Thanet
District
Council

Statement of Common Ground

Westgate - Policy SP15

March 2019

Statement of Common Ground - Westgate - Policy SP15

Introduction

This Statement of Common Ground relates to Westgate - Policy SP15. This site is scheduled to be discussed at the Examination of the Thanet Local Plan on the morning of Wednesday 10th of April, Matter 5, Issue 5, Q1 - 15 refer.

There are positive and proactive discussions taking place between the applicant, agent and the Council regarding the allocation and progression of this site, including site phasing and capacity, infrastructure requirements, masterplanning, and engagement with the local community.

The Site

The site allocated lies at the southern edge of the existing residential area, is well connected to public transport and is a sustainable site.

As defined within the Submission Plan, the site comprises 72ha.

The site comprises open farmland, currently in arable use. A bridleway/footpath (TM23 and TM28) runs adjoining/through the site on an east/west axis.

To the south of the site a lies the Quex Park settlements' Scheduled Monument associated with three enclosed Romano-British farmsteads. In addition, the 'Dent-de-Lion Medieval gatehouse' Scheduled Ancient Monument and Grade II* listed building (NHL 1018875 and NHL 1341531) is located approximately 75 metres north of the site;

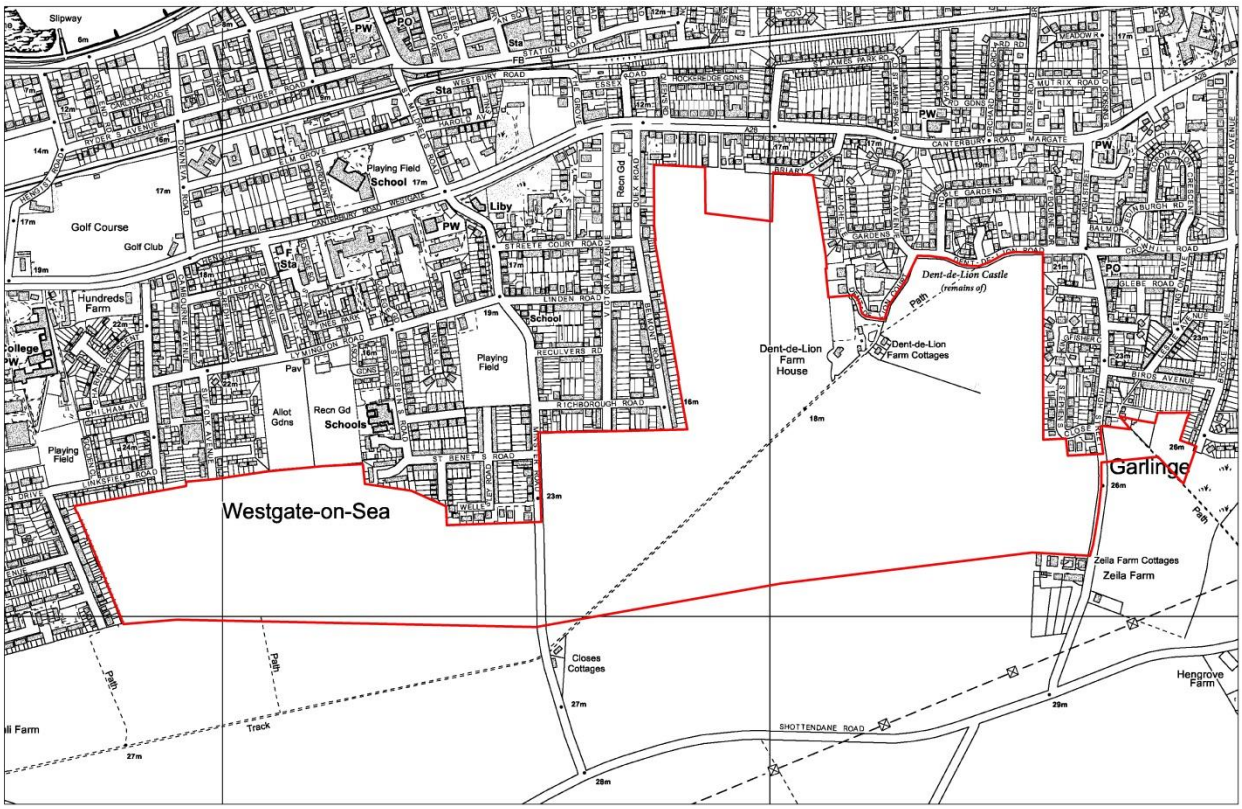
The site and adjoining area is defined as Grade 2 agricultural land (with the remainder being buildings and access ways) (as defined by the Agricultural Land Classification report at **Appendix 1**).

Allocation History

The Westgate Strategic Site comprises a number of smaller sites submitted during the Local Plan process:

- SHLAA 010 (ST1) - Land south of Canterbury Road, Westgate
- SHLAA 011 (ST2) - Land south of Linksfield Road, Westgate
- SHLAA 012 - Additional land at Westgate

SP15 - Westgate



SHLAA sites 010 and 011 were allocated as a single strategic site in the 2015 Preferred Options Plan to accommodate 1,000 dwellings.

Following the decision by Council in January 2018 to remove the proposed mixed use allocation at the former airport site, the 2,500 dwellings proposed for that site had to be located elsewhere and a Call for Sites was carried out. SHLAA012 was submitted as additional land to the existing allocation to accommodate a further 1,500 dwellings (2500 homes in total), comprising 172ha. However the submission explicitly acknowledged that the full area was not proposed for built form.

Although the Call for Sites submission suggested an extra 1,500 dwellings for the site, the Council considered this to be too onerous on the existing settlement and development of that intensity would not respect the settings of heritage assets present, and concern that the additional dwellings would not be deliverable within the Plan period. The Council considered Westgate could reasonably accommodate an additional 1,000 dwellings and increased the proposed amended boundary from the 2015 Plan accordingly.

There are no ownership constraints. The freehold of the entire site is owned by Quex. However, Millwood Designer Homes hold an option over the entire 172ha as defined within the Call for Sites.

Consortium

- Thanet District Council
- Millwood Designer Homes (represented by Gillings Planning)

Draft Policy SP15

Land to the east and west of Minster Road, Westgate is allocated for up to 2,000 new dwellings at a maximum density of 35 dwellings per hectare net. Phasing of development will be in accordance with Appendix B. Proposals will be judged and permitted only in accordance with a development brief and masterplan for the whole site including provision within the site of:

1) a minimum of 17.5 ha of open space to include a functional green corridor between existing urban edge and new development to preserve the more rural characteristics of existing urban edge dwellings
2) provision of a District Centre to meet the retail need of the development, fit with the retail hierarchy and serve the appropriate catchment
3) provision of community facilities as outlined in the Infrastructure Delivery Plan (IDP) including a fully serviced area of 2.05 ha (to be provided at the cost of the developer) to accommodate a new two-form entry primary school, and 1 ha of land for a new medical centre.

Development will be expected to provide an appropriate contribution to off-site highway improvements.

Masterplanning will be informed by and address

1) a transport assessment (including modelling of junctions of the A28 with Minster Road, Briary Close and Garlinge High Street, the junction of Minster Road with Shottendane Rd the junction of Brooke Avenue with Maynard Avenue), and incorporate:
- measures to promote multi-modal access, including footway and cycleway connections, and an extended bus service accessible to the new dwellings Link road through the site to link Shottendane Road to Dent de Lion Road/High Street Garlinge/A28
- Upgrade of Shottendane Road to Local Distributor standard
- appropriate road and junction improvements and signalling,
2) an archaeological evaluation,
3) the need to safeguard the setting of scheduled ancient monuments and the listed Dent de Lion Gateway,
4) liaison with service providers to investigate the need to upgrade the capacity of any utility services and infrastructure including gas supply,
5) appropriate arrangements for surface water management/sustainable drainage schemes in line with Margate Surface Water Management Plan,
6) a Landscape and Visual Impact Assessment to address any visual impact on views to and from the adjacent Green Wedge and protecting wide open landscapes and strategic views
7) the need for integration of development and landscaping to take account of public rights of way and enable a soft edge between the site and open countryside.

Delivery - Phasing

The site will be delivered in accordance with the phasing set out in Appendix B of the draft Local Plan (as amended by agreement below). It is agreed this trajectory represents a reasonable indication of delivery based on constraints and infrastructure costs known to date. The confirms the entire allocation is proposed to be delivered within the Plan period.

2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
		25	75	100	150	200	250	250	250	250	250	200

Highways Contributions

The development of this site will provide for the highway improvements as set out in draft Policy SP15, which includes a proportionate contribution to the proposed Inner Circuit, as set out in the Amey document "Technical Note - Strategic Site Allocations Impact" (2018). Further detail is addressed within the Highways SoCG.

Studies undertaken to date

1) Archaeological Desk Based Assessment, undertaken by cgms
2) A Phase I Desk Study to determine likely ground conditions and risk of Unexploded Ordinance, undertaken by LEAP
3) Agricultural Land Classification, undertaken by Soil Environmental Services
4) Initial Flood Risk Assessment including likely mitigation measures, undertaken by WSP
5) Ecological Assessments and surveys, undertaken by DFA, including:
    - Extended Phase 1 Habitat survey;
    - Phase 2/NVC assessments (if appropriate)
    - Reptile survey;
    - Bat survey;
    - Badger survey;
    - Breeding bird survey; and
    - Winter bird survey.
6) Initial Transport Assessment including capacity assessments, undertaken by WSP
7) Baseline Landscape and Visual Impact Assessment, undertaken by Exterior Architecture
8) Initial Heritage Assessment to understand the settling of the Scheduled Ancient Monument and Dent de Lion.
9) Initial school capacity testing

Further detailed survey and assessment work is now being undertaken including an archaeological geophysical survey and utility capacity assessments.

Current position

Pre application discussions are underway with the Development Control Officers. Liaison has also taken place with relevant consultees including:

- Westgate Town Council
- Westgate Neighbourhood Plan group

- Clinical Commissioning Group
- Kent County Council
- Environment Agency
- Historic England

The applicant intention is to submit a hybrid application comprising an outline application for the whole site (of 116ha as defined by the representations) and a full application for the first parcel of development (comprising at least circa 100 homes. The applicants intention is to submit this application in summer/Autumn 2019. A PPA is proposed, which will seek to secure resolution to determine within the statutory time frame of 16 weeks (unless otherwise agreed).

A request for a Scoping Opinion for an EIA has been submitted (on 19th February 2019) confirming that it is the applicant intention to 'scope in' matters of:

- Population, Society and Economy
- Transport
- Water Resources
- Ecology
- Noise and vibration
- Air Quality
- Heritage and Archelogy
- Landscape and visual
- Climate Change
- Ground conditions

A formal Scoping Opinion is awaited.

Modifications to policy resulting from comments submitted at pre-sub consultation

(1) Additional uses - Policy should define that overall housing provision on the site should include accommodation for the elderly: it is noted that the Plan supports accommodation for the elderly (within Policy HO20), and it is considered appropriate for SP15 to specifically define that the overall housing provision may include such accommodation. This is relevant in the case of sheltered housing for example, which falls within Class C3, would therefore be considered to contribute towards the objectively assessed need.

TDC position - The Council does not consider that a specific amendment to this effect is necessary, as the Policy already allows for a variety of C3 provision. It should be noted that the SHMA identifies "a need for 1,522 units of specialist housing for older persons over the plan period. This includes sheltered and extra-care housing and forms part of the full OAN for 17,140 dwellings identified".

Millwood position - The respondent maintains the view that SP15 should specifically allow for accommodation for the elderly as set out in the relevant Hearing Statement.

(2) Site Area - Amendment of the site boundary to align with Shottendane Road. The justification for this to better accommodate the 2000 dwellings, create a neighbourhood with a lower average housing density and provide more green infrastructure. Millwood proposes an amendment to the allocation boundary in order for it to better accommodate the proposed number of homes in a comprehensively planned neighbourhood, one that integrates with existing development, routes,

features and landscape. Rather than following arbitrary lines across open fields the proposed boundary would align with established routes such as Shottendane Road to the south and with the significant designation of the Scheduled Monument to the south west. There are multiple benefits to this proposed amendment, significant among them being: • the ability to take a more comprehensive approach to masterplanning for up to 2000 homes that can relate and connect to established routes; • the creation of a neighbourhood with a lower average housing density; and • the significantly more generous provision of green infrastructure (see 'Landscaping' text below).

TDC position - The Council is willing to consider a possible modification to extend the site to achieve these objectives, but this should be informed by a masterplanning exercise to ensure that the minimum necessary land take is identified, given the need to protect best and most versatile agricultural land.

Millwood position – Willingness to consider a Modification is welcomed. Pre application discussions have been held on the emerging masterplan and it is accepted by all parties that there are benefits arising from a wider site area which can be balanced against the loss of the Grade 2 land. This is addressed in full within the Hearing Statement.

(3) An 'average' density of 35 dwellings per hectare, rather than 'maximum'. It is noted that the Plan sets out 'a maximum density of 35 dwellings per hectare net'.

TDC position - The reference to 35dph is to the site as a whole. This means there can be variation within the site.

Millwood position - The respondent maintains the view that SP15 should allow for an 'average' density rather than a maximum.

(4) Change to policy to allow flexibility of phasing over the plan period.

TDC position - Appendix B provides the framework for ensuring that housing delivery meets requirements over the Plan period. The Council accepts that there will be variation in delivery rates through the Plan period, but believes that Appendix B should be the base trajectory for delivery.

Millwood position - The respondent maintains the view that development should be 'generally consistent with' Appendix B rather than 'in accordance with'

(5) Increasing the amount of public open space from 17.7 ha to 25 ha.

TDC position - The Council has no objection to this, within the context of, and subject to the same considerations as, the proposal to extend the site.

Millwood position - This is welcomed – on the basis the site area is extended only.

(6) Removal of requirement for 'Green Corridor' - The proposed policy stipulates a 'green corridor between the existing urban edge and new development' as part of the minimum 17.5 hectares of open space also stipulated by the policy. Millwood do not believe this is an appropriate response to existing properties along the northern boundary of the allocation. A narrow corridor of green space along this edge would be largely bordered by back gardens, reducing the opportunity for natural surveillance and overlooking of the corridor, potentially resulting in an unappealing and underused route. The wording in the policy relating to this 'green corridor' should be removed.

TDC position - No decision on this.

Millwood position - The applicants position remains that the form of the proposed open space should be delivered in a different manner, as evidenced by the benefits of the emerging masterplan. This is addressed further within the Hearing Statement for Matter 5.

(7) Requirement for provision of a District Centre overly prescriptive

TDC position - It is considered that the existing District Centre at Westgate would not adequately meet the needs of the new development proposed and there is no scope for it to increase. It is located on the northern side of the A28 and is comparatively small to the other District Centres. The proposed new dwellings are located on the southern side of the A28 and propose a significant increase to the size of the town. New retail provision is necessary on the southern side of the site to serve the needs of the proposed residential development and ensure that the total retail offer in Westgate retains its status as a District Centre.

Millwood position - The applicant accepts the need for, and appropriateness of, retail provision on the site, but does not consider this must be in the form of a District Centre. Westgate is already a defined District Centre and the allocation does not detract from this.

(8) Policy should confirm requirement for primary school is for a serviced area of land, up to the boundary of that land.

TDC position - Council agrees.

Millwood position – this is welcomed.

(9) Policy should confirm that the requirement for a medical centre should be as specified by the CCG at the time of application

TDC position – Following confirmation from the Clinical Commissioning Group to this effect, this is agreed, but should be taken into account in the consideration of the proposal to extend the site.

Millwood Position - Included at Appendix 2 is email correspondence from the Clinical Commissioning Group confirming that an area of 0.5ha is agreed. It is proposed that a Modification is proposed to reflect this in the policy.

Conclusion

The information presented in this Statement of Common Ground is agreed by all parties. All parties will use their reasonable endeavours to ensure the development and the necessary supporting infrastructure is implemented in a timely way.

Signatures

TDC

Millwood Homes [redacted]

Appendix 1 – Agricultural Land Classification

Soil Environment Services Ltd

AGRICULTURAL LAND CLASSIFICATION

Millwood Designer Homes Ltd

Westgate
Margate

Soil Environment Services Ltd
November 2018

Our Ref: SES/MDH/WM/#1 **Date: 9th November 2018**

Client:

Millwood Designer Homes Ltd
Bordyke End
East St
Tonbridge
TN9 1HA

AGRICULTURAL LAND CLASSIFICATION

Westgate
Margate

A report prepared on behalf of ***Soil Environment Services*** by:

Rebecca Jordan BSc (Hons) MEnv
Environmental Consultant

Approved by:

Dr Robin S Davies BSc PhD MISoilSci
Managing Director

Soil Environment Services
Agricultural Land Classification, Contaminated Land Risk Assessment, Mineral Extraction Soil Planning
Unit 8, Stocksfield Hall, Stocksfield, Northumberland, NE43 7TN
Tel: 01661 844 827, Email: rd@soilenvironmentservices.co.uk
www.soilenvironmentservices.co.uk

CONTENTS

1. INTRODUCTION

An Agricultural Land Classification (ALC)[1,2] has been carried out on 127.1 ha of land located at Westgate, Margate (Drawing ALC/1). The site is centred on OS Grid Ref. 632583, 168961.

Agricultural land is classified into the following grades according to the 1988 guidelines[1] and the 1996 draft guidelines[2]:

Grade	Description
1	**Excellent quality agricultural land** with no or very minor limitations to agricultural use.
2	**Very good quality agricultural land** with minor limitations which affect crop yield, cultivation or harvesting.
3a	**Good quality agricultural land** capable of producing moderate to high yields of a narrow range of arable crops or moderate yields of a wider range of crops.
3b	**Moderate quality agricultural land** capable of producing moderate yields of a narrow range of crops or lower yields of a wider range of crops.
4	**Poor quality agricultural land** with severe limitations which significantly restrict the range of crops and/or level of yields.
5	**Very poor quality agricultural land** with very severe limitations which restrict use to permanent pasture or rough grazing, except for occasional pioneer forage crops.

The survey was conducted on the 23rd and 24th October 2018 and classifies the land into one or more of the above grades.

On the survey date the majority of the site had been recently sown with winter wheat.

2. METHODOLOGY

The classification includes an initial desktop investigation to examine previously mapped soil types and to note the drift and solid geology. This included consultation from:

Soil Survey of England and Wales 1:250 000[5]
British Geological Survey 1:50 000 solid and drift map[9]

The field survey consisted of a number of hand auger borings to a depth of 1.2 m (where possible) to examine soil profiles, using standard soil survey methods[3]. Pit excavations were conducted to determine sub soil structure where necessary. This data was used to map the principal soil types for determining the ALC. The soil removed during augering and pit excavations was examined in accordance with:

Soil Survey Field Handbook[3]
Describing and Sampling Soil Profiles
Soil Survey of England and Wales, Technical Monograph No. 5, 1976

Soil Classification for Soil Survey[10]
Monographs on Soil Survey
Butler, B E (1980) Clarendon Press, Oxford

Climatological data[4] was used to determine the overriding site limitation and for interaction with soil parameters (Appendix A). The above information was cross referenced with geological surveys[9], previous soil surveys[11] and the national 1:250 000 series ALC survey[5] relevant for this site to substantiate the findings. The ALC grade was then determined for this site and for the current survey and is detailed on Drawing ALC/2.

Other factors used for ALC grading, but which give no limitation at this site, are not discussed.

3. BASELINE CONDITIONS

3.1. Climate and flooding

The climatological data (Table 1) indicates average temperature, average rainfall and a slightly below average number of field capacity days for the region.

Table 1
Climatological information[4]

Factor	Units	Value
Altitude AOD	m	25
Accumulated temperature	day°C (Jan-June)	1456.1
Average Annual Rainfall	mm	592.8
Field Capacity Days	days	118.8
Moisture Deficit Wheat	mm	126.9
Moisture Deficit Potatoes	mm	125.5

The site is not mapped within a flood risk area[8].

3.2. Soils, geology and topography

3.2.1. Soils

The site has previously been mapped as having soils of the *Hamble 1 Association* [5, 6].

One general soil type was noted for the purposes of ALC grading, however slight variations of depths occurred across the site.

This study has identified the soils to be silty clay loams over silty clays over silty weathered chalk to depth.

3.2.2. Geology[9]

Superficial Geology

Majority of the site

1:50 000 scale superficial deposits description: *Head, 2 - Clay And Silt. Superficial Deposits formed up to 3 million years ago in the Quaternary Period. Local environment previously dominated by subaerial slopes (U).*

North of the site

1:50 000 scale superficial deposits description: Head, 1 - Clay And Silt. Superficial Deposits formed up to 3 million years ago in the Quaternary Period. Local environment previously dominated by subaerial slopes (U).

Centre of the site

None recorded

Bedrock Geology

1:50 000 scale bedrock geology description: *Margate Chalk Member - Chalk. Sedimentary Bedrock formed approximately 72 to 86 million years ago in the Cretaceous Period. Local environment previously dominated by warm chalk seas.*

3.2.3. Topography

The site has little to no slope and hence gradient will not limit the ALC Grade across the site.

4. FIELDWORK RESULTS

4.1. Descriptions of soil types

The soils across the site were noted as silty clay loams over silty clays over silty weathered chalk to depth (Table 2). Full profile data is listed in Appendix B.

A summary of the features of the soil type/s are listed in Table 2 and locations are shown within Drawing ALC/1.

Table 2. Soil Type descriptions

Profile Description	Soil types		
	Type 1		
Horizon 1 (topsoil)	0-40 cm Brown (10YR 4/3) very slightly stony silty clay loam, no mottles; weak fine subangular blocky structure.		
Horizon 2 (subsoil 1)	40-65 cm Brown (10YR 5/3) slightly stony silty clay loam, few fine ochreous mottles; weak medium angular blocky structure.		
Horizon 3 (subsoil 2)	65-90 cm Brownish yellow (10YR 6/6) very slightly stony silty clay loam, weak coarse angular blocky structure.		
Horizon 4 (subsoil 3)	90-110 cm Yellowish brown (10YR 5/4) slightly stony silty clay, few medium ochreous mottles; moderate medium prismatic structure.		
Horizon 5 (subsoil 4)	110-120 cm White (2.5Y 8/1) stoneless silty weathered chalk, few fine ochreous mottles; weak medium angular blocky structure.		
Survey points (Drawing ALC/1) and soil types: BHs/ TPs Type 1 soil = 1-138 Non-agricultural = 14, 35, 111 Notes:			

4.2. Field study photographs

Photo 1. Borehole location 75 – Profile of Soil Type 1

NB Borehole photographs are included for an illustration of horizons, to verify profile depth and provide an indication of colour but are not intended to verify any structure.

0Photo 2. Pit 1 – location 59, Profile of Soil Type 1

Photo 3. Pit 1 – Subsoil 1

Photo 4. Pit 1 – Subsoil 2

4.3. In-field wetness class assessment

An in-field wetness assessment was conducted for the soil type (Table 3).

Table 3. In-field Wetness Class Assessment

Soil Type	Feature	Parameters	Findings	WC
1	Site conditions	Undisturbed/ disturbed	Undisturbed	II
		FCD	118.8	
	Potential Slowly Permeable Layer (SPL)	Horizon depth (cm)	40-65	
		Texture	ZCL	
		Structure	WMAB	
		Biopores > 0.5 mm (%)	>0.5	
		Evidence of wetness	Mottles	
	Potential Gleyed Horizon	Matrix colour	Pale – 10YR 5/3	
		Ped faces colour	Pale – 10YR 5/3	
		Mottles	Ochreous – 10YR 6/6	
		Depth to gleying (cm)	40	
	Figure reference in ALC guidelines – 8			

Key

FCD – Field Capacity Days
ZCL – Silty Clay Loam
WC – Wetness Class
WMAB – Weak Medium Angular Blocky

Notes:

5. AGRICULTURAL LAND CLASSIFICATION

5.1. National 1:250 000 map grading

Grading on the MAFF (1983) 1: 250 000 map[7] indicated the site was mapped as **Grade 1** and **2**, with Grades 2 and 3a identified within Post 1988 Agricultural Land Classification study mapped nearby.

5.2. Current grading

This survey has resulted in an Agricultural Land Classification of the following grades (Drawing ALC/1):

Table 4. ALC gradings and limitations

Grade	Area (ha)	Limitation
1		
2	125	Soil Type 1 - Wetness and Droughtiness
3a		
3b		
4		
5		
Non-agricultural land	2.1	Buildings and access roads

Type 1 soils

Droughtiness Limitation

The combination of the profile texture, stoniness, depths and climatic factors results in **ALC Grade 2** for Type 1 soil.

Wetness Limitation

The combination of the topsoil texture (medium silty clay loam), Wetness Class (II) and the number of Field Capacity Days (118.8) results in **ALC Grade 2** for Type 1 soils.

DRAWING ALC/1

Borehole Locations and ALC Grade

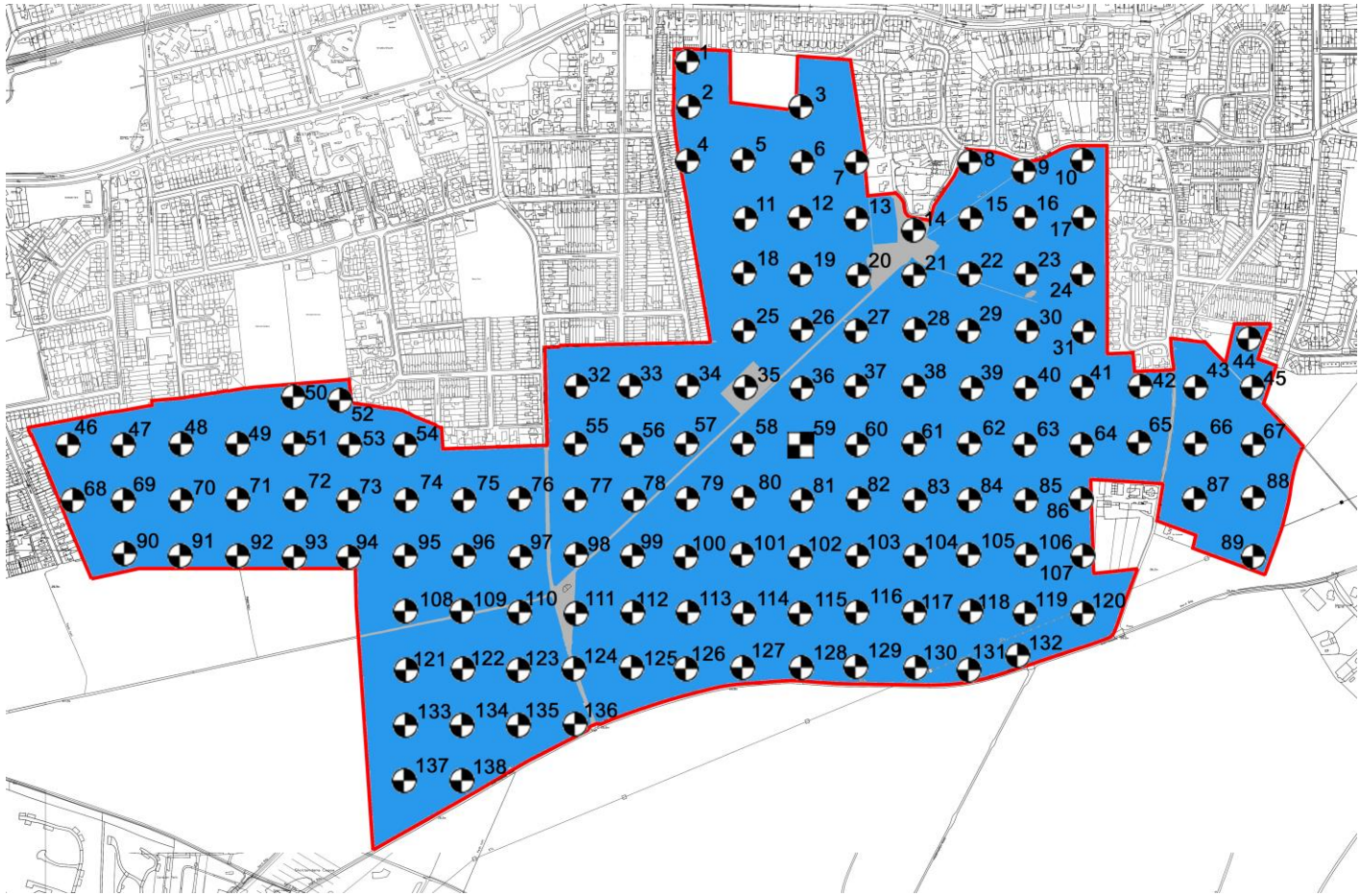
Key

- Very Good quality – 2
- Non Agricultural
- Borehole Location
- Pit Location

Soil Environment Services

Drawing Title: Borehole Locations and ALC Grade	Drawing No.: ALC/1
Scale: 1: 12639	Date: 24/10/2018

N



APPENDIX A

Climatological data for

Agricultural Land Classification

Agricultural Land Classification - Met. Information & droughtiness

Data and adjustment calculations from: The Met. Office, *Climatological Data for Agricultural Land Classification* 1989.
Input data in box cells only, results in shaded cells.

Site name	Westgate, Margate	
Site altitude =	25	m
Site GR	6325	1689

Meteorological information for surrounding national grid reference points

	Easting	Northing	ALT	AAR	LR_AAR	ATO	MDMWHT	MDMPOT	FCD
NW	6300	1700	1	580	0	1477	131	131	117
NE	6350	1700	10	590	0	1476	131	131	117
SW	6300	1650	16	614	0.1	1472	125	123	123
SE	6350	1650	33	617	0.14	1452	125	123	125

Altitude adjustment of surrounding meteorological information with respect to site.

Adjusted surounding points

	AAR	ATO	FCD
NW	580.0	1449.6	117.0
NE	590.0	1458.9	117.0
SW	614.9	1461.7	123.1
SE	615.9	1461.1	124.8

Site adjusted meteorological information

		1 Dsg	2 Wg	Wp
NW		27.313	0.001340	0.371024
NE		27.313	0.001340	0.371024
SW		46.32494	0.000466	0.128976
SE		46.32494	0.000466	0.128976
	Sum		0.003613	

Site	**AAR**	**ATO**	**FCD**
	592.8	1456.1	118.8

ALC according to climate

Grade **1**

Soil wetness class (drained)

Type 1 **II**
Type 2
Type 3

ALC according to wetness/climate texture

Type 1 **2**
Type 2
Type 3

Soil moisture deficit of surrounding points

	Cw	Cp	Adjusted	
NW	-0.9864	-1.3122	124.0136	121.69
NE	-1.539	-2.0520	129.4610	128.95
SW	-2.462	-3.283	128.5376	127.72
SE	0.8992	1.1952	125.8992	124.20

Site results for soil moisture deficit

MDMW	MDMPOT
126.9	125.5

Adjustment data for stone type and content

	Soil Type 1			Soil Type 2			Soil Type 3		
	Top	Sub1	Sub2	Top	Sub1	Sub2	Top	Sub1	Sub2
% volume	5	10	5	na	na	na	na	na	na
TAv for stone type	1	1	1	na	na	na	na	na	na
EAv for stone type	0.5	0.5	0.5	na	na	na	na	na	na
	Sub 3	Sub4		Sub 3			Sub 3		
% volume	10	0	na	na	na	na	na	na	na
TAv for stone type	1	1	na	na	na	na	na	na	na
EAv for stone type	0.5	0.5	na	na	na	na	na	na	na

Droughtiness (moisture balance) determination for each soil type and restored profile

Moisture availability data for each texture from MAFF ALC Guidelines 1988

Moisture Balance (MB) = AP - MD for wheat and potatoes (adjusted for stones)

Horizon		Type 1 texture	Type 1 water	Type 2 texture	Type 2 water	Type 3 texture	Type 3 water
TAvt - Topsoil water available (mm)		ZCL	18.10	0	0.00	0	0.00
LTt - Topsoil thickness (cm)		0	40.00	0	0.00	0	0.00
TAvs - Subsoil total available	1	ZCL	15.40	0	0.00	0	0.00
	2	ZCL	16.20	0	0.00	0	0.00
	3	ZC	14.86	0	0.00	0	0.00
	4	ZCh	9.10	0	0.00	0	0.00
EAvs -	1	ZCL	9.05	0	0.00	0	0.00
Subsoil (SS) easily available	2	ZCL	9.53	0	0.00	0	0.00
	3	ZC	7.92	0	0.00	0	0.00
	4	ZCh	6.35	0	0.00	0	0.00
LT50 -	1	ZCL	10.00	0	0.00	0	0.00
Thickness ss layers to 50cm	2	ZCL	0.00	0	0.00	0	0.00
	3	ZC	0.00	0	0.00	0	0.00
	4	ZCh	0.00	0	0.00	0	0.00
LT120 -	1	ZCL	15.00	0	0.00	0	0.00
Thickness ss layers 50 to 120cm	2	ZCL	25.00	0	0.00	0	0.00
	3	ZC	20.00	0	0.00	0	0.00
	4	ZCh	10.00	0	0.00	0	0.00
LT0 -	1	ZCL	25.00	0	0.00	0	0.00
Thickness ss layers to 70cm	2	ZCL	5.00	0	0.00	0	0.00
	3	ZC	0.00	0	0.00	0	0.00
	4	ZCh	0.00	0	0.00	0	0.00
Total profile thickness for soil type cm		0	120		0	0	0

SOIL **Droughtiness** (moisture balance) results

Type 1

		Grade
Results		
AP wheat =	147.4	
Moisture balance wheat =	20.5	2
AP potatoes =	118.6	
Moisture balance potatoes =	-6.9	2

Notes

ALC Grade	Moisture Balance Limits wheat	potatoes
1	30	10
2	5	-10
3a	-20	-30
3b	-50	-55
4	<-50	<-55

APPENDIX B

Site Survey Field Notes

Soil Environment Services Ltd **Tel 01661 844 827**

ALC Survey Profile Data Sheet **Site: Westgate, Margate**

	Topsoil						Subsoil 1						Subsoil 2						Subsoil 3						Subsoil 4					
BH no.	Depth (cm)	Texture	Colour (Munsell)	Stoniness (%)	Mottles	Structure	Depth (cm)	Texture	Colour (Munsell)	Stoniness (%)	Mottles	Structure	Depth (cm)	Texture	Colour (Munsell)	Stoniness (%)	Mottles	Structure	Depth (cm)	Texture	Colour (Munsell)	Stoniness (%)	Mottles	Structure	Depth (cm)	Texture	Colour (Munsell)	Stoniness (%)	Mottles	Structure
1	0-40	ZCL	10YR 4/3	5	No	WFSAB	40-65	ZCL	10YR 5/3	10	FFO	WMAB	65-90	ZCL	10YR 6/6	5	FFO	WCAB	90-110	ZC	10YR 5/4	10	FMO	MMP	110-120	ZCh	2.5Y 8/1	0	FFO	WMAB
2	0-30	ZCL	10YR 4/3	5	No	WFSAB	30-65	ZCL	10YR 5/3	10	FFO	WMAB	65-90	ZCL	10YR 6/6	5	FFO	WCAB	90-110	ZC	10YR 5/4	10	FMO	MMP	110-120	ZCh	2.5Y 8/1	0	FFO	WMAB
3	0-40	ZCL	10YR 4/3	5	No	WFSAB	40-70	ZCL	10YR 5/3	10	FFO	WMAB	70-90	ZCL	10YR 6/6	5	FFO	WCAB	90-110	ZC	10YR 5/4	10	FMO	MMP	110-120	ZCh	2.5Y 8/1	0	FFO	WMAB
4	0-40	ZCL	10YR 4/3	5	No	WFSAB	40-65	ZCL	10YR 5/3	10	FFO	WMAB	65-90	ZCL	10YR 6/6	5	FFO	WCAB	90-110	ZC	10YR 5/4	10	FMO	MMP	110-120	ZCh	2.5Y 8/1	0	FFO	WMAB
5	0-40	ZCL	10YR 4/3	5	No	WFSAB	40-65	ZCL	10YR 5/3	10	FFO	WMAB	65-90	ZCL	10YR 6/6	5	FFO	WCAB	90-110	ZC	10YR 5/4	10	FMO	MMP	110-120	ZCh	2.5Y 8/1	0	FFO	WMAB
6	0-40	ZCL	10YR 4/3	5	No	WFSAB	40-65	ZCL	10YR 5/3	10	FFO	WMAB	65-90	ZCL	10YR 6/6	5	FFO	WCAB	90-110	ZC	10YR 5/4	10	FMO	MMP	110-120	ZCh	2.5Y 8/1	0	FFO	WMAB
7	0-40	ZCL	10YR 4/3	5	No	WFSAB	40-65	ZCL	10YR 5/3	10	FFO	WMAB	65-100	ZCL	10YR 6/6	5	FFO	WCAB	100-110	ZC	10YR 5/4	10	FMO	MMP	110-120	ZCh	2.5Y 8/1	0	FFO	WMAB
8	0-40	ZCL	10YR 4/3	5	No	WFSAB	40-65	ZCL	10YR 5/3	10	FFO	WMAB	65-90	ZCL	10YR 6/6	5	FFO	WCAB	90-110	ZC	10YR 5/4	10	FMO	MMP	110-120	ZCh	2.5Y 8/1	0	FFO	WMAB
9	0-40	ZCL	10YR 4/3	5	No	WFSAB	40-65	ZCL	10YR 5/3	10	FFO	WMAB	65-90	ZCL	10YR 6/6	5	FFO	WCAB	90-110	ZC	10YR 5/4	10	FMO	MMP	110-120	ZCh	2.5Y 8/1	0	FFO	WMAB
10	0-40	ZCL	10YR 4/3	5	No	WFSAB	40-65	ZCL	10YR 5/3	10	FFO	WMAB	65-90	ZCL	10YR 6/6	5	FFO	WCAB	90-110	ZC	10YR 5/4	10	FMO	MMP	110-120	ZCh	2.5Y 8/1	0	FFO	WMAB
11	0-40	ZCL	10YR 4/3	5	No	WFSAB	40-65	ZCL	10YR 5/3	10	FFO	WMAB	65-90	ZCL	10YR 6/6	5	FFO	WCAB	90-110	ZC	10YR 5/4	10	FMO	MMP	110-120	ZCh	2.5Y 8/1	0	FFO	WMAB
12	0-40	ZCL	10YR 4/3	5	No	WFSAB	40-65	ZCL	10YR 5/3	10	FFO	WMAB	65-90	ZCL	10YR 6/6	5	FFO	WCAB	90-110	ZC	10YR 5/4	10	FMO	MMP	110-120	ZCh	2.5Y 8/1	0	FFO	WMAB
13	0-40	ZCL	10YR 4/3	5	No	WFSAB	40-65	ZCL	10YR 5/3	10	FFO	WMAB	65-90	ZCL	10YR 6/6	5	FFO	WCAB	90-110	ZC	10YR 5/4	10	FMO	MMP	110-120	ZCh	2.5Y 8/1	0	FFO	WMAB
14	0-40	ZCL	10YR 4/3	5	No	WFSAB	40-65	ZCL	10YR 5/3	10	FFO	WMAB	65-90	ZCL	10YR 6/6	5	FFO	WCAB	90-110	ZC	10YR 5/4	10	FMO	MMP	110-120	ZCh	2.5Y 8/1	0	FFO	WMAB
15	0-40	ZCL	10YR 4/3	5	No	WFSAB	40-65	ZCL	10YR 5/3	5	FFO	WMAB	65-90	ZCL	10YR 6/6	5	FFO	WCAB	90-110	ZC	10YR 5/4	20	FMO	MMP	110-120	ZCh	2.5Y 8/1	0	FFO	WMAB
16	0-40	ZCL	10YR 4/3	5	No	WFSAB	40-65	ZCL	10YR 5/3	10	FFO	WMAB	65-90	ZCL	10YR 6/6	5	FFO	WCAB	90-110	ZC	10YR 5/4	10	FMO	MMP	110-120	ZCh	2.5Y 8/1	0	FFO	WMAB
17	0-40	ZCL	10YR 4/3	5	No	WFSAB	40-65	ZCL	10YR 5/3	10	FFO	WMAB	65-90	ZCL	10YR 6/6	5	FFO	WCAB	90-110	ZC	10YR 5/4	10	FMO	MMP	110-120	ZCh	2.5Y 8/1	0	FFO	WMAB
18	0-40	ZCL	10YR 4/3	5	No	WFSAB	40-65	ZCL	10YR 5/3	10	FFO	WMAB	65-90	ZCL	10YR 6/6	5	FFO	WCAB	90-110	ZC	10YR 5/4	10	FMO	MMP	110-120	ZCh	2.5Y 8/1	0	FFO	WMAB
19	0-40	ZCL	10YR 4/3	5	No	WFSAB	40-65	ZCL	10YR 5/3	10	FFO	WMAB	65-90	ZCL	10YR 6/6	5	FFO	WCAB	90-110	ZC	10YR 5/4	10	FMO	MMP	110-120	ZCh	2.5Y 8/1	0	FFO	WMAB
20	0-40	ZCL	10YR 4/3	5	No	WFSAB	40-65	ZCL	10YR 5/3	10	NMO	WMAB	65-90	ZCL	10YR 6/6	5	FFO	WCAB	90-110	ZC	10YR 5/4	10	MMO	MMP	110-120	ZCh	2.5Y 8/1	0	FFO	WMAB
21	0-40	ZCL	10YR 4/3	5	No	WFSAB	40-65	ZCL	10YR 5/3	10	FFO	WMAB	65-90	ZCL	10YR 6/6	5	FFO	WCAB	90-110	ZC	10YR 5/4	10	FMO	MMP	110-120	ZCh	2.5Y 8/1	0	FFO	WMAB
22	0-40	ZCL	10YR 4/3	5	No	WFSAB	40-65	ZCL	10YR 5/3	10	FFO	WMAB	65-90	ZCL	10YR 6/6	5	FFO	WCAB	90-110	ZC	10YR 5/4	10	FMO	MMP	110-120	ZCh	2.5Y 8/1	0	FFO	WMAB
23	0-40	ZCL	10YR 4/3	5	No	WFSAB	40-65	ZCL	10YR 5/3	10	FFO	WMAB	65-90	ZCL	10YR 6/6	5	FFO	WCAB	90-110	ZC	10YR 5/4	10	FMO	MMP	110-120	ZCh	2.5Y 8/1	0	FFO	WMAB
24	0-40	ZCL	10YR 4/3	5	No	WFSAB	40-65	ZCL	10YR 5/3	10	FFO	WMAB	65-90	ZCL	10YR 6/6	5	FFO	WCAB	90-110	ZC	10YR 5/4	10	FMO	MMP	110-120	ZCh	2.5Y 8/1	0	FFO	WMAB
25	0-40	ZCL	10YR 4/3	5	No	WFSAB	40-65	ZCL	10YR 5/3	10	FFO	WMAB	65-90	ZCL	10YR 6/6	5	FFO	WCAB	90-110	ZC	10YR 5/4	10	FMO	MMP	110-120	ZCh	2.5Y 8/1	0	FFO	WMAB
26	0-40	ZCL	10YR 4/3	0	No	WFSAB	40-65	ZCL	10YR 5/3	10	FFO	WMAB	65-90	ZCL	10YR 6/6	5	FFO	WCAB	90-110	ZC	10YR 5/4	10	FMO	MMP	110-120	ZCh	2.5Y 8/1	0	FFO	WMAB
27	0-40	ZCL	10YR 4/3	5	No	WFSAB	40-65	ZCL	10YR 5/3	10	FFO	WMAB	65-90	ZCL	10YR 6/6	10	FFO	WCAB	90-110	ZC	10YR 5/4	10	FMO	MMP	110-120	ZCh	2.5Y 8/1	0	FFO	WMAB
28	0-40	ZCL	10YR 4/3	5	No	WFSAB	40-65	ZCL	10YR 5/3	10	FFO	WMAB	65-90	ZCL	10YR 6/6	5	FFO	WCAB	90-110	ZC	10YR 5/4	10	FMO	MMP	110-120	ZCh	2.5Y 8/1	0	FFO	WMAB
29	0-40	ZCL	10YR 4/3	5	No	WFSAB	40-65	ZCL	10YR 5/3	10	FFO	WMAB	65-90	ZCL	10YR 6/6	5	FFO	WCAB	90-110	ZC	10YR 5/4	10	FMO	MMP	110-120	ZCh	2.5Y 8/1	0	FFO	WMAB
30	0-40	ZCL	10YR 4/3	5	No	WFSAB	40-65	ZCL	10YR 5/3	10	FFO	WMAB	65-90	ZCL	10YR 6/6	5	FFO	WCAB	90-110	ZC	10YR 5/4	10	FMO	MMP	110-120	ZCh	2.5Y 8/1	0	FFO	WMAB
31	0-40	ZCL	10YR 4/3	5	No	WFSAB	40-55	ZCL	10YR 5/3	15	FFO	WMAB	55-80	ZCL	10YR 6/6	5	FFO	WCAB	80-100	ZC	10YR 5/4	10	FMO	MMP	100-120	ZCh	2.5Y 8/1	0	FFO	WMAB
32	0-40	ZCL	10YR 4/3	5	No	WFSAB	40-65	ZCL	10YR 5/3	10	FFO	WMAB	65-90	ZCL	10YR 6/6	5	FFO	WCAB	90-110	ZC	10YR 5/4	10	FMO	MMP	110-120	ZCh	2.5Y 8/1	0	FFO	WMAB
33	0-40	ZCL	10YR 4/3	5	No	WFSAB	40-65	ZCL	10YR 5/3	10	FFO	WMAB	65-90	ZCL	10YR 6/6	5	FFO	WCAB	90-110	ZC	10YR 5/4	10	FMO	MMP	110-120	ZCh	2.5Y 8/1	0	FFO	WMAB

34	0-40	ZCL	10YR 4/3	5	No	WFSAB	40-65	ZCL	10YR 5/3	10	FFO	WMAB	65-90	ZCL	10YR 6/6	5	FFO	WCAB	90-110	ZC	10YR 5/4	10	FMO	MMP	110-120	ZCh	2.5Y 8/1	0	FFO	WMAB
35	0-40	ZCL	10YR 4/3	5	No	WFSAB	40-65	ZCL	10YR 5/3	10	FFO	WMAB	65-90	ZCL	10YR 6/6	5	FFO	WCAB	90-110	ZCL	10YR 5/4	10	FMO	MMP	110-120	ZCh	2.5Y 8/1	0	FFO	WMAB
36	0-40	ZCL	10YR 4/3	5	No	WFSAB	40-65	ZCL	10YR 5/3	10	FFO	WMAB	65-90	ZCL	10YR 6/6	5	FFO	WCAB	90-110	ZC	10YR 5/4	10	FMO	MMP	110-120	ZCh	2.5Y 8/1	0	FFO	WMAB
37	0-40	ZCL	10YR 4/3	5	No	WFSAB	40-65	ZCL	10YR 5/3	10	FFO	WMAB	65-90	ZCL	10YR 6/6	5	FFO	WCAB	90-110	ZC	10YR 5/4	10	FMO	MMP	110-120	ZCh	2.5Y 8/1	0	FFO	WMAB
38	0-40	ZCL	10YR 4/3	5	No	WFSAB	40-65	ZCL	10YR 5/3	10	No	WMAB	65-90	ZC	10YR 6/6	5	MMO	WCAB	90-110	ZC	10YR 5/4	10	FMO	MMP	110-120	ZCh	2.5Y 8/1	0	FFO	WMAB
39	0-40	ZCL	10YR 4/3	5	No	WFSAB	40-65	ZCL	10YR 5/3	10	FFO	WMAB	65-90	ZCL	10YR 6/6	5	FFO	WCAB	90-110	ZC	10YR 5/4	10	FMO	MMP	110-120	ZCh	2.5Y 8/1	0	FFO	WMAB
40	0-40	ZCL	10YR 4/3	5	No	WFSAB	40-65	ZCL	10YR 5/3	10	FFO	WMAB	65-90	ZCL	10YR 6/6	0	FFO	WCAB	90-110	ZC	10YR 5/4	10	FMO	MMP	110-120	ZCh	2.5Y 8/1	0	FFO	WMAB
41	0-40	ZCL	10YR 4/3	5	No	WFSAB	40-65	ZCL	10YR 5/3	10	FFO	WMAB	65-90	ZCL	10YR 6/6	5	FFO	WCAB	90-110	ZC	10YR 5/4	10	FMO	MMP	110-120	ZCh	2.5Y 8/1	0	FFO	WMAB
42	0-40	ZCL	10YR 4/3	5	No	WFSAB	40-65	ZCL	10YR 5/3	10	FFO	WMAB	65-90	ZCL	10YR 6/6	5	FFO	WCAB	90-110	ZC	10YR 5/4	10	FMO	MMP	110-120	ZCh	2.5Y 8/1	0	FFO	WMAB
43	0-40	ZCL	10YR 4/3	5	No	WFSAB	40-65	ZCL	10YR 5/3	10	FFO	WMAB	65-90	ZCL	10YR 6/6	5	FFO	WCAB	90-110	ZC	10YR 5/4	10	FMO	MMP	110-120	ZCh	2.5Y 8/1	0	FFO	WMAB
44	0-40	ZCL	10YR 4/3	5	No	WFSAB	40-65	ZCL	10YR 5/3	10	FFO	WMAB	65-90	ZCL	10YR 6/6	5	FFO	WCAB	90-110	ZC	10YR 5/4	10	FMO	MMP	110-120	ZCh	2.5Y 8/1	0	FFO	WMAB
45	0-40	ZCL	10YR 4/3	5	No	WFSAB	40-65	ZCL	10YR 5/3	10	FFO	WMAB	65-90	ZCL	10YR 6/6	5	FFO	WCAB	90-110	ZC	10YR 5/4	10	FMO	MMP	110-120	ZCh	2.5Y 8/1	0	FFO	WMAB
46	0-30	ZCL	10YR 4/3	5	No	WFSAB	30-55	ZCL	10YR 3/4	10	NMO	WMAB	55-75	ZCL	10YR 4/3	10	MMO	MMP	75-120	ZCh	2.5Y 8/1	0	FFO	WMAB						
47	0-30	ZCL	10YR 4/3	5	No	WFSAB	30-55	ZCL	10YR 3/4	10	NMO	WMAB	55-75	ZCL	10YR 4/3	10	MMO	MMP	75-120	ZCh	2.5Y 8/1	0	FFO	WMAB						
48	0-30	ZCL	10YR 4/3	5	No	WFSAB	30-55	ZCL	10YR 3/4	10	NMO	WMAB	55-75	ZCL	10YR 4/3	10	MMO	MMP	75-120	ZCh	2.5Y 8/1	0	FFO	WMAB						
49	0-30	ZCL	10YR 4/3	5	No	WFSAB	30-55	ZCL	10YR 3/4	10	NMO	WMAB	55-75	ZCL	10YR 4/3	10	MMO	MMP	75-120	ZCh	2.5Y 8/1	0	NMO	WMAB						
50	0-30	ZCL	10YR 4/3	5	No	WFSAB	30-55	ZCL	10YR 3/4	10	NMO	WMAB	55-75	ZCL	10YR 4/3	10	MMO	MMP	75-120	ZCh	2.5Y 8/1	0	FFO	WMAB						
51	0-30	ZCL	10YR 4/3	5	No	WFSAB	30-55	ZCL	10YR 3/4	10	MMO	WMAB	55-80	ZCL	10YR 4/3	10	MMO	MMP	80-120	ZCh	2.5Y 8/1	0	FFO	WMAB						
52	0-30	ZCL	10YR 4/3	5	No	WFSAB	30-55	ZCL	10YR 3/4	10	NMO	WMAB	55-75	ZCL	10YR 4/3	10	MMO	MMP	75-120	ZCh	2.5Y 8/1	0	FFO	WMAB						
53	0-30	ZCL	10YR 4/3	5	No	WFSAB	30-55	ZCL	10YR 3/4	10	NMO	WMAB	55-75	ZCL	10YR 4/3	10	MMO	MMP	75-120	ZCh	2.5Y 8/1	0	FFO	WMAB						
54	0-30	ZCL	10YR 4/3	5	No	WFSAB	30-55	ZCL	10YR 3/4	10	NMO	WMAB	55-75	ZCL	10YR 4/3	10	MMO	MMP	75-120	ZCh	2.5Y 8/1	0	MMO	WMAB						
55	0-40	ZCL	10YR 4/3	5	No	WFSAB	40-65	ZCL	10YR 5/3	10	FFO	WMAB	65-90	ZCL	10YR 6/6	5	FFO	WCAB	90-110	ZC	10YR 5/4	10	FMO	MMP	110-120	ZCh	2.5Y 8/1	0	FFO	WMAB
56	0-40	ZCL	10YR 4/3	5	No	WFSAB	40-65	ZCL	10YR 5/3	10	FFO	WMAB	65-90	ZCL	10YR 6/6	5	FFO	WCAB	90-110	ZC	10YR 5/4	10	FMO	MMP	110-120	ZCh	2.5Y 8/1	0	FFO	WMAB
57	0-40	ZCL	10YR 4/3	5	No	WFSAB	40-65	ZCL	10YR 5/3	10	FFO	WMAB	65-90	ZCL	10YR 6/6	5	FFO	WCAB	90-110	ZC	10YR 5/4	10	FMO	MMP	110-120	ZCh	2.5Y 8/1	0	FFO	WMAB
58	0-40	ZCL	10YR 4/3	5	No	WFSAB	40-65	ZCL	10YR 5/3	10	FFO	WMAB	65-90	ZCL	10YR 6/6	5	FFO	WCAB	90-110	ZC	10YR 5/4	10	FMO	MMP	110-120	ZCh	2.5Y 8/1	0	FFO	WMAB
59	0-40	ZCL	10YR 4/3	5	No	WFSAB	40-65	ZCL	10YR 5/3	5	FFO	WMAB	65-90	ZCL	10YR 6/6	5	FFO	WCAB	90-110	ZC	10YR 5/4	10	FMO	MMP	110-120	ZCh	2.5Y 8/1	0	FFO	WMAB
60	0-40	ZCL	10YR 4/3	5	No	WFSAB	40-65	ZCL	10YR 5/3	10	FFO	WMAB	65-90	ZCL	10YR 6/6	5	FFO	WCAB	90-110	ZC	10YR 5/4	10	FMO	MMP	110-120	ZCh	2.5Y 8/1	0	FFO	WMAB
61	0-40	ZCL	10YR 4/3	5	No	WFSAB	40-65	ZCL	10YR 5/3	10	FFO	WMAB	65-90	ZCL	10YR 6/6	10	FFO	WCAB	90-110	ZC	10YR 5/4	5	MMO	MMP	110-120	ZCh	2.5Y 8/1	5	FFO	WMAB
62	0-40	ZCL	10YR 4/3	5	No	WFSAB	40-65	ZCL	10YR 5/3	10	FFO	WMAB	65-90	ZCL	10YR 6/6	5	FFO	WCAB	90-110	ZC	10YR 5/4	10	FMO	MMP	110-120	ZCh	2.5Y 8/1	0	FFO	WMAB
63	0-40	ZCL	10YR 4/3	5	No	WFSAB	40-65	ZCL	10YR 5/3	10	FFO	WMAB	65-90	ZCL	10YR 6/6	5	FFO	WCAB	90-110	ZC	10YR 5/4	10	FMO	MMP	110-120	ZCh	2.5Y 8/1	0	FFO	WMAB
64	0-30	ZCL	10YR 4/3	10	No	WFSAB	30-55	ZCL	10YR 3/4	10	NMO	WMAB	55-75	ZCL	10YR 4/3	10	MMO	MMP	75-120	ZCh	2.5Y 8/1	0	FFO	WMAB						
65	0-30	ZCL	10YR 4/3	5	No	WFSAB	30-55	ZCL	10YR 3/4	10	NMO	WMAB	55-75	ZCL	10YR 4/3	10	MMO	MMP	75-120	ZCh	2.5Y 8/1	0	FFO	WMAB						
66	0-40	ZCL	10YR 4/3	5	No	WFSAB	40-65	ZCL	10YR 5/3	10	FFO	WMAB	65-90	ZCL	10YR 6/6	5	FFO	WCAB	90-110	ZC	10YR 5/4	10	FMO	MMP	110-120	ZCh	2.5Y 8/1	0	FFO	WMAB
67	0-40	ZCL	10YR 4/3	5	No	WFSAB	40-65	ZCL	10YR 5/3	10	FFO	WMAB	65-90	ZCL	10YR 6/6	5	FFO	WCAB	90-110	ZC	10YR 5/4	10	FMO	MMP	110-120	ZCh	2.5Y 8/1	0	FFO	WMAB
68	0-30	ZCL	10YR 4/3	5	No	WFSAB	30-55	ZCL	10YR 3/4	10	NMO	WMAB	55-75	ZCL	10YR 4/3	10	MMO	MMP	75-120	ZCh	2.5Y 8/1	0	FFO	WMAB						
69	0-30	ZCL	10YR 4/3	5	No	WFSAB	30-55	ZCL	10YR 3/4	10	NMO	WMAB	55-75	ZCL	10YR 4/3	10	MMO	MMP	75-120	ZCh	2.5Y 8/1	0	FFO	WMAB						
70	0-30	ZCL	10YR 4/3	5	No	WFSAB	30-55	ZCL	10YR 3/4	10	NMO	WMAB	55-75	ZCL	10YR 4/3	10	MMO	MMP	75-120	ZCh	2.5Y 8/1	0	FFO	WMAB						
71	0-30	ZCL	10YR 4/3	5	No	WFSAB	30-55	ZCL	10YR 3/4	10	NMO	WMAB	55-75	ZCL	10YR 4/3	10	MMO	MMP	75-120	ZCh	2.5Y 8/1	0	FFO	WMAB						
72	0-30	ZCL	10YR 4/3	5	No	WFSAB	30-55	ZCL	10YR 3/4	10	NMO	WMAB	55-75	ZCL	10YR 4/3	10	MMO	MMP	75-120	ZCh	2.5Y 8/1	0	FFO	WMAB						

73	0-30	ZCL	10YR 4/3	5	No	WFSAB	30-55	ZCL	10YR 3/4	10	NMO	WMAB	55-75	ZCL	10YR 4/3	10	MMO	MMP	75-120	ZCh	2.5Y 8/1	0	FFO	WMAB							
74	0-30	ZCL	10YR 4/3	5	No	WFSAB	30-55	ZCL	10YR 3/4	10	NMO	WMAB	55-75	ZCL	10YR 4/3	10	MMO	MMP	75-120	ZCh	2.5Y 8/1	0	FFO	WMAB							
75	0-30	ZCL	10YR 4/3	5	No	WFSAB	30-55	ZCL	10YR 3/4	10	NMO	WMAB	55-75	ZCL	10YR 4/3	10	MMO	MMP	75-120	ZCh	2.5Y 8/1	0	FFO	WMAB							
76	0-30	ZCL	10YR 4/3	5	No	WFSAB	30-55	ZCL	10YR 3/4	10	NMO	WMAB	55-75	ZCL	10YR 4/3	10	MMO	MMP	75-120	ZCh	2.5Y 8/1	0	FFO	WMAB							
77	0-40	ZCL	10YR 4/3	10	No	WFSAB	40-65	ZCL	10YR 5/3	10	FFO	WMAB	65-90	ZCL	10YR 6/6	10	FFO	WCAB	90-110	ZC	10YR 5/4	10	FMO	MMP	110-120	ZCh	2.5Y 8/1	5	FFO	WMAB
78	0-40	ZCL	10YR 4/3	5	No	WFSAB	40-65	ZCL	10YR 5/3	10	FFO	WMAB	65-90	ZCL	10YR 6/6	5	FFO	WCAB	90-110	ZC	10YR 5/4	10	FMO	MMP	110-120	ZCh	2.5Y 8/1	0	FFO	WMAB
79	0-40	ZCL	10YR 4/3	5	No	WFSAB	40-65	ZCL	10YR 5/3	10	FFO	WMAB	65-90	ZCL	10YR 6/6	5	FFO	WCAB	90-110	ZC	10YR 5/4	10	FMO	MMP	110-120	ZCh	2.5Y 8/1	0	FFO	WMAB
80	0-40	ZCL	10YR 4/3	5	No	WFSAB	40-65	ZCL	10YR 5/3	10	FFO	WMAB	65-90	ZCL	10YR 6/6	5	FFO	WCAB	90-110	ZC	10YR 5/4	10	FMO	MMP	110-120	ZCh	2.5Y 8/1	0	FFO	WMAB
81	0-40	ZCL	10YR 4/3	5	No	WFSAB	40-65	ZCL	10YR 5/3	10	FFO	WMAB	65-90	ZCL	10YR 6/6	5	FFO	WCAB	90-110	ZC	10YR 5/4	10	FMO	MMP	110-120	ZCh	2.5Y 8/1	0	FFO	WMAB
82	0-40	ZCL	10YR 4/3	5	No	WFSAB	40-65	ZCL	10YR 5/3	10	FFO	WMAB	65-90	ZCL	10YR 6/6	5	FFO	WCAB	90-110	ZC	10YR 5/4	10	FMO	MMP	110-120	ZCh	2.5Y 8/1	0	FFO	WMAB
83	0-40	ZCL	10YR 4/3	5	No	WFSAB	40-65	ZCL	10YR 5/3	10	FFO	WMAB	65-90	ZCL	10YR 6/6	5	FFO	WCAB	90-110	ZC	10YR 5/4	10	FMO	MMP	110-120	ZCh	2.5Y 8/1	0	FFO	WMAB
84	0-40	ZCL	10YR 4/3	5	No	WFSAB	40-65	ZCL	10YR 5/3	10	FFO	WMAB	65-90	ZCL	10YR 6/6	5	FFO	WCAB	90-110	ZC	10YR 5/4	10	FMO	MMP	110-120	ZCh	2.5Y 8/1	0	FFO	WMAB
85	0-40	ZCL	10YR 4/3	5	No	WFSAB	40-65	ZCL	10YR 5/3	10	FFO	WMAB	65-90	ZCL	10YR 6/6	5	FFO	WCAB	90-110	ZC	10YR 5/4	10	FMO	MMP	110-120	ZCh	2.5Y 8/1	0	FFO	WMAB
86	0-40	ZCL	10YR 4/3	5	No	WFSAB	40-65	ZCL	10YR 5/3	10	FFO	WMAB	65-90	ZCL	10YR 6/6	5	FFO	WCAB	90-110	ZC	10YR 5/4	10	FMO	MMP	110-120	ZCh	2.5Y 8/1	0	FFO	WMAB
87	0-40	ZCL	10YR 4/3	5	No	WFSAB	40-65	ZCL	10YR 5/3	10	FFO	WMAB	65-90	ZCL	10YR 6/6	5	FFO	WCAB	90-110	ZC	10YR 5/4	10	FMO	MMP	110-120	ZCh	2.5Y 8/1	0	FFO	WMAB
88	0-40	ZCL	10YR 4/3	5	No	WFSAB	40-65	ZCL	10YR 5/3	10	FFO	WMAB	65-90	ZCL	10YR 6/6	5	FFO	WCAB	90-110	ZC	10YR 5/4	10	FMO	MMP	110-120	ZCh	2.5Y 8/1	0	FFO	WMAB
89	0-40	ZCL	10YR 4/3	5	FFO	WFSAB	40-65	ZCL	10YR 5/3	10	FFO	WMAB	65-90	ZCL	10YR 6/6	5	MMO	WCAB	90-110	ZC	10YR 5/4	10	FMO	MMP	110-120	ZCh	2.5Y 8/1	0	FFO	WMAB
90	0-30	ZCL	10YR 4/3	5	No	WFSAB	30-55	ZCL	10YR 3/4	10	NMO	WMAB	55-75	ZCL	10YR 4/3	10	MMO	MMP	75-120	ZCh	2.5Y 8/1	0	FFO	WMAB							
91	0-30	ZCL	10YR 4/3	5	No	WFSAB	30-55	ZCL	10YR 3/4	10	NMO	WMAB	55-75	ZCL	10YR 4/3	10	MMO	MMP	75-120	ZCh	2.5Y 8/1	0	FFO	WMAB							
92	0-30	ZCL	10YR 4/3	5	No	WFSAB	30-55	ZCL	10YR 3/4	10	NMO	WMAB	55-75	ZCL	10YR 4/3	10	MMO	MMP	75-120	ZCh	2.5Y 8/1	5	FFO	WMAB							
93	0-30	ZCL	10YR 4/3	5	No	WFSAB	30-55	ZCL	10YR 3/4	10	NMO	WMAB	55-75	ZCL	10YR 4/3	10	MMO	MMP	75-120	ZCh	2.5Y 8/1	0	FFO	WMAB							
94	0-30	ZCL	10YR 4/3	5	No	WFSAB	30-55	ZCL	10YR 3/4	10	NMO	WMAB	55-75	ZCL	10YR 4/3	10	MMO	MMP	75-120	ZCh	2.5Y 8/1	0	FFO	WMAB							
95	0-30	ZCL	10YR 4/3	5	No	WFSAB	30-55	ZCL	10YR 3/4	10	NMO	WMAB	55-75	ZCL	10YR 4/3	10	MMO	MMP	75-120	ZCh	2.5Y 8/1	0	FFO	WMAB							
96	0-30	ZCL	10YR 4/3	5	No	WFSAB	30-55	ZCL	10YR 3/4	10	NMO	WMAB	55-75	ZCL	10YR 4/3	10	MMO	MMP	75-120	ZCh	2.5Y 8/1	0	FFO	WMAB							
97	0-30	ZCL	10YR 4/3	5	No	WFSAB	30-55	ZCL	10YR 3/4	10	NMO	WMAB	55-75	ZCL	10YR 4/3	10	MMO	MMP	75-120	ZCh	2.5Y 8/1	0	FFO	WMAB							
98	0-40	ZCL	10YR 4/3	5	No	WFSAB	40-65	ZCL	10YR 5/3	10	FFO	WMAB	65-90	ZCL	10YR 6/6	5	FFO	WCAB	90-110	ZC	10YR 5/4	10	FMO	MMP	110-120	ZCh	2.5Y 8/1	0	FFO	WMAB
99	0-40	ZCL	10YR 4/3	5	No	WFSAB	40-65	ZCL	10YR 5/3	10	FFO	WMAB	65-90	ZCL	10YR 6/6	5	FFO	WCAB	90-110	ZC	10YR 5/4	10	FMO	MMP	110-120	ZCh	2.5Y 8/1	0	FFO	WMAB
100	0-40	ZCL	10YR 4/3	5	No	WFSAB	40-65	ZCL	10YR 5/3	10	FFO	WMAB	65-90	ZCL	10YR 6/6	5	FFO	WCAB	90-110	ZC	10YR 5/4	10	FMO	MMP	110-120	ZCh	2.5Y 8/1	0	FFO	WMAB
101	0-40	ZCL	10YR 4/3	5	No	WFSAB	40-65	ZCL	10YR 5/3	10	NMO	WMAB	65-90	ZCL	10YR 6/6	5	FFO	WCAB	90-110	ZC	10YR 5/4	10	FMO	MMP	110-120	ZCh	2.5Y 8/1	0	FFO	WMAB
102	0-40	ZCL	10YR 4/3	5	No	WFSAB	40-65	ZCL	10YR 5/3	10	FFO	WMAB	65-90	ZCL	10YR 6/6	5	FFO	WCAB	90-110	ZC	10YR 5/4	10	FMO	MMP	110-120	ZCh	2.5Y 8/1	0	FFO	WMAB
103	0-35	ZCL	10YR 4/3	5	No	WFSAB	35-65	ZCL	10YR 5/3	10	FFO	WMAB	65-90	ZCL	10YR 6/6	5	FFO	WCAB	90-110	ZC	10YR 5/4	10	FMO	MMP	110-120	ZCh	2.5Y 8/1	0	FFO	WMAB
104	0-40	ZCL	10YR 4/3	5	No	WFSAB	40-65	ZCL	10YR 5/3	10	FFO	WMAB	65-90	ZCL	10YR 6/6	5	FFO	WCAB	90-110	ZC	10YR 5/4	10	FMO	MMP	110-120	ZCh	2.5Y 8/1	0	FFO	WMAB
105	0-40	ZCL	10YR 4/3	5	No	WFSAB	40-65	ZCL	10YR 5/3	10	FFO	WMAB	65-90	ZCL	10YR 6/6	5	FFO	WCAB	90-110	ZC	10YR 5/4	10	FMO	MMP	110-120	ZCh	2.5Y 8/1	0	FFO	WMAB
106	0-40	ZCL	10YR 4/3	5	No	WFSAB	40-65	ZCL	10YR 5/3	10	FFO	WMAB	65-90	ZCL	10YR 6/6	5	FFO	WCAB	90-110	ZC	10YR 5/4	10	FMO	MMP	110-120	ZCh	2.5Y 8/1	0	FFO	WMAB
107	0-30	ZCL	10YR 4/3	5	No	WFSAB	30-65	ZCL	10YR 5/3	10	FFO	WMAB	65-90	ZCL	10YR 6/6	5	FFO	WCAB	90-110	ZC	10YR 5/4	10	FMO	MMP	110-120	ZCh	2.5Y 8/1	0	FFO	WMAB
108	0-30	ZCL	10YR 4/3	5	No	WFSAB	30-55	ZCL	10YR 3/4	10	NMO	WMAB	55-75	ZCL	10YR 4/3	10	MMO	MMP	75-120	ZCh	2.5Y 8/1	0	FFO	WMAB							
109	0-30	ZCL	10YR 4/3	5	No	WFSAB	30-55	ZCL	10YR 3/4	10	NMO	WMAB	55-75	ZCL	10YR 4/3	10	MMO	MMP	75-120	ZCh	2.5Y 8/1	0	FFO	WMAB							
110	0-40	ZCL	10YR 4/3	5	No	WFSAB	40-70	ZCL	10YR 5/3	10	FFO	WMAB	70-100	ZCL	10YR 6/6	5	FFO	WCAB	100-110	ZC	10YR 5/4	10	FMO	MMP	110-120	ZCh	2.5Y 8/1	0	FFO	WMAB
111	0-40	ZCL	10YR 4/3	5	No	WFSAB	40-65	ZCL	10YR 5/3	10	FFO	WMAB	65-90	ZCL	10YR 6/6	5	FFO	WCAB	90-110	ZC	10YR 5/4	10	FMO	MMP	110-120	ZCh	2.5Y 8/1	0	FFO	WMAB

112	0-40	ZCL	10YR 4/3	5	No	WFSAB	40-65	ZCL	10YR 5/3	10	FFO	WMAB	65-90	ZCL	10YR 6/6	5	FFO	WCAB	90-110	ZC	10YR 5/4	10	FMO	MMP	110-120	ZCh	2.5Y 8/1	0	FFO	WMAB
113	0-40	ZCL	10YR 4/3	5	No	WFSAB	40-65	ZCL	10YR 5/3	10	FFO	WMAB	65-90	ZCL	10YR 6/6	5	FFO	WCAB	90-110	ZC	10YR 5/4	10	FMO	MMP	110-120	ZCh	2.5Y 8/1	0	FFO	WMAB
114	0-40	ZCL	10YR 4/3	5	No	WFSAB	40-65	ZCL	10YR 5/3	10	FFO	WMAB	65-90	ZCL	10YR 6/6	5	FFO	WCAB	90-110	ZC	10YR 5/4	10	FMO	MMP	110-120	ZCh	2.5Y 8/1	0	FFO	WMAB
115	0-40	ZCL	10YR 4/3	5	No	WFSAB	40-65	ZCL	10YR 5/3	10	FFO	WMAB	65-90	ZCL	10YR 6/6	5	FFO	WCAB	90-110	ZC	10YR 5/4	10	FMO	MMP	110-120	ZCh	2.5Y 8/1	0	FFO	WMAB
116	0-40	ZCL	10YR 4/3	5	No	WFSAB	40-65	ZCL	10YR 5/3	10	FFO	WMAB	65-90	ZCL	10YR 6/6	5	FFO	WCAB	90-110	ZC	10YR 5/4	10	FMO	MMP	110-120	ZCh	2.5Y 8/1	0	FFO	WMAB
117	0-40	ZCL	10YR 4/3	5	No	WFSAB	40-65	ZCL	10YR 5/3	10	FFO	WMAB	65-95	ZCL	10YR 6/6	5	FFO	WCAB	95-110	ZC	10YR 5/4	10	FMO	MMP	110-120	ZCh	2.5Y 8/1	0	FFO	WMAB
118	0-40	ZCL	10YR 4/3	5	No	WFSAB	40-65	ZCL	10YR 5/3	10	FFO	WMAB	65-90	ZCL	10YR 6/6	5	FFO	WCAB	90-110	ZC	10YR 5/4	10	FMO	MMP	110-120	ZCh	2.5Y 8/1	0	FFO	WMAB
119	0-40	ZCL	10YR 4/3	5	No	WFSAB	40-65	ZCL	10YR 5/3	10	FFO	WMAB	65-90	ZCL	10YR 6/6	5	FFO	WCAB	90-110	ZC	10YR 5/4	10	FMO	MMP	110-120	ZCh	2.5Y 8/1	0	FFO	WMAB
120	0-40	ZCL	10YR 4/3	5	No	WFSAB	40-55	ZCL	10YR 5/3	10	FFO	WMAB	55-85	ZCL	10YR 6/6	5	FFO	WCAB	85-105	ZC	10YR 5/4	10	FMO	MMP	105-120	ZCh	2.5Y 8/1	0	FFO	WMAB
121	0-40	ZCL	10YR 4/3	5	No	WFSAB	40-65	ZCL	10YR 5/3	10	FFO	WMAB	65-90	ZCL	10YR 6/6	5	FFO	WCAB	90-110	ZC	10YR 5/4	10	FMO	MMP	110-120	ZCh	2.5Y 8/1	5	FFO	WMAB
122	0-40	ZCL	10YR 4/3	5	No	WFSAB	40-70	ZCL	10YR 5/3	10	FFO	WMAB	70-100	ZCL	10YR 6/6	5	FFO	WCAB	100-110	ZC	10YR 5/4	10	FMO	MMP	110-120	ZCh	2.5Y 8/1	0	FFO	WMAB
123	0-40	ZCL	10YR 4/3	5	No	WFSAB	40-70	ZCL	10YR 5/3	10	FFO	WMAB	70-100	ZCL	10YR 6/6	5	FFO	WCAB	100-110	ZC	10YR 5/4	10	FMO	MMP	110-120	ZCh	2.5Y 8/1	0	FFO	WMAB
124	0-40	ZCL	10YR 4/3	5	No	WFSAB	40-65	ZCL	10YR 5/3	10	FFO	WMAB	65-90	ZCL	10YR 6/6	5	FFO	WCAB	90-110	ZC	10YR 5/4	10	FMO	MMP	110-120	ZCh	2.5Y 8/1	0	FFO	WMAB
125	0-40	ZCL	10YR 4/3	5	No	WFSAB	40-65	ZCL	10YR 5/3	10	FFO	WMAB	65-90	ZCL	10YR 6/6	5	FFO	WCAB	90-110	ZC	10YR 5/4	10	FMO	MMP	110-120	ZCh	2.5Y 8/1	0	FFO	WMAB
126	0-40	ZCL	10YR 4/3	5	No	WFSAB	40-65	ZCL	10YR 5/3	10	FFO	WMAB	65-90	ZCL	10YR 6/6	5	FFO	WCAB	90-110	ZC	10YR 5/4	10	FMO	MMP	110-120	ZCh	2.5Y 8/1	0	FFO	WMAB
127	0-40	ZCL	10YR 4/3	5	No	WFSAB	40-65	ZCL	10YR 5/3	10	FFO	WMAB	65-90	ZCL	10YR 6/6	10	FFO	WCAB	90-110	ZC	10YR 5/4	10	MMO	MMP	110-120	ZCh	2.5Y 8/1	0	FFO	WMAB
128	0-40	ZCL	10YR 4/3	5	No	WFSAB	40-65	ZCL	10YR 5/3	10	FFO	WMAB	65-90	ZCL	10YR 6/6	5	FFO	WCAB	90-110	ZC	10YR 5/4	10	FMO	MMP	110-120	ZCh	2.5Y 8/1	0	FFO	WMAB
129	0-40	ZCL	10YR 4/3	5	No	WFSAB	40-65	ZCL	10YR 5/3	5	FFO	WMAB	65-90	ZCL	10YR 6/6	5	FFO	WCAB	90-110	ZC	10YR 5/4	10	FMO	MMP	110-120	ZCh	2.5Y 8/1	0	FFO	WMAB
130	0-40	ZCL	10YR 4/3	5	No	WFSAB	40-65	ZCL	10YR 5/3	10	FFO	WMAB	65-90	ZCL	10YR 6/6	5	FFO	WCAB	90-110	ZC	10YR 5/4	10	FMO	MMP	110-120	ZCh	2.5Y 8/1	0	FFO	WMAB
131	0-40	ZCL	10YR 4/3	5	No	WFSAB	40-65	ZCL	10YR 5/3	10	FFO	WMAB	65-90	ZCL	10YR 6/6	5	FFO	WCAB	90-110	ZC	10YR 5/4	10	FMO	MMP	110-120	ZCh	2.5Y 8/1	0	FFO	WMAB
132	0-40	ZCL	10YR 4/3	5	No	WFSAB	40-65	ZCL	10YR 5/3	10	FFO	WMAB	65-90	ZCL	10YR 6/6	5	FFO	WCAB	90-110	ZC	10YR 5/4	10	FMO	MMP	110-120	ZCh	2.5Y 8/1	0	FFO	WMAB
133	0-40	ZCL	10YR 4/3	5	No	WFSAB	40-70	ZCL	10YR 5/3	10	FFO	WMAB	70-100	ZCL	10YR 6/6	5	FFO	WCAB	100-110	ZC	10YR 5/4	8	FMO	MMP	110-120	ZCh	2.5Y 8/1	0	FFO	WMAB
134	0-40	ZCL	10YR 4/3	5	No	WFSAB	40-70	ZCL	10YR 5/3	10	FFO	WMAB	70-100	ZCL	10YR 6/6	5	FFO	WCAB	100-110	ZC	10YR 5/4	10	FMO	MMP	110-120	ZCh	2.5Y 8/1	0	FFO	WMAB
135	0-40	ZCL	10YR 4/3	5	No	WFSAB	40-70	ZCL	10YR 5/3	5	FFO	WMAB	70-100	ZCL	10YR 6/6	3	FFO	WCAB	100-110	ZC	10YR 5/4	10	FMO	MMP	110-120	ZCh	2.5Y 8/1	0	FFO	WMAB
136	0-40	ZCL	10YR 4/3	5	No	WFSAB	40-65	ZCL	10YR 5/3	10	FFO	WMAB	65-90	ZCL	10YR 6/6	5	FFO	WCAB	90-110	ZC	10YR 5/4	10	FMO	MMP	110-120	ZCh	2.5Y 8/1	0	FFO	WMAB
137	0-40	ZCL	10YR 4/3	5	No	WFSAB	40-65	ZCL	10YR 5/3	10	FFO	WMAB	65-90	ZCL	10YR 6/6	5	FFO	WCAB	90-110	ZC	10YR 5/4	10	MMO	MMP	110-120	ZCh	2.5Y 8/1	5	FFO	WMAB
138	0-40	ZCL	10YR 4/3	5	No	WFSAB	40-65	ZCL	10YR 5/3	10	FFO	WMAB	65-90	ZCL	10YR 6/6	5	FFO	WCAB	90-110	ZC	10YR 5/4	10	FMO	MMP	110-120	ZCh	2.5Y 8/1	0	FFO	WMAB

Key:

ZCL - Silty Clay Loam
ZC - Silty Clau
ZCh - Silty Chalk

FFO -Few Fine Ochreous
FMO - Few Medium Ochreous

MMO - Many Medium Ochreous
NMO - Numerous Medium Ochreous

WFSAB - Weak Fine Subangular Blocky
WMAB - Weak Medium Angular Blocky

WCAB - Weak Coarse Angular Blocky
MMP - Moderate Medium Prismatic

INFORMATION SOURCES

1. ***Agricultural Land Classification of England and Wales***. Guidance and criteria for grading the quality of agricultural land. MAFF. 1988.

2. ***Agricultural Land Classification of England and Wales***. Guidance and criteria for grading the quality of agricultural land. Second Revision MAFF. DRAFT May 1996.

3. ***Soil Survey Field Handbook.*** Technical Monograph No.5. Soil Survey of England and Wales.1976.

4. ***Climatological Data for Agricultural Land Classification***, The Met. Office 1989

5. ***Soil Map of England and Wales: 1:250 000***. Soil Survey of England and Wales, Harpenden.

6. ***Soils and Their Use in South East England.*** Soil Survey of England and Wales, Harpenden.

7. ***Agricultural Land Classification Map*** 1:250 000. MAFF 1983.

8. ***Risk of Flooding from Rivers and Sea: 1:15 000.*** Environment Agency

9. ***Geology of Britain Viewer.*** *Reproduced with the permission of the British Geological Survey ©NERC. All rights Reserved*

10. ***Butler, B E.*** *Soil Classification for Soil Survey Monographs on Soil Survey (1980) Clarendon Press, Oxford*

11. ***Natural England.*** *Agricultural Land Classification detailed Post 1988 ALC surveys (Available at: http://publications.naturalengland.org.uk/category/6249382855835648)*

Appendix 2 – Email Correspondence from CCG

From: HOLMES, Zoe (NHS SOUTH KENT COAST CCG) [redacted]
Sent: 14 March 2019 16:25
To: Anna Gillings <[redacted]
Cc: Jo Wadey <[redacted] Emma Fibbens [redacted]
Jonathan Neville [redacted]; Emma Patchell [redacted]
Subject: Westgate - Surgery provision [Filed 14 Mar 2019 21:32]

Dear Anna

Further to our recent meeting, I am pleased to confirm the following in relation to the surgery provision in Westgate:

In terms of space for the relocated surgery – I think we would be looking at a facility to cater for approx. 17,000 patients – 10,300 existing patients, 5,000 from the new development and 2,000 potentially from Garlinge. This would equate to 1,360 sqm of core GMS space, however due to the nature of the plans for moving services out of hospital, service development and the requirements of the new GP contract, I would envisage this increasing to around 1,500 sqm. This wouldn't necessarily need to be a single storey facility – ideally as much clinical space as possible should be ground floor level, however with the right patient access arrangements, this can be taken to first floor if required. Car parking would be required – although this will very much be determined by what is available in the neighbouring area ie whether on-street parking is available, or if areas are permit only, whether local car parks are close by and so on. As a general rule, the NHS would support parking to a level of 3 spaces per consulting room – this caters for patients, medical staff and back office staff.

I would envisage therefore that a hectare of space may be in excess of what is required, and the healthcare facility required for Westgate could be accommodated on a smaller scale site, and 0.5ha would be considered reasonable.

In terms of the S106 policy we spoke about, this has yet to be approved and adopted – in the meantime we would continue to use the formula of £360 per capita for each new resident of a development multiplied by the assumed occupancy of the dwellings (according to bedroom), multiplied by the number of dwellings in the application. The capital contribution would then be targeted towards the development of a new facility for Westgate.

I trust this is helpful in enabling you to take forward the plans for Westgate, however please do not hesitate to contact me should you require any further information/clarification.

Kind regards

Zoe Holmes
Primary Care Estates Manager

Email [redacted]
Mobile [redacted]
Direct Dial [redacted]

NHS South Coast Kent CCG
Dover District Council Offices
Whitecliffs Business Park
Whitfield
Kent
CT16 3PJ

NHS Thanet CCG
Thanet District Council
2nd Floor Annexe
Cecil Street
Margate
CT9 1XZ

Please send all Freedom of Information (FOI) requests to nelcsu.foi@nhs.net

Please send all requests for copies of personal data (Subject Access Request/Data Protection Act) to SKCCCG.IG@nhs.net

Please send all complaints to nelscu.complaints@nhs.net

This email is sent for and on behalf of NHS South Kent Coast Clinical Commissioning Group.

****