



Helen Stocks
Stephenson Halliday
Chancery Exchange
10 Furnival Street
London EC4A 1AB

Our Ref: KCC3904/tk
24th April 2025

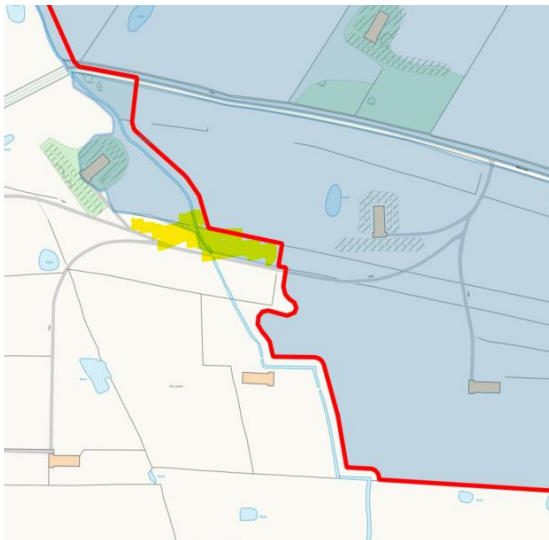
Dear Helen

LAND OFF HOBS LANE

Further to our report "Agricultural Land Quality: Desk Based Assessment" (April 2025), the results of the Agricultural Land Classification (ALC) survey are now known. The report is attached.

The site is almost all of Subgrade 3b, which is poorer quality land. The majority of the site, c98%, is not of best and most versatile quality (as defined in Annex 2 of the National Planning Policy Framework, 2024).

A small area, about 1.9 ha, is a lighter soil and falls into ALC Grade 2, which is best and most versatile. The site boundary and the ALC survey boundary are slightly different, and the two are compared below. The Grade 2 is light blue.



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The Grade 2 lies in three different fields and is partly under farm buildings. The Grade 2 is shown mapped on Google Earth (2023) below.



In planning policy terms, the inclusion of this small and awkwardly-shaped area of Grade 2 is not a constraint to non-agricultural use or development of the site.

The land is not capable of being used differently to the wider field. It is in part affected by buildings and field boundaries. Physically, in practical terms, it is highly limited. In policy terms, at under 10% of the threshold for consultation with Natural England (20ha) on the use of Best and Most Versatile land, it is not significant development.

There is no planning policy reason to resist the proposals because of this negligible and generally unusable small area of Grade 2.

Yours sincerely

A handwritten signature in black ink, which appears to read 'Tony Kernon'. The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Tony Kernon
BSc(Hons), MRICS, FBIAC