



energising a cleaner future

Old Wood Energy Park

Land west of Wysall,
Nottinghamshire

Agricultural Land Classification Report



Agricultural Land Classification Report

**Land at Lodge Farm Wysall and adjoining
Long Rough Plantation Wysall
Nottinghamshire**

Undertaken by Davis Meade

11/11/2021

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All Grades of Soil

1.0 Summary

The Agricultural Land Classification of lands at Lodge Farm and land adjoining, was assessed by Barry Meade C.A.A.V on Thursday 11th November 2021.

There are two sites consisting of 14 main enclosures.

The soil type ranges from heavy clay to medium loam

Gradient – level.

Soil depth 4-10 inches.

The land on inspection is:

Approximately 255.1 acres

2.0 Introduction

Davis Meade was instructed by Exagen Development to carry out a land quality assessment of the land shown edged black.

3.0 Subject

To investigate the designated land grades at land near Wysall, Nottingham

4.0 Purpose

To advise Exagen Development of the land classification of the designated land in relation to the potential installation of solar panels.

5.0 The Designated Land

The land consists of 14 enclosures.

6.0 Methodology

Soil samples were taken and examined from trial digs and from topsoil. Investigations showed topsoil depth from 4-10" 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 (MAFF 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) is the deciding factor. The deciding factor was soil structure and stoniness in all enclosures. Some fields were prone to waterlogging for short periods but not long enough to change the grade, but supports it.

7.0 Results

Note 1. The National Grid numbers (SK 5127 etc.) are calculated by reference to the centre of each field. This report is not able to locate the exact centre of a parcel so the number may vary with other references. However any location in the parcel will be unique to that parcel.

2 The acreages are estimate only taken from a "Magic " plan measurement .

7.1 The land.

PROJECT Willoughby 2

WYSALL NORTH Lodge farm

Field number	NG number	Acreage
1	SK 5928 2317	78.4

Heavy loam soil, 8" depth. Stones up to 15cm on surface 10% surface covering. Gentle slope which does not effect the grade.

Grade 3b Reason for grade, stoniness, soil depth and structure. Reference to Agricultural Land Classification (ALC) description

2	SK 5927 1574	24.00
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Heavy loam soil, 8" depth. Stones up to 15cm on surface. level

Grade 3b Reason for grade, stoniness, soil depth and structure. Reference to Agricultural Land Classification (ALC) description

3	SK 5927 3871	7.3
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Medium loam to meduim clay soil, 6-7"" depth. Stones up to 15cm on surface. Level

Grade 4 Reason for grade, stoniness, soil depth and structure. Reference to Agricultural Land Classification (ALC) description

4	SK 5927 6683	25.9
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Medium clay soil, 8" depth. Stones up to 15cm on surface. Level

Grade 3b Reason for grade, stoniness, soil depth and structure. Reference to Agricultural Land Classification (ALC) description

5 **SK 6027 0093** **10.4**

Heavy loam soil, 8" depth. Stones up to 15cm on surface including hard pebbles.

Grade 4 Reason for grade, stoniness, soil depth and structure. Reference to Agricultural Land Classification (ALC) description

6 **SK 5927 4497** **8.5**

Medium clay soil, 8" depth. Stones up to 15cm on surface 5% covered

Grade 3b Reason for grade, stoniness, soil depth and structure. Reference to Agricultural Land Classification (ALC) description

7 **SK 5928 5902** **8.6**

Medium clay soil, 8" depth. Stones on surface 10-% covered

Grade 3b Reason for grade, stoniness, soil depth and structure. Reference to Agricultural Land Classification (ALC) description

8 **SK 5928 7407** **8.1**

Medium clay soil, 6" depth. Stones up to 13cm on surface 10% covered

Grade 4 Reason for grade, stoniness, soil depth and structure. Reference to Agricultural Land Classification (ALC) description

9 **SK 5928 9410** **6.2**

Unused pasture. Heavy Loam soil, 9" depth. Level

Grade 3b Reason for grade, , soil depth and structure. Reference to Agricultural Land Classification (ALC) description

WYSALL SOUTH Land adjoining Long Rough Plantation

10	SK 5927 2520	3.7
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Heavy Loam soil, 10" depth.

Grade 3b Reason for grade, , soil structure. Reference to Agricultural Land Classification (ALC) description

11	SK 5927 4514	24.5
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Heavy clay soil, 4-6" depth. Stones up to 30 cm on surface 10% covered. Due to soil depth parts could be Grade 5 but overall Grade 4

Grade 4 Reason for grade, stoniness, soil depth and structure. Reference to Agricultural Land Classification (ALC) description

12	SK 5727 8007	8.2
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Heavy clay soil, 6-7" depth. Stones up to 10cm on surface 5% covered

Grade 3b Reason for grade, stoniness, soil depth and structure. Reference to Agricultural Land Classification (ALC) description

13	SK 5926 6289	27.1
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Heavy clay soil, 6-7" depth. Stones up to 10cm on surface 5% covered

Grade 3b Reason for grade, stoniness, soil depth and structure. Reference to Agricultural Land Classification (ALC) description

Heavy clay soil, 4-6" depth. Stones up to 10cm on surface 10% covered Level. Parts could be Grade 5 because of depth but on average Grade 4

Grade 4 Heavy clay soil, 6-7" depth. Stones up to 10cm on surface 5% covered

7.1.1 Soil designation from Soil Surveys of England & Wales for these sites.

Both sites are shown as 712b DENCHWORTH Jurassic and Cretaceous clay .

Winer cereals and short term grassland in drier lowlands, dairying on permanent grassland in most districts

7.1.2 Site limitations

Soil Structure and stoniness, but also in some cases soil depth

7.1.3 Conclusion

The soil is relatively constant in structure and type,. The land is all **grade 3b or 4**.

Based on the above findings and as required by the MAFF Publication where the lowest grade is taken in each case.

8.0 Grades Applicable to the Survey.

The MAFF publication specifies:

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 utilization. The grade also includes very droughty arable land.

Note- More than 50% of the land in England and Wales comes in the Grade 3 category and most of that is **grade 3b**.

Signed.....

Barry Meade FA

Davis Meade 3 Market Place Marshfield SN14 8NP

Appendices

Appendix 1- Description of grades and sub grades

Appendix 2- maps of land at Wysall Nottingham.

Appendix 3- Location 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

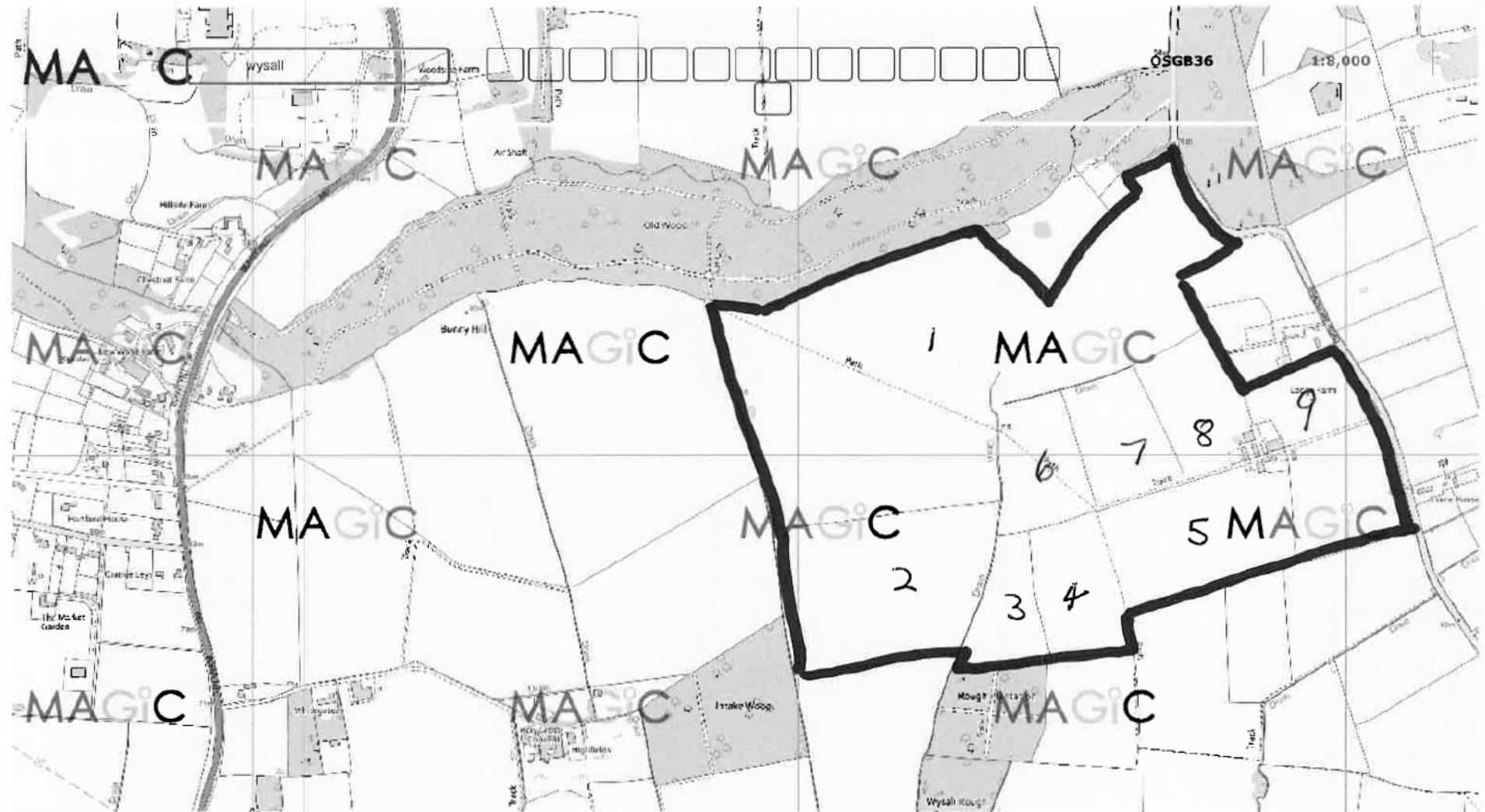
Land capable of producing moderate yields of a narrow range of crops, principally cereals and grass or lower yields of a wider range of crops or high yields of grass which can be grazed or harvested over most of the year.

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

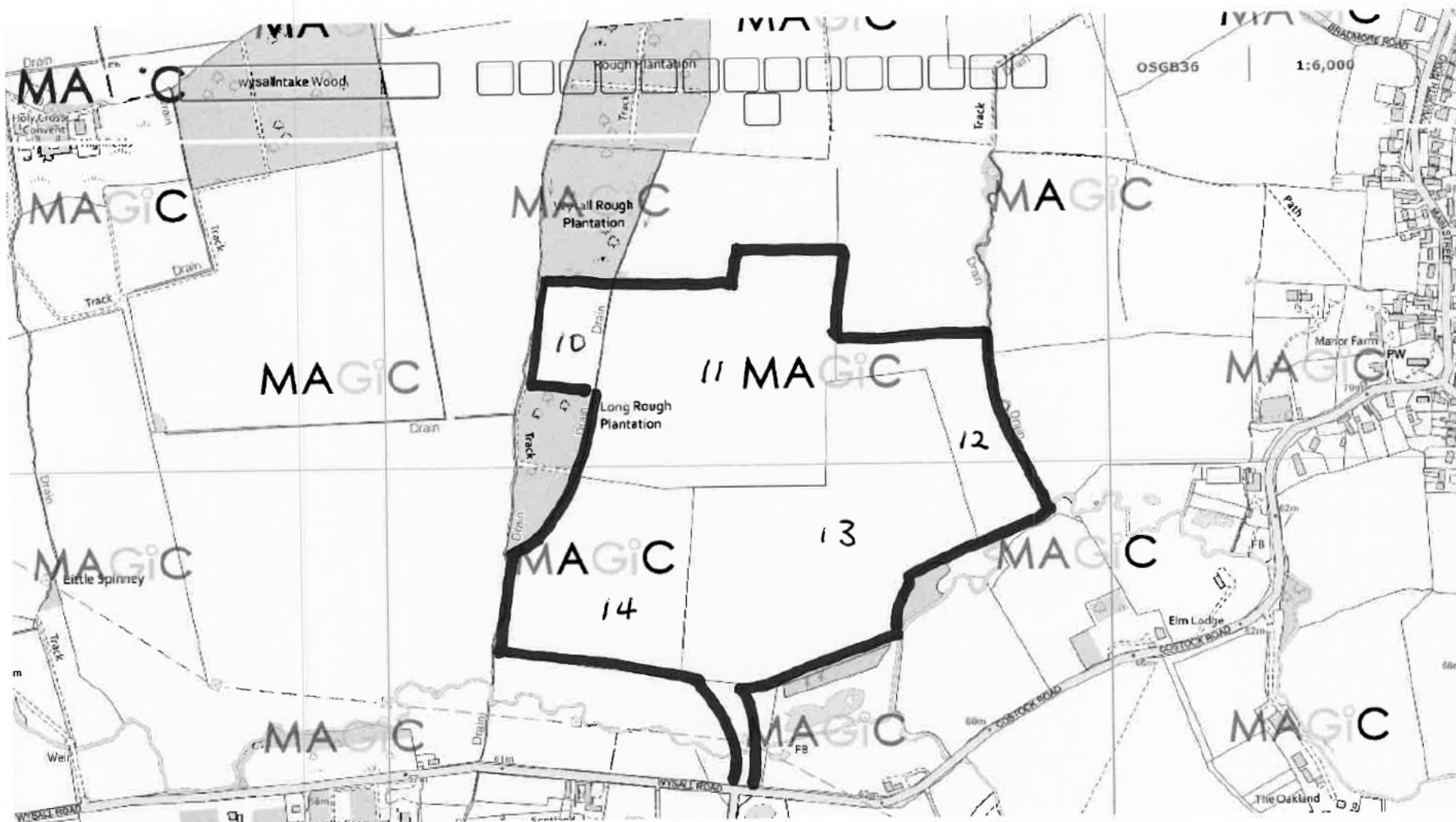
Land with very severe limitations which restrict use to permanent pasture or rough grazing, except for occasional pioneer forage crops.



0 0.1 0.2km

Coords: (459797,328595) Grid Ref:SK59792859

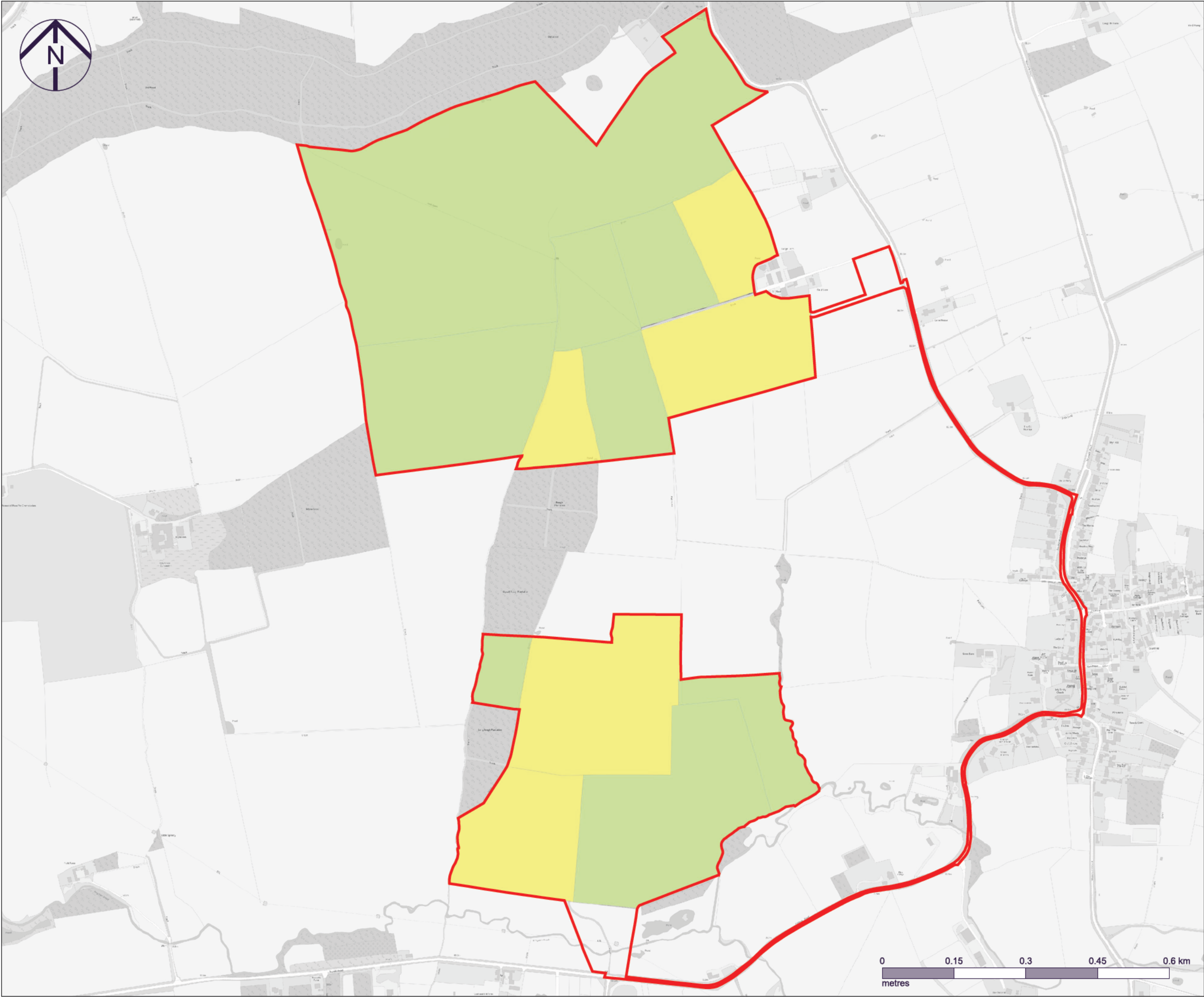
(c) Crown Copyright and database rights 2021. Ordnance Survey 100022861.



0 100 200m

Coords: (460524,327454) Grid Ref:SK60522745

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Notes:
View in conjunction with all relevant documents.
All dimensions to be checked on site before proceeding with work.
To be used only for the status specified.
The information contained therein must not be copied or reproduced in any form without written permission.
All dimensions, levels, and coordinates are in metres unless defined.
All areas are approximate and indicative only.
All omissions and discrepancies to be reported in writing to Exagen Development Ltd.
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- Key
- Planning Application Boundary
 - ALC Grade 3b
 - ALC Grade 4

Note:
Other than for access and below-ground cabling, no development infrastructure is included in areas not within the survey extents, and the land around the access would continue in agricultural use.

Rev	Date	Description

exagen

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Client
Exagen Development Limited

Drawing title
Agricultural Land Classification Plan

Project
Old Wood Energy Park

Status
Planning Application

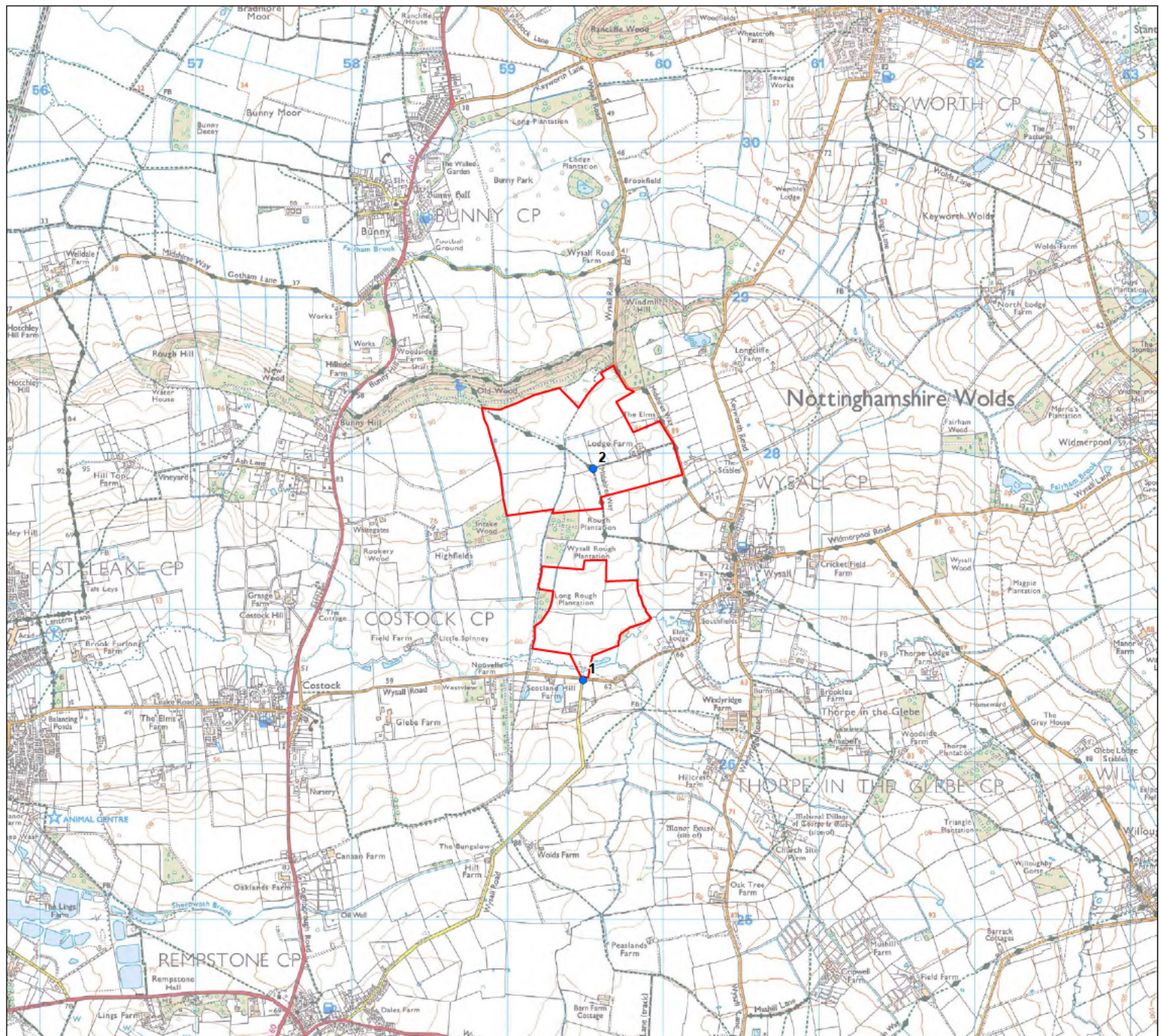
Date
05/12/2023

Scale at A3
1:7500

Status code
S4

Drawing number
WLL02A-EXG-00-00-D-K014

Revision
P01



KEY



Site & Context View
Location Plan

Willoughby 2

P21-2533_02

