

**LAND AT
BRADBURY FARM, CALDICOT**

**AGRICULTURAL LAND
CLASSIFICATION**

August 2021





**LAND AT
BRADBURY FARM, CALDICOT**

**AGRICULTURAL LAND
CLASSIFICATION**

August 2021

COPYRIGHT

The contents of this document must not be copied in whole or in part without the written consent of Kernon Countryside Consultants Ltd.

Authorised By APK 08/21

*Greenacres Barn, Stoke Common Lane, Purton Stoke, Swindon SN5 4LL
T: 01793 771333 Email: info@kernon.co.uk Website: www.kernon.co.uk*

*Directors - **Tony Kernon** BSc(Hons), MRAC, MRICS, FBIAC **Sarah Kernon**
Chartered Surveyor – **Sam Eachus** BSc(Hons) MRICS
Consultants – **Pippa Glanville** BSc(Hons), **Harriet Thompson***

CONTENTS

- 1 Introduction
- 2 Planning Policy and Guidance of Relevance
- 3 Agricultural Land Classification: Areas Surveyed
- 4 Agricultural Land Classification: Areas Not Surveyed
- 5 Cumulative ALC Results

APPENDICES

- KCC1 Summary of Auger Points and Pit Data
- KCC2 Laboratory Analysis

PLANS

- KCC2862/BF01 Auger Points Plan
- KCC2862/BF02 Agricultural Land Classification

1 INTRODUCTION

Purpose

- 1.1 This report sets out the results of a survey to determine the quality of an area of land at Bradbury Farm (the Site).

The Site

- 1.2 The Site is located to the north east of Caldicot and just south of the M48. The Site extends to 36 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 and guidance of relevance to the non-agricultural development of agricultural land;
 - (ii) sections 3 and 4 describe the agricultural land classification (ALC) for the areas surveyed and areas not surveyed;
 - (iii) with the cumulative ALC results described in section 5.

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 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)).

Summary

- 1.6 This report sets out the results of a detailed ALC of 36 ha of the Site, which identified mostly Grade 2 with some Subgrade 3b. A further 0.6 ha of the wider Site is under farm buildings and 8.5 ha is woodland. The remainder of the Site, to the northeast, has not been surveyed but is shown on the predictive ALC map as Grade 2. Given the grading of the adjoining land, this area is unsurveyed but is expected to be Grade 2, possibly with some Subgrade 3a in less well-drained soils.

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 AND GUIDANCE OF RELEVANCE

Planning Policy Wales

- 2.1 Planning Policy Wales (Edition 11, December 2021) paragraph 3.58 identifies land of Grades 1, 2 and 3a in the Agricultural Land Classification (ALC) as the best and most versatile. Such land should be conserved as a finite resource.
- 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.

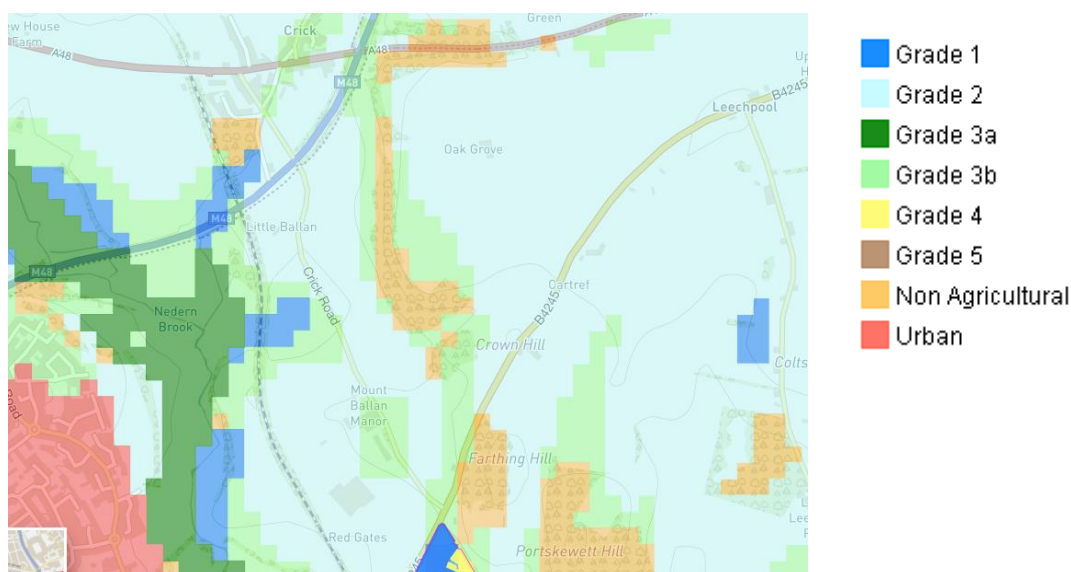
Local Plan

- 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.

Predictive ALC

- 2.4 The Welsh Government has produced a predictive Agricultural Land Classification (ALC) map. This shows the site to comprise mostly Grade 2 with some Subgrade 3b. Accordingly, based on the Guidance Note (v2.1, May 2021) that accompanies the Predictive ALC, detailed field survey is required.

Insert 2: Predictive ALC Map 2



3 AGRICULTURAL LAND CLASSIFICATION: AREAS SURVEYED

The Agricultural Land Classification System

- 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'. Agricultural land classified as Grade 1, 2 and Subgrade 3a falls in the 'best and most category as set out in at paragraph 3.54 of Planning Policy for Wales (2018) and Technical Advice Note 6. Further details of the ALC system and national planning policy implications are set out by the Welsh Government in a guidance note which is available online³.

Methodology

- 3.3 A detailed ALC survey of 36 ha was carried out on the 23rd June 2020. The survey involved examination of the soil's physical properties at 35 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 Figure 1. Two soil pits (Pit 1 and Pit 2, **Plan KCC2862/01**) were excavated with a spade to examine certain soil physical properties, such as stone content and subsoil structure, in more detail.
- 3.4 A sample of topsoil was collected at three locations, i.e. 11, 14 and 21, as shown on **Plan KCC2862/01**. 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.

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>

- 3.5 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.
- 3.6 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.
- 3.7 As described in the ALC Guidelines, the main physical factors influencing agricultural land quality are:
- climate;
 - site;
 - soil; and
 - interactive limitations.
- 3.8 These factors are considered in turn below.

Climate

- 3.9 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 Bradbury Farm, Portskewett

Climate Parameter	Grid Ref: ST496896	Grid ref 2: ST493892	Grid ref 3: ST490897	AVERAGE
Average Altitude (m)	40	21	13	27
Average Annual Rainfall (mm)	937	922	917	925
Accumulated Temperature above 0°C (January – June)	1499	1520	1530	1516
Moisture Deficit (mm) Wheat	90	93	94	92
Moisture Deficit (mm) Potatoes	78	82	83	81
Field Capacity Days (FCD)	197	195	194	195
Grade according to climate	1	1	1	1

- 3.10 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.

- 3.11 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 194-197 days per year, mainly over the late autumn, winter and early spring. Moisture Deficit (MD) values range between approximately 90-94mm for wheat, and 78-83mm for potatoes. Portskewett has a high annual average rainfall at approximately 925mm. These climate factors, in combination with topsoil texture, cause 'interactive limitations' to agricultural land quality at the Site - namely soil wetness (see below).

Site

- 3.12 As shown on Figure 1, the Site is located to the north of Portskewett, Wales. The approximate centre of the Site is located at British National Grid (BNG) reference ST 49258 89332. The Site is bordered by the M48 to the north of the Site, with a solar farm and agricultural land to the east, and Crick Road to the west.
- 3.13 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

- 3.14 The land at the Site is undulated, with the highest elevation of approximately 45 metres (m) Above Ordnance Datum (AOD) in the north east, near auger bore 8, Figure 1. The lowest elevation of approximately 8m AOD occurs in the west, near auger bores 18 and 22, **Plan KCC2862/01**.
- 3.15 The quality of agricultural land is limited by gradient to Subgrade 3b between auger-bores 15 and 20, and to the west of auger-bore 28 (see Figure 1), where the gradient of the slope is between 7° to 11°.
- 3.16 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

- 3.17 From Natural Resources Wales³, land at the Site mainly has no flood risk, with a low risk of flooding in the northern region. The quality of agricultural land is not limited by flood risk, re

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

Table 2 'Grade according to flood risk in summer' and Table 3 'Grade according to flood risk in winter' of the ALC Guidelines.

Soil

- 3.18 **Geology/Soil Parent Material.** From British Geological Survey (BGS) maps at 1:50,000 scale, the Site is mainly underlain by Mercia Mudstone Group (mudstone). As well as this, there are small areas of Llanelly Formation, Cromhall Sandstone Formation (sandstone), Hunts Bay Oolite Subgroup (limestone, ooidal).
- 3.19 The BGS 1:50,000 information indicates that much of the bedrock is not overlain by superficial deposits. However, there is a small region of River Terrace Deposits (Sand and Gravel) in the north west corner.
- 3.20 **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 soils grouped in the Escrick 2 and East Keswick 3 associations.
- 3.21 As described by the SSEW, the soils of the Escrick 2 association are mainly coarse and fine loamy brown soils developed in glaciofluvial drift. This association occurs on gently undulating outwash plains, on moraines with slopes up to 7 degrees and occasionally on steeper land. These soils are well drained (Wetness Class I) and readily absorb winter rainwater.
- 3.22 The soils of East Keswick 3 mainly comprise typical brown earths in deep, slightly stony fine loamy drift. This association occurs on flat and gently undulating land where limestone exposures form a small but significant part of the landscape, as well as it covers some 150 km² in Wales with a further 12 km² near the Welsh border in Shropshire. These soils are well drained (Wetness Class I) and artificial drainage is not necessary since excess winter rain passes readily through the soils and into widely jointed limestone.
- 3.23 **Soil Survey.** The detailed soil survey carried out on the 23rd June 2020 determined soils which are consistent with the description of Escrick 2 and East Keswick 3 associations. A log of all the soil profiles recorded on Site is given as **Appendix KCC1**. Two soil pits (Pit 1 and Pit 2, **Plan KCC2862/01**) were excavated with a spade to examine certain soil physical properties, such as subsoil structure, in more detail. A description of the soil pits is given as **Appendix KCC2**.

- 3.24 In order to substantiate topsoil texture determined during the ALC survey by hand-texturing, three samples of topsoil were collected over the Site (i.e. auger locations 11, 14 and 21 see **Plan KCC2862/01**). 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 (Plan KCC2862/01)	% sand 0.063-2.0 mm*	% silt 0.002-0.063 mm	% clay <0.002 mm	ALC Soil Texture Class
11	26	44	30	Heavy Clay Loam
14	28	50	22	Medium Clay Loam
21	29	46	25	Medium Clay Loam

- 3.25 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 a interactive limitation of soil wetness, as described below.

Interactive Limitations

- 3.26 **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 Accordingly to Soil Wetness

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

- 3.27 Soil profiles at the Site which are well drained (Wetness Class (WC) I), and which have either medium clay loam or medium silty clay loam topsoil are limited by soil wetness (workability) to Grade 2 in this climate area (i.e. 177 field capacity days).

- 3.28 One soil profile (auger bore 11, **Plan KCC2862/01**) in WCI has heavy clay loam topsoil, which places it in Subgrade 3a due to soil wetness, but it was not possible to map this separately so it has been included in the Grade 2 on pattern limitation.
- 3.29 Two areas have been mapped as Subgrade 3b due to slope.

Predictive / Previous ALC

- 3.30 The Welsh Government's predictive ALC map⁴ online indicates that agricultural land at the Site is mostly Grade 2, with small areas of Subgrade 3b in the south.
- 3.31 There is no MAFF detailed (post-1988) ALC survey information covering land at the Site, but MAFF has determined areas of Grade 1, Grade 2 and Subgrade 3a to the south of the Site.

Agricultural Land Classification

- 3.32 The location and extent of agricultural land in the different ALC grades are shown on **Plan KCC2862/02**. It has been determined that the quality of agricultural land at the Site is limited by soil wetness (workability) to Grade 2 (auger bore 11 is limited by soil wetness to Subgrade 3a, but, as it is an isolated occurrence, it is not mapped out separately). Some land between auger-bores 15 and 20, and to the west of auger-bore 28, is limited by gradient to Subgrade 3b.
- 3.33 The area and proportion of agricultural land in each ALC grade has been measured from an ALC map given as **Plan KCC2862/02**. The findings are reported in Table 4 below.

Table 4: Agricultural Land Classification – Bradbury Farm, Portskewett

ALC Grade	Area (Ha)	Area (% of Total Site)
Grade 1 (Excellent)	0	0
Grade 2 (Very Good)	34.7	96.4
Subgrade 3a (Good)	0	0
Subgrade 3b (Moderate)	1.3	3.6
Grade 4 (Poor)	0	0
Grade 5 (Very Poor)	0	0
Non-agricultural / Other land	0	0
Total	36	100

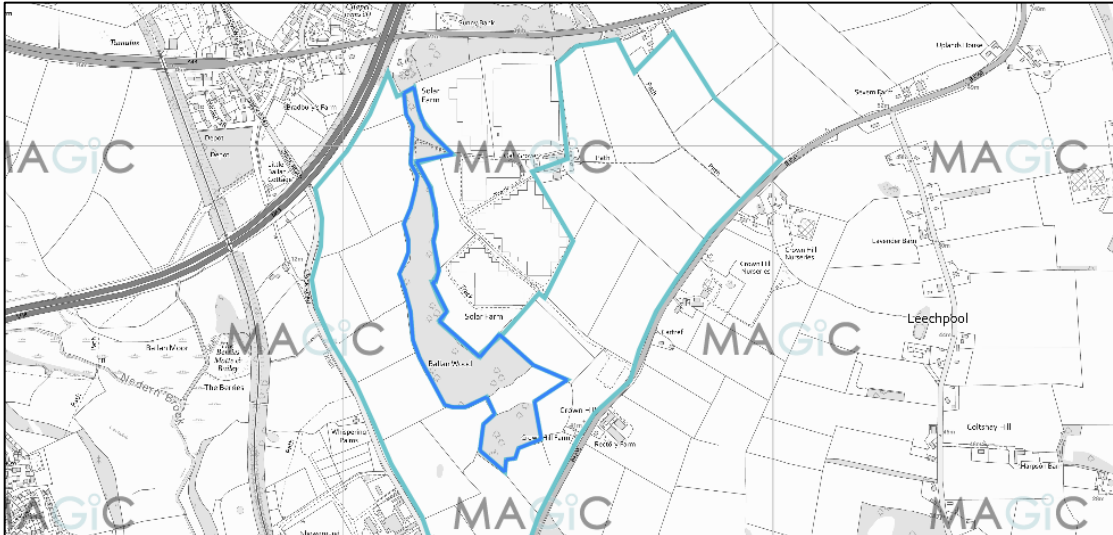
⁴ Welsh Government. Predictive Agricultural Land Classification (ALC). Available online @ <http://lle.gov.wales/catalogue/item/PredictiveAgriculturalLandClassificationALCMap2/?lang=en> Last accessed July 2020

4 AGRICULTURAL LAND CLASSIFICATION: AREAS NOT SURVEYED

Woodland

- 4.1 Part of the site, shown approximately below, is woodland. This extends to 8.5 ha.

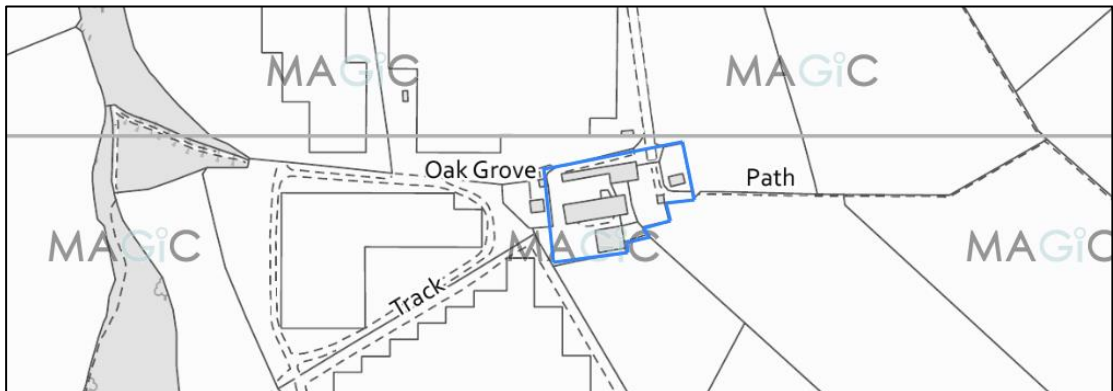
Insert 3: Area of Woodland



Farm Buildings

- 4.2 An area, shown below, is farm buildings. This extends to approximately 0.6 ha.

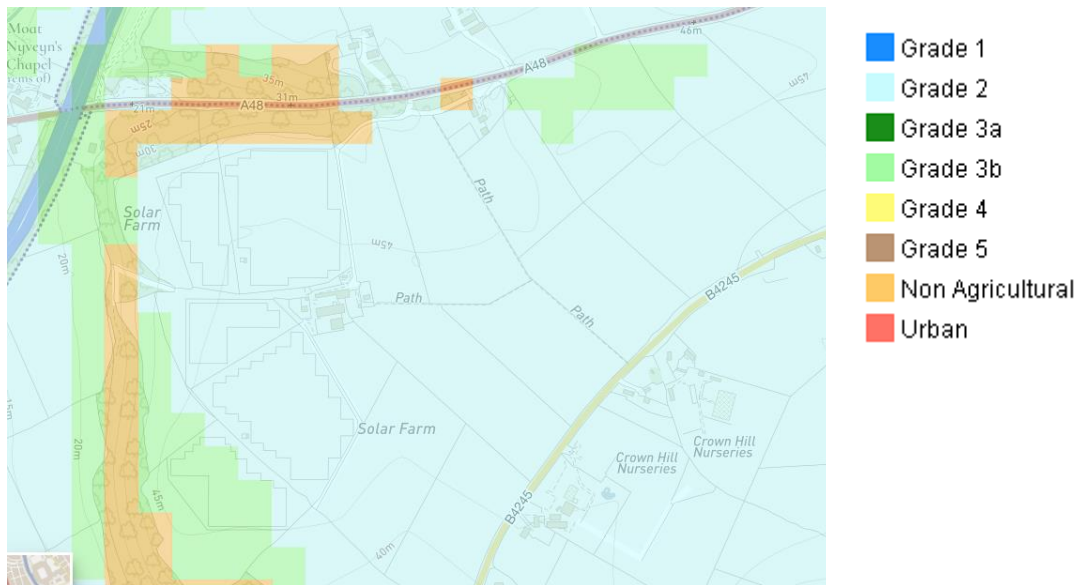
Insert 4: Area of Buildings



Agricultural Land

- 4.3 The rest of the area is shown on the predictive ALC as Grade 2.

Insert 5: Predictive ALC



- 4.4 It is possible that in less well-drained areas some of the land may be downgraded to Subgrade 3a, but that can only be identified by detailed survey.

5 CUMULATIVE ALC RESULTS

5.1 Based on the above, the collective ALC for the site is as follows.

Table 5: Cumulative ALC

ALC Grade	Area (ha)	Area (%)
1 Excellent	0	0
2 Very good (surveyed)	34.7	55
2 Very good (predictive)	18.2	29
3a Good	0	0
3b Moderate	1.3	2
4 Poor	0	0
5 Very poor	0	0
Non-agricultural (woodland)	8.5	13
Urban (farm buildings)	0.6	1
Total	63.3	100

Appendix KCC1
Summary of Auger Points and Pit Data

Project Number	Project Name		Parcel
C701	KCC2862 - Bradbury Farm, Portskewett, Monmouthshire		

Date of Survey	Survey Type	Surveyor(s)	Company
08/06/2020	ALC	RDM	Askew Land and Soil

Weather	Relief	Land use and vegetation
Dry, Sunny	Undulated	LEY (Ley Grass)

Grid Reference	Postcode	Altitude	Area
ST493892	NP26 5US	40	36

MAFF prov	MAFF detailed	Flooding
Grade 2	None	Flood Zone 1

AAR	AT0	MDw	MDp	FCD	Climate grade
1499	937	90	78	194	1

Bedrock	Superficial deposits
Mainly Mercia Mudstone Group (Mudstone)	None/River Terrace Deposits

Soil association(s) 1:250,000	Detailed soil information
Esrick 2/East Keswick 3	None

Revision Number	Date Revised
2	17/07/2020

Bradbury Farm, Portskewett Revision 2 Revision Date 17/07/2020

Point	Grid ref	Alt (m)	Slope °	Aspect	Land use	Depth (cm)		Matrix	Ochreous Mortar	Grey Mortar	Gley	Texture	Stones - type 1			Stones - type 2			Pud	SUBS STR	CaCO3	Min C	SPL	Drought		Wet	Final ALC		
						Top	Bottom						W	L	H	Type	%	W						L	H		W	L	H
1	ST 49100 90100 349100 190100 22				LEY	0	30	30	SYR4/3			No	MZCL - S41	0	0	0	HR - All hard rocks or stones (i.e. those of friable	HR - All hard rocks or stones (i.e. those of friable		Not Applicable	NON - No	No	65	42	1	WC1	2		2
						30	50	20	SYR4/3			No	MZCL - S41				HR - All hard rocks or stones (i.e. those of friable	HR - All hard rocks or stones (i.e. those of friable		Moderate	NON - No	No	No	No					
						50	70	20	SYR4/4			No	MZCL - S41				HR - All hard rocks or stones (i.e. those of friable	HR - All hard rocks or stones (i.e. those of friable		Moderate	NON - No	No	No	No					
						70	80	10	SYR4/4			No	HZCL - S41				HR - All hard rocks or stones (i.e. those of friable	HR - All hard rocks or stones (i.e. those of friable		Moderate	NON - No	No	No	No					
						80	120	40	SYR4/4			No	HZCL - S45				HR - All hard rocks or stones (i.e. those of friable	HR - All hard rocks or stones (i.e. those of friable		Moderate	NON - No	No	No	No					
2	ST 49000 90000 349000 190000 18				LEY	0	30	30	SYR4/3			No	MZCL - S41	0	0	0	HR - All hard rocks or stones (i.e. those of friable	HR - All hard rocks or stones (i.e. those of friable		Not Applicable	NON - No	No	64	41	1	WC1	2	Witness	2
						30	40	10	SYR4/4			No	MZCL - S41				HR - All hard rocks or stones (i.e. those of friable	HR - All hard rocks or stones (i.e. those of friable		Moderate	NON - No	No	No	No					
						40	70	30	SYR5/3			No	MZCL - S41				HR - All hard rocks or stones (i.e. those of friable	HR - All hard rocks or stones (i.e. those of friable		Moderate	NON - No	No	No	No					
						70	90	20	SYR5/3			No	HZCL - S41				HR - All hard rocks or stones (i.e. those of friable	HR - All hard rocks or stones (i.e. those of friable		Moderate	NON - No	No	No	No					
						90	100	10	SYR5/4			No	HZCL - S45				HR - All hard rocks or stones (i.e. those of friable	HR - All hard rocks or stones (i.e. those of friable		Moderate	NON - No	No	No	No					
						100	120	20	SYR5/4			No	HZCL - S45				HR - All hard rocks or stones (i.e. those of friable	HR - All hard rocks or stones (i.e. those of friable		Moderate	NON - No	No	No	No					
3	ST 49100 90000 349100 190000 19				LEY	0	30	30	SYR4/4			No	MZCL - S41	0	0	0	HR - All hard rocks or stones (i.e. those of friable	HR - All hard rocks or stones (i.e. those of friable		Not Applicable	NON - No	No	65	41	1	WC1	2	Witness	2
						30	60	30	SYR4/3			No	MZCL - S41				HR - All hard rocks or stones (i.e. those of friable	HR - All hard rocks or stones (i.e. those of friable		Moderate	NON - No	No	No	No					
						60	90	30	2.5YR4/4			No	HZCL - S41				HR - All hard rocks or stones (i.e. those of friable	HR - All hard rocks or stones (i.e. those of friable		Moderate	NON - No	No	No	No					
						90	120	30	2.5YR4/4			No	HZCL - S41				HR - All hard rocks or stones (i.e. those of friable	HR - All hard rocks or stones (i.e. those of friable		Moderate	NON - No	No	No	No					
4	ST 49000 89900 349000 189900 15				LEY	0	30	30	SYR4/3			No	MZCL - S40	0	0	0	HR - All hard rocks or stones (i.e. those of friable	HR - All hard rocks or stones (i.e. those of friable		Not Applicable	NON - No	No	67	42	1	WC1	2	Witness	2
						30	40	10	SYR4/4			No	MZCL - S40				HR - All hard rocks or stones (i.e. those of friable	HR - All hard rocks or stones (i.e. those of friable		Moderate	NON - No	No	No	No					
						70	80	10	SYR4/3			No	HZCL - S40				HR - All hard rocks or stones (i.e. those of friable	HR - All hard rocks or stones (i.e. those of friable		Moderate	NON - No	No	No	No					
						80	110	30	SYR4/4			No	SCL - S40				HR - All hard rocks or stones (i.e. those of friable	HR - All hard rocks or stones (i.e. those of friable		Moderate	NON - No	No	No	No					
						110	120	10	SYR4/4			No	SCL - S40				HR - All hard rocks or stones (i.e. those of friable	HR - All hard rocks or stones (i.e. those of friable		Moderate	NON - No	No	No	No					
5	ST 49100 89900 349100 189900 18				LEY	0	30	30	SYR4/3			No	MZCL - S41	0	0	0	HR - All hard rocks or stones (i.e. those of friable	HR - All hard rocks or stones (i.e. those of friable		Not Applicable	NON - No	No	65	41	1	WC1	2	Witness	2
						30	65	35	SYR4/4			No	MZCL - S41				HR - All hard rocks or stones (i.e. those of friable	HR - All hard rocks or stones (i.e. those of friable		Moderate	NON - No	No	No	No					
						65	90	25	SYR4/4			No	HZCL - S41				HR - All hard rocks or stones (i.e. those of friable	HR - All hard rocks or stones (i.e. those of friable		Moderate	NON - No	No	No	No					
						90	120	30	SYR4/4			No	HZCL - S41				HR - All hard rocks or stones (i.e. those of friable	HR - All hard rocks or stones (i.e. those of friable		Moderate	NON - No	No	No	No					
6	ST 49000 89800 349000 189800 14				LEY	0	30	30	SYR4/3			No	MZCL - S41	0	0	0	HR - All hard rocks or stones (i.e. those of friable	HR - All hard rocks or stones (i.e. those of friable		Not Applicable	NON - No	No	65	41	1	WC1	2	Witness	2
						30	55	25	SYR4/4			No	MZCL - S41				HR - All hard rocks or stones (i.e. those of friable	HR - All hard rocks or stones (i.e. those of friable		Moderate	NON - No	No	No	No					
						55	120	65	SYR4/4			No	HZCL - S41				HR - All hard rocks or stones (i.e. those of friable	HR - All hard rocks or stones (i.e. those of friable		Moderate	NON - No	No	No	No					
7	ST 49100 89800 349100 189800 18				LEY	0	30	30	7.5YR4/3			No	MZCL - S41	0	0	0	HR - All hard rocks or stones (i.e. those of friable	HR - All hard rocks or stones (i.e. those of friable		Not Applicable	NON - No	No	65	41	1	WC1	2	Witness	2
						30	65	35	SYR4/4			No	MZCL - S41				HR - All hard rocks or stones (i.e. those of friable	HR - All hard rocks or stones (i.e. those of friable		Moderate	NON - No	No	No	No					
						65	90	25	SYR4/4			No	HZCL - S41				HR - All hard rocks or stones (i.e. those of friable	HR - All hard rocks or stones (i.e. those of friable		Moderate	NON - No	No	No	No					
						90	120	30	SYR4/4			No	HZCL - S41				HR - All hard rocks or stones (i.e. those of friable	HR - All hard rocks or stones (i.e. those of friable		Moderate	NON - No	No	No	No					
8	ST 49000 89800 349000 189800 47				LEY	0	30	30	SYR3/4			No	MCL - Cl41	0	0	0	HR - All hard rocks or stones (i.e. those of friable	HR - All hard rocks or stones (i.e. those of friable		Not Applicable	NON - No	No	66	42	1	WC1	2	Witness	2
						30	40	10	SYR4/4			No	HCL - Cl41				HR - All hard rocks or stones (i.e. those of friable	HR - All hard rocks or stones (i.e. those of friable		Moderate	NON - No	No	No	No					
						40	120	80	SYR4/4			No	HZCL - S41				HR - All hard rocks or stones (i.e. those of friable	HR - All hard rocks or stones (i.e. those of friable		Moderate	NON - No	No	No	No					
9	ST 49000 89700 349000 189700 13				LEY	0	30	30	7.5YR3/4			No	MCL - Cl41	0	0	0	HR - All hard rocks or stones (i.e. those of friable	HR - All hard rocks or stones (i.e. those of friable		Not Applicable	NON - No	No	61	36	1	WC1	2	Witness	2
						30	50	20	SYR4/3			No	MCL - Cl41				HR - All hard rocks or stones (i.e. those of friable	HR - All hard rocks or stones (i.e. those of friable		Moderate	NON - No	No	No	No					
						50	120	70	SYR4/4			No	HZCL - S41				HR - All hard rocks or stones (i.e. those of friable	HR - All hard rocks or stones (i.e. those of friable		Moderate	NON - No	No	No	No					
10	ST 49100 89700 349100 189700 19				LEY	0	30	30	7.5YR3/4			No	MZCL - S41	0	0	0	HR - All hard rocks or stones (i.e. those of friable	HR - All hard rocks or stones (i.e. those of friable		Not Applicable	NON - No	No	65	41	1	WC1	1	Witness	2
						30	50	20	SYR4/3			No	MZCL - S41				HR - All hard rocks or stones (i.e. those of friable	HR - All hard rocks or stones (i.e. those of friable		Moderate	NON - No	No	No	No					
						50	120	70	SYR4/4			No	HZCL - S41				HR - All hard rocks or stones (i.e. those of friable	HR - All hard rocks or stones (i.e. those of friable		Moderate	NON - No	No	No	No					
11	ST 49000 89700 349000 189700 44				LEY	0	30	30	7.5YR3/3			No	HCL - Cl41	0	0	0	HR - All hard rocks or stones (i.e. those of friable	HR - All hard rocks or stones (i.e. those of friable		Not Applicable	NON - No	No	65	41	1	WC1	3a	Witness	3a
						30	45	15	SYR4/4			No	HCL - Cl41				HR - All hard rocks or stones (i.e. those of friable	HR - All hard rocks or stones (i.e. those of friable		Moderate	NON - No	No	No	No					
						45	120	75	SYR4/4			No	HZCL - S41				HR - All hard rocks or stones (i.e. those of friable	HR - All hard rocks or stones (i.e. those of friable		Moderate	NON - No	No	No	No					
12	ST 49700 89700 349700 189700 47				LEY	0	25	25	SYR4/4			No	MCL - Cl41	0	0	0	HR - All hard rocks or stones (i.e. those of friable	HR - All hard rocks or stones (i.e. those of friable		Not Applicable	NON - No	No	49	32	1	WC1	2	Witness	2
						25	45	20	SYR4/4			No	HZCL - S410				HR - All hard rocks or stones (i.e. those of friable	HR - All hard rocks or stones (i.e. those of friable		Moderate	NON - No	No	No	No					
						45	120	75	SYR4/4			No	HZCL - S420				HR - All hard rocks or stones (i.e. those of friable	HR - All hard rocks or stones (i.e. those of friable		Moderate	NON - No	No	No	No					

Point	NGR	Grid ref.	X	Y	Alt (m)	Slope °	Aspect	Land use	Depth (cm)		Matrix	Ochreous Mortars		Grey Mortars		Clay	Texture	Stones - Type 1		Stones - Type 2		Pad	SUBS STR	CaCO3	Min C	SPL	Drought		Wet	Final ALC		
									Top	Bottom		Thick	Munsell colour	Form	Munsell colour			Form	Munsell colour	%	> 2cm						%	> 2cm		Strength	Size	Shape
13	ST 49000 89600	349000	189600	13				LEY	0 30 50	30 20 70	7.5YR3/4 5YR4/4 5YR4/4					No No No	SCL - Ss1 SCL - Ss1 SCL - Ss1	0 0 0	HR - All hard rocks or stones (i.e. those < 4mm) HR - All hard rocks or stones (i.e. those < 4mm) HR - All hard rocks or stones (i.e. those < 4mm)				Not Applicable Moderate Moderate	NON - N/A NON - N/A NON - N/A	No No No	56 27 No	1 1 No	WC1 2	2	Witness		2
14	ST 49100 89600	349100	189600	18				LEY	0 30 50	30 20 70	7.5YR3/3 5YR4/3 5YR4/4					No No No	MCL - Cl1 MCL - Cl1 MCL - Cl1	0 0 0	HR - All hard rocks or stones (i.e. those < 4mm) HR - All hard rocks or stones (i.e. those < 4mm) HR - All hard rocks or stones (i.e. those < 4mm)				Not Applicable Moderate Moderate	NON - N/A NON - N/A NON - N/A	No No No	61 34 No	1 2	WC1 2	2	Witness		2
15	ST 49500 89600	349500	189600	43				LEY	0 30 40	30 10 80	7.5YR3/3 5YR4/3 5YR4/4					No No No	MZCL - Ss1 MZCL - Ss1 HCL - Cl1	0 0 0	HR - All hard rocks or stones (i.e. those < 4mm) HR - All hard rocks or stones (i.e. those < 4mm) HR - All hard rocks or stones (i.e. those < 4mm)				Not Applicable Moderate Moderate	NON - N/A NON - N/A NON - N/A	No No No	68 43 No	1 2	WC1 2	2	Witness		2
16	ST 49600 89600	349600	189600	41				LEY	0 30 40	30 10 80	7.5YR3/4 5YR4/4 5YR4/4					No No No	MCL - Cl1 MCL - Cl1 HCL - Cl1	0 0 0	HR - All hard rocks or stones (i.e. those < 4mm) HR - All hard rocks or stones (i.e. those < 4mm) HR - All hard rocks or stones (i.e. those < 4mm)				Not Applicable Moderate Moderate	NON - N/A NON - N/A NON - N/A	No No No	65 39 No	1 2	WC1 2	2	Witness		2
17	ST 49700 89600	349700	189600	45				LEY	0 30 35	30 5 85	5YR4/4 2.5YR4/6 2.5YR4/6					No No No	MCL - Cl1 MCL - Cl1 HCL - Cl1	0 0 0	HR - All hard rocks or stones (i.e. those < 4mm) HR - All hard rocks or stones (i.e. those < 4mm) HR - All hard rocks or stones (i.e. those < 4mm)				Not Applicable Moderate Moderate	NON - N/A NON - N/A NON - N/A	No No No	65 39 No	1 2	WC1 2	2	Witness		2
18	ST 49000 89500	349000	189500	8				LEY	0 30 40	30 10 80	7.5YR2.5/3 5YR4/3 5YR5/2					No No No	MZCL - Ss1 MZCL - Ss1 HCL - Cl1	0 0 0	HR - All hard rocks or stones (i.e. those < 4mm) HR - All hard rocks or stones (i.e. those < 4mm) HR - All hard rocks or stones (i.e. those < 4mm)				Not Applicable Moderate Moderate	NON - N/A NON - N/A NON - N/A	No No No	54 41 Yes	1 2	WC1 2	2	Witness		2
19	ST 49100 89500	349100	189500	15				LEY	0 30 50	30 20 70	5YR4/3 5YR4/4 5YR4/4					No No No	MZCL - Ss1 MZCL - Ss1 HCL - Cl1	0 0 0	HR - All hard rocks or stones (i.e. those < 4mm) HR - All hard rocks or stones (i.e. those < 4mm) HR - All hard rocks or stones (i.e. those < 4mm)				Not Applicable Moderate Moderate	NON - N/A NON - N/A NON - N/A	No No No	65 39 No	1 2	WC1 2	2	Witness		2
20	ST 49500 89500	349500	189500	35				LEY	0 30 40	30 10 80	5YR4/4 5YR4/4 5YR4/4					No No No	MZCL - Ss1 MZCL - Ss1 HCL - Cl1	0 0 0	HR - All hard rocks or stones (i.e. those < 4mm) HR - All hard rocks or stones (i.e. those < 4mm) HR - All hard rocks or stones (i.e. those < 4mm)				Not Applicable Moderate Moderate	NON - N/A NON - N/A NON - N/A	No No No	66 39 No	1 2	WC1 2	2	Gradient		3b
21	ST 49600 89500	349600	189500	35				LEY	0 30 40	30 10 80	5YR4/4 5YR4/4 5YR4/4					No No No	MCL - Cl1 MCL - Cl1 HCL - Cl1	0 0 0	HR - All hard rocks or stones (i.e. those < 4mm) HR - All hard rocks or stones (i.e. those < 4mm) HR - All hard rocks or stones (i.e. those < 4mm)				Not Applicable Moderate Moderate	NON - N/A NON - N/A NON - N/A	No No No	62 35 No	1 2	WC1 2	2	Witness		2
22	ST 49100 89400	349100	189400	8				LEY	0 30 40	30 10 80	5YR3/4 5YR4/4 5YR5/4					No No No	MZCL - Ss1 MZCL - Ss1 HCL - Cl1	0 0 0	HR - All hard rocks or stones (i.e. those < 4mm) HR - All hard rocks or stones (i.e. those < 4mm) HR - All hard rocks or stones (i.e. those < 4mm)				Not Applicable Moderate Moderate	NON - N/A NON - N/A NON - N/A	No No No	65 41 No	1 3a	WC1 2	2	Witness		2
23	ST 49200 89400	349200	189400	23				LEY	0 30 40	30 10 80	5YR3/4 5YR4/4 5YR5/4					No No No	MZCL - Ss1 MZCL - Ss1 HCL - Cl1	0 0 0	HR - All hard rocks or stones (i.e. those < 4mm) HR - All hard rocks or stones (i.e. those < 4mm) HR - All hard rocks or stones (i.e. those < 4mm)				Not Applicable Moderate Moderate	NON - N/A NON - N/A NON - N/A	No No No	66 42 No	1	WC1 2	2	Witness		2
24	ST 49500 89400	349500	189400	34				LEY	0 25 40	25 15 60	5YR3/4 5YR4/4 5YR4/4					No No No	MZCL - Ss1 MZCL - Ss1 HCL - Cl1	0 0 0	HR - All hard rocks or stones (i.e. those < 4mm) HR - All hard rocks or stones (i.e. those < 4mm) HR - All hard rocks or stones (i.e. those < 4mm)				Not Applicable Moderate Moderate	NON - N/A NON - N/A NON - N/A	No No No	65 40 No	1 2	WC1 2	2	Witness		2

Point	NGR	Grid ref.		Alt (m)	Slope °	Aspect	Land use	Depth (cm)		Matrix	Ochreous Mortar		Grey Mortar		Gley	Texture	Stones - type 1		Stones - type 2		Ped		SUBS STR	CACO3	Min C	SP	Drought	Wet	Final ALC				
		Top	Bottom					Thick	Munsell colour		Form	Munsell colour	%	> 2cm			> 5cm	Type	Strength	Size	Shape	Limitation 1							Limitation 2	Limitation 3	Grade		
25	ST 49600 89400	349600	189400	34			LEY	0	35	35	5YR3/3				No	MZCL - S41	0	0	HR - All hard rocks or stones (i.e. those of friable HR - All hard rocks or stones (i.e. those of friable HR - All hard rocks or stones (i.e. those of friable HR - All hard rocks or stones (i.e. those of friable				Not Applicable	NON - nNo	No	67	43	1	WC1	2	Wetness		2
26	ST 49200 89300	349200	189300	12			LEY	0	30	30	5YR3/3				No	MZCL - S41	0	0	HR - All hard rocks or stones (i.e. those of friable HR - All hard rocks or stones (i.e. those of friable HR - All hard rocks or stones (i.e. those of friable HR - All hard rocks or stones (i.e. those of friable				Not Applicable	NON - nNo	No	65	41	1	WC1	2	Wetness		2
27	ST 49300 89300	349300	189300	23			LEY	0	30	30	5YR4/4				No	MZCL - S41	0	0	HR - All hard rocks or stones (i.e. those of friable HR - All hard rocks or stones (i.e. those of friable HR - All hard rocks or stones (i.e. those of friable HR - All hard rocks or stones (i.e. those of friable				Not Applicable	NON - nNo	No	66	42	1	WC1	2	Wetness		2
28	ST 49500 89300	349500	189300	38			LEY	0	25	25	5YR3/4				No	MZCL - S41	0	0	HR - All hard rocks or stones (i.e. those of friable HR - All hard rocks or stones (i.e. those of friable HR - All hard rocks or stones (i.e. those of friable HR - All hard rocks or stones (i.e. those of friable				Not Applicable	NON - nNo	No	65	40	1	WC1	2	Wetness		2
29	ST 49200 89200	349200	189200	16			LEY	0	30	30	5YR3/3				No	MZCL - S41	0	0	HR - All hard rocks or stones (i.e. those of friable HR - All hard rocks or stones (i.e. those of friable HR - All hard rocks or stones (i.e. those of friable HR - All hard rocks or stones (i.e. those of friable				Not Applicable	NON - nNo	No	63	37	1	WC1	2	Wetness		2
30	ST 49300 89200	349300	189200	19			LEY	0	30	30	7.5YR3/4				No	MCL - C41	0	0	HR - All hard rocks or stones (i.e. those of friable HR - All hard rocks or stones (i.e. those of friable HR - All hard rocks or stones (i.e. those of friable HR - All hard rocks or stones (i.e. those of friable				Not Applicable	NON - nNo	No	61	34	1	WC1	2	Wetness		2
31	ST 49400 89200	349400	189200	31			LEY	0	30	30	5YR3/4				No	MCL - C41	0	0	HR - All hard rocks or stones (i.e. those of friable HR - All hard rocks or stones (i.e. those of friable HR - All hard rocks or stones (i.e. those of friable HR - All hard rocks or stones (i.e. those of friable				Not Applicable	NON - nNo	No	62	35	1	WC1	2	Wetness		2
32	ST 49200 89100	349200	189100	24			LEY	0	30	30	5YR3/4				No	MCL - C41	0	0	HR - All hard rocks or stones (i.e. those of friable HR - All hard rocks or stones (i.e. those of friable HR - All hard rocks or stones (i.e. those of friable HR - All hard rocks or stones (i.e. those of friable				Not Applicable	NON - nNo	No	62	35	1	WC1	2	Wetness		2
33	ST 49300 89100	349300	189100	29			LEY	0	25	25	5YR3/3	MD - a 10R5/6			No	MCL - C41	0	0	HR - All hard rocks or stones (i.e. those of friable HR - All hard rocks or stones (i.e. those of friable HR - All hard rocks or stones (i.e. those of friable HR - All hard rocks or stones (i.e. those of friable				Not Applicable	NON - nNo	No	61	34	1	WC1	2	Wetness		2
34	ST 49400 89100	349400	189100	28			LEY	0	30	30	5YR3/4				No	MCL - C41	0	0	HR - All hard rocks or stones (i.e. those of friable HR - All hard rocks or stones (i.e. those of friable HR - All hard rocks or stones (i.e. those of friable HR - All hard rocks or stones (i.e. those of friable				Not Applicable	NON - nNo	No	62	35	1	WC1	2	Wetness		2
35	ST 49300 89000	349300	189000	5			LEY	0	35	35	5YR3/4				No	MCL - C41	0	0	HR - All hard rocks or stones (i.e. those of friable HR - All hard rocks or stones (i.e. those of friable HR - All hard rocks or stones (i.e. those of friable HR - All hard rocks or stones (i.e. those of friable				Not Applicable	NON - nNo	No	63	36	1	WC1	2	Wetness		2

Mottle Form	Ped. Shape	Ped. Size
FF - Few Faint	SG - Single grain	VF - Very Fine
FD - Few Distinct	GRA - Granular	F - Fine
FP - Few Prominent	SAB - Subangular Blocky	M - Medium
CF - Common Faint	AB - Angular Blocky	C - Coarse
CD - Common Distinct	PRIS - Prismatic	VC - Very Coarse
CP - Common Prominent	PLAT - Platy	NA - N/A
MF - Many Faint	MASS - Massive	
MD - Many Distinct	NA - N/A	Degree of Ped. Development
MP - Many Prominent		W - Weak
VF - Very many Faint	Subsoil Structure Condition	M - Moderate
VD - Very many Distinct	Not Applicable	S - Strong
VP - Very many Prominent	Good	NA - Not applicable
	Moderate	
	Poor	
Texture	Soil or Ped. Strength	Watness Class
C - Clay		WC I
CH - Chalk		WC II
CS - Coarse Sand		WC III
CSL - Coarse sandy loam		WC IV
CSZL - Coarse sandy silt loam		WC V
FP - Fibrous and semifibrous peats		WC VI
FS - Fine Sand		
FSL - Fine sandy loam		ALC Grades
FSZL - Fine sandy silt loam		1
HCL - Clay loam (heavy)		2
HP - Humified peats		3a
HZCL - Silty clay loam (heavy)		3b
IMP - Impenetrable to roots		4
LCS - Loamy Coarse Sand		5
LFS - Loamy fine sand		Non-Ag
LMS - Loamy medium sand		
LP - Loamy peats		None
MCL - Clay loam (medium)		Gley
MS - Medium Sand		Gley
MSL - Medium sandy loam		N/A
MSZL - Medium sandy silt loam		
MZ - Marine Light Silt		
MZCL - Silty clay loam (medium)		
OC - Organic clays		
OL - Organic loams		
OS - 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	Calcareousness	
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)		
MSST - 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		

Bradbury Farm, Portskewett Revision 2 Revision Date 17/07/2020

Project		Location		Date		Surveyor(s)		Company	
C701		KCC2862 - Bradbury Farm, Portskewett, Monmouthshire		24-Jun-20		RDM		Askew Land and Soil	

Pit	WC	Grade	Limitation(s)	Notes
1	I	2	Wetness/workability	dug to 40cm augered to 80cm root many 0-40cm common 40-50cm

Grid Ref.	Square	East	North	Altitude	Topography		Aspect	Slope form	Surface	Flora		Weather and conditions		Precipitation	
					Gradient	Nearest point				Cultivation type	Vegetation types	Temp	Sky		Wind
ST	49000	89700	13m	9	2		South	Convex	Level	Ploughed	Ley grassland	Warm	Cloudy	Slight	Dry

Horizon	Depth	Top	Btm	Matrix	Texture	Colour	Munsell	Gleying	Gley	Colour	Munsell	Form	Mottles	Stone content			Calc.	Mn C	Ped/soil structure			Horizon boundary	Biopores	SPL	
														%	H	Type			S	Type	Dev.				Size
1	0	30		mzcl	dark brown	7.5YR3/4								1	hard							clear	abrupt	>0.5mm	No
2	30	50		mzcl	reddish bro	5YR4/3								5	hard		wk dev	med	SAB	friable	clear	wavy	>0.5%	No	
3	50	80		mzcl	reddish bro	5YR4/4								1	hard		wk dev	fine	SAB	friable	n/a	n/a	>0.5%	No	

Pit	WC	Grade	Limitation(s)	Notes
2	I	2	Wetness/workability	dug to 30cm stone; limestone at 30cm augered to 38cm - larger limestone stone stopped auger

Grid Ref.	Square	East	North	Altitude	Topography		Aspect	Slope form	Surface	Flora		Weather and conditions		Precipitation	
					Gradient	Nearest point				Cultivation type	Vegetation types	Temp	Sky		Wind
ST	49700	89700	47	12	2		South	Convex	Level	Ploughed	Ley grassland	Warm	Cloudy	Slight	Dry

Horizon	Depth	Top	Btm	Matrix	Texture	Colour	Munsell	Gleying	Gley	Colour	Munsell	Form	Mottles	Stone content			Calc.	Mn C	Ped/soil structure			Horizon boundary	Biopores	SPL	
														%	H	Type			S	Type	Dev.				Size
1	0	25		mcl	reddish bro	5YR4/4								1	hard							clear	abrupt	>0.5mm	No
2	25	30		hzcl	reddish bro	5YR4/4								10	10% hard		wk dev	fine	granular	friable	clear	wavy	>0.5%	No	
3	30	38		hzcl	reddish bro	5YR4/4								20	20% hard		wk dev	fine	granular	friable	n/a	n/a	>0.5%	No	

Appendix KCC2
Laboratory Analysis



ANALYTICAL REPORT									
Report Number	13025-20	P248	SARAH KERNON						
Date Received	29-JUN-2020		KERNON COUNTRYSIDE						
Date Reported	03-JUL-2020		CONSULTANTS LTD						
Project	SOIL		GREENACRES BARN						
Reference	BRADBURY		PURTON STOKE						
Order Number			WILTSHIRE SNE 4LL						
Laboratory Reference		SOIL482604	SOIL482605	SOIL482606					
Sample Reference		BRADBURY 11	BRADBURY 14	BRADBURY 21					
Determinand	Unit	SOIL	SOIL	SOIL					
Sand 2.00-0.063mm	% w/w	26	28	29					
Silt 0.063-0.002mm	% w/w	44	50	46					
Clay <0.002mm	% w/w	30	22	25					
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. This test report shall not be reproduced, except in full, without the written approval of the laboratory.								
Document Control									
Reported by	<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).

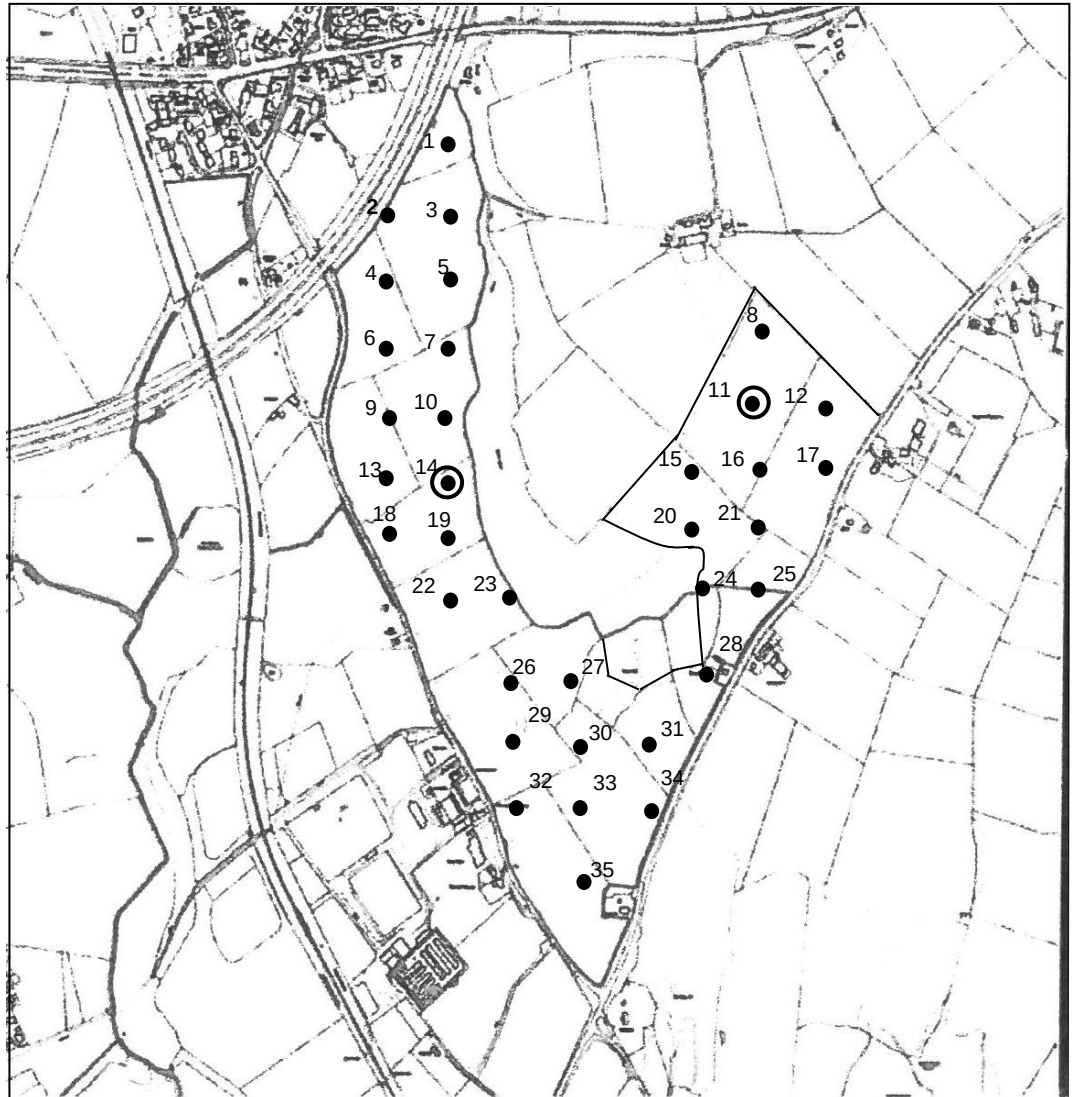
The subdivisions of *clay loam* and *silty clay loam* classes according to clay content are indicated as follows:

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 KCC2862/BF01
Auger Points Plan



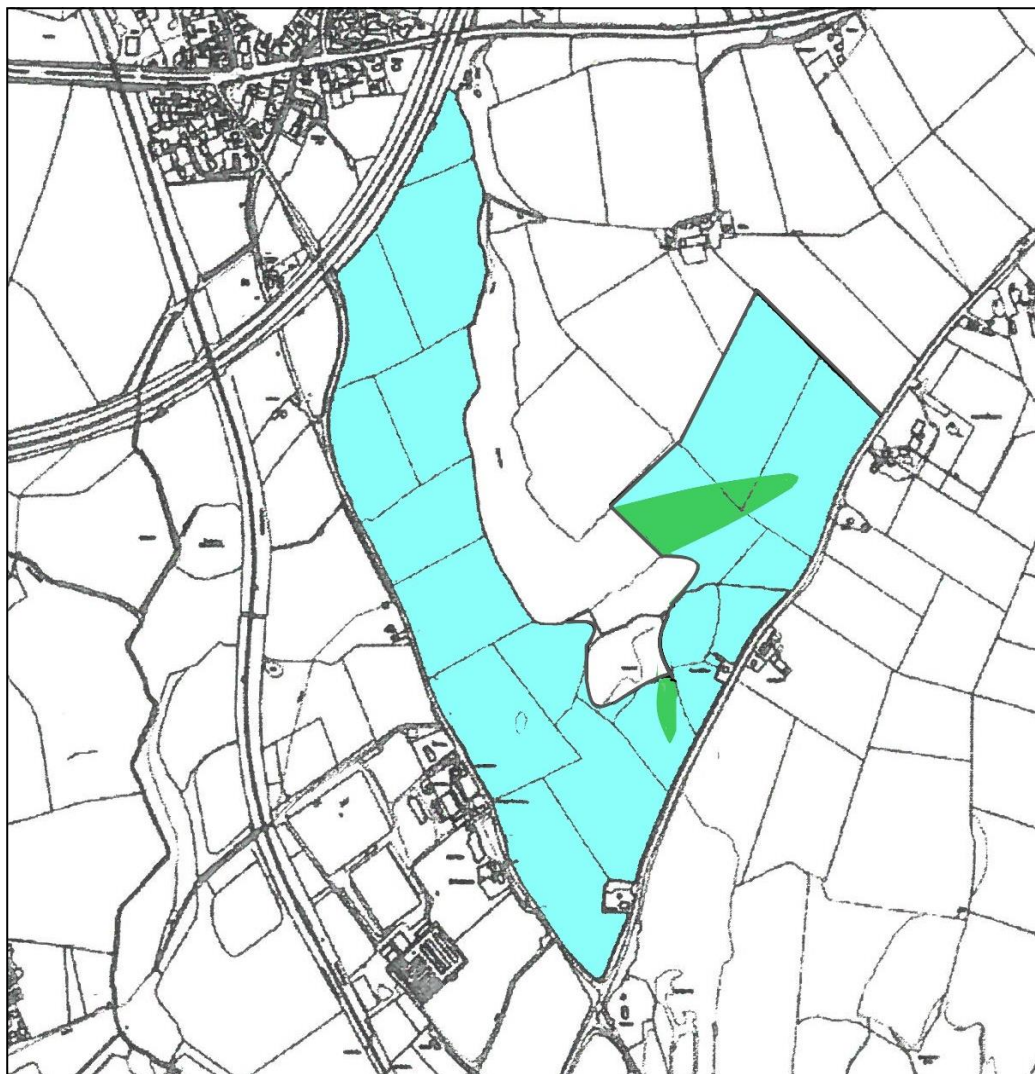
KEY

- Auger sample location
- Topsoil sample

PLAN	KCC2862/BF01		
TITLE	Auger Points Plan		
SITE	Bradbury Farm		
CLIENT	Monmouthshire CC		
NUMBER	KCC2862/BF01 07/20tk		
DATE	July 2020	SCALE	NTS

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

Plan KCC2862/BF02
Agricultural Land Classification



KEY		Ha	%	PLAN	KCC2862/BF02			
	Grade 1			TITLE	Agricultural Land Classification			
	Grade 2	34.7	96.4	SITE	Bradbury Farm			
	Grade 3a			CLIENT	Monmouthshire County Council			
	Grade 3b	1.3	3.6	NUMBER	KCC2862/BF02 07/20tk			
	Grade 4			DATE	July 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							



Greenacres Barn, Stoke Common Lane, Purton Stoke, Swindon, Wiltshire SN5 4LL
Telephone: 01793 771333 • Email: info@kernon.co.uk • Website: www.kernon.co.uk

