



Agricultural Land Classification Report

**Lands at New Radley Farm and Stubbins Lane, Halloughton,
Southwell, Nottingham NG25 0QP**

Undertaken by Davis Meade

16/4/19

Contents

1.0 Summary.....2

2.0 Introduction.....3

3.0 Subject.....3

4.0 Purpose.....3

5.0 The Designated Land.....3

6.0 Methodology.....3

7.1 The Land.....4

7.2 Conclusion.....4

Appendix 1 - Grades and subgrades

Appendix 2 - Site maps

Appendix 3 - Original proposed site plan

1.0 Summary

The agricultural land classification of lands was assessed by Barry Meade CAAV on 16th of April 2019

There are two sites consisting of 14 enclosures

The soil type ranges from heavy clay and medium clay

Gradient- mainly level and 5% slopes

All Grade 4

Worcester 431

Slowly permeable non- calcareous and calcareous reddish clay soils over mud stone.

2.0 Introduction

Davis Meade was instructed by The Pegasus Group to carry out a land quality assessment of 2 blocks of land shown coloured red on the plan attached.

3.0 Subject

To investigate the designated land grades.

4.0 Purpose

To advise The Pegasus Group of the land classification of the designated land in relation to the potential installation of solar panels.

5.0 The Designated Land

The land is grade 4.

6.0 Methodology

Soil samples were taken and examined from trial digs and from topsoil. Investigations showed topsoil depth from 4-7 inches.

A desktop study of existing soils and climatic information was undertaken, followed by fieldwork to study soil and site limitations.

The land was classified using the system outlined in the Ministry of Agriculture, Fisheries and Food (MAF now DEFRA) publication *Agricultural Land Classification of England and Wales-Revised guidelines and criteria for grading the quality of agricultural land* (October 1988).

This requires that the lowest factor to decide the grade (taking into account soil depth, stoniness, rain fall, gradient and water logging and grade definition).

7.1 The Land see grade description

From the soil depth and grade description, the land all falls to be Grade 4. It is unlikely that crops could be harvested over most of the year (**Grade 3b**) as the clay in all parcels would prevent machinery working on the land except at dryer times. Livestock could not be out wintered without poaching the land.

Parcels 1, 2, 3 and 4

Parcels 1 and 2 are all now one field. Parcels 3 and 4 are also now one field. Parcels 1a and 2a are young planted woodlands (soil only 2-3" depth so grade 5 and not in the assessment)

The soil of the 4 parcels is all heavy clay with cracked clay plates over both fields. Sown to winter wheat. Soil depth varies 6-7". Few stone. Slopes to ditch between parcels 2 and 3.

Limitations 1) soil depth under 8" - **Grade 4**

2) Grade description- not up to Grade 3b standard- **Grade 4**

Parcels 5, 6, 7 and 8

Medium clay, shallow soil 6". No stones, level land

Limitations: soil depth and grade description- **Grade 4**

Parcel 9

Medium clay, soil 6". No stones. Slope to ditch between parcels 9 and 10

Limitations; soil depth and Grade description- **Grade 4**

Parcel 10

Medium clay, sloping, no stone, 6" soil depth

Limitations: soil depth and grade description- **Grade 4**

Parcels 11, 12, 13 and 14

Medium clay, level, 6" soil depth, No stones

Limitations: soil depth and grade description- **Grade 4**

7.2 Conclusion

Based on the above findings and as a required by the MAFF publication where the lowest grade is taken in each case all the land is **Grade 4**.

Grades Applicable to the Survey.


The MAFF publication specifies:

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 there may be difficulties in utilisation. The grade also includes very droughty arable land.

Soils of England and Wales Publication

Both these blocks of land are shown under the Soil Survey of England and Wales as Worcester 431. Slowly permeable non calcareous and calcareous reddish clay soils over mudstone. Permanent and short term grassland with dairying and stock rearing some winter cereal in dryer districts.

Signed.....
Barry Meade FAAV
Davis Meade

Appendices

Appendix 1- Description of grades and sub grades

Appendix 2- map of fields at Halloughton Southwell

Appendix 3- Original site plan

DESCRIPTION OF ALL THE GRADES AND SUBGRADES

Grade 1 - excellent quality agricultural land

Land with no or very minor limitations to agricultural use. A very wide range of agricultural and horticultural crops can be grown and commonly includes top fruit, soft fruit, salad crops and winter harvested vegetables. Yields are high and less variable than on land of lower quality.

Grade 2 - very good quality agricultural land

Land with minor limitations which affect crop yield, cultivations or harvesting. A wide range of agricultural and horticultural crops can usually be grown but on some land in the grade there may be reduced flexibility due to difficulties with the production of the more demanding crops such as winter harvested vegetables and arable root crops. The level of yield is generally high but may be lower or more variable than Grade 1.

Grade 3 - good to moderate quality agricultural land

Land with moderate limitations which affect the choice of crops, timing and type of cultivation, harvesting or the level of yield. Where more demanding crops are grown yields are generally lower or more variable than on land in Grades 1 and 2.

Subgrade 3a - good quality agricultural land

Land capable of consistently producing moderate to high yields of a narrow range of arable crops, especially cereals, or moderate yields of a wide range of crops including cereals, grass, oilseed rape, potatoes, sugar beet and the less demanding horticultural crops.

Subgrade 3b - moderate quality agricultural land

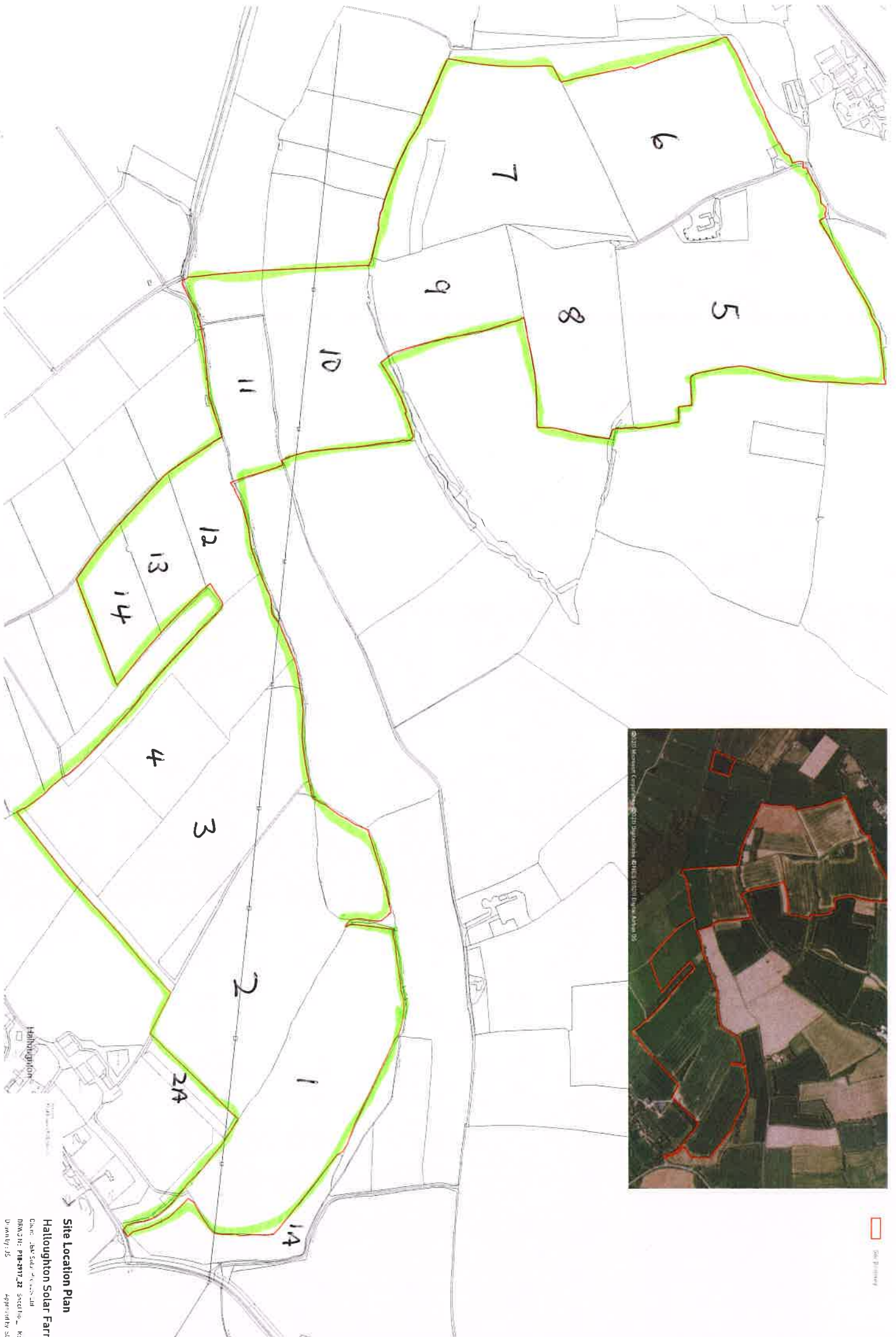
Land capable of producing moderate yields of a narrow range of crops, principally cereals and grass or lower yields of a wider range of crops or high yields of grass which can be grazed or harvested over most of the year.

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 there may be difficulties in utilisation. The grade also includes very droughty arable land.

Grade 5 - very poor quality agricultural land

Land with very severe limitations which restrict use to permanent pasture or rough grazing, except for occasional pioneer forage crops.



Site Location Plan
Hallowington Solar Farm

Client: JBR Solar Development Ltd
 REFERENCE: PH16-217-22 Section 10, 10V
 Drawn by: JS
 Date: 27/06/2020
 Scale: 1:2500
 v.61



Site Boundary