

**TOAT CAFE
PULBOROUGH**

**AGRICULTURAL LAND
CLASSIFICATION**

January 2026





**TOAT CAFE,
PULBOROUGH**

**AGRICULTURAL LAND
CLASSIFICATION**

January 2026

COPYRIGHT

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

Authorised By APK 01/26

*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**
Consultants - **Ellie Clark** BSc(Hons) MBIAC **Dan Miller** BSc(Hons)*

CONTENTS

- 1 Introduction
- 2 Methodology
- 3 Factors Affecting Land Quality
- 4 Agricultural Land Classification

Appendices

- KCC1 Agri-Climatic Data
- KCC2 Sampling Information
- KCC3 Definition of Grades

Plans

- 01 Auger Point Plan
- 02 Agricultural Land Classification Plan

1 INTRODUCTION

- 1.1 This report sets out the findings of a detailed Agricultural Land Classification (ALC). It is based on a desktop study of relevant information on climate, topography, geology and soil in conjunction with a detailed ALC soil survey. The ALC study area, which measures approximately 8.1 hectares (ha), is shown on Plan **KCC4112/01**, and outlined in red on the Insert below (the Site).

Insert 1. The Site Area (Boundary Approx.)



- 1.2 A detailed Agricultural Land Classification has been carried out over the Site. The Site has been classified as Subgrade 3b, which is “moderate” quality agricultural land and non-agricultural land.
- 1.3 This report has been prepared by Kernon Countryside Consultants Ltd. We specialise in assessing the effects of development proposals on agricultural land and businesses.

Conclusion

- 1.4 The Site is limited by soil wetness to subgrade 3b. None of the Site falls into the Best and Most Versatile (BMV) agricultural land category, as defined in the National Planning Policy Framework (2024).

- 1.5 Planning policy in the NPPF requires that the economic and other benefits of BMV agricultural land be recognised. There is no policy that inhibits non-agricultural development of poorer quality land. As this Site is wholly poorer quality land, there is no policy limitation to its non-agricultural development for residential and biodiversity net gain development.

2 METHODOLOGY

- 2.1 The report is based on a site visit conducted by two surveyors on the 6th of December 2025 during which the conditions were overcast and mild, soils were found to be wet and waterlogged in places.
- 2.2 The surveyed area extends to 8.1 ha of grassland spread across 3 fields. The land is located to the northeast of Codmore Hill.
- 2.3 The site is described in literature as unlikely to have naturally calcareous soils. In order to confirm hydrochloric acid was used to test in field for a reaction that would indicate calcareous soils.
- 2.4 During the inspection 1 trial pit was dug to a depth of 120cm. In addition to the trial pits an auger was used to take approximately one sample per hectare on the proposed development site to a depth of 120cm with smaller trial pits at some of these locations to confirm soil structure and colour where it was not clear from the auger samples. A plan of auger points and trial pit locations can be found at **Plan KCC4112/01**. The trial pit locations were selected as they were representative of the soils found on site. Where subsoils were inspected with a spade, descriptions of structure have been recorded based on the soil survey field handbook¹; where an auger has been used the structure is described as good, moderate or poor based on figure 9,10 and 11 in the MAFF² guidance. Colours are described using Munsell Colours³.
- 2.5 Further information has been obtained from the MAGIC website, the Soil Survey of England and Wales, the British Geological Survey, the Meteorological Office and 1:250,000 series Agricultural Land Classification maps.
- 2.6 The collected information has been judged against the Ministry of Agriculture Fisheries and Food Agricultural Land Classification of England and Wales revised guidelines and criteria for grading the quality of agricultural land.
- 2.7 The principal factors influencing agricultural production are climate, site and soil and the interaction between them MAFF (1988) & Natural England (2012)⁴.

¹ Hodgson, JM (1997) Soil Survey Field Handbook

² MAFF (1988) - *Agricultural Land Classification of England and Wales. Revised guidelines and criteria for grading the quality of agricultural land*. MAFF Publications

³ Munsell Color (2009) Munsell Soil Color Charts

⁴ MAFF (1988) - *Agricultural Land Classification of England and Wales. Revised guidelines and criteria for grading the quality of agricultural land*. MAFF Publications

- 2.8 The report is prepared and formatted considering the latest BSSS guidance⁵.

Published Information on Soil

- 2.9 The British Geological Survey 1:50,000 scale map shows the bedrock geology to be Weald Clay Formation-Mudstone.
- 2.10 The soils on the site are identified as being 711e WICKHAM 1 Association, slowly permeable seasonally waterlogged fine silty over clayey, fine loamy over clayey and clayey soils.
- 2.11 The 1:250,000 series Agricultural Land Classification maps show the land to be Grade 3. These plans are of strictly limited value, using an out-of-date methodology at a very small scale (low detail) level of survey. Further information on the limits of their use can be found in TIN049.

Natural England (2012) - *Technical Information Note 049 - Agricultural Land Classification: protecting the best and most versatile agricultural land*, Second Edition

⁵ BSSS (2022) Working with Soil Guidance Note on Assessing Agricultural Land Classification Surveys in England and Wales

3 FACTORS AFFECTING LAND QUALITY

- 3.1 As described in the ALC Guidelines, there are various factors influencing agricultural quality.

Climate

- 3.2 Climate has a major, and in places overriding, influence on land quality affecting both the range of potential agricultural uses and the cost and level of production.

- 3.3 There is published agro-climatic data for England and Wales provided by the Meteorological Office, such data for the subject site is listed in the table below.

Agro-Climatic Data – Full details can be found at **Appendix KCC1**

Grid Reference	506058,120958
Altitude (ALT)	28
Average Annual Rainfall (AAR)	832
Accumulated Temperature - Jan to June (ATO)	1506
Duration of Field Capacity (FCD)	177
Moisture Deficit Wheat	108
Moisture Deficit Potatoes	102

- 3.4 The main parameters used in assessing the climatic limitation are average annual rainfall (AAR), as a measure of overall wetness; and accumulated temperature (ATO), as a measure of the relative warmth of a locality.

- 3.5 The AAR and ATO provide climatic limitation to Grade 1.

- 3.6 The site is shown to be in flood zone 1 – areas with a less than 1 in 1000 annual chance of flooding. There was no evidence of flooding seen during the site visit and it is considered that will not result in a limitation to land grade.

Stoniness

- 3.7 The stones that were identified in the topsoil are not of sufficient size or quantity to limit land grade.

Gradient and Microrelief

- 3.8 The site is gently sloping with no gradient or microrelief that limits land grade.

Soils

- 3.9 Full information on the sample points along with trial pit descriptions and photographs and lab test results can be found at **Appendix KCC2**.
- 3.10 The topsoil was found to be a dark greyish brown (10YR 4/2), or greyish brown (2.5Y 5/2) clay loam.
- 3.11 The upper subsoils were found to have the texture of clay or clay loam. The colours were found to be light olive brown (2.5Y 5/3) light brownish grey (2.5Y 6/2), or olive grey (5Y 5/2). The subsoil had a poor structure and common or many ochreous mottles and was recorded as gleyed and slowly permeable.
- 3.12 Where a lower subsoil was found the texture was found to be clay. The colours were found to be light greenish grey (5GY 7/1, 10GY 7/1). The subsoil had a poor structure and common ochreous mottles and was recorded as gleyed and slowly permeable.

Interactive Factors

- 3.13 **Wetness.** An assessment of the wetness class of each sample point was made based on the flow chart at Figure 6 and the graphs at figure 7 and 8 in the MAFF guidance.

Table X: Wetness Class Assessment

Depth to gley	Depth to SPL	Coarse subsoil	Wetness Class
No gley	No SPL	N/A	I
40-70	No SPL	Yes	I
<40	No SPL	Yes	I
<40	No SPL	No	II
40-70	No SPL	No	I
40-70	>63	N/A	II
40-70	<63	N/A	III
<40	>76	N/A	II
<40	49-76	N/A	III
<40	<49	N/A	IV

- 3.14 The wetness class and topsoil texture were then assessed against Table 6 of the MAFF guidance to determine the ALC grade according to wetness. The wetness assessment can be found at **Appendix KCC2**.
- 3.15 Wetness was found to be the limiting factor across the site.

- 3.16 **Droughtiness.** Droughtiness limits are defined in terms of moisture balance for wheat and potatoes using the formula:
$$\text{MB (Wheat)} = \text{AP (Wheat)} - \text{MD (Wheat)}$$
and
$$\text{MB (Potatoes)} = \text{AP (Potatoes)} - \text{MD (Potatoes)}$$
Where:
MB = Moisture Balance
AP = Crop Adjusted available water capacity
MD = Moisture deficit
- 3.17 Moisture deficit for wheat and potatoes can be found in the agro-climatic data and are as follows:
$$\text{MD (Wheat)} = 108$$
$$\text{MD (Potatoes)} = 102$$
- 3.18 Crop adjusted available water is calculated by reference to the total available water and easily available water which is calculated by reference to soil texture and structural condition and the stone content.
- 3.19 The moisture balance was calculated for all survey points; this assessment can be found at **Appendix KCC2**.
- 3.20 Soil droughtiness was not found to limit the grade of the site.

4 AGRICULTURAL LAND CLASSIFICATION

- 4.1 The Agricultural Land Classification provides a framework for classifying land according to which its physical or chemical characteristics impose long-term limitations on agricultural use. The limitations can operate in one or more of four principal ways: they may affect the range of crops that can be grown, the level of yield, the consistency of yield and the cost of obtaining it.
- 4.2 The principal physical factors influencing agricultural production are climate, site and soil and the interactions between them which together form the basis for classifying land into one of 5 grades; Grade 1 being of excellent quality and Grade 5 being land of very poor quality. Grade 3 land, which constitutes approximately half of all agricultural land in the United Kingdom is divided into 2 subgrades – 3a and 3b. A full definition of all of the grades can be found at **Appendix KCC3**.
- 4.3 This assessment sets out that the site is limited by wetness.
- 4.4 The breakdown of land by classification is:
- | | |
|---------------------|--------|
| Grade 3b: | 6.8 Ha |
| Non – Agricultural: | 1.3 |
- 4.5 A plan of the land grading can be found at **Plan KCC4112/02**

Appendix KCC1
Agri-Climatic Data

Centre of the site	Easting	Northing	Mean Altitude
	506058	120958	28

Surrounding Climate Data

Grid Reference	ALT	AAR	LR_AAR	ASR	ATO	ATS	MDW	MDP	FCD
5050 1200	48	849	0.5	380	1484	2470	105	98	180
5050 1250	14	795	0.8	355	1521	2511	113	108	167
5100 1200	47	820	0.1	370	1484	2472	107	100	174
5100 1250	28	789	0.3	365	1504	2495	110	104	166

Altitude adjusted

Grid Reference	AAR	ATO	FCD	MDW	MDP	Proximity Adjustment
5050 1200	839.00	1506.80	178.55	107.75	101.64	76.66%
5050 1250	806.20	1505.04	168.62	110.78	105.08	8.95%
5100 1200	818.10	1505.66	173.73	109.08	102.77	9.49%
5100 1250	789.00	1504.00	166.00	110.00	104.00	4.90%

Altitude Adjusted Climate Data

AAR	832
ATO	1506
FCD	177
MDW	108
MDP	102

Appendix KCC2
Sampling Information

Sample No	Altitude	Topsoil		Texture	Calc	Colour	Stoniness		Mottles	Upper Subsoil		Stoniness	Mottles	Structure	Lower Subsoil				Stoniness	Mottles	Structure	Wetness Assessment		Grade limit by Wetness	Droughtiness Assessment		Grade limit by Droughtiness	Most limiting Grade		
		Depth	Texture				<2cm	2-6cm >6cm		Depth	Texture				Calc	Colour	Depth	Texture				Calc	Colour		Depth to Gleyed	SPL			Wetness Class	Wheat
1	27	0 - 20	MCL			2.5Y 5 / 2			CO	20 - 120	C		2.5Y 6 / 2		CO	Poor	-		/			20	20	IV	3b	15.74	-1.17	2	3b	
2	27	0 - 70	MCL			2.5Y 5 / 2			CO	70 - 120	C		5Y 5 / 2		COB	Poor	-		/			70	70	II	3a	52.74	23.83	1	3a	
3	27	0 - 20	MCL			2.5Y 5 / 2			CO	20 - 120	C		2.5Y 6 / 2		CO	Poor	-		/			20	20	IV	3b	15.74	-1.17	2	3b	
4	27	0 - 20	MCL			10YR 4 / 2				20 - 60	HCL		2.5Y 5 / 3	5%	CO	Poor	60 - 120	C	5GY 7 / 1		CO	Poor	20	20	IV	3b	10.77	-7.37	2	3b
5	27	0 - 20	MCL			10YR 4 / 2				20 - 40	HCL		2.5Y 5 / 3	10%	CO	Poor	40 - 120	C	5GY 7 / 1		CO	Poor	40	20	IV	3b	11.54	-5.37	2	3b
6	27	0 - 30	MCL			10YR 4 / 2			CO	30 - 120	C		2.5Y 6 / 2		MO	Poor	-		/			30	30	IV	3b	20.74	3.83	2	3b	
7	28	0 - 20	MCL			10YR 4 / 2			FO	20 - 60	C		2.5Y 6 / 2		CO	Poor	60 - 120	C	10GY 7 / 1		COB	Poor	20	20	IV	3b	15.74	-1.17	2	3b
8	30	0 - 20	MCL			10YR 4 / 2			FO	20 - 60	C		2.5Y 6 / 2		CO	Poor	60 - 120	C	10GY 7 / 1		COB	Poor	20	20	IV	3b	15.74	-1.17	2	3b
28																														

28

Site Photos

Sample Point No. 1		
Horizon 1	0-20cm greyish brown (2.5Y 5/2) medium clay loam with common ochreous mottles.	
Horizon 2	20-120cm light brownish grey (2.5Y 6/2) clay, with a weak medium angular blocky structure, firm consistence and common ochreous mottles.	
Pictures		
Horizon 1	Horizon 2	SPL at 20cm
		
Slowly permeable layer	Starts at 20cm – evidenced by firm weak medium angular blocky structure with less than 0.5% biopores >0.5mm.	
Gleying	Starts at 20cm – evidenced by greyish colours dominant in the matrix and at least 2% ochreous mottles.	
Wetness Class	IV	
Wetness limitation	3b	
MB Wheat	15.74	
MB potatoes	-1.17	
Droughtiness Limitation	2	



Survey Point 2 – core photo



Survey Point 5 – core photo



Survey Point 8 – core photo



Survey Point 6 – evidence of waterlogging

Soil Analysis Certificate



ANALYTICAL REPORT											
Report Number	33185-25										
Date Received	12-DEC-2025										
Date Reported	22-DEC-2025										
Project	SOIL										
Reference											
Order Number											
Laboratory Reference	SOIL778073										
Sample Reference	PULB 1 TOP SOIL										
Determinand	Unit	SOIL									
Coarse Sand 2.00-0.63mm	% w/w	3									
Medium Sand 0.63-0.212mm	% w/w	13									
Fine Sand 0.212-0.063mm	% w/w	18									
Silt 0.063-0.002mm	% w/w	43									
Clay <0.002mm	% w/w	23									
Textural Class **		MCL									
Notes											
Analysis Notes	The sample submitted was of adequate size to complete all analysis requested. The results as reported relate only to the item(s) submitted for testing. The results are presented on a dry matter basis unless otherwise stipulated.										
Document Control	This test report shall not be reproduced, except in full, without the written approval of the laboratory.										
Reported by	** Please see the attached document for the definition of textural classes. Teresa Clyne 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.

Appendix KCC3
Definition of ALC Grades

- Grade 1 - excellent quality agricultural land Land with no or very minor limitations to agricultural use. A very wide range of agricultural and horticultural crops can be grown and commonly includes top fruit, soft fruit, salad crops and winter harvested vegetables. Yields are high and less variable than on land of lower quality.
- Grade 2 - very good quality agricultural land Land with minor limitations which affect crop yield, cultivations or harvesting. A wide range of agricultural and horticultural crops can usually be grown but on some land in the grade there may be reduced flexibility due to difficulties with the production of the more demanding crops such as winter harvested vegetables and arable root crops. The level of yield is generally high but may be lower or more variable than Grade 1.
- Grade 3 - good to moderate quality agricultural land Land with moderate limitations which affect the choice of crops, timing and type of cultivation, harvesting or the level of yield. Where more demanding crops are grown yields are generally lower or more variable than on land in Grades 1 and 2.
- Subgrade 3a - good quality agricultural land Land capable of consistently producing moderate to high yields of a narrow range of arable crops, especially cereals, or moderate yields of a wide range of crops including cereals, grass, oilseed rape, potatoes, sugar beet and the less demanding horticultural crops.
- Subgrade 3b - moderate quality agricultural land Land capable of producing moderate yields of a narrow range of crops, principally cereals and grass or lower yields of a wider range of crops or high yields of grass which can be grazed or harvested over most of the year.
- Grade 4 - poor quality agricultural land Land with severe limitations which significantly restrict the range of crops and/or level of yields. It is mainly suited to grass with occasional arable crops (e.g. cereals and forage crops) the yields of which are variable. In moist climates, yields of grass may be moderate to high but there may be difficulties in utilisation. The grade also includes very droughty arable land.
- Grade 5 - very poor-quality agricultural land Land with very severe limitations which restrict use to permanent pasture or rough grazing, except for occasional pioneer forage crops.

Plan KCC4112/01
Auger Point Plan



KEY

1, 2, 3.... Auger sample location

PLAN	KCC4112/01		
TITLE	Auger Points Plan		
SITE	Toat Cafe, Pulborough		
CLIENT	Antonio Avenue Ltd		
NUMBER	KCC4112/01 10/25hr		
DATE	January 2026	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 KCC4112/02
Agricultural Land Classification Plan



KEY		Ha	%	PLAN	KCC4112/02
	Grade 1			TITLE	Agricultural Land Classification Plan
	Grade 2			SITE	Toat Cafe, Pulborough
	Grade 3a			CLIENT	Antonio Avenue Ltd
	Grade 3b	6.8	84	NUMBER	KCC4112/02 01/26hr
	Grade 4			DATE	January 2026
	Grade 5			SCALE	NTS
	Non-agricultural	1.3	16	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	
	Urban				
	Not surveyed				
	TOTAL	8.1	100		



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

