

## Response & Comment For Sections 7 & 8

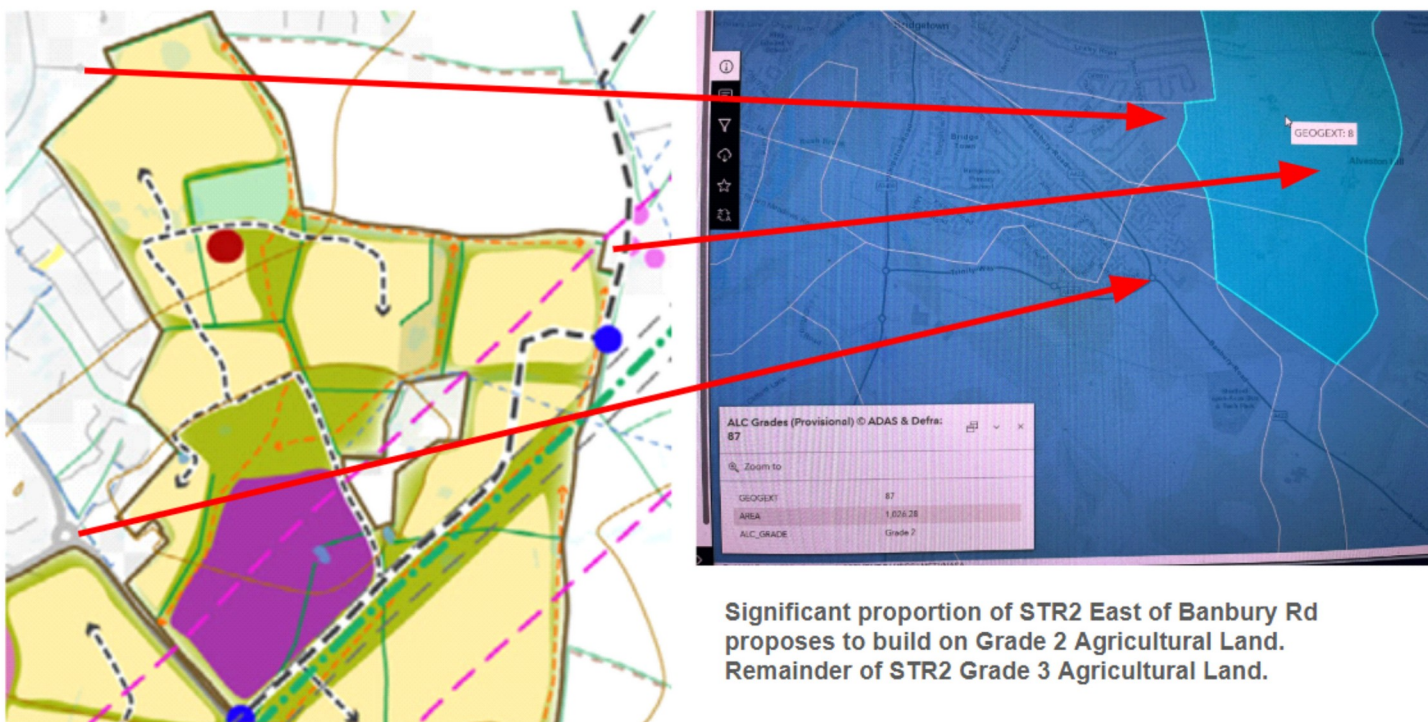
### Theme - Proposed Building on Grade 2 Agricultural Land.

*Why is the plan not legal and not sound in relation to site STR2, in particular the portion of STR2 to the East of Banbury Road ?*

Building houses on this area would mean the loss of Grade 2 Agricultural land, this is in contravention of the plans own policy at section 7, specifically Policy BN6 to protect the best and most versatile agricultural land (grades 1, 2 and 3a).

The NPPF chapter 15 mandates Local Planning Authorities to prefer lower-quality land for development where feasible.

The following diagram maps the portion of STR2 against the Provisional Agricultural Land Classification produced by DEFRA (source - [Provisional Agricultural Land Classification \(ALC\) \(England\) | Natural England Open Data Geoportal](#))



Source: Provisional Agricultural Land Classification

Alternative feasible options exist within South Warwickshire that do not impact on Grade 2 Agricultural land. [Provisional Agricultural Land Classification \(ALC\) \(England\) | Natural England Open Data Geoportal](#)) shows the majority of land around Bearley and Wilmcote is Grade 4 Agricultural Land, with some Grade 3.