North Somerset Local Plan 2041

Best and Most Versatile Agricultural Land Background paper

Update May 2026

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1. Introduction

1.1. The purpose of this paper is to set out how the Council has considered the location and quality of agricultural land in developing the Pre-submission Regulation 19 Local Plan 2026 – 2041. It explains how, through the assessment of potential sites, regard has been given to national policy and the requirement to consider the economic, social and environmental benefits of Best and Most Versatile Land (BMV).

1.2. Soils will be lost when housing, commercial, industrial and infrastructure development takes place. Pressures of erosion, compaction and organic matter decline and the impacts of development also include sealing and increased run-off and pollution. These soil deterioration issues are likely to be exacerbated by climate change.

1.3. The Agricultural Land Classification (ALC) system was first introduced in 1966 and provided a framework for classifying land according to the extent to which the physical or chemical characteristics impose long-term limitations on agricultural use. The ALC provides a method for assessing the quality of farmland to enable informed choices to be made about its future within the planning system. The ALC classifies land into five grades, with Grade 3 subdivided into subgrades 3a and 3b. Best and Most Versatile (BMV) agricultural land is defined as land which falls within Grades 1, 2 and 3a with grades 3b, 4 and 5 of a moderate to poor quality. BMV agricultural land is considered likely to be the most flexible, productive and efficient for delivering future crops for food and non-food uses, if the land is farmed.

1.4. This paper provides the context and justification for inclusion of the Best and Most Versatile Agricultural Land policy, DP53, in the emerging local plan, and also considers the impact of the proposed residential allocations in the plan on BMV land. With agricultural land an important natural resource, it is important to consider its protection wherever possible to achieve sustainable development, noting that this must be balanced with other factors.

1.5. This paper supersedes the Best and Most Versatile Agricultural Land Background Paper dated October 2025 that was published alongside the Pre-Submission Regulation 19 plan as it takes account of updated predictive Agricultural Land Classification mapping published by the Department for Environment, Food and Rural Affairs (DEFRA) in October 2025, and updated in March 2026, to ensure that the conclusions that were reached previously remain robust and justified.



2. National Planning Policy and Guidance

National Planning Policy Framework

2.1 The NPPF makes reference to agricultural land at paragraph 187. It states that 'Planning policies and decisions should contribute to and enhance the natural and local environment by:

a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);

b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland.'

2.2 Paragraph 188 then states that 'Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework'[65]. Footnote 65 says 'Where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of a higher quality'.

Planning Practice Guidance

How can planning take account of the quality of agricultural land?

2.3 The Agricultural Land Classification 1988[1] dataset assesses the quality of farmland to enable informed choices to be made about its future use within the planning system.

2.4 In the circumstances set out in Schedule 4 paragraph (y) of the Development Management Procedure Order 2015, Natural England is a statutory consultee: and a local planning authority must consult Natural England before granting

[1] Agricultural land classification of England and Wales: https://publications.naturalengland.org.uk/publication/6257050620264448

planning permission for large-scale non-agricultural development on best and most versatile land that is not in accord with the development plan.

How can planning safeguard soils?

2.5 Soil is an essential natural capital asset that provides important ecosystem services – for instance, as a growing medium for food, timber and other crops, as a store for carbon and water, as a reservoir of biodiversity and as a buffer against pollution.

Natural England guidance

2.6 The key aim is to protect the best and most versatile (BMV) agricultural land from significant, inappropriate or unsustainable development proposals and that all soil should be managed in a sustainable way wherever possible.

2.7 Natural England has produced guidance for assessing development proposals on agricultural land, both for local authorities and for developers.[2] They reference the Agricultural Land Classification magic maps, which detail which agricultural land grade each site is, from Grade 1 to Grade 5. The map does not, however, include the subcategories 3a and 3b. This subgrade information is not readily available which makes it difficult to assess which land, if any, would be grade 3a and thus should be safeguarded where possible.

2.8 As required by the Town and Country Planning (Development Management Procedure (England) Order) 2015, Natural England must be consulted on all non-agricultural applications that could result in the loss of more than 20 hectares of BMV land if the application is speculative and the land is not included as an allocation in a development plan document such as the Local Plan. This includes the likely cumulative loss of BMV from proposed development if it is part of a phased development. This position recognises that it may be appropriate for local authorities to allocate BMV agricultural land for development in circumstances where other sustainability credentials, such as proximity to the relatively more sustainable towns and villages and

[2] Guide to assessing development proposals on agricultural land (Feb 2021) https://www.gov.uk/government/publications/agricultural-land-assess-proposals-for-development/guide-to-assessing-development-proposals-on-agricultural-land



good access to public and active transport modes, outweigh the loss of its agricultural land status.

Department for Environment Food and Rural Affairs Predictive Agricultural Land Classification Map for England

2.9 In October 2025 DEFRA published a new strategic scale map called the Predictive Agriculture Land Classification Map. For the first time, this dataset includes a comprehensive subdivision of Grade 3 land into Grades 3a and 3b.

2.10 The Agricultural Land Classification (ALC) system assesses land's inherent agricultural capability based on soil, climate, and site characteristics. Land is graded from Grade 1 (excellent) to Grade 5 (very poor). Grades 1, 2, and 3a are considered Best and Most Versatile (BMV). The Predictive ALC Map is a significant update from the Provisional ALC Map providing a consistent, spatially comprehensive national view of land quality across England. The current ALC grading follows the 1988 MAFF guidelines, which introduced the 3a/3b subdivision for BMV land.

2.11 At the time of writing the most recent dataset is dated 27 March 2026. This is available to view on the DEFRA web pages.

Written Ministerial Statement – solar and BMV (2024)

2.12 A Written Ministerial Statement (WMS) 'Solar and protecting our Food Security and Best and Most Versatile (BMV) Land'[3] was made in 2024 under the previous Government. The statement made clear that food security is important to our wider national security and so the UK should maintain the current level of food we produce domestically. It states that it is more important than ever that our best agricultural land is protected and our food production prioritised.

[3] Solar and protecting our Food Security and Best and Most Versatile (BMV) Land', 15 May 2024: https://questions-statements.parliament.uk/written-statements/detail/2024-05-15/hcws466

2.13 Solar power is a key part of the Government's strategy for energy security, net zero and clean growth. But in some instances, solar projects can affect local environments which may lead to unacceptable impacts for some local communities. The planning system is designed to balance these considerations against the need to deliver a secure, clean, green energy system for the future.

Protecting the Best Agricultural Land from inappropriate use

2.14 A National Policy Statement published in January 2024 makes clear that 'applicants should, where possible, utilise suitable previously developed land, brownfield land, contaminated land and industrial land. Where the proposed use of any agricultural land has been shown to be necessary, poorer quality land should be preferred to higher quality land avoiding the use of "Best and Most Versatile" agricultural land where possible. The Government in Powering Up Britain: Energy Security Plan clarified that while "solar and farming can be complementary" developers must also have "consideration for ongoing food production."

2.15 A National Policy Statement can be a material consideration in determining planning applications. Due weight must be given to the proposed use of BMV land when considering whether planning consent should be granted for solar developments. The highest quality agricultural land is least appropriate for solar development and as the land grade increases, there is a greater onus on developers to show that the use of higher quality land is necessary.

2.16 The local plan policy states that 'For some uses it may be possible to return the land to productive agricultural use without any loss of quality, should the proposed use no longer be required. For example, solar farms or similar. Suitable measures will be put in place to ensure this could be achieved'.

Addressing Cumulative Impacts of Solar Developments

2.17 The total area of agricultural land used for solar in the UK is very small, and even in the most ambitious scenarios would still occupy less than 1% of the UK's agricultural land. However, there is some geographical clustering of proposed solar developments in some rural areas. When considering whether planning consent should be granted for solar development it is important to consider not just the impacts of individual proposals, but also whether there are cumulative impacts where several proposals come forward in the same locality.

Improving Soil Surveys

2.18 The WMS raises the issue of perceived inaccuracy of soil surveys. It says that independent certification by an appropriate certifying body may take place to



ensure Agricultural Land Classification Soil Surveys are of a high standard, consistent, authoritative and objective.

Supporting solar on rooftops and brownfield sites

2.19 The statement highlights that increasing the deployment of rooftop solar remains a priority for Government. Permitted development rights (PDR) now apply for large-scale commercial rooftop solar, including on farm buildings, through changes to the Town and Country Planning Act 1990. In addition, a new PDR for the installation of solar canopies in non-domestic car parks has been recently introduced.



3. Local Plan policy

3.1. Local planning authorities are required to give consideration to the Best and Most Versatile agricultural land in plan preparation and in determining planning applications. Natural England suggests that local authorities ensure that sufficient detailed site-specific Agricultural Land Classification survey data is available to inform decision making. However, this has not always been possible in terms of differentiating between subgrades 3a and 3b as there was no existing comprehensive dataset. The recent introduction of the Predictive ALC mapping (explained at paragraph 2.9 above) will help address this, although noting the caveat that the Predictive ALC Map is not intended to replace the need for Agricultural Land Classification site survey work.

3.2. Policy DP53 is a detailed and specific policy to address the use of Best and Most Versatile Agricultural Land. This policy states:

'When assessing proposals for development on unallocated sites on agricultural land its agricultural land classification (ALC) will be taken into account. Where the land classification is uncertain or classified as grade 3 without further subdivision, a full survey will be required to establish its quality. The best and most versatile (BMV) land (grades 1, 2 and 3a) will be protected from significant, inappropriate and unsustainable proposals as follows:

Grade 1 and 2 BMV land

This finite resource will be safeguarded from development to ensure its long-term potential for food production and to protect the soil resource. Development will not be permitted unless it is for:

- *Infrastructure or community uses that require that specific location; or*
- *Outdoor recreational use; or*
- *A limited temporary use where the land and soil could be returned to its former quality and plans for its reinstatement are secured; or*
- *Is necessary for the associated agriculture or forestry use.'*

Grade 3a BMV land

Where development is proposed on sites of one hectare or greater on Grade 3a BMV agricultural land, development will only be permitted if:

- *It is one of the exceptions listed under Grades 1 and 2; or*
- *It is to be used for renewable energy production where the land could be returned to agriculture without a loss of quality; or*
- *Is for affordable housing; or*



- *The sustainability benefits of the proposal clearly outweigh the long-term loss of the best and most versatile agricultural land.*

Where development for residential use if proposed both on allocated and unallocated sites layouts should, as part of an overall sustainable development, include proposals to preserve the better-quality land for gardens, allotments, community orchards or similar schemes which support local food production.

On all sites soil resources should be conserved and proposals for the reuse of soil and its protection during construction should be made clear in any planning application.'

3.3. National guidance aims to protect BMV agricultural land from unplanned significant, inappropriate or unsustainable development proposals and protect soils by managing them in a sustainable way. Where residential use is permitted**,** proposals should be put in place to encourage local food growing.



4. Agricultural Land Classification in North Somerset

4.1. High quality agricultural land has been treated as a secondary constraint in the site selection process. A secondary constraint is where development may be appropriate subject to local circumstances and when taking account of wider sustainability principles such as location, and the spatial strategy that seeks to locate most development around towns, urban areas and the relatively more sustainable larger villages.

4.2. The table below shows the various agricultural land classification grades for land in North Somerset. We have presented the previous outdated Provisional ALC map gradings that were available throughout the plan-making process alongside the new Predictive ALC dataset gradings.

4.3. Note that this is reproduced from nationally provided data, with no definitive split between grades 3a and 3b in the old dataset.

	Previous ALC dataset		Updated provisional ALC dataset	
Classification/Description	Area (hectares)	Proportion of North Somerset	Area (hectares)	Proportion of North Somerset
Grade 1 - Excellent quality agricultural land	2,522	7%	1,405	4%
Grade 2 - Very good quality agricultural land	3,842	10%	2,949	8%
Grade 3a - Good to moderate quality agricultural land	22,469	60%	346	1%
Grade 3b - Good to moderate quality agricultural land			9,591	26%
Grade 4 - Poor quality agricultural land	4,060	11%	12,446	33%
Grade 5 - Very poor quality agricultural land	322	1%	339	1%
Non-agricultural - Land which is not in agricultural use, but could be returned to it in future	1,529	4%	3,396	9%
Urban - Areas within an urban area with very little potential to return to agricultural land	2,451	7%	7,003	18%

4.4 The next table lists each of the proposed residential allocations and broad locations in the Local Plan 2041 by area, setting out the agricultural land classification according to both the old and new national datasets (noting that these are intended as a guide only, and may be superseded in future if detailed surveys are undertaken on any particular site). Where BMV sites already have a planning permission in place this is already deemed to have been considered through the planning application process and is not addressed further.

Site location	Previous categorisation	Categorisation in updated DEFRA mapping	Notes
STRATEGIC GROWTH LOCATIONS			
Weston-super-Mare			
Wolvershill (north of Banwell)	Grade 3	Grade 4	Not BMV
Woodspring (South West Bristol)			
Woodspring	Grade 3	Grade 4	Not BMV
Nailsea and Backwell			
Nailsea			
Land at north west Nailsea	Grade 3	Grade 3b	Not BMV
Youngwood Lane	Grade 2	Grade 3b	Not BMV
West of Engine Lane	Grade 2	Grade 3b/Urban	Not BMV
Land south of The Uplands	Grade 2	Grade 3b	Not BMV
Weston College Site, Somerset Square	Urban	Urban	Not BMV
Trendlewood Way	Urban	Urban	Not BMV
7 Clevedon Walk	Urban	Urban	Not BMV
Land north of Nailsea	Grade 3	Grade 3b	Not BMV
Land off Pound Lane, Nailsea	Grade 3	Grade 3b	Not BMV
Poplar Farm, Nailsea	Grade 3	Grade 3b	Not BMV
Land south of Nailsea	Grade 2	Grade 3b	Not BMV
Backwell			
Grove Farm	Grades 1 and 2	Grade 2	Site has planning consent
Land at Farleigh Farm	Grade 1	Urban	Not BMV
Land west of Rodney Road	Grade 2	Grade 2	Site has planning consent
Dark Lane, Backwell	Grade 1	Urban	Not BMV
Land east of Backwell	Grade 1	Grade 2	LOSS OF BMV
Pill/Easton-in-Gordano			
Land at Lodway Farm	Grades 2 and 3	Grade 3b	Not BMV
Land east of Gordano Services	Grades 1 and 2	Grade 3b	Not BMV
Pill Green	Grade 2	Grade 3b	Not BMV
Land at Pill Road	Grades 2 and 3	Grade 3b/ Non-agricultural	Not BMV
Land at Ham Green	Grade 2	Urban	Not BMV
TOWNS			



Weston-super-Mare			
Parklands Village	Grade 3	Grade 3b/4/5	Not BMV
Winterstoke Village	Grade 3	Grade 4/Urban	Not BMV
Locking Road Car Park	Urban	Urban	Not BMV
Former Leisuredome site/Parklands Site B (phase E)	Grade 3	Grade 4	Not BMV
Weston Rugby Club	Urban	Urban	Not BMV
Land west of Winterstoke Road	Urban	Urban	Not BMV
Sunnyside Road	Urban	Urban	Not BMV
Woodspring Stadium, Winterstoke Road	Urban	Urban	Not BMV
Gas Works	Urban	Urban	Not BMV
Dolphin Square	Urban	Urban	Not BMV
Land west of Trenchard Road	Grade 3	Grade 4	Not BMV
Police Station/Magistrates Court/Roselawn	Urban	Urban	Not BMV
Anson Road	Grade 2	Grade 2	Site has planning consent
Land at Bridgwater Road	Grade 3	Grade 4	Not BMV
Former Bournville School site	Urban	Urban	Not BMV
Knightstone Road Hotels	Urban	Urban	Not BMV
Former Sweat FA site, Winterstoke Road	Urban	Urban	Not BMV
Former Police Depot, Winterstoke Road	Urban	Urban	Not BMV
Nightingale Close, Mead Vale	Urban	Urban	Not BMV
Former TJ Hughes, High Street	Urban	Urban	Not BMV
Land at Atlantic Road South	Urban	Urban	Not BMV
Land to the rear of Locking Road	Urban	Urban	Not BMV
Land adjacent to Woodside Avenue	Grade 3	Grade 4	Not BMV
Land north of Lyefield Road and Lower Norton Lane	Grade 2	Grade 4	Not BMV
69-71 Locking Road	Urban	Urban	Not BMV
Land south of Manor Farm, north of Lyefield Road	Grade 2	Grade 4/Urban	Not BMV
Greenways Farm, Lyefield Road	Grade 2	Grade 4	Not BMV
Former Grand Central Hotel, Weston-super-Mare	Urban	Urban	Not BMV
London Inn, Weston-super-Mare	Urban	Urban	Not BMV
Land at Leighton Crescent	Grade 3	Grade 3b	Not BMV
Wider Weston-super-Mare area			
Uphill Grange, Uphill	Grade 3	Urban	Not BMV
Land west of Hutton	Grade 3	Grade 2/4/Urban	LOSS OF BMV
Elm Grove Nursery, Locking	Grade 3	Grade 4	Not BMV
Land north of Locking	Grade 3	Grade 4	Not BMV
Land to the west of Elborough	Grade 2	Grade 2	LOSS OF BMV
Land north of Banwell Road Locking/Elborough	Grade 3	Grade 2/4	LOSS OF BMV
Clevedon			
Land off Millcross	Grade 3	Urban	Not BMV



Land north of Churchill Avenue	Urban	Urban	Not BMV
Great Western Road	Urban	Urban	Not BMV
Castlewood	Urban	Urban	Not BMV
2-6 Bay Road	Urban	Urban	Not BMV
Portishead			
Wyndham Way Broad Location	Urban	Urban	Not BMV
Petersfield, Church Road South	Urban	Urban	Not BMV
Downside	Urban	Urban	Not BMV
Land at Tower Farm	Grade 3	Grade 3b	Not BMV
Black Rock, North of Clevedon Road	Grade 3	Grade 3b	Not BMV
VILLAGES			
Banwell			
Land south of Knightcott Gardens	Grade 2	Grade 4	Not BMV
Bleadon			
Bleadon Quarry	Grade 4	Grade 4/5	Not BMV
Churchill			
Land east of Ladymead Lane	Grades 2 and 3	Urban	Not BMV
Land north of Pudding Pie Lane	Grade 2	Grade 2	LOSS OF BMV
Pudding Pie Lane (West)	Grade 2	Grade 2	LOSS OF BMV
Land south of Jubilee Lane	Grade 2	Grade 2	LOSS OF BMV
Land south of Bristol Road and north of Bath Road	Grade 2	Grade 2	Site has planning consent
Land at Dinghurst Road, Churchill	Grade 1	Grade 2	Site has planning consent
Land at Hilliers Lane Churchill	Grade 2	Grade 2	Site has planning consent
Congresbury			
Woodhill Nurseries	Grade 1	Grade 3b/Urban	Not BMV
Land south of Station Road	Grade 3	Grade 4/Urban	Not BMV
Pineapple Farm, land north of Mulberry Road	Grade 2	Grade 3b	Not BMV
Long Ashton			
Unit C, Estune Business Park, Long Ashton	Grade 2	Urban	Not BMV
Unit A, Estune Business Park, Long Ashton	Grade 2	Urban	Not BMV
Sandford			
Land at Mead Farm	Grade 3	Grade 3b	Not BMV
Land south of Greenhill Lane	Grade 3	Grade 4/Urban	Not BMV
Winscombe			
Woodborough Farm	Grade 3	Urban	Not BMV
Broadleaze Farm	Grades 1 and 2	Grade 2	LOSS OF BMV
West of Hill Road	Grade 1	Grade 2	LOSS OF BMV
Land at Coombe Farm and Shipham Lane	Grades 2 and 3	Grade 4/Urban	Not BMV
Former Mooseheart Lodge	Grade 2	Grade 2/Urban	Site has planning consent
Yatton/Claverham			
Moor Road, Yatton	Grade 2	Grade 1/3b/Urban	Site has planning consent



North Field, Claverham Works, Claverham	Grade 1	Grade 2	Site has planning consent
Rectory Farm, Yatton	Grade 3	Grade 4	Not BMV
Oxford Plasma, Yatton	Grades 2 and 3	Urban	Not BMV
Yatton Rugby Football Club, North End Road, Yatton	Grade 2	Grade 3b	Not BMV
Other settlements and countryside locations			
Barrow Hospital (1), Barrow Gurney	Grade 3	Grade 4	Not BMV
Barrow Hospital (2), Barrow Gurney	Grade 3	Grade 4	Not BMV
Land north of Colliter's Way	Grade 3	Grade 4	Not BMV
Gatcombe Farm, Wrington	Grade 4	Grade 3b	Not BMV
Land at Blagdon Water Garden Centre, Langford	Grade 1	Grade 2/4	Site has planning consent
Cambridge Batch Garage, Weston Road, Long Ashton	Grade 2	Urban	Not BMV
The Inn at Yanley	Grade 3	Grade 4	Not BMV
Monaghan Mushroom Farm, Stock Lane, Langford	Grade 2	Urban	Not BMV
Monaghan Mushroom Farm Broad Location	Grade 2	Urban	Not BMV

4.5 Only a small number of the local plan residential allocations will result in the loss of BMV agricultural land, 9 in total. The plan allocates 102 individual sites, as well as two broad locations for growth. The combined area of these designations is a total of 1,056 hectares.

4.6 The table below lists those allocations that will result in the loss of BMV, the grade of the land according to the new dataset, the amount of hectares of BMV that would be lost if they were developed, and the justification for the loss of BMV in each case.

Site	Grade(s)	Amount of BMV (ha)	Justification
Land east of Backwell	Grade 2	53	The allocation of this large site, as part of a wider package of strategic allocations around Nailsea and Backwell is considered justified on the basis that without it the development of key infrastructure in the form of a new link road between Nailsea and Backwell would not be deliverable. This wider sustainability benefit clearly outweighs the loss of BMV land in this location.
Land west of Hutton	Partly Grade 2	0.5	This site covers a total of 2 hectares, however on the updated mapping the site is largely Grade 4, with small elements of Grade 2 and also urban status. On balance, due to the previous classification and very small area of potential Grade 2, this site is considered to be well related to the district's highest order settlement of Weston-super-Mare, and development in this location will contribute towards active and sustainable travel in the wider area. These wider sustainability benefits are considered to outweigh the loss of BMV land.
Land to the west of Elborough	Grade 2	4	This site is considered to be well related to the district's highest order settlement of Weston-super-Mare, and development in this location will contribute towards active and sustainable travel in the wider area. These wider sustainability benefits are considered to outweigh the loss of BMV land.



Site	Grade(s)	Amount of BMV (ha)	Justification
Land north of Banwell Road Locking/Elborough	Partly Grade 2	6.5	On the updated mapping this site is partly Grade 2 and partly Grade 4. The total site area for the whole development is 17 hectares, with around 6.5 hectares shown to be in Grade 2. On balance, due to the previous classification and relatively small area of potential Grade 2, coupled with the fact that this site is considered to be well related to the district's highest order settlement of Weston-super-Mare and that development in this location will contribute towards active and sustainable travel in the wider area, this is considered to outweigh the loss of BMV land.
Land north of Pudding Pie Lane	Grade 2	2.5	Site mainly classified as Grade 2 with part of boundary straying into built form of Churchill. The site is adjacent to the extant settlement boundary of Churchill and is well related to services and facilities and surrounded by other proposed or existing residential development. This is considered to outweigh the loss of a small area of BMV.
Pudding Pie Lane (West)	Grade 2	0.6	The total site area is 1.5 hectares, with small parts of it classified as Grade 2, amounting to around 0.6 hectares. This allocation has been carried forward from the adopted development plan and therefore the principle of development has previously been established. Site is adjacent to the extant settlement boundary of Churchill and is well related to services and facilities and surrounded by other proposed or existing residential development. This is considered to outweigh the loss of a small area of BMV.



Site	Grade(s)	Amount of BMV (ha)	Justification
Land south of Jubilee Lane	Grade 2	0.7	This small site is adjacent to the extant settlement boundary of Churchill and is well related to services and facilities and surrounded by other proposed or existing residential development. This is considered to outweigh the loss of a small area of BMV.
Broadleaze Farm	Grade 2	3	The majority of the site is classified as Grade 2. This allocation has been carried forward from the adopted development plan and therefore the principle of development has previously been established. Site is adjacent to the settlement boundary of Winscombe and is well related to services and facilities. This is considered to outweigh the loss of a small area of BMV.
West of Hill Road	Grade 2	1	Small parcel of land adjoining extant residential allocation at Broadleaze Farm. This site benefits from the potential to deliver housing in a relatively sustainable location well related to services and facilities and this is considered to outweigh the loss of a small area of BMV.

4.7 The total amount of BMV that would be lost through development of these 9 allocations (based on the new DEFRA mapping) is a modest 71.8 hectares of Grade 2 land.





5. Conclusions

5.1 Whilst the loss of any BMV land for residential development is regrettable, justification has been provided for those sites allocated for residential use on BMV land. The identification of these sites is further supported by the Sustainability Assessment.

5.2 Policy DP53 requires site layouts to preserve any better quality land within all sites for gardens, allotments, community orchards or similar schemes which support local food production. Furthermore, soil resources are expected to be conserved, and proposals for the reuse of soil and its protection during construction is a matter that must be addressed through any future planning applications.

5.3 Coupled with the policy approach in DP53 that protects the remaining BMV from significant, inappropriate and sustainable development proposals on unallocated sites, this is considered to be a justified and proportionate approach to national policy requirements.

