Total	12.8	100

Appendix KCC1

Summary of Auger Points and Pit Data

Project Number	Project Name		Parcel
C703	KCC2862 - Raglan Industrial Estate, Raglan		
Date of Survey	Survey Type	Surveyor(s)	Company
24/06/2020	Detailed ALC	RWA	Askew Land and Soil
Weather	Relief	Land use and vegetation	
Dry, Sunny	Level		
Grid Reference	Postcode	Altitude	Area
SO412070	NP152HB	49	13
MAFF prov	MAFF detailed	Flooding	
Grade 3	None	Flood Zone 1	
AAR	AT0	MDp	FCD
986	1483	87	207
			Climate grade
			1
Bedrock	Superficial deposits		
Raglan Mudstone Formation	None		
Soil association(s) 1:250,000	Detailed soil information		
Milford Association	None		
Revision Number	Date Revised		
2	09/09/2020		

Raglan Industrial Estate, Raglan Revision 2 Revision Date 09/09/2020

Point	NGR	Grid ref.		Alt (m)	Slope °	Aspect	Land use	Depth (cm)		Matrix		Ochreous Mottles		Grey Mottles		Texture	Stones - type 1				Stones - type 2				Ped		SUBS STR	CaCO3	Mn C SPL	Drought		Wet		Final ALC																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
		Top	Bottom					Thick	Munsell colour	Form	Munsell colour	Form	Munsell colour	%	> 2cm		> 5cm	Type	%	> 2cm	> 5cm	Type	Strength	Size	Shape	Mbw				MEp	Ed	WC	Gw	Limitation 1	Limitation 2	Limitation 3	Grade																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																										
13	5041300	08900	341300	206000	46			0	25	25	5YR4/4					No	MZCL - Silt	1	0	HR - All hard rocks or stones (i.e. those which cannot be scratched with a nail)	NON - No	No	48	34	1	WC II	3a	Witness	Moderate	NON - Yes	No	No	No	3a																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
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Mottle form	
FF - Few Faint	
FD - Few Distinct	
FP - Few Prominent	
CF - Common Faint	
CD - Common Distinct	
CP - Common Prominent	
MF - Many Faint	
MD - Many Distinct	
MP - Many Prominent	
VF - Very many Faint	
VD - Very many Distinct	
VP - Very many Prominent	

Ped Shape	
SG - Single grain	
GRA - Granular	
SAB - Subangular Blocky	
AB - Angular Blocky	
PRIS - Prismatic	
PLAT - Platy	
MASS - Massive	
NA - N/A	

Ped Size	
VF - Very Fine	
F - Fine	
M - Medium	
C - Coarse	
VC - Very Coarse	
NA - N/A	

Degree of Ped Development	
W - Weak	
M - Moderate	
S - Strong	
NA - Not applicable	

Subsoil Structure Condition	
Not Applicable	
Good	
Moderate	
Poor	

Watness Class	
WC I	
WC II	
WC III	
WC IV	
WC V	
WC VI	

Soil or Ped Strength	
Loose	
Very friable	
Friable	
Firm	
Very firm	
Extremely firm	
Extremely hard	
N/A	

ALC Grades	
1	
2	
3a	
3b	
4	
5	
Non-Ag	

Calcareousness	
NON - Non-calcareous (<0.5% CaCO3)	
VSC - Very slightly calcareous (0.5 - 1% CaCO3)	
SC - Slightly calcareous (1 - 5% CaCO3)	
MC - Moderately calcareous (5 - 10% CaCO3)	
VC - Very calcareous (>10% CaCO3)	

Gley	
None	
Gley	
N/A	

Texture	
C - Clay	
CHK - Chalk	
CS - Coarse Sand	
CSL - Coarse sandy loam	
CSZL - Coarse sandy silt loam	
FP - Fibrous and semifibrous peats	
FS - Fine Sand	
FSL - Fine sandy loam	
FSZL - Fine sandy silt loam	
HCL - Clay loam (heavy)	
HP - Humified peats	
HZCL - Silty clay loam (heavy)	
IMP - Impenetrable to roots	
LCS - Loamy Coarse Sand	
LFS - Loamy fine sand	
LMS - Loamy medium sand	
LP - Loamy peats	
MCL - Clay loam (medium)	
MS - Medium Sand	
MSL - Medium sandy loam	
MSZL - Medium sandy silt loam	
MZ - Marine Light Silts	
MZCL - Silty clay loam (medium)	
DC - Organic clays	
DL - Organic loams	
DS - Organic sands	
PL - Peaty loams	
PS - Peaty sands	
SC - Sandy clay	
SCL - Sandy clay loam	
SP - Sandy peats	
ZC - Silty clay	
ZL - Silt loam	

Stone Type	
CH - Chalk or chalk stones	
FSST - Soft fine grained sandstones	
GH - Gravel with non-porous (hard) stones	
GS - Gravel with porous stones (mainly soft stone types listed above)	
HR - All hard rocks or stones (i.e. those which cannot be scratched with a finger nail)	
MST - Soft, medium or coarse grained sandstones	
SI - Soft 'weathered' igneous or metamorphic rocks or stones	
SLST - Soft oolitic or dolomitic limestones	
ZR - Soft, argillaceous or silty rocks or stones	

Project C703	Location KCC2862 - Raglan Enterprise Park, Raglan		Date 24-Jun-20	Surveyor(s) RWA	Company Askew Land and Soil
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Pit 1	WC III	Grade 3a	Limitation(s) Wetness	Notes Top of slowly permeable layer (SPL) at 52cm. Gleyed within 70cm, but not within 40cm. 207 FCD. Wetness Class III Table 8 ALC Guidelines.
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Grid Ref.	Altitude	Nearest point	Topography	Aspect	Slope form	Surface	Flora	Weather and conditions	Precipitation
SO 410 069	54	AB10	2°	East	Straight	Level	Cultivation type Lev grassland	Temp Warm Sky Cloudy	Wind Slight Showers

Horizon	Depth	Matrix	Gleying	Mottles	Stone content	Mn C	Ped/soil structure	Horizon boundary	Biopores
1	Top 0	Texture M2CL	Munsell 7.5YR6/3	Colour Brown	% 1	H 1	Dev. Mod	Structure SAB	Form Smooth
2	23	Texture HZCL	Munsell 5YR5/3	Colour Reddish Brown	% 1	H 1	Dev. Mod	Structure Angular	Form Smooth
3	52	Texture C	Munsell 2.5Y5/2	Colour Greyish Brown	% 0	H 0	Dev. Poor	Structure Prismatic	Form n/a
	65								

Appendix KCC2
Laboratory Analysis



ANALYTICAL REPORT									
Report Number	13024-20	P248	SARAH KERNON	Client	KCC 2862				
Date Received	29-JUN-2020		KERNON COUNTRYSIDE	RAGLAN ENTERPRISE ZONE					
Date Reported	03-JUL-2020		CONSULTANTS LTD						
Project	SOIL		GREENACRES BARN						
Reference	KCC 2862		PURTON STOKE						
Order Number			WILTSHIRE SN5 4LL						
Laboratory Reference		SOIL 482602	SOIL 482603						
Sample Reference		KCC 2862 4	KCC 2862 10						
Determinand	Unit	SOIL	SOIL						
Sand 2.00-0.063mm	% w/w	13	11						
Silt 0.063-0.002mm	% w/w	63	69						
Clay <0.002mm	% w/w	24	20						
Textural Class **		MZCL	MZCL						
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.									
This test report shall not be reproduced, except in full, without the written approval of the laboratory.									
** 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									
Reported by									

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).

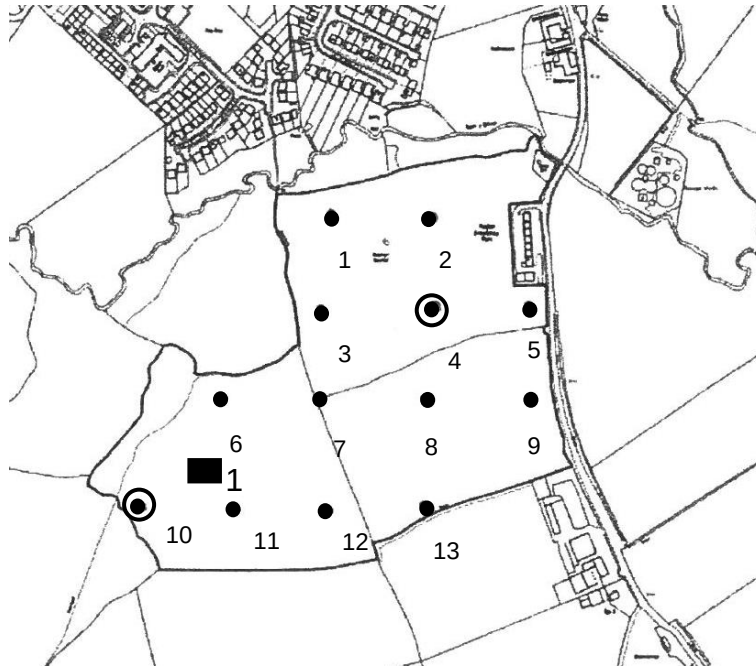
The subdivisions of *clay loam* and *silty clay loam* classes according to clay content are indicated as follows:

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 KCC2862/REP01
Auger Points Plan



KEY

- Auger sample location
- Topsoil sample
- Soil Pit

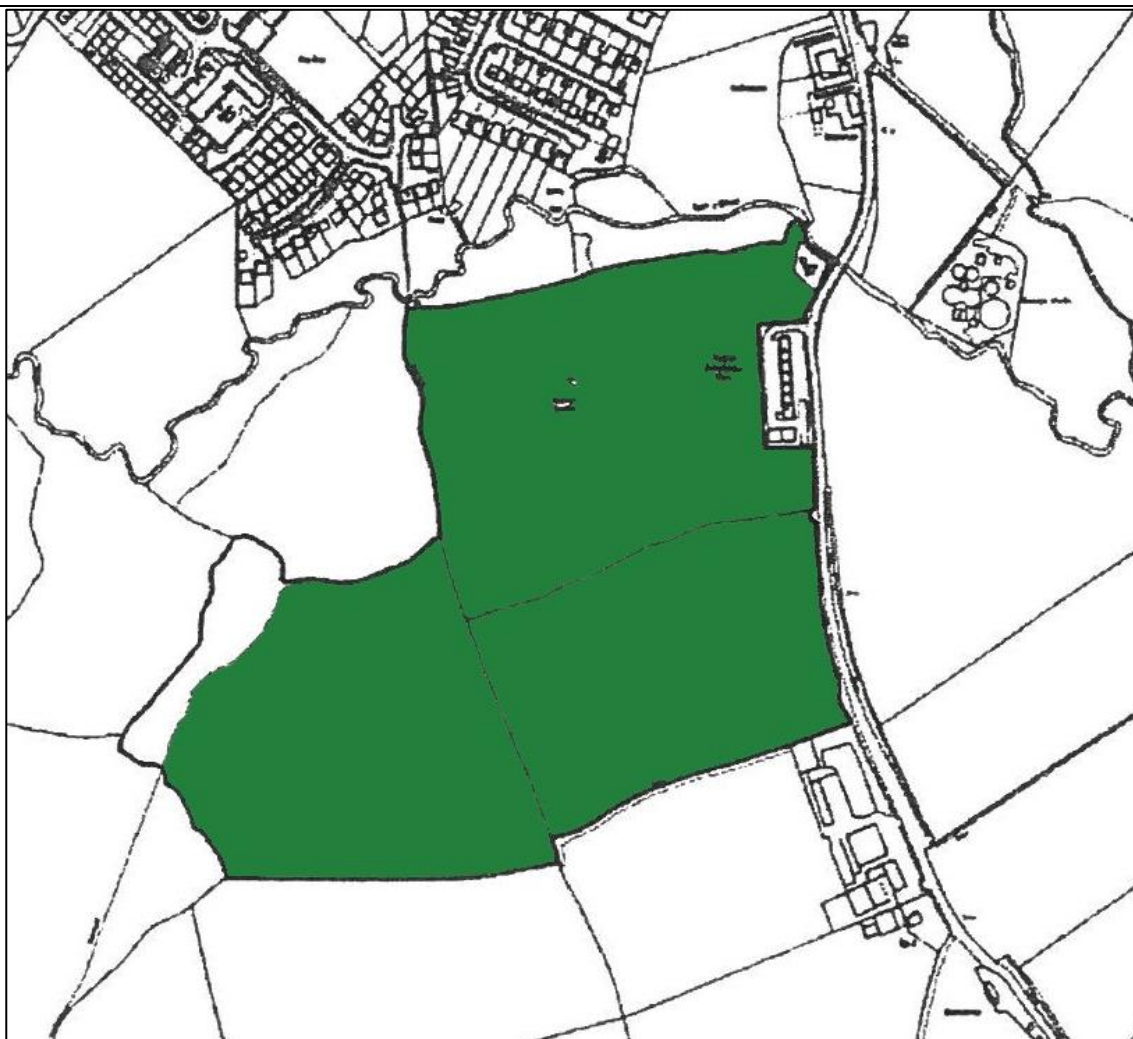
PLAN	KCC2862/REP01		
TITLE	Auger Points Plan		
SITE	Raglan Enterprise Park		
CLIENT	Monmouthshire County Council		
NUMBER	KCC2862/REP01 09/20hr		
DATE	September 2020	SCALE	NTS

KERNON COUNTRYSIDE CONSULTANTS LTD
GREENACRES BARN, PURTON STOKE, SWINDON,
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Plan KCC2862/REP02
Agricultural Land Classification



KEY	GRADE	Ha	%	PLAN	KCC2862/REP02		
	Grade 1			TITLE	Agricultural Land Classification		
	Grade 2			SITE	Raglan Enterprise Park		
	Grade 3a	12.8	100	CLIENT	Monmouthshire County Council		
	Grade 3b			NUMBER	KCC2862/REP02 09/20hr		
	Grade 4			DATE	September 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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