

**LAND AT
SUN FIELDS, LLANDARCY,
NEATH**

**AGRICULTURAL LAND
CLASSIFICATION**

July 2023





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1 INTRODUCTION

1.1 This report sets out the findings of a detailed Agricultural Land Classification (ALC) at Sun Fields, Llandarcy Neath. The ALC Study Area, which measures approximately 5 ha in area, is shown in **Plan KCC3512/01**. The Site is shown on the Welsh Government Predictive ALC plans as mostly Subgrade 3a, and the Welsh Government has asked for a detailed ALC in line with the Guidance Note v2.1 (May 2021).

1.2 The land was the subject of a detailed ALC survey in June 2023.

1.3 This survey considers the area outlined in red on the plan below.

Insert 1: The Area Surveyed



1.4 This report sets out the results as follows:

- (i) section 2 describes the methodology;
- (ii) section 3 sets out the relevant considerations;
- (iii) section 4 sets out the results.

Summary

- 1.5 Detailed ALC has identified that the Site falls into ALC Grade 4 "poor" quality, as predicted for the southern part of the Site.

- 1.6 This is land with severe limitations which significantly restrict the range of crops and/or the 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. Therefore there is no planning policy constraint to the non-agricultural use of such land.

2 METHODOLOGY

- 2.1 The work has been carried out by a Chartered Scientist (CSci), who is a Fellow (F. I. Soil Sci) of the British Society of Soil Science (BSSS). This ALC survey has been carried out by a soil scientist who meets the requirements of the BSSS Professional Competency Standard (PSC) scheme for ALC (see BSSS PCS Document 2 '*Agricultural Land Classification of England and Wales*'¹). The BSSS PSC scheme is endorsed, amongst others, by the Welsh Government, the Science Council, and the Institute of Environmental Assessment and Management (IEMA).
- 2.2 This assessment is based upon the findings of a study of published information on climate, geology and soil in combination with a soil investigation carried out in accordance with the Ministry of Agriculture, Fisheries and Food (MAFF)² '*Agricultural Land Classification of England and Wales: Revised Guidelines and Criteria for Grading the Quality of Agricultural Land*', October 1988 (henceforth referred to as the 'the ALC Guidelines').
- 2.3 The ALC system provides a framework for classifying land according to the extent to which its physical or chemical characteristics impose long-term limitations on agricultural use. The ALC system divides agricultural land into five grades (Grade 1 'Excellent' to Grade 5 'Very Poor'), with Grade 3 subdivided into Subgrade 3a 'Good' and Subgrade 3b 'Moderate'. Agricultural land classified as Grade 1, 2 and Subgrade 3a falls in the 'best and most category as set out in at paragraph 3.54 of Planning Policy for Wales (2018) and Technical Advice Note 6. Further details of the ALC system and national planning policy implications are set out by the Welsh Government (WG) in a guidance note which is available online³.
- 2.4 The WG's Predictive ALC Map Version 2 online indicates the quality of agricultural land within the Study Area is predominantly Subgrade 3a, with smaller areas of Subgrade 3b in the north, some Grade 4 in the north and south. The survey involved examination of the soil's physical properties at 4 auger bore locations on an approximate 100m grid, at a density of one auger-bore per hectare (ha), as shown on **Plan KCC3512/01**. One soil pit was excavated with a spade to examine certain soil physical properties, such as stone content and subsoil structure, in more detail.

¹ British Society of Soil Science. Professional Competency Scheme Document 2 '*Agricultural Land Classification of England and Wales*'. Available online @ <https://www.soils.org.uk/sites/default/files/events/flyers/ipss-competency-doc2.pdf> Last accessed June 2023

² The Ministry of Agriculture, Fisheries and Food (MAFF) was incorporated within the Department for Environment, Food and Rural Affairs (Defra) in November 2001

³ Welsh Government (2021). Agricultural land classification: frequently asked questions. Available online at <https://www.gov.wales/agricultural-land-classification-frequently-asked-questions> Last accessed June 2023

- 2.5 The sample locations were located using a hand-held Garmin E-Trec Geographic Information System (GIS) to enable the sample locations to be relocated for verification, if necessary.
- 2.6 The soil profile was examined at each sample location to a maximum depth of approximately 1.2 m by hand with the use of a 5 cm diameter Dutch (Edleman) soil auger. The soil profile at each sample location was described using the '*Soil Survey Field Handbook: Describing and Sampling Soil Profiles*' (Ed. J.M. Hodgson, Cranfield University, 1997). Each soil profile was ascribed a grade following the ALC Guidelines.

3 FACTORS AFFECTING LAND QUALITY

3.1 As described in the ALC Guidelines, the main physical factors influencing agricultural land quality are:

- climate;
- site;
- soil; and
- interactive limitations.

3.2 These factors are considered in turn below.

Climate

3.3 Interpolated climate data relevant to the determination of the ALC grade of land at the Site is given in Table 1 below.

Table 1: ALC Climate Data for Sun Fields, LLandarcy, Neath

Climate Parameter	Grid Ref: SS 714 948
Average Altitude (m)	88
Average Annual Rainfall (mm)	1344
Accumulated Temperature above 0°C (January – June)	1459
Moisture Deficit (mm) Wheat	59
Moisture Deficit (mm) Potatoes	41
Field Capacity Days (FCD)	261
Grade according to climate	3a

3.4 Agricultural land quality at the Site suffers a climate limitation with reference to Figure 1 'Grade according to climate' on page 6 of the ALC Guidelines. In this case, agricultural land at the Site cannot be graded higher than Subgrade 3a due to an overriding climate limitation.

3.5 The soil profiles across the Site are predicted to be at field capacity (i.e., the amount of soil moisture or water content held in the soil after excess water has drained away) for approximately 261 Field Capacity Days (FCD) per year, mainly over the late autumn, winter and early spring. The climate interacts with soil physical properties, i.e., soil texture and wetness class, and can limit agricultural land quality due to soil wetness as per Table 6 of the ALC Guideline 'Grade according to soil wetness'. The number of FCD at this Site falls in the >225 FCD category for determining the grade according to wetness.

Site

- 3.6 As shown on **Plan KCC3512/01**, the Site is located to the south of Llandarcy and northeast of Jersey Marine, near Neath. The Site is bordered entirely by woodland and scrub. The approximate centre of the Site is located at British National Grid (BNG) reference National Grid Reference (Centre of Site) SS 71410 94837.
- 3.7 With regard to the ALC Guidelines, agricultural land quality can be limited by one or more of three main site factors as follows:
- gradient;
 - micro-relief (i.e., where complex change in slope angle over short distances, or the presence of boulders or rock outcrops, even on level ground or gentle slopes, can severely limit the use of agricultural machinery); and
 - risk of flooding.

Gradient and Micro-Relief

- 3.8 The Site is located on an east-facing slope, with the highest elevation in the west at approximately 100 metres (m) Above Ordnance Datum (AOD), and the lowest ground in the south-east at approximately 78m AOD. The quality of agricultural land at the Site, is not limited by gradient, as it does not exceed 7°.
- 3.9 There are several outcrops of rock at the surface (see Insert 2). This gives rise to a micro-relief limitation where, in this case, the presence of boulders or rock outcrops, even on level ground or gentle slopes, can severely limit the use of agricultural machinery, e.g., cultivation implements and harvesters.

Insert 2: Occasional outcrops of solid rock at the surface across the Study Area



Risk of Flooding

- 3.10 From the Government Flood Map for Planning website⁴, the Site is considered to be at a very low risk of flooding. With <0.1% flood risk from rivers, the sea, surface water and small watercourses.
- 3.11 There is no evidence to show that agricultural land in any part of the Site is limited by flooding, according to the criteria for frequency and/or duration in Table 2 '*Grade according to flood risk in summer*' and/or Table 3 '*Grade according to flood risk in winter*' of the ALC Guidelines.

Soil

- 3.12 **Geology/Soil Parent Material.** From British Geological Survey (BGS) maps at 1:50,000 scale, the land at the Site is underlain by Rhondda Member (Sandstone) consisting of green-grey, lithic arenites ('Pennant sandstones') with thin mudstone/siltstone and seatearth interbeds and mainly thin coals. The bedrock is covered by superficial deposits of Glacial Till (Devensian).
- 3.13 **Published Information on Soil.** Soil information on the National Soil⁵ indicates that land at the Site is entirely covered by soil in the Withnell 1 Association. As described by the SSEW, the Withnell 1 Association consists mainly of loamy, typical brown podzolic soils over sandstone, often on steep slopes up to about 350 m O.D. It is most extensive in south Wales. The soils are predominantly coarse loamy (Withnell series) but fine loamy profiles (Loxhore series) also occur where there are thin beds of shale or the sandstone contains an appreciable proportion of silt and clay. Beneath the topsoil, which is often thin in uncultivated soils, there is a bright ochreous subsoil over sandstone or very stony Head usually within 50 to 80 cm depth; the deeper profiles generally occurring on lower slopes. The soils are usually stony with large stones widespread in topsoils. The brown earths and brown podzolic soils are permeable and rarely wet (Wetness Class I) and readily absorb winter rain.

Soil Survey

- 3.14 The soil profiles recorded at each auger-bore location are given as **Appendix KCC1**. A detailed description of Soil Pit 1 is given as **Appendix KCC2**, as shown on **Plan KCC3512/01**.

⁴ Welsh Government Flood Map website. Available online @ [Geocortex Viewer for HTML5 \(cyfoethnaturiolcymru.gov.uk\)](https://geocortex.naturalresources.wales.gov.uk/) Last accessed June 2023

⁵ Cranfield University (2023) Soil site report, Soil Report for location 271422E, 194849N, 1km x 1km, Cranfield University.

- 3.15 The soil profiles recorded on site are similar to those described by the SSEW as the Withnell series (see above). The well drained (Wetness Class I) profiles consisted of moderately stony, medium sandy silt loam soil over very stony subsoil, or weathered rock at shallow depth (less than 30cm below ground level). The content of stones in the topsoil was examined on site in a small soil pit (Pit 1) near auger-bore location 2 with the use of a 2cm mesh sieve. It was estimated the topsoil contained approximately 25% hard stones (2-6cm in dimension). This limits agricultural land quality to Subgrade 3b according to Table 5 in the ALC Guidelines (see Insert 3 below).

Insert 3: Moderately stony topsoil at Pit 1 near auger-bore location 2



- 3.16 **Topsoil Particle Size Analysis.** To substantiate topsoil texture determined during the ALC survey by hand-texturing, one sample of topsoil was collected over the Site (i.e., from auger bore locations 2 and 3). The topsoil sample was sent to an accredited laboratory for analysis of particle size distribution (PSD), based on the British Standard Institution particle size grades. The certificate of analysis is provided as **Appendix KCC3**. The findings of the PSD analysis are shown in Table 2 below.

Table 2: Topsoil Particle Size Analysis

Topsoil Sample Location (See Plan KCC3512/01)	% sand 0.063-2.0 mm	% silt 0.002-0.063 mm	% clay <0.002 mm	ALC Soil Texture Class
2	48	45	7	Medium Sandy Silt Loam
3	50	44	6	Medium Sandy Silt Loam

Interactive Limitations

- 3.17 From the information above, together with the findings of the detailed soil survey (see Soil Profile Log given as **Appendix KCC1**), it has been determined that the quality of agricultural land at the Site is limited mainly by soil droughtiness, as described below, plus topsoil stone limitation and microrelief due to large boulders.
- 3.18 **Soil Droughtiness.** From the ALC Guidelines, a soil droughtiness limitation exists '*in areas with relatively low rainfall or high evapotranspiration, or where the soil holds only small reserves of moisture available to plant roots.*' The ALC grade according to soil droughtiness is shown in Table 3 below (based on Table 8 'Grade According to Droughtiness' in the ALC Guidelines). To be eligible for Grades 1 to 3b the moisture balances (MBs) must be equal to, or exceed, the stated minimum values for both wheat and potatoes. If the MB for either crop is less (i.e., more negative) than that shown for Subgrade 3b, the soil is Grade 4 on droughtiness).

Table 3: ALC Grade According to Soil Droughtiness

Grade/Subgrade	Moisture Balance (MB) Limits (mm)	
	Wheat	Potatoes
1	+30	+10
2	+5	-10
3a	-20	-30
3b	-50	-55
4	<-50	<-55

- 3.19 The Moisture Balance (MB) values and ALC grade according to soil droughtiness per auger-bore is shown in **Appendix KCC1**. It has been determined that soil droughtiness at this Site is sufficient to limit the quality of agricultural land with moderately stony soil to Subgrade 3a.
- 3.20 Topsoil stoniness limits the ALC grade to Subgrade 3b, as identified above.
- 3.21 The presence of large surface boulders limits the possible agricultural use. The land is restricted to grass. The physical limitations place the use within the definition of Grade 4, which is as follows:

"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 here may be difficulties in utilisation. The grade includes very droughty land".

- 3.22 Notwithstanding the topsoil stone limitation to Subgrade 3b, in combination with the pattern limitation of boulders the overall grade ascribed to the Site is Grade 4.

4 AGRICULTURAL LAND CLASSIFICATION

4.1 It has been determined that the quality of agricultural land at the Site is limited by micro-relief (i.e., outcrops of bare rock at ground-surface) to Grade 4. The content of hard stones (2-6cm) in the topsoil is sufficient to limit the quality of the agricultural land to Subgrade 3b, but it is considered the land is unsuitable for arable crops, as the rock outcrops at the surface severely restricts the use of agricultural machinery, such as cultivation implements, seed drills, and harvesters. Overall, it is considered the land is restricted to producing grass, and hence Grade 4.

4.2 The area and proportion of agricultural land in each ALC grade has been measured from an ALC map given as **Plan KCC3512/02**. The findings are reported in Table 4 below.

Table 4: Agricultural Land Classification – Sun Fields, Llandarcy, Neath

ALC Grade	Area (Ha)	Area (%)
Grade 1 (Excellent)	0	0
Grade 2 (Very Good)	0	0
Subgrade 3a (Good)	0	0
Subgrade 3b (Moderate)	0	0
Grade 4 (Poor)	4.3	86
Grade 5 (Very Poor)	0	0
Non-agricultural / Other land	0.7	14
Total	5.0	100

Appendix KCC1
Summary of Auger Bore Data

Project Number	Project Name	Parcel
C996	KCC3512 Llandarcy, Neath	

Date of Survey	Survey Type	Surveyor(s)	Company
13/06/2023	Detailed ALC	RWA	Askew Land and Soil

Weather	Relief	Land use and vegetation
Hot, Dry, Sunny	Undulated	PGR (Permanent Pasture)

Grid Reference	Postcode	Altitude	Area
SS714948	SA10 6JE	88	4

MAFF prov	MAFF detailed	Flooding
WG Predictive 3a	none	very low risk

AAR	ATO	MDw	MDp	FCD	Climate grade
1344	1459	59	41	261	3a

Bedrock	Superficial deposits
Rhondda Member Sandstone	Till, Devensian

Soil association(s) 1:250,000	Detailed soil information
Withnell 1	none

Revision Number	Date Revised
2	28/06/2023

Appendix KCC2
Soil Pit Description

Soil Survey				Surveyor	RWA
Easting (X)	271359	Northing (Y)	194818	Alt (m)	90
Land Use	PGR	Reference	2 (Pi 1)	Slope °	≤7
Bedrock	Rhondda Member - Sandstone.	Superficial	Glacial Till	Aspect	SE
				Date	13/06/2023

Layer		Topsoil	2	3	4	5	6	7
Lower Depth (cm)		28	38					
Texture		MSZL - Medium	MSL - Medium sandy loam					
Matrix Colour		7.5YR4/6	7.5YR6/4					
Gley (Y/N)		No	No					
Ochreous Mottles	Form							
	Munsell Colour							
Grey Mottles	Form							
	Munsell Colour							
Manganese (Y/N)		No	No					
% Stones (type 1)		30	80					
Stones > 2cm		25						
Stones > 6cm		5						
Stone Type		HR - All hard rock	HR - All hard rocks or stones (i.e. those which cannot be scratched with a finger nail)					
% Stones (type 2)								
Stones > 2cm								
Stones > 6cm								
Stone Type								
CaCO ₃		NON - Non-calcareous	NON - Non-calcareous (<0.5% CaCO ₃)					
Shape of Peds.		GRA - Granular	SG - Single grain					
Size of Peds.		F - Fine	M - Medium					
Subsoil Structure		Not Applicable	Moderate					
Soil or Ped. Strength		Very friable	Loose					
Degree of Ped. Development		M - Moderate	M - Moderate					
Slowly Permeable Layer (Y/N)		No	No					

MDw	MDp	FCD
59	41	261

Wetness	Class (WC)	WC I
	Grade (WE)	2

Notes	Calculated Moisture Balance (MB) Values: Wheat = 17mm; Potatoes = 1mm. Subgrade 3a according to soil droughtiness
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Appendix KCC3
Laboratory Analysis



TEST REPORT
ISSUED BY SOIL PROPERTY TESTING LTD
DATE ISSUED: 28/06/2023



Contract	LLandarcy, Neath		
Serial No.	42776_1		
Client: Kernon Countryside Consultants Limited Greenacres Barn, Stoke Common Lane, Purton Stoke, Swindon SN5 4LL		Soil Property Testing Ltd 15, 16, 18 Halcyon Court, St Margaret's Way, Stukeley Meadows, Huntingdon, Cambridgeshire, PE29 6DG Tel: 01480 455579 Email: enquiries@soilpropertytesting.com Website: www.soilpropertytesting.com	
Samples Submitted By: Kernon Countryside Consultants Limited Samples Labelled: LLandarcy, Neath		Approved Signatories: ☐ J.C. Garner B.Eng (Hons) FGS Technical Director & Quality Manager ☐ W. Johnstone Materials Lab Manager	
Date Received: 15/06/2023		Samples Tested Between: 15/06/2023 and 28/06/2023	
Remarks: For the attention of Sarah Kernon Your Reference No: KCC3512			
Notes: 1 All remaining samples or remnants from this contract will be disposed of after 21 days from today, unless we are notified to the contrary. 2 Opinions and interpretations expressed herein are outside the scope of UKAS accreditation. 3 Tests marked "NOT UKAS ACCREDITED" in this test report are not included in the UKAS Accreditation Schedule for this testing laboratory. 4 This test report may not be reproduced other than in full except with the prior written approval of the issuing laboratory. 5 The results within this report only relate to the items tested or sampled.			



TEST REPORT

ISSUED BY SOIL PROPERTY TESTING LTD
DATE ISSUED: 28/06/2023



Contract		LLandarcy, Neath														
Serial No.		42776_1								Target Date		29/06/2023				
Scheduled By		Kernon Countryside Consultants Limited														
Schedule Remarks																
Bore Hole No.	Type	Sample Ref.	Top Depth	Particle Size Distribution (BS1377)												Sample Remarks
TP	2	-	0.00	1												
TP	3	-	0.00	1												
Totals				2												End of Schedule



TEST REPORT

ISSUED BY SOIL PROPERTY TESTING LTD
DATE ISSUED: 28/06/2023



Contract	Llandarcy, Neath				
Serial No.	42776_1				
DETERMINATION OF PARTICLE SIZE DISTRIBUTION					
Borehole / Pit No.	Depth (m)	Sample		Description	Remarks
		Type	Reference		
TP	0.00 - 0.25	2	-	Yellowish brown clayey sandy SILT with occasional recently active roots. Gravel is fine to coarse chert	Material greater than 2mm removed before test
Method of Test:		Hydrometer + Pre-sieve		Method of Pretreatment:	Not required

CLAY	Fine	Medium	Coarse	Fine	Medium	Coarse	Fine	Medium	Coarse	COBBLES	BOULDERS
	SILT			SAND			GRAVEL				

Hydrometer	Particle Size (mm)	Passing (%)	Silt by Dry Mass (%)
	0.0360	36	45
	0.0260	30	
	0.0186	26	
	0.0099	18	Clay by Dry Mass (%)
	0.0070	14	
	0.0050	12	
	0.0033	9	
	0.0016	6	7

Sieve Size (mm)	Passing (%)	Sand By Dry Mass (%)
2.00	100	48
1.18	98	
0.600	94	
0.425	90	
0.300	86	
0.212	78	
0.150	70	
0.063	52	
Fines By Dry Mass (%)		
<0.063mm		52

Sieve Size (mm)	Passing (%)	2mm+ By Dry Mass (%)
300		0
125		
90		
63		
50		
37.5		
28		
20		
14		
10		
6.3		
5		

Method of Preparation: BS1377: Part 1: 2016: 8.3 & 8.4.5

Method of test: BS1377: Part 2: 1990: 9.2, 9.5

Type of Sample Key: U=Undisturbed, B=Bulk, D=Disturbed, J=Jar, W=Water, SPT=Split Spoon Sample, C=Core Cutter

Comments:



TEST REPORT

ISSUED BY SOIL PROPERTY TESTING LTD
DATE ISSUED: 28/06/2023



Contract	LLandarcy, Neath				
Serial No.	42776_1				
DETERMINATION OF PARTICLE SIZE DISTRIBUTION					
Borehole / Pit No.	Depth (m)	Sample		Description	Remarks
		Type	Reference		
TP	0.00 - 0.25	3	-	Yellowish brown clayey sandy SILT with rare recently active roots. Gravel is fine to coarse chert	Material greater than 2mm removed before test
Method of Test:		Hydrometer + Pre-sieve		Method of Pretreatment:	Not required

CLAY	Fine	Medium	Coarse	Fine	Medium	Coarse	Fine	Medium	Coarse	COBBLES	BOULDERS
	SILT			SAND			GRAVEL				

H y d r o m e t e r	Particle Size (mm)	Passing (%)	Silt by Dry Mass (%)
	0.0363	38	44
0.0261	31		
0.0187	27		
0.0099	19		
0.0070	16	Clay by Dry Mass (%)	
0.0050	12		
0.0033	9		
0.0016	6		
			6

Sieve Size (mm)	Passing (%)	Sand By Dry Mass (%)
2.00	100	50
1.18	95	
0.600	89	
0.425	86	
0.300	82	
0.212	74	
0.150	66	
0.063	50	

Fines By Dry Mass (%)	
<0.063mm	50

Sieve Size (mm)	Passing (%)	2mm+ By Dry Mass (%)
300		0
125		
90		
63		
50		
37.5		
28		
20		
14		
10		
6.3		
5		

Method of Preparation:	BS1377: Part 1: 2016: 8.3 & 8.4.5
Method of test:	BS1377: Part 2: 1990: 9.2,9.5
Type of Sample Key:	U=Undisturbed, B=Bulk, D=Disturbed, J=Jar, W=Water, SPT=Split Spoon Sample, C=Core Cutter
Comments:	

Plan KCC3512/01
Auger Point Plan



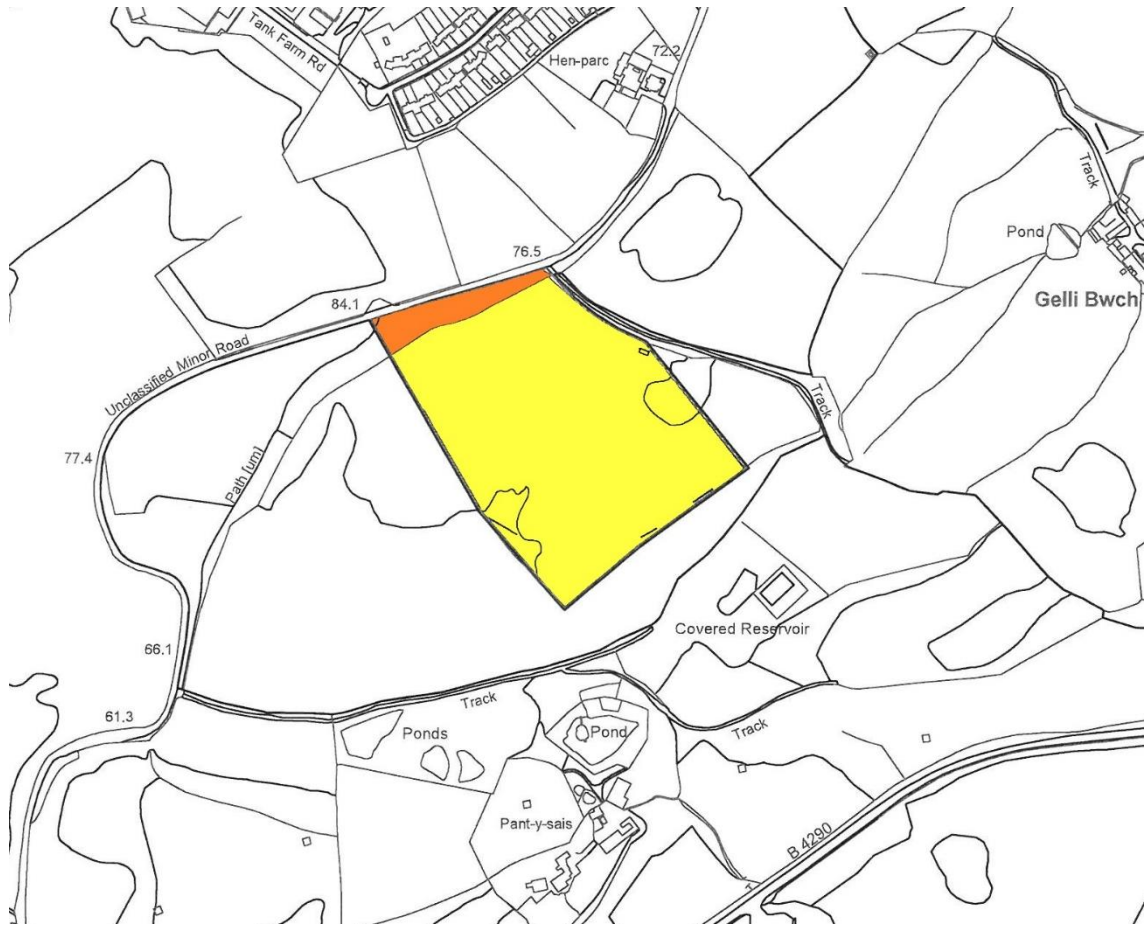
KEY

- Auger sample location
- Topsoil sample
- Pit

PLAN	KCC3512/01		
TITLE	Auger Points Plan		
SITE	Sun Fields, Llandarcy, Neath		
CLIENT	Hale Energy Ltd		
NUMBER	KCC3512/01 06/23hr		
DATE	June 2023	SCALE	NTS

KERNON COUNTRYSIDE CONSULTANTS LTD
GREENACRES BARN, PURTON STOKE, SWINDON,
WILTSHIRE SN5 4LL
 Tel 01793 771 333 Email: info@kernon.co.uk
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Plan KCC3379/02
Agricultural Land Classification Plan



KEY		Ha	%	PLAN	KCC3512/02		
	Grade 1			TITLE	Agricultural Land Classification Plan		
	Grade 2			SITE	Sun Fields, Llandarcy, Neath		
	Grade 3a			CLIENT	Hale Energy Ltd		
	Grade 3b			NUMBER	KCC3512/02 06/23hr		
	Grade 4	4.3	86	DATE	June 2023	SCALE	NTS
	Grade 5			KERNON COUNTRYSIDE CONSULTANTS LTD GREENACRES BARN, PURTON STOKE, SWINDON, WILTSHIRE, SN5 4LL Tel 01793 771 333 Email: info@kernon.co.uk This plan is reproduced from the Ordnance Survey under copyright license 100015226			
	Non-agricultural	0.7	14				
	Urban						
	Not surveyed						



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