

**P/19/1193/OA  
LAND EAST OF POSBROOK  
LANE, TITCHFIELD**

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**AGRICULTURAL LAND QUALITY  
CONSIDERATIONS**

**June 2020**





**P/19/1193/OA**  
**LAND EAST OF POSBROOK LANE,**  
**TITCHFIELD**

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**CONSIDERATIONS**

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# 1 INTRODUCTION

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- 1.1 This short statement covers the Agricultural Land Quality Considerations of a site east of Posbrook Lane, Titchfield. This is proposed for the development of up to 57 houses.
- 1.2 The application site is about 4.0 ha. This is larger than the area for which residential development is proposed, as the site also covers drainage and water management areas. The area for residential development is estimated at about 2 ha.
- 1.3 The application is being appealed due to non-determination by the local planning authority.
- 1.4 An application in 2017 for 150 dwellings (P/17/0681/OA) was refused and dismissed on appeal. One of the three main issues for the appeal with that proposal was, as identified by the Inspector, “**the effect of the proposed development on Best and Most Versatile Agricultural Land (BMVAL)**” (Inspector’s decision, paragraph 12, extracts from which are in **Appendix KCC1**).
- 1.5 The Council’s position on the development the subject of this appeal is not yet known. In case the Council considers that agricultural land considerations should form a reason for refusal, this report:
- considers the land quality of the site;
  - reviews planning policy;
  - sets out why BMVAL matters should carry only limited weight;
  - and reviews why the Inspector in the previous appeal similarly concluded that BMVAL should carry only limited weight.
- 1.6 This statement has been prepared by Tony Kernon. I am a rural Chartered Surveyor and a Fellow of the British Institute of Agricultural Consultants. My firm carried out a detailed Agricultural Land Classification of the site and I provided a statement to the last Appeal.

## **Structure of Report**

- 1.7 This report is structured as follows:
- (i) **Section 2** describes the site and the land quality;
  - (ii) **Section 3** considers the planning policy of relevance;
  - (iii) **Section 4** reviews why only limited weight should be given to the loss of BMVAL. It refers to the Inspector’s decision and to land quality more generally within the Borough;
  - (iv) with a summary and conclusions in **Section 5**.

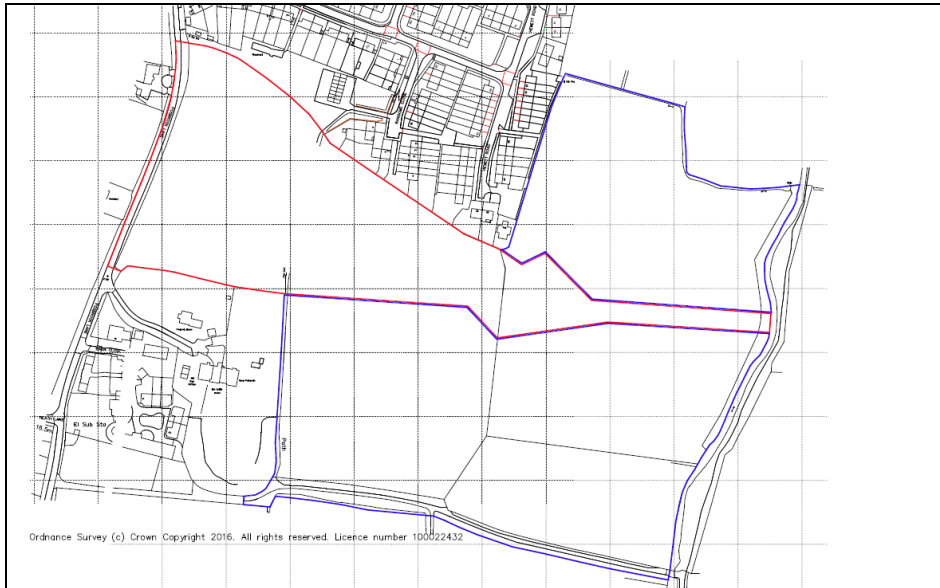
## 2 LAND QUALITY OF THE SITE

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### The Site

- 2.1 The site, being the land within the red line, extends to approximately 4.0 ha. It is shown below, being an extract from application plan 16.092.01.

#### *Insert 1: The Red Line*



- 2.2 Within the site the development area, where housing is proposed, is smaller at less than 1.7 ha, being the area for the houses shown below on the extract from the application plan. Including landscaping the area is about 2 ha.

#### *Insert 2: The Development Proposal (Illustrative Site Plan)*



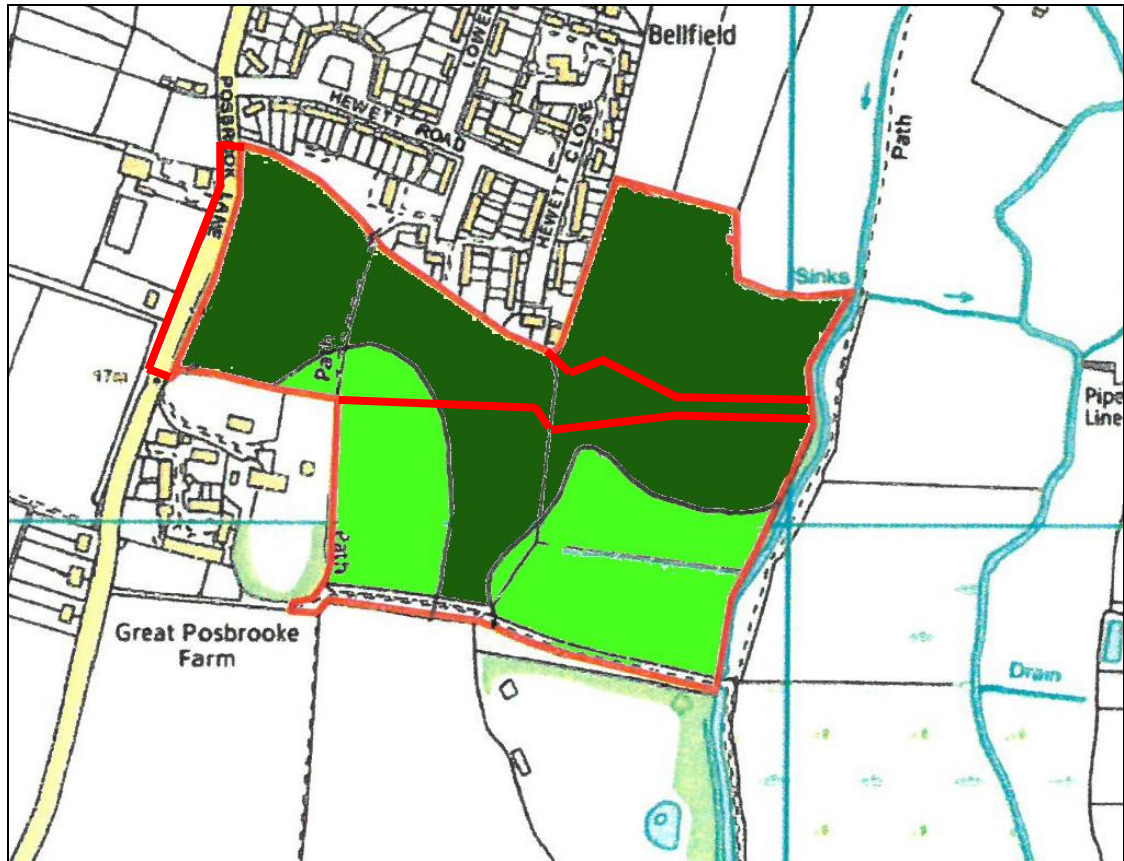


**Agricultural Land Quality**

2.3 KCC Ltd carried out a detailed Agricultural Land Classification (ALC) of the site and surrounding land in 2018 . We surveyed 12.4 ha. The ALC report is set out in **Appendix KCC2**.

2.4 The site for this Appeal was part of that area. The site is shown below on the ALC map, and the table shows the land quality for this area.

*Insert 3: ALC Results (Wider Area and Site)*




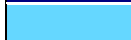







KEY	
	Grade 1
	Grade 2
	Grade 3a
	Grade 3b
	Grade 4
	Grade 5
	Non-agricultural
	Urban
	Not surveyed

Table KCC1: ALC Results (Site Only)

<b>ALC Grade</b>	<b>Area (ha)</b>	<b>Proportion (%)</b>
3a "good" quality	3.5	87
3b "moderate" quality	0.3	8
Non-agricultural	0.2	5
Total	4.0	100

2.5 Therefore, in terms of agricultural quality for this development:

- the appeal proposals involve 3.5 ha of BMVAL;
- the housing development area involves 1.7 ha of BMVAL within the wider site area, which with landscaping increases to about 2ha, all BMVAL.

### 3 PLANNING POLICY OF RELEVANCE

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#### The NPPF and Advice

- 3.1 The National Planning Policy Framework (NPPF) was most recently revised in February 2019, and accordingly forms the starting point.
- 3.2 Paragraph 170 notes that planning policies and decisions should contribute to and enhance the nature and local environment by, inter alia, recognising **“the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land.”**
- 3.3 The best and most versatile (BMV) agricultural land is defined in Annex 2 of the NPPF as land in Grades 1, 2 and 3a of the Agricultural Land Classification.
- 3.4 Footnote 53 of the NFFP identifies that **“where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality should be preferred to those of a higher quality.”**
- 3.5 There is no definition of what constitutes “significant” development. However the “Guide to assessing development proposals on agricultural land” (Natural England, January 2018) advises local planning authorities to **“take account of smaller losses (under 20 hectares) if they’re significant when making your decision”**, suggesting that 20 ha is a suitable threshold for defining “significant” in many cases, but that a smaller quantum might be significant if (for example) there is little BMV in an area.

#### Local Plan

- 3.6 Policy CS16 of the Core Strategy (August 2011) states that **“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 (Grades 1, 2 or 3a of the Natural England Agricultural Land Classification System)”**.
- 3.7 Policy DSP40 of the “Development Sites and Policies” document (June 2015) permits, inter alia, development where the Council does not have a five year housing supply where, under criterion v), **“the proposal would not have any unacceptable environmental, amenity or traffic implications”**.



## 4 ANALYSIS

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### Previous Conclusions and Pre-amble

- 4.1 The Appeal Site extends to 4.0 ha. Of this 3.5 ha is of Subgrade 3a “good quality” agricultural land. This falls within the category of BMVAL. Of this approximately 2 ha is proposed for residential development including landscaping.
- 4.2 There is no definition in planning policy as to what constitutes significant development of agricultural land triggering the policy requirement to seek to use poorer quality land in preference, but 20 ha is a threshold used for consultation with Natural England.
- 4.3 In the appeal in 2019 the amount of BMVAL involved was 4.2 ha. The Inspector concluded that this did not trigger the sequential test (see **Appendix KCC1**, paragraph 46 of the Inspector’s decision).
- 4.4 Accordingly the Inspector concluded (paragraph 49) that the loss should be afforded only limited weight. He described it in the Planning Balance section (paragraph 66) as “**a minor adverse effect on best and most versatile agricultural land in the area**”.
- 4.5 In my opinion that conclusion was correct. The same conclusion should be reached in this case, which involves a smaller area of BMVAL within a similar planning policy context. Only limited weight should be given to what is a minor adverse effect.

### Reasoning

- 4.6 I take the view that a similar conclusion should be reached now based on the following analysis, much of which was presented to the last Appeal Inspector but which has been updated as relevant:
- what is “significant development”?;
  - land quality in the Borough.
- 4.7 **Significant Development?** Planning policy does not define what is “significant development”. 20 ha is the threshold for consultation with Natural England. We have reviewed recent planning appeals by the Planning Inspectorate, as set out in **Appendix KCC3**. It is evident from the analysis that in very few cases is less than 10 ha considered to be significant development, and that the abundance or otherwise of BMVAL in the area is relevant.

4.8 As noted, the loss of 4.1 ha of BMVAL on this site and a wider area has been considered to be “not significant” for this policy, see **Appendix KCC1** paragraph 46.

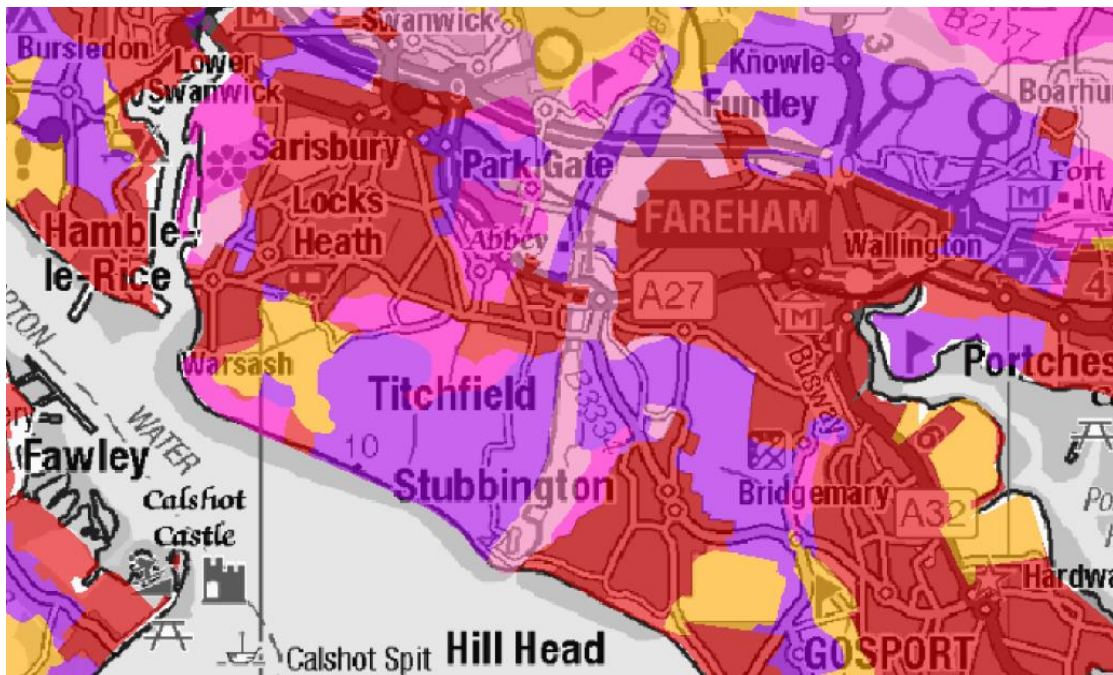
4.9 **Land quality in the Area.** The Borough of Fareham has a higher proportion of BMVAL land than the national average, as shown below, based on the provisional ALC results from the 1970s. The source data is in **Appendix KCC4**. Grade 3 is not broken down, but approximately 42% of Grade 3 nationally falls within Subgrade 3a.

*Table KCC2: England and Fareham Statistics*

Grade	England		Fareham	
	% all land	% agricultural land	% all land	% agricultural land
1	2.7	3.1	1.4	2.2
2	14.2	16.2	32.6	52.2
3	48.2	55.0	15.1	24.1
4	14.1	16.1	13.4	21.5
5	8.4	9.6	0.0	0.0
Non-Ag	5.0	-	5.1	-
Urban	7.3	-	32.4	-

4.10 Natural England has produced predictive BMV maps. These identify areas according to whether they are predicted to be less than 20% BMV, 20 – 60% BMV, or 60+% BMV. A wider extract is reproduced in **Appendix KCC5** with an extract is shown below. In can be seen that much of the residential edge of Lock’s Heath/Titchfield falls into the 20 – 60% BMV area, with areas in the >60% BMV category. Similarly much of the periphery of Fareham falls into the >60% BMV area. The strips of land shown as <20% BMV generally accord with the floodplain of the river valleys.

Insert 4: Extract from Predictive BMV



**Predictive BMV Land Assessment © Defra**

- High likelihood of BMV land (>60% area bmv)
- Moderate likelihood of BMV land (20 - 60% area bmv)
- Low likelihood of BMV land (<= 20% area bmv)
- Non-agricultural use
- Urban / Industrial

- 4.11 Accordingly it is probable that any non-agricultural development around the peripheries of the settlement will involve land of BMV quality.
- 4.12 The provisional MAFF ALC survey results for the Fareham Borough were set out in Table KCC1 in paragraph 4.9 above. They showed that 54.4% of agricultural land was shown as Grades 1 and 2. If the national statistic of about 40% of Grade 3 being Subgrade 3a is also applied, approximately 64% of agricultural land in Fareham Borough is of BMV quality. That compares to about 42% nationally. The predictive BMV maps illustrate that expectation.

**Conclusions**

- 4.13 Accordingly it can be concluded that:
- the site comprises a mix of land quality but including 3.5 ha of BMVAL;
  - 3.5 ha of BMVAL is not “significant development of agricultural land” sufficient to trigger the paragraph 171 footnote 53 requirement to consider whether poorer quality land is available for use in preference;
  - even if that was triggered, in this area much of the area is of BMVAL quality.

## 5 SUMMARY AND CONCLUSIONS

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- 5.1 The appeal Site extends to 4.0 ha. Of this 3.5 ha is Subgrade 3a, which is best and most versatile agricultural land (BMVAL).
- 5.2 The residential development only involves 1.7 ha within the site, and 2 ha with landscaping, all of which is BMVAL.
- 5.3 Planning policy does not prevent the development of BMVAL. However, it requires that, where significant development of agricultural land is demonstrated to be necessary, poorer quality land should be used in preference.
- 5.4 At 3.5 ha of BMVAL this is not “significant development” triggering the requirement to consider poorer quality land in preference. The 2019 Inspector considering the loss of 4.1 ha of BMVAL on this site concluded similarly (paragraph 46 of his decision letter).
- 5.5 Even if that requirement was triggered, the land quality in the area is generally high, such that poorer quality land is not widely likely to be available in any event.
- 5.6 The 2019 Inspector concluded that the loss of BMVAL should be accorded no more than limited weight in the planning balance. This site is smaller in area and the policy and site context has not changed since the appeal decision. Therefore a similar conclusion should be reached in this case.

**APPENDIX KCC1**

**Extracts from Appeal Decision 3199119**



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## Appeal Decision

Inquiry Held on 6 - 9 November 2018

Site visit made on 9 November 2018

**by Kenneth Stone BSc Hons DipTP MRTPI**

**an Inspector appointed by the Secretary of State**

**Decision date: 12<sup>th</sup> April 2019**

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**Appeal Ref: APP/A1720/W/18/3199119**

**Land east of Posbrook Lane, Titchfield, Fareham, Hampshire PO14 4EZ**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant outline planning permission.
  - The appeal is made by Foreman Homes Ltd against the decision of Fareham Borough Council.
  - The application Ref P/17/0681/OA, dated 9 June 2017, was refused by notice dated 14 December 2017.
  - The development proposed is described as an 'Outline Planning Application for Scout Hut, up to 150 Dwellings, Community Garden, associated landscaping, amenity areas and means of access from Posbrook Lane in addition to the provision of 58,000 square metres of community green space'.
- 

### Decision

1. The appeal is dismissed.

### Procedural matters

2. The application was submitted in outline with all matters reserved for future consideration with the exception of access. The access details are shown on the plan 'Proposed Site Access 16-314/003E' which along with the 'Site Location Plan 16.092.01E' are the plans that describe the proposals. An illustrative plan was submitted and the latest iteration was 16.092.02F. However, this was for illustrative purposes only to demonstrate one way in which the site could be developed but does not form part of the formal details of the application.
3. Prior to the commencement of the Inquiry the Council and the appellant entered into a Statement of Common Ground. The original application had been submitted with the description of development in the banner heading above. The parties agreed that there was no requirement for the Scout Hut and removed this from the illustrative master plan and amended the description of development to reflect the amended proposed development.
4. I am satisfied that the proposed alteration to the scheme, which does not amend the red line boundary and makes only a minor adjustment to the overall scheme, is not material. I am satisfied that there would be no material prejudice to parties who would have wished to comment on the proposals and that the amended illustrative plan was available as part of the appeal documents and therefore available for parties to view and comment on. I have therefore considered the appeal on the basis of the amended description which

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<https://www.gov.uk/planning-inspectorate>



read as follows: 'Outline application for up to 150 dwellings, community garden, associated landscaping, amenity areas and a means of access from Posbrook Lane.'

5. In the Statement of Common Ground the Council and the Appellant agree that an Appropriate Assessment would be required in the light of The People Over Wind Judgement<sup>1</sup>. During the Inquiry a shadow Habitats Regulations Assessment document was submitted (APP4) to enable an Appropriate Assessment to be made. In this regard I consulted with Natural England to ensure that I had the relevant information before me if such an assessment were to be required. The main parties were given the opportunity to comment on Natural England's consultation response.
6. By way of an e-mailed letter dated 5 November 2018 the Secretary of State notified the appellant, pursuant to regulation 25 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017, that further information was required. The further information was publicised on 4 January 2019, a period of 31 days was given for the receipt of comments and the parties were given a period following the end of the publicity period to collate and comment on the matters raised.
7. I have had regard to all the Environmental Information submitted with the appeal including the original Environmental Statement, the Additional Information, the Shadow Habitats Regulations Assessment, the further responses and the parties' comments in reaching my conclusions on this appeal.
8. The Council has drawn my attention to a recent appeal decision, at Old Street, APP/A1720/W/18/3200409, which had been published since the Inquiry was conducted and in which similar issues were considered in respect of the Meon Valley. The parties were given the opportunity to comment on this decision.
9. The Government published a revised National Planning Policy Framework (the Framework), and updated guidance on how to assess housing needs as well as results of the Housing Delivery Test along with a technical note on 19 February 2019. The parties were given the opportunity to comment on how these may affect their respective cases. I have had regard to this information and the comments of the parties in reaching my decision.
10. I closed the Inquiry in writing on 19 March 2019.

### **Main Issues**

11. In the Statement of Common Ground the appellant and Council agree that with the completion of a satisfactory legal agreement reasons for refusal e through to l would be addressed. No objections to the Unilateral Undertaking were raised by the Council and these matters were not contested at the Inquiry. It was also agreed in the Statement of Common Ground that reason for refusal d could be overcome by the imposition of an appropriately worded condition, and I see no reason why this would not be appropriate.
12. On the basis of the above the remaining outstanding matters and the main issues in this appeal are:

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<sup>1</sup> The Court of Justice of the European Union judgement in the People over Wind and Peter Sweetman v Coillte Teoranta, case C-323/17



- The effect of the proposed development on the character and appearance of the area, including having regard to whether or not the site is a valued landscape and the effect on the strategic gap;
- The effect of the proposed development on the setting of 'Great Posbrook' and the 'Southern barn at Great Posbrook Farm' Grade II\* listed buildings; and
- The effect of the proposed development on Best and Most Versatile Agricultural Land (BMVAL).

### **Reasons**

13. The development plan for the area includes The Local Plan Part 1: Core Strategy (2011 -2026) (LPP1), The Local Plan Part 2: Development Sites & Policies (2015) (LPP2) and The Local Plan Part 3: Welbourne Plan (2015) (LPP3).
14. LPP3 specifically addresses a new settlement at Welbourne and does not include policies that bear directly on the effects of the development the subject of this appeal. Its relevance is however material in the context of the wider housing land supply issues in the area.
15. In terms of LPP1 policy CS14 seeks to control development outside defined settlement boundaries seeking to resist proposals which would adversely affect its landscape character and function. While policy CS22 advises land within strategic gaps will be treated as countryside and development proposals will not be permitted where it affects the integrity of the gap and the physical and visual separation of settlements.
16. In LPP2 Policy DSP6 further advises in respect of residential development outside of defined urban settlement boundaries that it should avoid a detrimental impact on the character or landscape of the surrounding area. DSP5 addresses the protection and enhancement of the historic environment. In considering the impacts of proposals that affect designated heritage assets it advises the Council will give great weight to their conservation and that any harm or loss will require clear and convincing justification, reflecting the statutory and national policy positions.
17. Policy DSP40 in LPP2 includes a contingency position where the Council does not have a 5 year supply of housing land. It is common ground between the parties that the Council does not have a 5 year supply of land for housing albeit the extent, length of time this may persist and consequences are disputed. I address these latter matters further below however insofar as the parties agree that the Council cannot demonstrate a five year supply of housing land the contingency position in policy DSP40 is engaged and this advises that additional sites outside the urban area boundary may be permitted where certain criteria are met.
18. An emerging draft Local Plan, which in due course is anticipated to replace LPP1 and LPP2, was launched for consultation in autumn of 2017 but has now been withdrawn. At the time of the Inquiry I was informed that a further review is to take place following revisions to the National Planning Policy Framework and the Government's latest consultation in respect of housing figures. The Council propose to consult on issues and options relevant to the progression of the Council's new development strategy following the outcome

fact that suburban development has been undertaken and that there is no separation between the settlement of Titchfield and the historic farmstead including the listed buildings.

44. For the reasons given above I conclude that there would be harm to the setting of the listed buildings and historic farmstead. I would characterise that harm as less than substantial as this would not obliterate the significance of these historic assets. The proposal would however have an adverse and harmful effect on the setting of these assets which would affect their significance given the contribution that the setting makes to that significance. The urbanisation of the remaining area that separates the farmstead and listed buildings from the settlement is significant and whilst the rural hinterland remains to the south and west the dislocation from the existing built up area is an important and fundamental component of that setting that would be lost as a result of the development. The effect is therefore significant and would not in my view be at the lower end of the less than substantial scale as contended by the appellant but more in line with that suggested by the Council. The proposal would therefore conflict with development plan policy DSP5 which seeks the protection and enhancement of heritage assets and is consistent with national policy.
45. These are two Grade II\* listed buildings and the Framework advises that great weight should be given to a designated heritage asset's conservation, any harm should require clear and convincing justification and assets should be conserved in a manner appropriate to their significance. I also have regard to my statutory duty in respect of listed buildings and their setting. The courts have also held that any harm to a listed building or its setting is to be given considerable importance and weight. These matters are reflected in my planning balance below, which includes the Framework's 196 balance.

*Best and Most Versatile Agricultural Land*

46. The appellant undertook a survey of agricultural land and this assessment is provided in appendix SB3 of Mr Brown's proof. This identifies the limited amount of Grade 3a land (4.1 Ha) that would be affected by the development and sets this in the context of Fareham. In my view this does not trigger the sequential test in the Framework footnote 53 as significant development.
47. It is accepted that whilst there is a loss of BMVAL and that this is a negative to be weighed against the scheme it would not of itself amount to such that would justify the dismissal of the appeal. This is a point that was not refuted by the Council who accepted that it may not justify dismissal but should be weighed as a negative factor in the overall balance against the development.
48. I have no substantive evidence to depart from those views and the approach adopted is consistent with that of a colleague in an appeal at Cranleigh Road (APP/A1720/W/16/3156344).
49. The appellant's report concluded that given the grade of land, the small scale and the overall comparative effect on such land in Fareham, whilst it is a negative, it should be afforded no more than limited weight. I concur with that assessment for the views given and therefore ascribe this loss limited weight in my overall planning balance.



significant effect on a habitats site. If an Appropriate Assessment has concluded the development would not adversely affect the integrity of the habitats site the presumption would not be disengaged. However, given my conclusions in respect of the impact on heritage assets and the other harms I have identified I am not minded to allow the appeal and therefore I do not need to carry out an Appropriate Assessment.

66. Whilst the presumption in favour of sustainable development is not disengaged by virtue of paragraph 177 of the Framework, paragraph 11 d, the so called 'tilted balance', is disengaged by virtue of my conclusions in relation to the effect on the heritage assets and the application of 11 d i. The proposal therefore is to be considered in the context of a straight balance. Section 38(6) requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise. I have concluded that the proposal would result in material harm to the character and appearance of the area, which is a valued landscape, to the setting of two Grade II\* listed buildings and a minor adverse effect on best and most versatile agricultural land in the area. On this basis the proposal would conflict with policy CS14 in the LPP1 and DSP5, DSP6 and DSP40 in the LPP2.
67. The Authority cannot demonstrate a 5 year supply of housing land and policies which restrict housing development through such matters as settlement boundaries and gaps are out of date. They do not provide for the necessary housing to make provision for adequate housing in the area. However, those policies, which include CS14, CS22 and DSP6 do seek to protect the countryside and fulfil a purpose that is consistent with the Framework. The Council is seeking to address the shortfall and is making positive steps in that regard albeit there is dispute as to how successful that is. Nevertheless matters are moving forward and although there is still an outstanding shortfall, which even if I accept is as great as suggested by the appellants, is improving on historic figures and there appears to be greater opportunities for this situation to be improved further. I accept that Welbourne may well not be moving at the pace that has previously been suggested and not as quickly as the Council would suggest, but it is still moving forward and with a significant complex development of this nature matters will take time but once milestones are reached momentum is likely to quicken. Of particular relevance here is the determination of the extant application, which remains undetermined but continues to move forward. On the basis of the information before me the determination of this would be in the spring or middle of this year. Given the above I do not afford these particular policies the full weight of the development plan but I still accept that they have significant weight and the conflict with those policies that I have identified above still attracts significant weight in my planning balance.
68. I note that policy DSP5 reiterates national policy and reflects the statutory duty and is therefore accorded full weight and conflict with it, as I have found in this regard, is afforded substantial weight. The contingency of Policy DSP40 has been engaged by virtue of the lack of a five year housing land supply and it is for these very purposes that the policy was drafted in that way. On that basis the policy has full weight and any conflict with it is also of significant weight. In the context of the harms I have identified which relate to landscape, heritage assets and best and most versatile agricultural land these result in conflicts with specific criteria in policy DSP40 for the reasons given above in respect of those matters and therefore there is conflict with the policy. These

**APPENDIX KCC2  
KCC Agricultural Land Classification  
Report**

**AGRICULTURAL LAND CLASSIFICATION**

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- 1. This report sets out the findings of an agricultural land classification of approximately 12 hectares of agricultural land to the south of Titchfield in Hampshire. The site comprises a single field, although at one time the area was divided into four separate paddocks, immediately below the village and lying east of Posbrook Lane. The land is under grassland management and is currently used for grazing horses.
- 2. The site was surveyed in September 2018 and has been graded according to the current Defra guidelines and criteria (MAFF 1988). Twelve sites were examined over a 100m by 100m grid with three additional points excavated to determine the rapidly changing nature of the soil cover in places. A single soil profile, excavated on a bank, is described as an example of the predominant soil type in the field.

**Factors affecting ALC grade at Titchfield**

- 3. **Climate** affects the grading of land through the assessment of an overall climatic limitation and also through the interaction with soils.
- 4. The Met Office (1989) provides the key climatic variables for this site. The figures quoted in the table approximately in the centre of the ground and are representative of the climate in this part of southern England.

*Table 1: Climate and altitude data*

Grid reference	SU 5380 0520
Altitude	15m AOD
Average annual rainfall	786mm
Accumulated temperature >0°C (Jan-June)	1540 day degrees
Moisture deficit, wheat	107mm
Moisture deficit, potatoes	113mm
Field capacity period	158days

- 5. Climate is typical of a position in this part of southern England with moderate rainfall amounts and relatively high summer temperatures. There is a moderately high plant water demand and the field capacity period, that period when the soils are potentially wet, is about 158 days, which will generally allow both autumn and spring cultivation over much of this land. There is no direct **climatic limitation** to land quality over this ground.
- 6. The land falls over gentle slopes from west to east towards the river Meon, which forms the eastern boundary of the site. There is a relatively sharp gradient from north to south

across the centre of the site. There are no steep slopes and **gradient** is not directly a limitation to land quality,

7. The stony nature of some of this ground plus the high plant water demand makes **soil droughtiness** a limitation to areas in this field.
8. **Stoniness** may be directly limiting to land quality where there are large quantities of stone in the surface layer as well as reducing the water holding capacity of the soils. Under a grassland cover it is impossible to identify areas with large stone quantities, but very stony areas show in banks and along bare ground surrounding the buildings at Great Posbrook Farm. A recently ploughed field, immediately to the south of the investigation site, shows patchy stoniness across the area with concentrations of stones apparently associated with the convex slopes on and identical landscape.
9. **Soil wetness** may be locally limiting where soils are affected by groundwater or where there is impedance to through drainage. A number of springs have been identified in the field, which affect the surrounding ground.

#### **Geology and soils**

10. Situated over Bracklesham beds comprising mainly sandy rocks which generally support light textured soils. However, much of the ground is covered by a layer of drift, either river terrace materials on the higher ground or head in the lower ground above a narrow strip of river alluvium along the eastern edge of the field. The field survey identifies stony river terrace materials on the higher ground against Posbrook Lane and a variably flinty drift cover on the lower ground covering the eastern part of the ground. There are three small areas on the sloping ground underlain by impermeable clay which are the location of springs which have produced wet soils at their points of flow. The surrounding ground is wet. The lowest ground towards the river is thinly covered by loamy drift but alluvial clay underlies much of the ground against the river Meon.
11. Semi-detailed soil mapping KAY (1939) shows a range of soils developed in silty and loamy drift and includes Warsash, Hamble and Park Gate series on this site. The first mentioned (KAY1939b) occupies the western part of the site and comprises deep, well drained, variably stony light loamy soils. Park Gate soils occur on the eastern side of the area of interest with a small area of Hamble soils between the two main soils on the site. These are described as deep, stoneless silty soils developed in brickearth.

### **Relief and drainage**

12. The ground is gently sloping with slopes facing eastwards towards the Meon valley. Drainage is mainly by vertical flow through the soils to ground water and ultimately east to the river valley. In places underlying impermeable clay and excess water comes to the surface as spring lateral spring flow.

### **AGRICULTURAL LAND CLASSIFICATION**

13. The 1:250,000 scale provisional land quality map (MAFF 1993) shows Grade 2 and undifferentiated Grade 3 quality land over this site. Detailed land quality investigations in the area indicate a mixture of Subgrades 3a and 3b on similar parent rocks at Crofton Manor, and a general mix of grades on many other sites within the Fareham area.
14. **Subgrade 3a and 3b quality land** grades are recognised on this site.
15. **Subgrade 3a quality land** covers approximately 7.9 hectares. The soils, covering the higher ground in the west, are deep and freely drained and moderately stony with stones occurring in layers in the soil profiles. In places there may be sufficient surface stone to interfere directly with cultivation and, thus impose a direct limitation to land quality but, in the present investigation, it has been impossible to measure stone quantity in the very dry materials. The presence of the stones, generally, is sufficient to reduce the water holding characteristics of the soils to the limits of the subgrade.
16. The lower ground, covering the eastern part of the field, has mixed materials with soil profiles in the north and at the base of the slope, which crosses the site from north to south, matching those of the higher ground. The level ground against the river Meon has seasonally wet (Wetness Class III) soils with light textured upper horizons sitting over stoneless clay or heavy silty clay loam lower layers developed in river alluvium. Upper horizons are prominently mottled from a fluctuating water regime, but whilst the lower horizons remain relatively permeable, the ground water will affect the drainage regime over this low lying ground. Some of the ground is slightly rutted, testimony to the seasonally wet nature of this part of the field.
17. **Subgrade 3b quality land** covers the remaining 4.5 hectares in the field with two contrasting soil types. Over the higher ground immediately east of Great Posbrooke Farm buildings and on the convex slopes across the centre of the land, areas of very stony soils are identified. Soils have the same freely drained, light textured profiles as those in the better grade land but stone amounts are larger and, thus, profile available water reduced. In the south east corner of the site an area of very wet soils, associated



with spring issues occur. The surrounding ground is wet for long periods during the year and access will be severely limited. Narrow strips of well drained stony ground occur between the spring affected ground, but are included in the moderate category

## **References**

KAY F.F. (1939) 3 inches to 1 mile scale Soil Map of the Strawberry District of South Hampshire.

KAY F.F. (1939) A soil survey of the Strawberry District of South Hampshire. Bull. Fac. Agric. Hort. Univ. Reading.

MAFF (1988). Agricultural Land Classification of England and Wales. Revised guidelines and criteria for grading the quality of agricultural land.

MAFF (1993). 1:625,000 scale provisional land classification map

METEOROLOGICAL OFFICE (1989). Climatological data for Agricultural Land Classification.

## APPENDIX 1 - Site data

No	Depth (cm)	Colour matrix	Mottles	Stones (%)	Texture	Grade AP-MD		WC	Limit	ALC
						Wht	Pot			
1	0-12 12-43 43-72 STOP	10YR 3/3 10YR 4/3 10YR 4/4		15 15 20	MSZL MSZL MSZL		-11	I	DR	3a
2	0-12 12-46 STOP	10YR 3/3 10YR 4/4		15 15	MSZL MSZL GRAV		-33	I	DR	3a
3	0-12 12-40 40-70	10YR 3/2 10YR 3/3 10YR 4/3		10 15 20	MSZL MSZL MSZL		-10	I	DR	3a
4	0-10 10-38 38-70	10YR 3/3 10YR 4/3 10YR 4/4 STOP - DRY	SM SM	5 10	MCL MCL HZCL/ C			III	WT	3a
5	0-12 12-23 23-60 STOP	10YR 3/2 10YR 4/3 10YR 5/3		10 10 20	MSZL MSZL MSZL		-23	I	DR	3a2
6	0-12 12-45 45-65 STOP	10YR 4/3 10YR 4/4 10YR 4/5		10 15 20	MSZL MSZL MSZL		-13	I	DR	3a
7	0-10 10-43 43-50 STOP	10YR 4/3 10YR 4/4 10YR 5/4		15 20 20	MSZL MSZL MSZL GRAV		-35	I	DR	3b
8	0-12 12-25 25-60 STOP	10YR 4/3 10YR 4/4 10YR 5/4		15 15 15	MSZL MSZL MSZL GRAV		-22	I	DR	3b
9	0-8 8-35 35-70 STOP	10YR 3/3 10YR 4/3 10YR 5/6		10 15 15	MSZL MSZL MSZL GRAV		-10	I	DR	3a
10	0-12 12-36 36-65 STOP	10YR 3/3 10YR 4/3 10YR 4/4		10 15 15	MSZL MSZL MSZL		-18	I	DR	3a
10a	0-10 10-38 38-70	10YR 3/3 10YR 4/3 10YR 4/4 STOP - DRY	SM SM	5 10	MSZL MSZL HZCL/ C			IV	WT	3b
10b	0-10 10-43 43-65 65-120	10YR 4/2 10YR 5/2 10YR 5/6 10YR 5/8	PM PM PM PM	2	MCL MCL C C			IV	WT	3b
11	0-8 8-20 20-60 60-120	10YR 3/2 10YR 5/2 10YR 5/6 10YR 5/4	PM PM PM PM	4 4	MCL MCL C C			IV	WT	3b

11a	0-10 10-45 STOP	10YR 3/3 10YR 4/4		10 15 GRAV	MSZL MSZL			I	DR	3b
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Soils were very dry when surveyed and stone quantities were very difficult to measure in the crumbly materials.

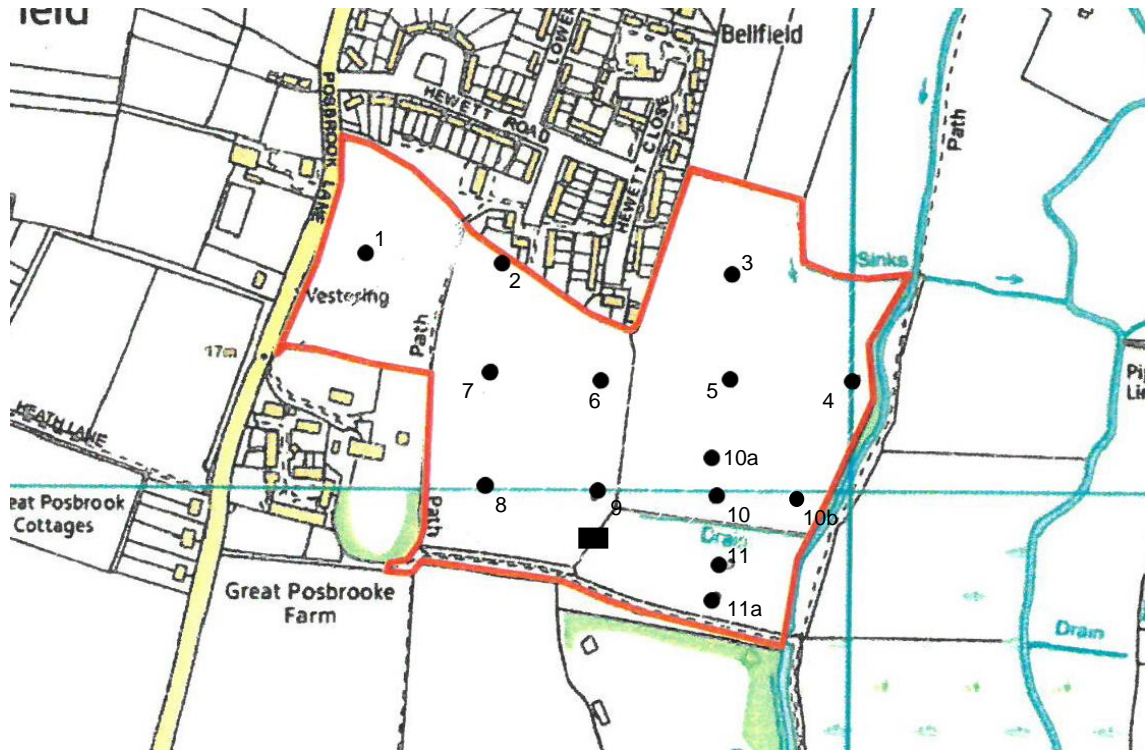
**KEY**

<b>Texture</b>	<b>Limitation</b>
ZL –	silt loam
MSZL –	medium sandy silt loam
HZCL –	heavy silty clay loam
C -	clay

## PROFILE DESCRIPTION

### Profile 1

0-8cms	Dark brown (10YR 3/2) medium sandy silt loam; weak fine subangular blocky structure, breaking into fine fragments in dry materials, some well-developed peds within root matt; moderately stony with 10-15 per cent flints ranging in size up to 5cms diam; low packing density, very porous; dry, difficult to determine pores; many grass roots especially in surface layer; smooth boundary
8-43cm	Brown to dark brown (10YR 4/3) medium sandy silt loam; very stony with 15-20 per cent stones as above; structure impossible to determine, breaks when dug; low to medium packing density, very porous; smooth boundary
33-54cms	Dark yellowish brown (10YR 4/4) medium sandy silt loam with 15-20 per cent flints; structureless; sharp boundary
54cms+	flinty gravel.




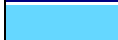







**KEY**

- Auger sample location
- Topsoil sample

<b>PLAN</b>	<b>KCC2311/01</b>		
<b>TITLE</b>	<b>Auger Points Plan</b>		
<b>SITE</b>	Posbrook Lane, Titchfield		
<b>CLIENT</b>			
<b>NUMBER</b>	<b>KCC2311/01 09/18tk</b>		
<b>DATE</b>	September 2018	<b>SCALE</b>	NTS

**KERNON COUNTRYSIDE CONSULTANTS LTD**  
**GREENACRES BARN, PURTON STOKE, SWINDON,**  
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KEY		Ha	%	PLAN	KCC2311/02		
	Grade 1			TITLE	Agricultural Land Classification Plan		
	Grade 2			SITE	Posbrooke Lane, Titchfield		
	Grade 3a	7.9	64	CLIENT			
	Grade 3b	4.5	36	NUMBER	KCC2311/02 09/18tk		
	Grade 4			DATE	September 2018	SCALE	NTS
	Grade 5			<b>KERNON COUNTRYSIDE CONSULTANTS LTD</b> <b>GREENACRES BARN, PURTON STOKE, SWINDON,</b> <b>WILTSHIRE, SN5 4LL</b> 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						

**APPENDIX KCC3**  
**Review of Appeal Decisions**




Local Planning Authority	Appeal Ref	Decision Date	Grades	Ha	Inspector	Paragraph reference	Secretary of State	Decision
North Devon	APP/X1118/W/16/3154193	06/01/2017	2	2	Not significant re para 112 given ALC of area	41 - 43		Allowed
Cheshire East	APP/R0660/A/14/2216767	14/01/2015	2 and 3a	2	Does not weigh heavily against	32 - 33		Allowed
N W Leicestershire	APP/G2435/W/16/3153781	07/07/2017	3a	3	Less than 20ha is low amount of land	41		Dismissed
Flyde	APP/M2325/W/17/3166394	18/08/2017	2	3	Significant Grade 2 locally. Limited weight against	59		Allowed
Uttlesford	APP/C1570/W/16/3156864	11/07/2017	2 and 3a	3	Significant development and greater weight	18 - 24		Dismissed
South Cambridgeshire	APP/W0530/W/16/3144909	07/06/2016	2	3	No evidence of availability of lesser quality. Moderate weight against	27 - 29		Dismissed
Bedford Borough	APP/K0235/W/19/3234032	09/01/2020	3a	5	Not significant. Very modest weight attached.	56 - 59		Dismissed
Cheshire East	APP/R0660/W/15/3132073	18/08/2016	2 and 3a	5	Not significant development, BMV locally, localised harm	53 - 55		Allowed
Forest of Dean	APP/P1615/A/14/2228822	08/05/2017	2 and 3a	5	Relatively small area, limited weight	72 - 73		Allowed
Vale of White Horse	APP/V2130/W/15/3141276	20/05/2016	2 and 3	5	Not significant in context of 20ha consultation threshold and para 112	22 - 26		Allowed
Vale of White Horse	APP/V3120/W/15/3129361	19/02/2016	1, 2 and 3a	5	Not significant in terms of para 112, but still slight harm	5 - 8		Allowed
Cheshire East	APP/R0660/W/17/3173355	07/07/2017	3a	5	Would not be significant in terms of the Framework, matter for the planning balance	34 - 35		Dismissed
Fareham	APP/A1720/W/16/3156344	14/08/2017	1 and 2	6	Not significant where sequential approach engaged. Limited harm	28 - 30		Allowed
Suffolk Coastal	APP/J3530/W/15/3011466	25/04/2016	3a	7	A factor to be weighed in the balance	59		Allowed
Boston	APP/Z2505/W/17/3170198	25/10/17	1	10	Limited by difficulties of delivering housing in area of high quality land	51		Allowed
Flyde	APP/M2325/W/16/3144925	23/01/2017	3a	11	Large amount of grade 2 and 3 in area, minor weight against	15		Allowed
Forest of Dean	APP/P1615/W/15/3005408	11/04/2018	2 and 3a	11	Weight depends upon level of need. In this case limited weight	14.15, 14.56	Agrees limited weight	Allowed

Local Planning Authority	Appeal Ref	Decision Date	Grades	Ha	Inspector	Paragraph reference	Secretary of State	Decision
Teignbridge	APP/P1133/A/12/2188938	10/09/2013	1 and 2	11	Loss would be small in terms of overall proportions.	12.58 – 12.60	Harm lessened as small in terms of proportions	Allowed
Forest of Dean	APP/P1615/W/15/3005408	21/12/2016	2 and 3a	11	Use of BMV been necessary elsewhere. Extent of weight dependent on level of housing need. Recommended appeal allowed.	14.15	Housing on this site not demonstrated, accordingly moderate weight against	Dismissed contrary to Inspector recommendation
Uttlesford	APP/C1570/A/14/2221494	02/06/2015	2 and 3a	12	Loss modest in context of land quality in area. Limited weight against	49 - 51		Dismissed
East Hertfordshire	APP/J1915/A/14/2220854	03/03/2016	2	14	Loss of 14ha Grade 2 noted, no weight attributed	76	Moderate weight against	Allowed
Forest Heath	APP/H3510/V/14/2222871	28/07/2015	Not stated	20	Adverse factor that weighs against	468	Adverse effect that carries moderate weight against	Refused by SoS contrary to Inspector
Warwick	APP/T3725/A/14/2229398	14/01/2016	2	22	No evidence housing need can be met avoiding BMV	425	Moderate weight against	Allowed
East Staffordshire	APP/B3410/W/15/3134848	18/11/2016	2 and 3a	23	Significant development and BMV reasonably scare locally, some weight to harm	11.1 – 11.10	Moderate weight against	Dismissed
Eastleigh	APP/W1715/A/14/2228566	09/11/2016	2 and 3a	23	Not substantial weight against	115	Moderate weight against	Dismissed
Suffolk Coastal	APP/J3530/W/15/3138710	31/08/2017	1 and 2	31	No specific consideration given		Moderate weight against (para 28)	Allowed
Uttlesford	APP/C1570/A/14/2213025	25/08/2016	2 and 3a	40	Much of the area around is BMV and it would be difficult not to use if using greenfield land	15.47	SoS affords the loss limited weight against given much of land in area is BMV	Dismissed in line with recommendation
Tewkesbury	APP/G1630/V/14/2229497	04/12/2015	2 and 3a	42	Inevitable where large scale urban extensions required. Moderate degree of harm	15.41	Moderate weight against	Allowed
Aylesbury Vale	APP/J0405/A/14/2219574	09/08/2016	2 and 3a	55	Grade 2 relatively sparse locally. Moderate weight against	7.74 – 7.80	Moderate weight against	Dismissed

**Appendix KCC4**  
**Provisional ALC Statistics**

## Agricultural Land Classification (ALC) Statistics

These ALC statistics derive from the digital 1:250,000 scale Provisional ALC map, originally published as a regional series of paper maps in 1977, and Ordnance Survey Boundary Line 2003. It should be noted that the Provisional ALC map was designed to provide general strategic guidance on land quality and not for identifying the agricultural quality of individual parcels of land. It is based on reconnaissance surveys, rather than detailed field surveys, and has a minimum mapping unit of approximately 80 hectares. The maps were created prior to the sub-division of Grade 3 into Sub-grades 3a and 3b. Consequently, there may be limitations to the statistics which reflect the limitations of the maps from which they are derived.

Further details about ALC can be found in the [Leaflet explaining Agricultural Land Classification](#)  (193 KB). The maps themselves can be viewed on the website [www.magic.gov.uk](http://www.magic.gov.uk) or purchased from Defra Publications (tel: 08459 556000 or [www.defra.gov.uk/corporate/publications/pubcat/map.htm](http://www.defra.gov.uk/corporate/publications/pubcat/map.htm)).

The statistics can be viewed at National, Government Office, County, Unitary Authority or District level using the links below. They are presented in hectares as well as a percentage of total land area.

### *England*

<b>Grade</b>	<b>Hectares</b>	<b>%</b>
Grade 1	354,562	2.7
Grade 2	1,848,874	14.2
Grade 3	6,290,210	48.2
Grade 4	1,839,581	14.1
Grade 5	1,100,305	8.4
Non Agricultural	655,856	5.0
Urban	951,424	7.3

East Midlands Government Office	<a href="#">Contents</a>	<a href="#">Statistics</a>
Eastern Government Office	<a href="#">Contents</a>	<a href="#">Statistics</a>
London Government Office	<a href="#">Contents</a>	<a href="#">Statistics</a>
North East Government Office	<a href="#">Contents</a>	<a href="#">Statistics</a>
North West Government Office	<a href="#">Contents</a>	<a href="#">Statistics</a>
South East Government Office	<a href="#">Contents</a>	<a href="#">Statistics</a>
South West Government Office	<a href="#">Contents</a>	<a href="#">Statistics</a>
West Midlands Government Office	<a href="#">Contents</a>	<a href="#">Statistics</a>
Yorkshire and The Humber Government Office	<a href="#">Contents</a>	<a href="#">Statistics</a>

Grade 1	0	0.0
Grade 2	2,092	4.1
Grade 3	30,963	60.2
Grade 4	8,835	17.2
Grade 5	670	1.3
Non Agricultural	7,875	15.3
Urban	1,009	2.0

***Eastbourne District***

<b>Grade</b>	<b>Hectares</b>	<b>%</b>
Grade 1	0	0.0
Grade 2	0	0.0
Grade 3	1,475	34.1
Grade 4	467	10.8
Grade 5	109	2.5
Non Agricultural	427	9.9
Urban	1,846	42.7

***Eastleigh District***

<b>Grade</b>	<b>Hectares</b>	<b>%</b>
Grade 1	471	5.9
Grade 2	555	6.9
Grade 3	1,868	23.3
Grade 4	2,914	36.4
Grade 5	48	0.6
Non Agricultural	631	7.9
Urban	1,520	19.0

***Elmbridge District***

<b>Grade</b>	<b>Hectares</b>	<b>%</b>
Grade 1	75	0.8
Grade 2	346	3.6
Grade 3	1,432	14.9
Grade 4	427	4.4
Grade 5	0	0.0
Non Agricultural	2,746	28.5
Urban	4,607	47.8

***Epsom and Ewell District***

<b>Grade</b>	<b>Hectares</b>	<b>%</b>
Grade 1	0	0.0
Grade 2	0	0.0
Grade 3	438	12.9
Grade 4	0	0.0
Grade 5	0	0.0
Non Agricultural	859	25.2
Urban	2,111	61.9

***Fareham District***

<b>Grade</b>	<b>Hectares</b>	<b>%</b>
Grade 1	104	1.4
Grade 2	2,419	32.6

Grade 3	1,119	15.1
Grade 4	995	13.4
Grade 5	0	0.0
Non Agricultural	381	5.1
Urban	2,406	32.4

***Gosport District***

<b>Grade</b>	<b>Hectares</b>	<b>%</b>
Grade 1	0	0.0
Grade 2	163	6.5
Grade 3	0	0.0
Grade 4	0	0.0
Grade 5	0	0.0
Non Agricultural	692	27.8
Urban	1,636	65.7

***Gravesham District***

<b>Grade</b>	<b>Hectares</b>	<b>%</b>
Grade 1	1,430	14.4
Grade 2	2,009	20.3
Grade 3	2,572	25.9
Grade 4	992	10.0
Grade 5	0	0.0
Non Agricultural	1,115	11.2
Urban	1,799	18.1

***Guildford District***

<b>Grade</b>	<b>Hectares</b>	<b>%</b>
Grade 1	0	0.0
Grade 2	411	1.5
Grade 3	10,971	40.5
Grade 4	5,323	19.6
Grade 5	0	0.0
Non Agricultural	7,493	27.7
Urban	2,895	10.7

***Hart District***

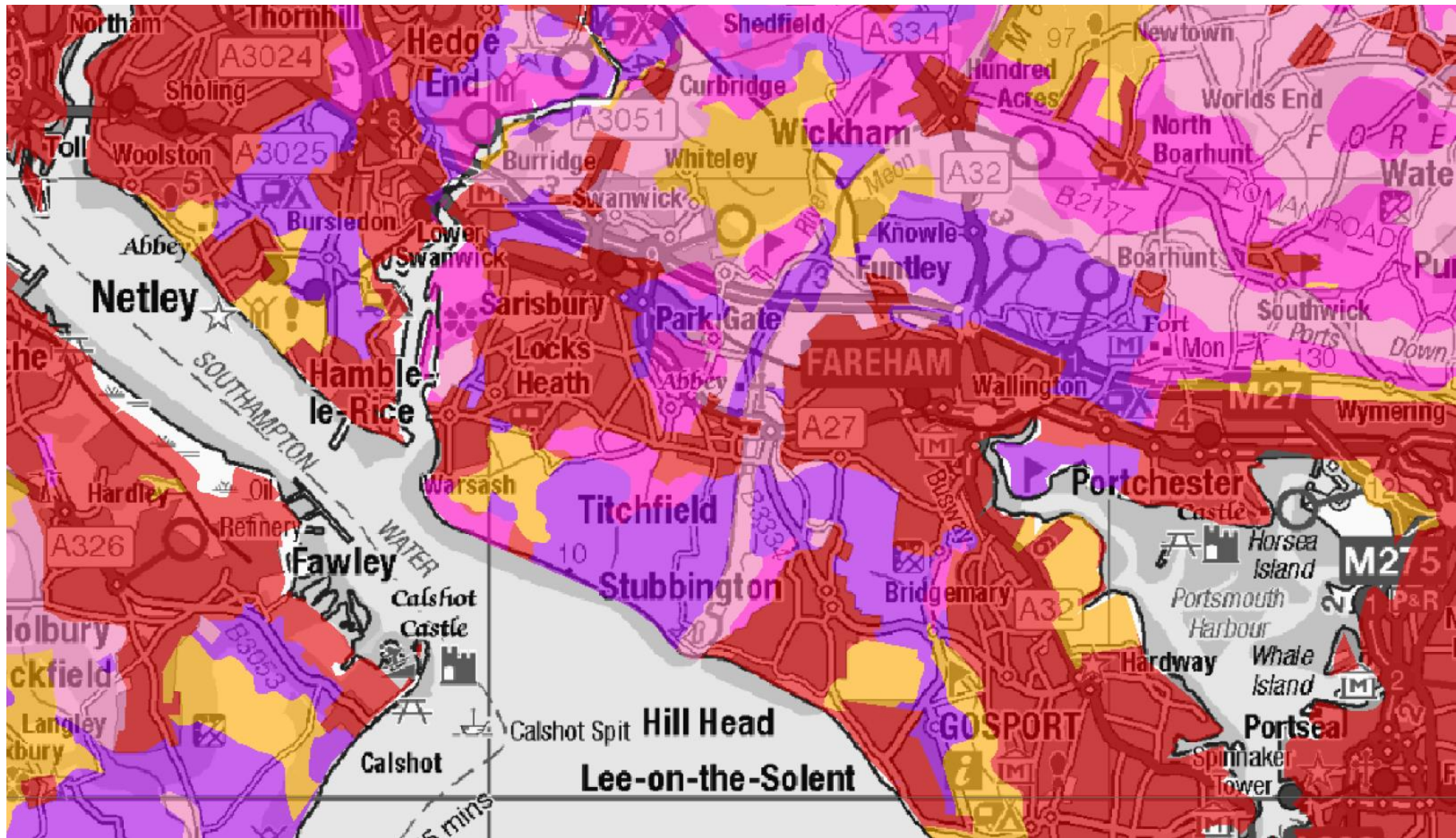
<b>Grade</b>	<b>Hectares</b>	<b>%</b>
Grade 1	0	0.0
Grade 2	581	2.7
Grade 3	9,667	44.9
Grade 4	4,641	21.6
Grade 5	0	0.0
Non Agricultural	5,188	24.1
Urban	1,450	6.7

***Hastings District***

<b>Grade</b>	<b>Hectares</b>	<b>%</b>
Grade 1	0	0.0
Grade 2	0	0.0
Grade 3	163	5.6
Grade 4	634	21.9



**APPENDIX KCC5**  
**Extract from the Predictive BMV Map**



**Predictive BMV Land Assesment © Defra**

- High likelihood of BMV land (>60% area bmv)
- Moderate likelihood of BMV land (20 - 60% area bmv)
- Low likelihood of BMV land (<= 20% area bmv)
- Non-agricultural use
- Urban / Industrial



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