CHAPTER 8:
AGRICULTURE AND SOILS

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8.0 AGRICULTURE

8.1 Scope of Assessment

8.1.1 This chapter of the Updated ES assesses the likely significant effects of the Proposed Development on agricultural land and agricultural businesses. The assessment considers the quantum and quality of the agricultural land affected, and the effects of development on the occupying farms and related rural businesses and on surrounding agricultural land. The chapter is supported by **ES Volume 4, Appendix D**.

8.1.2 The chapter describes: the assessment methodology; the baseline conditions currently existing at the Site and in the surrounding area; the likely significant environmental effects; the mitigation measures required to prevent, reduce or offset any significant adverse effects; the likely residual effects after these measures have been employed; and the cumulative effects associated with the Proposed Development in combination with other developments within 3.5 km of the Site.

8.1.3 'Intra-project effects' which are the combined effects of individual topic impacts on a particular sensitive receptor are considered in **Volume 2, Chapter 11: Effect Interactions.**

8.2 Key Legislation, Policy and Guidance Considerations

8.2.1 The agricultural land assessment has been undertaken within the context of relevant planning policies, guidance documents and legislative instruments. These are summarised below.

Legislation and Regulation

8.2.2 The Town and Country Planning (Development Management Procedures) (England) Order 2015[1] sets out the requirements for the consultation with Natural England where development involves agricultural land. The threshold is where development of agricultural land that is not in accordance with the provisions of a development plan will lead to the loss of 20 ha or more of the best and most versatile agricultural land. This sets a context for defining what is "significant development" in planning policy and EIA terms.

Planning Policy

National Planning Policy Framework

8.2.3 The National Planning Policy Framework[2] (2019) (the NPPF) Annex 2 defines the "best and most versatile agricultural land" (hereafter referred to as BMVAL) as that falling within Grades 1, 2 and 3a of the Agricultural Land Classification[3].

8.2.4 Paragraph 170 of the NPPF states that *"planning policies and decisions should contribute to and enhance the natural and local environment"* by, inter alia, recognising *"the wider*

[1] HMSO (2015), The Town and Country Planning (Development Management Procedure) (England) Order 2015, SI 2015 No 595

[2] MHCLG (2019) National Planning Policy Framework

[3] Ministry for Agriculture, Food and Farming (MAFF) (1988) Agricultural Land Classification of England and Wales: revised guidelines and criteria for grading the quality of agricultural land.

benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land".

8.2.5 Paragraph 171 is set in the context of plan making. It is noted that plans should allocate land with the least environmental value. Footnote 53 states that *"where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of a higher quality"*.

Planning Practice Guidance

8.2.6 The Planning Practice Guidance[4] sets out guidance that refers to the consultation thresholds with Natural England. The guidance notes the importance of soil as an essential natural capital asset and refers to Defra's Construction Code of Practice for the Sustainable Use of Soils on Construction Sites (2009)[5].

Local Planning Policy

8.2.7 Local planning policy is set out in the Fareham Borough Council (FBC) Core Strategy[6], adopted in August 2011.

8.2.8 Policy CS16: Natural Resources and Renewable Energy states "*new development will be expected to safeguard the use of natural resources* by" inter alia "*preventing the loss of the best and most versatile agricultural land*."

8.2.9 The Core Strategy, at paragraph 4.36, recognises that *"much of the Borough is high grade agricultural land".*

Technical Standards and Guidance

8.2.10 The *"Construction Code of Practice for the Sustainable Use of Soils on Construction Sites"* provides guidance on the handling of soils on construction sites to better protect the soil resource, as referred to in the Planning Practice Guidance. This document provides guidance on moving and storing soils for reuse so as to minimise damage to the soil resource and enhance the use of the resource on site.

8.3 Assessment Methodology

Determination of Baseline

8.3.1 To determine agricultural land quality, it is necessary to carry out an Agricultural Land Classification. This involves taking auger samples of the soil and assessing soil type and structure on a regular grid, and determining the land quality in accordance with the Ministry for Agriculture, Food and Farming (MAFF) Guidelines[7] (1988).

8.3.2 In this case a survey was carried out by MAFF across the site in 1997. As this was completed under the current methodology, the results can be relied upon and have been

[4] Gov.uk (2019), Planning Practice Guidance: Natural Environment, paragraphs Ref 8-001-20190721 and 8-002-20190721.

[5] Defra (2009), Construction Code of Practice for the Sustainable Use of Soils on Construction Sites.

[6] Fareham Borough Council (2011), Core Strategy.

[7] MAFF (1988) Agricultural Land Classification of England and Wales: revised guidelines and criteria for grading the quality of agricultural land.

used in this assessment. The MAFF Agricultural Land Classification (ALC) report and plan are reproduced in **ES Volume 4, Appendix D**.

8.3.3 Farming circumstances have been determined by way of an interview with a representative of the occupying farm business.

8.3.4 The assessment has been undertaken based on the indicative masterplan and maximum number of dwellings, as presented in **Chapter 5: The Proposed Development and Construction Overview.** This is considered to be both the reasonable worst case and most likely scenario for the Proposed Development. Any deviation from this at subsequent application stages would be subject to further assessment.

Prediction Methodology

8.3.5 The assessment of the effects on agricultural land and farm businesses has been carried out in three stages. First the magnitude of the potential impacts has been considered. Secondly the importance/sensitivity of the receptor has been considered and, thirdly, the significance of effects has been determined by the interaction of magnitude and sensitivity. The effects have been determined by the thresholds set out in **Tables 8.1** to **8.3** below.

8.3.6 In this assessment, all BMV agricultural land is considered similarly. Approximately half of BMV agricultural land is of Grades 1 and 2 quality nationally, and half is of Subgrade 3a[8]. Grades 1 and 2 are better quality than Subgrade 3a and the proportions and amounts of the different grades will be considered.

Table 8.1: Methodology for Determining Magnitude of Effect

Magnitude of Effect	Effects on Agricultural Land (soils)	Effects on Farm Businesses (agricultural businesses)
High	The Proposed Development would directly lead to the loss of over 50 hectares of "best and most versatile agricultural land" (Grades 1, 2 and 3a) and soil resources.	The impact of the Proposed Development would render a full-time agricultural business non-viable.
Medium	The Proposed Development would directly lead to the loss of between 20 and 50 hectares of "best and most versatile agricultural land" (Grades 1, 2 and 3a) and soil resources.	The impact of the Proposed Development would require significant changes in the day-to-day management of a full-time agricultural business, or closure of a part-time agricultural business. Loss of buildings or impacts on drainage or water supplies affecting the potential for at least 5 ha of adjacent land to be farmed fully.
Low	The Proposed Development would directly lead to the loss of less than 20 hectares of "best and most versatile agricultural land" (Grades 1, 2 and 3a) soil resources or would directly lead to the loss of 5 ha or more of poorer quality agricultural land (Grades 3b, 4 or 5) and soil resources.	Land take would require only minor changes in the day-to-day management / structure of a full-time agricultural business or land take would have a significant effect on a part-time business. Minor effects, direct or indirect, on surrounding land beyond the boundaries of the site.
Negligible	The Proposed Development would directly lead to the loss of less than 5 hectares of poorer quality agricultural land and soil resources.	Land take would require only negligible changes in the day-to-day management of a full-time agricultural business or land take would require only minor changes to a part-time farm business.

[8] Natural England (2012), Agricultural Land Classification: protecting the best and most versatile agricultural land.

Magnitude of Effect	Effects on Agricultural Land (soils)	Effects on Farm Businesses (agricultural businesses)
No Impact	No loss of agricultural land or soil resources.	No impact on farm businesses.

8.3.7 The methodology for determining the sensitivity of the receptors is set out in **Table 8.2**. Two receptors have been identified: the agricultural land and soil resource, and the occupying farm business. The sensitivity of these receptors is defined by the quality of the agricultural land and the scale of the farm business. BMV agricultural land is of national importance whilst poorer quality agricultural land (non-BMV) and farm businesses are of local importance.

Table 8.2: Methodology for Determining Sensitivity

Sensitivity	Receptors
Very High	No agricultural resources fall within this category.
High	Land resources are matters of potentially national importance. National planning policy towards the development and protection of agricultural land is contained in paragraphs 170 & 171 of the NPPF. The effect on land resources is a combination of the quantum and quality of agricultural land affected, relative to both the national resource and the relative availability of land of that quality locally. Land resources that are of the best and most versatile quality should therefore be classified as being of high environmental value (sensitivity).
Medium	Land that is of poorer quality, Grades 3b, 4 and 5, is of lower sensitivity and is afforded no special protection in the NPPF. It is nevertheless a finite resource of local importance and so is regarded as of moderate sensitivity. Full-time farm businesses are of medium sensitivity, as the way that farms are operated will vary over time according to ownership, security of tenure and local and international economic factors. Farm businesses are tolerant of some change without detriment to their character. Farms outwith the Site boundary, if affected, are considered to be of medium sensitivity.
Low	Part-time farm businesses are of low sensitivity. The way that farms are operated will vary over time according to ownership, security of tenure and local and international economic factors. Farm businesses are tolerant of some change without detriment to their character.

8.3.8 The significance of the effects of the Proposed Development will then be determined by the interaction of the magnitude of the impact and the sensitivity of the receptor, as set out in the matrix at **Table 8.3**.

Table 8.3: Methodology for Determining Significance

		Sensitivity/Importance of Receptor			
		Very High	High	Medium	Low
Magnitude of Impact	High	N/A	Major (Substantial) Adverse/Beneficial	Moderate Adverse/Beneficial	Minor Adverse/Beneficial
	Medium	N/A	Moderate Adverse/Beneficial	Minor Adverse/Beneficial	Minor Adverse/Beneficial
	Low	N/A	Minor Adverse/Beneficial	Minor Adverse/Beneficial	Negligible Adverse/Beneficial
	Negligible	N/A	Minor Adverse/Beneficial	Negligible	Negligible
	No Impact	No impact			

8.3.9 For the purposes of this assessment, an impact of moderate or major adverse significance is considered significant in EIA terms. Therefore, the loss of 20 ha or more of BMV

agricultural land (a medium magnitude impact on a resource of high sensitivity) or the rendering unviable of a full-time farm business (a high magnitude impact on a resource of medium sensitivity) would both be significant in EIA terms.

Limitations and Assumptions

8.3.10 The land quality is based on a methodology published in 1988[9] (hereafter referred to as the ALC Guidelines). It is assumed that this methodology, and hence the grading, will not change. Similarly farming circumstances are assumed to remain the same, for the purposes of this assessment, for the life of the Proposed Development.

Consultation

8.3.11 No consultation in respect of agricultural issues has taken place.

8.4 Baseline Assessment and Identification of Key Receptors

Agricultural Land Classification

8.4.1 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*'.

8.4.2 Provisional ALC maps were published by MAFF at a scale of 1:250,000 in the late 1970s and early 1980s. The Site is shown on the provisional map[10] in an area of Grade 2 agricultural land, between the urban development of Portchester and Portsmouth Harbour. In 2017, Natural England published predictive "best and most versatile" agricultural land maps. The Site is located within an area which is shown as being within the "*high (>60% area BMV)*" category, as is all the land in the vicinity of the Site[11].

8.4.3 The study area (which includes the Site) was subject to an ALC survey in 1997 to inform the Fareham Borough Local Plan. The survey was undertaken by MAFF in accordance with the ALC Guidelines and at a detailed scale. The surveyed area extended to 33.3 ha, of which 32.8 ha were agricultural land. The ALC report from 1997 is at **ES Volume 4, Appendix D** with the accompanying ALC sample locations and ALC map.

8.4.4 The ALC map has been rescanned and is available to view at a higher resolution on the Government's Magic website[12], an extract from which is set out in **Figure 8.1**. Not all land within the study area will be developed. The area and proportion of the ALC grades within the Site have been measured from the ALC map and are set out in **Table 8.4**, followed by the map.

[9] MAFF (1988), Agricultural Land Classification of England and Wales: Revised Guidelines and Criteria for Grading the Quality of Agricultural Land.

[10] Natural England (2010), London and South East Region 1:250,000 series Agricultural Land Classification.

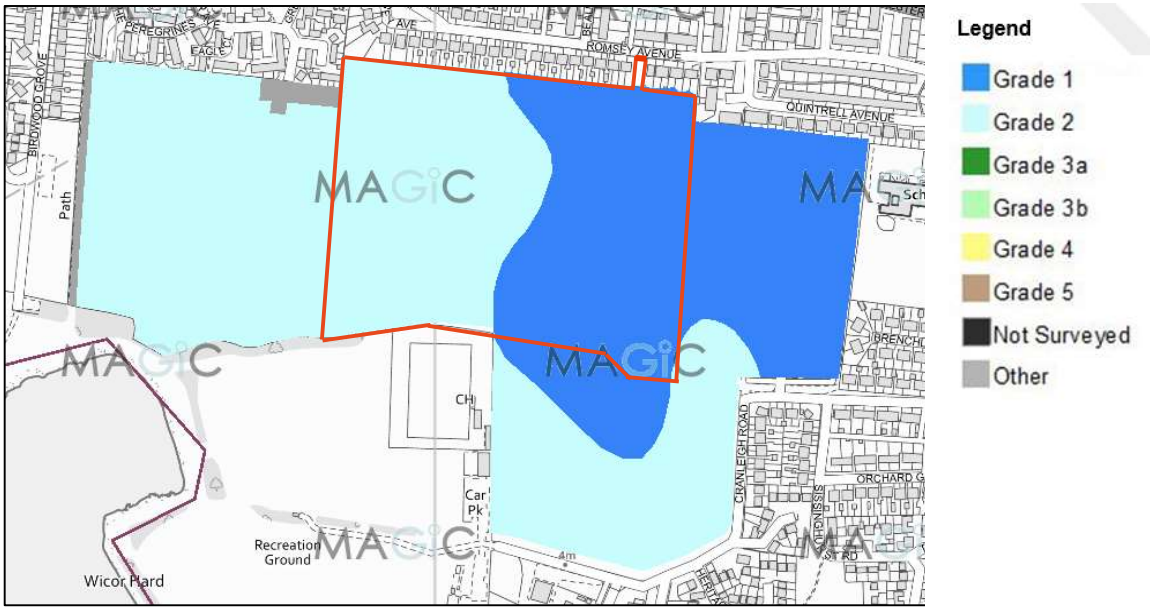
[11] Natural England (2017), London and South East Region Likelihood of 'Best and Most Versatile' Agricultural Land.

[12] https://magic.defra.gov.uk/

Table 8.4: Agricultural Land Classification (MAFF 1997) – the Site

ALC Grade	Area (Ha)	Area (%)
Grade 1 (Excellent)	5.9	47.0
Grade 2 (Very Good)	6.7	53.0
Subgrade 3a (Good)	0	0
Subgrade 3b (Moderate)	0	0
Grade 4 (Poor)	0	0
Grade 5 (Very Poor)	0	0
Other / Non-agricultural	0	0
Not surveyed	0	0
Total	**12.6**	**100**

Figure 8.1: Extract from ALC Map with Site Edged in Red



8.4.5 The survey in 1997 shows the Site comprises 12.6 ha of BMV agricultural land. Part of this, approximately 1.4 ha, will be open space and part, approximately 4.5 ha, will be kept open as bird mitigation land. In these areas, the soil resource will not be significantly affected, although agricultural land use will cease.

Farming Circumstances

8.4.6 The study area is located in an area of agricultural land between the urban development of Portchester, Portsmouth Harbour and sports / leisure facilities (a football ground and marina are located to the south and golf course to the west). The location of the study area is shown at **Figure 8.2** in relation to the surrounding development and the harbour.

Figure 8.2: Aerial photograph (the study area edged in red)

Source: Google Earth

8.4.7 The Site comprises a field which extends to approximately 12.6 ha and is farmed in conjunction with the field located to the south-west of the Site. The block of land extends to approximately 18.5 ha in total.

8.4.8 The land is farmed as arable land by a family business based to the north of the Site, between the A27 and the M27. The business farms approximately 200 ha in total (500 acres), of which around 140 or so ha (circa 350 acres) are owned and the remainder rented. The Site is owned by the family and the field to the south-west has been rented on a long-term basis from Hampshire County Council.

8.4.9 All farm buildings associated with the business are located between the A27 and the M27. Farm machinery, inputs and crops are stored at the farm buildings. All farm vehicles accessing the study area travel a circuitous route from the farming base via Downend Road, the A27 and through residential areas. The farm business endeavours to make this as simple as possible, for example by limiting grain trailers to 10 tonnes. The principal access to the study area is from Cranleigh Road to the south-east of the study area. Access is rarely possible via Romsey Avenue due to parked residential cars.

8.4.10 The farm business operator reports trespass issues over the Site, due to its urban edge position and its location between residential development to the north and the sports facilities to the south. There are no public rights of way across the Site.

8.5 Identification and Description of Changes Likely to Generate Effect

8.5.1 The effects on agricultural resources are usually permanent, and usually take place during the construction phase when the agricultural land is removed from agriculture and from active farming use.

Construction Phase

8.5.2 Construction phase impacts are generally permanent, although there are some potential impacts solely associated with this phase. The effects during construction can include:

(i) the loss of the agricultural land;

(ii) the reduction of farmland available to the occupying business;

(iii) any other disruptions to the operation of the farm business, such as loss of access route, buildings, infrastructure etc;

(iv) the effects of construction noise, dust etc on surrounding farmland and stocking or cropping; and

(v) any short term disruption to access of effects of severance.

Operational Phase

8.5.3 Operational phase impacts are normally limited, as the loss of soils and effects on farm businesses take place during construction and are permanent. However, there is the potential for the export of trespass onto surrounding farmland if residential development is poorly designed with insufficient open spaces.

8.6 Assessment of Likely Significant Effect

Construction Phase

Embedded Mitigation Measures

8.6.1 The adverse effects of non-agricultural development on agricultural land resources and farm businesses are generally incapable of being mitigated. Agricultural land resources need to remain free from development if they are to be exploited, and farm businesses need to be able to use the land unhindered by non-agricultural activity in order to farm the land. Therefore, in terms of the agricultural land impacts, no mitigation is embedded into the design of the Proposed Development.

8.6.2 Soil resources, however, are capable of being managed and handled for future use either within the Proposed Development or elsewhere. '*The Construction Code of Practice for the Sustainable Use of Soils on Construction Sites*' (2009) is a practical guide to assist managers of construction sites in protecting the soil resource with which they work. By using it, the soil resource at the Site may be enhanced and wider environmental benefits may be achieved. For example, careful movement of soil during ground preparation, including the timing of landwork and storage of soils for after-use, will provide materials in better condition for landscaping and will also help natural site drainage. Such measures will be incorporated into a Construction Environmental Management Plan (CEMP), to be implemented by the contractor.

8.6.3 The design of the new residential Proposed Development provides for large open spaces and walking routes around the edges of the Site. These will limit the potential for trespass onto surrounding farmland because the needs of the residents for open space and exercise are adequately provided for within the design of the Proposed Development itself.

8.6.4 Dust can be managed by good practice at the time of stripping soils. Rarely in this country is dust a problem, but it can be readily controlled by damping down soils when they are being worked, if necessary. Dust will be managed in accordance with best practice guidelines, via the implementation of a CEMP.

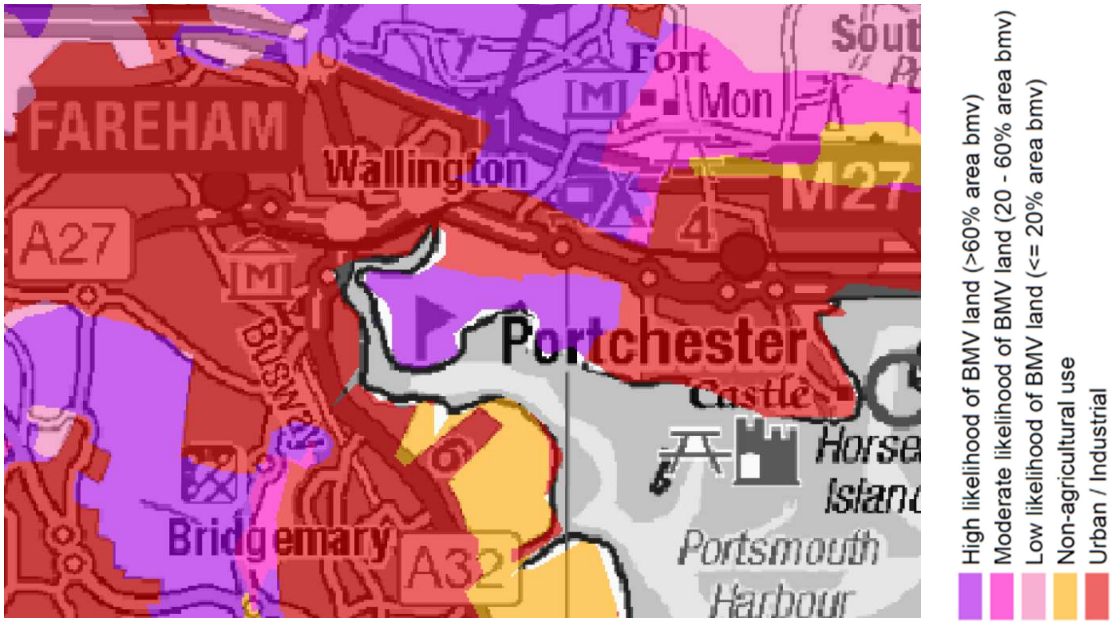
Anticipated Effects

8.6.5 The Proposed Development will result in the loss of 12.6 ha of agricultural land, comprising a mixture of Grades 1 and 2 quality. This is land within the BMV category. As set out in the methodology tables, the consequent magnitude of loss is "low", being the loss of less than 20 ha of BMV land.

8.6.6 BMV land is, however, a resource of high sensitivity. Under the assessment methodology set out above, an impact of low magnitude on a resource of high sensitivity results in an impact of **minor adverse** significance. This is not significant in EIA terms.

8.6.7 Within the local context most of the land is, or is predicted to be, of BMV quality. Natural England's Predictive BMV maps show the surrounding land as falling within the "*high (>60% area bmv)*" category, as shown in **Figure 8.3**.

Figure 8.3: Predictive BMV Map



8.6.8 The FBC Core Strategy (2011), paragraph 4.36 recognises that "*much of the Borough is high grade agricultural land*" and the statistics bear that out. **Table 8.5** shows the proportion of land in each Grade compared to the national position. Please note these

figures are based on the 1970s provisional ALC maps, before Grade 3 was subdivided, and are therefore indicative only.

Table 8.5: Provisional ALC Statistics

Grade	Description	England (%)	Fareham (%1)
1	Excellent	3.1	2.2
2	Very Good	16.2	52.2
3	Moderate to Good	55.0	24.1
4	Poor	16.1	21.5
5	Very Poor	9.6	0

8.6.9 These "provisional" statistics show that of the order of 54% of agricultural land in Fareham falls into Grades 1 and 2, compared to 19% nationally. The adverse impact of the loss of 12.6 ha of such land needs to be considered in that context.

8.6.10 As shown on the available detailed ALC for the adjacent land, some of which has since been permitted for non-agricultural development (**Figure 8.1** above), the Proposed Development lies in an area of similar high quality.

8.6.11 Further, the Site and block of land in which it is located are surrounded by urban development with the harbour to the south. The land is currently farmed but the continued management of this off-lying area is hampered by difficulties of access through the adjacent residential areas, with narrow access for large farm machinery. Therefore, maximising the agricultural potential is challenging.

8.6.12 The study area and Site are farmed by an arable farm business as part of a holding which extends to approximately 200 ha. The business will lose 12.6 ha which represents around 6 % of the whole holding. This reduction in arable area will have no significant effect on the continuation of arable production across the farm or on the business' economies of scale. This is an impact of low magnitude on a resource of medium sensitivity (a full-time farm business), which equates to an adverse impact of **minor adverse** significance.

8.6.13 Construction traffic will predominantly access the Site via the A27 (Portchester Road), Beaulieu Avenue and Romsey Avenue. There are other points of access to the surrounding and retained agricultural land, the field to the south of the Site is predominantly accessed via Cranleigh Avenue, which will not change therefore, construction traffic is not anticipated to affect farming operations. Dust emissions will be managed in line with best practice guidelines; other construction emissions will be managed as identified elsewhere in this ES. The impact of construction disruption on this farm is of negligible magnitude, on a resource of medium sensitivity, which equates to an impact of **negligible** significance.

Operational Phase

Embedded Mitigation Measures

8.6.14 There is the potential for poorly-designed residential development to affect the operation of adjacent agricultural land from trespass onto farmland. At detailed design stage this will be mitigated by careful design and open space within the Proposed Development, as shown on the Site plans.

Anticipated Effects

8.6.15 The majority of surrounding land is in non-agricultural use and, by careful layout and design of the Proposed Development, there should be no impact on farm business (of medium sensitivity) during the operational stage on any other land. Therefore, there is no impact, in accordance with **Table 8.3**.

8.7 Scope for Additional Mitigation Measures

8.7.1 No additional mitigation measures are required.

8.8 Residual Effects

8.8.1 With the embedded mitigation presented above, there are no significant residual effects anticipated as a result of the Proposed Development.

8.9 Cumulative Effects

8.9.1 Cumulative effects are the combined effects of several development schemes (in conjunction with the Proposed Development) which may, on an individual basis be insignificant but, cumulatively, have a significant effect.

8.9.2 The ES has given consideration to 'Cumulative 'Effects' for schemes located within a 3.5 km radius from the boundary of the Site.

8.9.3 The schemes that have been considered in terms of a cumulative loss of agricultural land are presented in **Table 8.7**. The impact on agriculture and agricultural land with these sites is not directly related to the development of the Site.

8.9.4 Based on data published for the sites considered the land quality and quantum affected is as set out in **Table 8.7**.

Table 8.7: Land Quality of Cumulative Sites Assessment

Planning Application Ref.	Site Area (ha)	Land Quality Affected
P/20/0912/OA	28 ha	Mix of Subgrades 3a and 3b (individual measurements not provided)
P/20/0646/OA	76.6 ha	Grade 2 (4.1 ha), 3a (11.3 ha), 3b (61.2 ha)
P/19/1260/OA	4.1 ha	Mix of Subgrades 3a and 3b (individual measurements not provided)
P/19/0460/OA	6.1 ha	Grade 3a (0.9 ha), 3b (4.9 ha)

8.9.5 The cumulative impact of these areas will take the quantum of BMV agricultural land (Grades 1, 2 and 3a) involved to over 20 ha but less than 50 ha, which would be a medium magnitude impact on a resource of high significance, leading to an impact of **moderate adverse** significance. That is significant in EIA terms.

8.9.6 Whilst the cumulative impact of the Proposed Development and other development schemes will be moderate adverse, this needs to be considered in context. The quantum of BMV agricultural land expected to be used by other development schemes (approximately 20-50 ha) is greater than that of the Proposed Development

(approximately 12.6 ha); therefore, the moderate adverse cumulative impact is as a consequence of other development schemes and planning policy to provide housing, necessitating the use of agricultural land, rather than as a result of the Proposed Development.

8.9.7 The moderate adverse cumulative impact also needs to be considered in the context of high land quality in the area generally, whereby, as shown on Figure 8.3 and as recognised in the FBC Core Strategy (see paragraph 8.6.8 above), much of the Borough is high grade agricultural land.

8.9.8 As an indication only, as the figures were produced back in the 1970s, some 54% of agricultural land in the Borough is classified as Grades 1 and 2. The use of some BMV agricultural land, being Grades 1, 2 and 3a, is therefore an inevitability.

8.9.9 All of these factors combine to result in a disproportionate cumulative effect.

8.10 Summary and Conclusions

8.10.1 The Site comprises agricultural land in arable use. An Agricultural Land Classification of the site by MAFF has determined that the Site comprises a mixture of Grades 1 and 2 agricultural quality. Therefore, the Site comprises "*best and most versatile*" agricultural land, as defined in the NPPF (2019).

8.10.2 The assessment of potential effects is based on the known land quality and the effect on the farm business occupying the land. Other potential localised effects, such as disturbance due to severance or construction, or long term effects on the ability to farm adjacent land, are considered.

8.10.3 There will be a permanent adverse effect due to the loss of BMV agricultural land. Given the relatively small quantum of land involved, and given the prevalence of high quality land in the area (as recognised in the FBC Core Strategy), the effect is permanent and adverse, but of minor adverse significance in EIA terms.

8.10.4 The effect on the occupying farm business is limited; the land comprises a small part of a large farm, off-lying to the majority of the holding, and unlikely to affect the farmability of any other land.

8.10.5 Mitigation for agricultural impacts is rarely possible. However, the soil resource, whilst potentially lost to agricultural use, can still be preserved by careful handling and storage, for reuse elsewhere.

8.10.6 The overall effects on agricultural land and the assets are, therefore, minor adverse effects and are not significant in EIA terms.

8.10.7 The cumulative impact with surrounding committed developments is considered to be moderate adverse effect due to the loss of over 20 ha but less than 50 ha of BMV agricultural land. However this cumulative effect is considered disproportionate as a consequence of other development schemes and planning policy to provide housing, necessitating the use of agricultural land, rather than as a result of the Proposed Development.

8.10.8 **Table 8.8** summarises the topic effects resulting from the Proposed Development.

Table 8.8: Summary of Residual Effects

Receptor/ Affected Group	Value or Sensitivity (Significance) of Receptor	Activity or Impact	Embedded Design Mitigation	Magnitude/ Spatial Extent/ Duration/ Likelihood of Occurrence	Significance of effect	Additional Mitigation	Residual Magnitude of Impact	Significance of Residual effect
Construction								
Agricultural Land Resource	High	Loss of BMV land	Measures outlined in CoCP for the Sustainable Use of Soils on Construction Sites.	Low Direct Local Permanent Likely	Minor Adverse	None	Low	Minor Adverse
Farm businesses	Medium	Loss of agricultural land	None	Low Direct Local Permanent Likely	Minor Adverse	None	Low	Minor Adverse
Farm businesses	Medium	Construction disruption (traffic, emissions)	Dust mitigation best practice, other mitigation as outlined in this ES	Negligible Direct Local Temporary Likely	Negligible	None	Negligible	Negligible
Operation								
Farm businesses	Medium	Operational disruption / trespass (walkers)	Provision of open space within Site Design of Site to limit access to neighbouring farmland	Negligible Direct Local Permanent Possible	Negligible	None	Negligible	No impact

Cumulative Effects - Construction								
Agricultural Land Resource	High	Loss of BMV land	Measures outlined in Construction Code of Practice for the Sustainable Use of Soils on Construction Sites.	Medium Direct Borough Permanent Likely	**Moderate Adverse**	None	Medium	**Moderate Adverse**
Cumulative Effects - Operation								
There are no cumulative effects identified at the operational stage.								