

AGRICULTURAL LAND CLASSIFICATION HOB LANE

CLIENT: KERNON COUNTRYSIDE CONSULTANTS PROJECT: HOB LANE SOLAR DATE: 15TH APRIL 2025 – ISSUE 1 ISSUED BY: JAMES FULTON MRICS FAAV



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1. EXECUTIVE SUMMARY

- 1.1 This report assesses the Agricultural Land Classification (ALC) grading of 82.6Ha, of agricultural land at Hapsford, Cheshire.
- 1.2 The limiting factor found to be soil wetness, a combination of the climatic regime, soil water regime and texture of the top 25cm of the soil.
- 1.3 The land is graded as follows:

Grade 2: 2.3 Ha

Grade 3b: 80.3 Ha



2. INTRODUCTION

- 2.1 Amet Property Ltd have been instructed by Kernon Countryside Consultants to produce an Agricultural Land Classification (ALC) report on a 82.6-hectare site on land west of Hapsford, Cheshire.
- 2.2 The report's author is James Fulton BSc (Hons) MRICS FAAV who has worked as a chartered surveyor, agricultural valuer, and agricultural consultant since 2004, has a degree in agriculture which included modules on soils and over 10 years' experience in advising farmers on soil structure and cultivation methods and in producing agricultural land classification reports. Additional information on authors experience is found at **appendix 1**.
- 2.3 The report is based on a site visit conducted by two surveyors on the 12th of March 2025 during which the conditions were sunny and soils moist.
- 2.4 During the inspection 2 trial pits were dug to a depth of 120cm. In addition to the trial pits an auger was used to take approximately one sample per hectare on the proposed development site to a depth of 120cm with smaller trial pits at some of these locations to confirm soil structure and colour where it was not clear from the auger samples. A plan of auger points and trial pit locations can be found at **appendix 2**. The trial pit locations were selected as they were representative of the soils found on site. Where subsoils were inspected with a spade, descriptions of structure have been recorded based on the soil survey field handbook¹; where an auger has been used the structure is described as good, moderate or poor based on figure 9,10 and 11 in the MAFF² guidance. Colours are described using Munsell Colours³.
- 2.5 The surveyed area extends to 82.6Ha of land to the west of Hapsford, south of the M56.
- 2.6 Further information has been obtained from the MAGIC website, the Soil Survey of England and Wales, the British Geological Survey, the Meteorological Office and 1:250,000 series Agricultural Land Classification maps.
- 2.7 The collected information has been judged against the Ministry of Agriculture Fisheries and Food Agricultural Land Classification of England and Wales revised guidelines and criteria for grading the quality of agricultural land.

¹ Hodgson, JM (1997) Soil Survey Field Handbook

² MAFF (1988) - Agricultural Land Classification of England and Wales. Revised guidelines and criteria for grading the quality of agricultural land. MAFF Publications

³ Munsell Color (2009) Munsell Soil Color Charts



- 2.8 The principal factors influencing agricultural production are climate, site and soil and the interaction between them MAFF (1988) & Natural England (2012)⁴.
- 2.9 The report is prepared and formatted considering the latest BSSS guidance⁵.

3. PUBLISHED INFORMATION

- 3.1 The British Geological Survey 1:50,000 scale map shows the bedrock geology to be Kinnerton Sandstone Formation Sandstone with superficial deposits of Till, Devensian, Diamicton.
- 3.2 The soils on the site are identified as being Salop Association, slowly permeable seasonally waterlogged reddish fine loamy over clayey, fine loamy and clayey soils.
- 3.3 The 1:250,000 series Agricultural Land Classification maps show the land to be Grade 3. These plans are of strictly limited value, using an out-of-date methodology at a very small scale (low detail) level of survey. Further information on the limits of their use can be found in TIN049.

⁴ MAFF (1988) - Agricultural Land Classification of England and Wales. Revised guidelines and criteria for grading the quality of agricultural land. MAFF Publications

Natural England (2012) - Technical Information Note 049 - Agricultural Land Classification: protecting the best and most versatile agricultural land, Second Edition

⁵ BSSS (2022) Working with Soil Guidance Note on Assessing Agricultural Land Classification Surveys in England and Wales



4. CLIMATE

- 4.1 Climate has a major, and in places overriding, influence on land quality affecting both the range of potential agricultural uses and the cost and level of production.
- 4.2 There is published agro-climatic data for England and Wales provided by the Meteorological Office, such data for the subject site is listed in the table below.

Agro-Climatic Data – Full details can be found at **appendix 3**

Grid Reference	346400, 374100			
Altitude (ALT)	11			
Average Annual Rainfall (AAR)	689			
Accumulated Temperature - Jan to June (ATO)	1451			
Duration of Field Capacity (FCD)	156			
Moisture Deficit Wheat	103			
Moisture Deficit Potatoes	194			

- 4.3 The main parameters used in assessing the climatic limitation are average annual rainfall (AAR), as a measure of overall wetness; and accumulated temperature (ATO), as a measure of the relative warmth of a locality.
- 4.4 The AAR and ATO provide no climatic limitation to grade.
- 4.5 The site is shown to be in flood zone 1 areas with a less than 1 in 1000 annual chance of flooding. There was no evidence of flooding seen during the site visit and it is considered that will not result in a limitation to land grade.



5. **S**TONINESS

5.1 The majority of the site is stoneless with substantially higher quantities of stone (up to 20%) recorded at certain survey points. This appeared to be stone/brick/concrete left after a building or hard standing had been removed rather than being naturally occurring and either way was not the most limiting factor at these points.

6. GRADIENT AND MICRORELIEF

6.1 The site is flat to gently sloping with no gradient or microrelief to limit land grade.

7. Soils

- 7.1 The topsoil across the site is consistently a dark brown (10YR 3/3) or very dark brown (10YR 3/2) clay loam.
- 7.2 Most of the upper subsoils are a gleyed, slowly permeable greyish brown (10YR 5/2), brown (10YR 5/3 or 7.5YR 5/3), or light yellowish brown (10YR 6/4). The trial pits identify the structure to be coarse angular blocky or coarse prismatic.
- 7.3 Where there is s lower subsoil it is a poorly structure dark brown (7.5YR 3/3) or brown (7.5YR 5/3) clay.
- 7.4 At a small number of sample points the lower subsoil is a similar colour but is a much lighter texture, recorded as loamy fine sand.
- 7.5 There are a small number of survey points where subsoils are slowly permeable but not gleyed, this appears to coincide with areas that look to have been previously developed where soils have been disturbed.



INTERACTIVE FACTORS

8. WETNESS

8.1 An assessment of the wetness class of each sample point was made based on the flow chart at Figure 6 and the graphs at figure 7 and 8 in the MAFF guidance.

Depth to gley	Depth to SPL	Coarse subsoiil	Wetness Class
No gley	No SPL	N/A	1
40-70	No SPL	Yes	I
<40	No SPL	Yes	I
<40	No SPL	No	
40-70	No SPL	No	Ι
40-70	>54	N/A	I
40-70	<54	N/A	II
<40	>70	N/A	I
<40	42-70	N/A	III
<40	<42	N/A	IV

Wetness class Assessment

- 8.2 The wetness class and topsoil texture were then assessed against Table 6 of the MAFF guidance to determine the ALC grade according to wetness. The wetness assessment can be found at **appendix 4**.
- 8.3 Almost all survey points were determined to be wetness class IV with a small number with lighter subsoil found to be wetness class II. Wetness class II and sandy clay loam topsoil results in a grade 2 limitation. Wetness class IV and heavy clay loam or sandy clay loam topsoil result in a grade 3b limitation.



9. DROUGHTINESS

9.1 Droughtiness limits are defined in terms of moisture balance for wheat and potatoes using the formula:

MB (Wheat) = AP (Wheat) - MD (Wheat)

and

MB (Potatoes) = AP (Potatoes) - MD (Potatoes)

Where: MB = Moisture Balance AP = Crop Adjusted available water capacity MD = Moisture deficit

9.2 Moisture deficit for wheat and potatoes can be found in the agro-climatic data and are as follows:

MD (Wheat) = 103 MD (Potatoes) = 194

- 9.3 Crop adjusted available water is calculated by reference to the total available water and easily available water which is calculated by reference to soil texture and structural condition and the stone content.
- 9.4 The moisture balance was calculated for all locations and this assessment can be found at **appendix 4**.
- 9.5 Droughtiness is not the most limiting factor at this site.



10. AGRICULTURAL LAND CLASSIFICATION

- 10.1 The Agricultural Land Classification provides a framework for classifying land according to which its physical or chemical characteristics impose long-term limitations on agricultural use. The limitations can operate in one or more of four principal ways: they may affect the range of crops that can be grown, the level of yield, the consistency of yield and the cost of obtaining it.
- 10.2 The principle physical factors influencing agricultural production are climate, site and soil and the interactions between them which together form the basis for classifying land into one of 5 grades; grade 1 being of excellent quality and grade 5 being land of very poor quality. Grade 3 land, which constitutes approximately half of all agricultural land in the United Kingdom is divided into 2 subgrades 3a and 3b. A full definition of all of the grades can be found at **appendix 5**.
- 10.3 This assessment sets out that the site is limited by wetness.
- 10.4 The breakdown of land by classification is:

Grade 2:	2.3 Ha
Grade 3b:	80.3 Ha

10.5 A plan of the land grading can be found at **appendix 6**.





Appendix 1 – Details of the Authors Experience

James Fulton

Professional Education and Qualifications

BSc (Hons) Agriculture, University of Nottingham (2004)

Member of the Royal Institution of Chartered Surveyors (MRICS) (2008)

Fellow of the Central Association of Agricultural Valuers (FAAV) (2009)

Relevant Work Experience

While working for a regional firm from 2004 until 2016 as part of my work I provided advice to farmers on soils, cultivation techniques and cropping and was involved in field trials which assessed cropping and cultivation techniques and how they impacted soil structure. At the same time I worked alongside an experienced surveyor who produced Agricultural Land Classification reports and I received training in field survey techniques and the ALC process to the point where I was able to produce ALC reports.

In 2016 I left my employer and formed Amet Property Ltd providing development consultancy and other rural practice surveying services. Of all of the services that we provide Agricultural Land Classification reports is the single largest area of work accounting for approximately 70% of all of my working time.

While I am not a member of the BSSS I meet the minimum competencies set out by the BSSS in Document 1 Foundation skills in field soil investigation, description and interpretation and Document 2 Agricultural Land Classification (England and Wales)

Professional Standards

As a member of the Royal Institution of Chartered Surveyors and Fellow of the Central Association of Agricultural Valuers I am bound by their professional standards and am only able to carry out work where I am suitably qualified and experienced to do so. Due to the formal and practical training that I have received I am able to competently produce Agricultural Land Classification reports.

Assistant Surveyors

All assistant surveyors have completed the BSSS working with soil course and have been trained to meet the requirements of BSSS Document 1 Foundation skills in field soil investigation, description, and interpretation.



Appendix 2 - Map of Sample Points

Land App



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Appendix 3 – Climatic Data

Site Details: Hobs Lane

Grid reference (centre of site): 346400, 374100

Altitude: Mean 11m AOD

Climatic data from surrounding locations:

Grid Reference	ALT	AAR	LR_AAR	ASR	ATO	ATS	MDW	MDP	FCD
34503700	12	663	0.6	340	1452	2368	105	96	148
34503750	14	693	0.5	345	1447	2362	103	94	155
35003700	29	700	0.9	370	1431	2346	97	86	162
35003750	71	741	0.7	370	1381	2291	92	80	171

Altitude Adjusted

						Proximity
Grid Reference	AAR	ATO	FCD	MDW	MDP	Adjustment
34503700	662.40	1453.14	147.91	105.14	96.19	10.24%
34503750	691.50	1450.42	154.78	103.41	94.55	69.36%
35003700	683.80	1451.52	159.66	99.98	89.92	6.45%
35003750	699.00	1449.40	164.93	101.10	91.99	13.95%
	689	1451	156	103	94	

Annondix da	- Sample Point Assess	sment	
hheuniv Ha	- Sample Font Assess	sinenc	

Appendix 4a	- Sample	Point Assess	ment															Wetne	ess Asses	sment	Grade	Droughtines	s Assessment	Grade
	1	Topsoil			Stoniness	Upper Subso	il					Lower Subso	il					Depth to		Wetness	limit by	MB	MB	limit b
Sample No	Altitude	Depth	Texture	Calc Colour	<2cm 2-6cm >6cm Mottle:	s Depth	Texture	Calc Colour	Stoniness	Mottles	Structure	Depth	Texture	Calc Colour	Stoniness	Mottles	Structure	SPL	Gley	Class	Wetness	Wheat	Potato	Droughti
1	12	0 - 35	HCL	N 10YR 3 /	3 FOB	35 - 120	HCL	N 7.5YR 4 / 2		CGB	Poor	-		/				35	35	IV	Зb	26.95	10.94	2
2	13	0 - 35	HCL	N 10YR 3 /	3 FOB	35 - 120	HCL	N 7.5YR 4 / 2		CGB	Poor	-		/				35	35	IV	3b	26.95	10.94	2
3	12	Non Agricult	tural			25 120	1101			CCR	Deer			1				25	25	117	26	26.05	10.04	2
4	12	0 - 35	HCL	N 10YR 3 /	3 FOB	35 - 120	HCL	N 7.5YR 5 / 3		CGB	Poor	-		1				35	35	IV	30	26.95	10.94	2
5	12	0 - 35	HCL	N 10YR 3 /	3 FOB	35 - 120	HCL	N 7.5TR 5 / 3		CGB	Poor	-		1				35	35	IV IV	30	20.95	10.94	2
5	12	0 - 35	HCL	N 10TR 3 /	3 FOB	35 - 120	HCL	N 75VR 5 / 3		CGB	Poor	-		,				35	35	IV	36	26.95	10.94	2
8	12	0 - 35	HCL	N 10YR 3 /	3 FOB	35 - 60	HCL	N 10YR 5 / 2		COB	Poor	60 - 120	C	N 7.5YR 3 / 3	1	CGB	Poor	35	35	IV	3b	26.95	11.94	2
9	12	0 - 30	HCL	N 10YR 3 /	2 FOB	30 - 60	HCL	N 10YR 5 / 2		COB	Poor	60 - 120	SC	N 7.5YR 3 / 3	1	CGB	Poor	30	30	IV	3b	29.95	8.94	2
10	12	0 - 30	HCL	N 10YR 3 /	2 FOB	30 - 60	HCL	N 10YR 5 / 2		COB	Poor	60 - 120	C	N 7.5YR 3 / 3	3	CGB	Poor	30	30	IV	зb	23.95	8.94	2
11	12	0 - 30	HCL	N 10YR 3 /	2 FOB	30 - 60	HCL	N 10YR 5 / 2		COB	Poor	60 - 120	С	N 7.5YR 3 / 3	3	CGB	Poor	30	30	IV	зb	23.95	8.94	2
12	12	0 - 30	HCL	N 10YR 3 /	2 FOB	30 - 60	HCL	N 10YR 5 / 2		COB	Poor	60 - 120	с	N 7.5YR 3 / 3	3	CGB	Poor	30	30	IV	зb	23.95	8.94	2
13	12	0 - 30	HCL	N 10YR 3 /	2 FOB	30 - 60	HCL	N 10YR 5 / 2		COB	Poor	60 - 120	С	N 7.5YR 3 / 3	3	CGB	Poor	30	30	IV	Зb	23.95	8.94	2
14	12	0 - 35	HCL	N 10YR 3 /	2 FO	35 - 120	HCL	N 10YR 5 / 3		COGB	Poor	-		1				35	35	IV	Зb	26.95	10.94	2
15	13	0 - 30	HCL	N 10YR 3 /	2 FO	30 - 120	HCL	N 7.5YR 5 / 3		COGB	Poor			/				30	30	IV	Зb	23.95	7.94	2
16	11	0 - 30	HCL	N 10YR 3 /	2 FO	30 - 120	HCL	N 10YR 5 / 3		COGB	Poor	-		/				30	30	IV	Зb	23.95	7.94	2
17	12	0 - 35	HCL	N 10YR 3 /	3 FOB	35 - 120	SC	N 7.5YR 5 / 3		CGB	Poor	-		/				35	35	IV	3b	35.45	14.44	1
18	12	0 - 35	HCL	N 10YR 3 /	2 FO	35 - 120	HCL	N 7.5YR 5 / 3		CGB	Poor	- 120	~	N 7 FVD 2 / 3		CCD	Deer	35	35	IV	30	26.95	10.94	2
19	12	0 - 40	HCL	N 10YR 3 /	2 FOB	40 - 70	HCL	N 10YR 5 / 2		COB	Poor	70 - 120	c	N 7 EVP 2 / 3	5	CGB	Poor	40	40	111	30	29.95	13.94	2
20	12	0 - 35	HCL	N 10TR 3 /	2 FOB	35 - 70	HCL	N 101R 5 / 2		COB	Poor	70 - 120	c	N 75VR 3 / 3	2	CGB	Poor	35	35	IV IV	36	26.95	10.94	2
21	10	0 - 30	HCL	N 10VR 3 /	2 50	30 - 120	HCL	N 10YR 4 / 2		COGB	Poor	/0 120	C	/		COD	1001	30	30	IV	3b	23.95	7 94	2
22	12	0 - 30	HCL	N 10YR 3 /	2 FO	30 - 120	HCL	N 10YR 5 / 2		COGB	Poor			1				30	30	IV	3b	23.95	7.94	2
24	12	0 - 30	HCL	N 10YR 3 /	2 FOB	30 - 60	HCL	N 10YR 6 / 4		COGB	Poor	60 - 120	SC	N 7.5YR 3 / 3	3	CGB	Poor	30	30	IV	зb	29.95	8.94	2
25	12	0 - 30	HCL	N 10YR 3 /	2 FOB	30 - 60	HCL	N 10YR 6 / 4		COGB	Poor	60 - 120	С	N 7.5YR 3 / 3	3	CGB	Poor	30	30	IV	Зb	23.95	8.94	2
26	12	0 - 30	HCL	N 10YR 3 /	2 FOB	30 - 60	HCL	N 10YR 6 / 4		COGB	Poor	60 - 120	С	N 7.5YR 3 / 3	3	CGB	Poor	30	30	IV	Зb	23.95	8.94	2
27	12	0 - 30	HCL	N 10YR 3 /	2 FOB	30 - 60	HCL	N 10YR 5 / 3		COGB	Poor	60 - 120	С	N 7.5YR 3 / 3	3	CGB	Poor	30	30	IV	Зb	23.95	8.94	2
28	12	0 - 30	HCL	N 10YR 3 /	2 FOB	30 - 50	HCL	N 10YR 5 / 3		COGB	Poor	50 - 120	С	N 7.5YR 3 / 3	8	CGB	Poor	30	30	IV	Зb	23.95	9.94	2
29	12	0 - 30	HCL	N 10YR 3 /	2 FOB	30 - 50	HCL	N 10YR 5 / 3		COGB	Poor	50 - 120	С	N 7.5YR 3 / 3	3	CGB	Poor	30	30	IV	Зb	23.95	9.94	2
30	9	0 - 30	HCL	N 10YR 3 /	2 FO	30 - 120	HCL	N 10YR 5 / 3		COGB	Poor	-		/				30	30	IV	Зb	23.95	7.94	2
31	9	0 - 30	HCL	N 10YR 3 /	2 FO	30 - 120	HCL	N 10YR 5 / 3		COGB	Poor	-		/				30	30	IV	3b	23.95	7.94	2
32	10	0 - 30	HCL	N 10YR 3 /	2 FO	30 - 120	HCL	N 10YR 5 / 3		COGB	Poor	-		/				30	30	IV	3b	23.95	7.94	2
33	10	Non Agricul	tural	N 10VD 2 /	3 50	20 120	LICI	N TOVE C / A		COCR	Poor			1				20	20	157	2h	22.05	7.04	2
34	12	0 - 30	HCL	N LUTR 3 /	2 FO	30 - 120	HCL	N 107R 6 / 4		COGB	Poor	-		,				30	30	IV	36	23.95	7.94	2
35	11	0 - 30	HCL	N 10VR 3 /	1 20%	35 - 120	HCL	N 10YR 4 / 3		COG	Poor	-		,				35	50	IV	36	15.05	-0.96	2
37	11	0 - 30	HCL	N 10YR 3 /	2 FO	30 - 120	HCL	N 10YR 4 / 2		COGB	Poor			,				30	30	IV	3b	23.95	7.94	2
38	11	0 - 30	HCL	N 10YR 3 /	2 FO	30 - 120	HCL	N 10YR 6 / 4		COGB	Poor			1				30	30	IV	зb	23.95	7.94	2
39	10	0 - 35	HCL	N 10YR 3 /	2 FO	35 - 120	HCL	N 10YR 4 / 3		COG	Poor	-		1				35	35	IV	3b	26.95	10.94	2
40	9	0 - 35	HCL	N 10YR 3 /	2 FO	35 - 120	HCL	N 10YR 5 / 3		COG	Poor			1				35	35	IV	Зb	26.95	10.94	2
41	11	0 - 35	HCL	N 10YR 3 /	2 FO	35 - 60	HCL	N 10YR 5 / 2		COB	Poor	60 - 120	С	N 7.5YR 3 / 3	3	CGB	Poor	35	35	IV	Зb	26.95	11.94	2
42	11	0 - 35	HCL	N 10YR 3 /	2 FO	35 - 60	HCL	N 10YR 5 / 2		COB	Poor	60 - 120	С	N 7.5YR 3 / 3	3	CGB	Poor	35	35	IV	зb	26.95	11.94	2
43	12	0 - 35	HCL	N 10YR 3 /	2 FO	35 - 60	HCL	N 10YR 5 / 2		COB	Poor	60 - 120	C	N 7.5YR 3 / 3	3	CGB	Poor	35	35	IV	Зb	26.95	11.94	2
44	11	0 - 35	HCL	N 10YR 3 /	1 20% FO	35 - 120	HCL	N 10YR 4 / 1		COG	Poor	-		/				35		IV	зb	15.05	-0.96	2
45	10	0 - 35	SCL	N 10YR 3 /	2 20%	35 - 60	HCL	N 10YR 3 / 3		COB	Poor	60 - 120	C	N 7.5YR 3 / 3	3	CGB	Poor	35		IV	3b	12.25	-2.76	2
46	12	0 - 35	SCL	N 10YR 3 /	2 20%	35 - 60	HCL	N 10YR 3 / 3		COB	Poor	60 - 120	C	N 7.5YR 3 / 3	3	CGB	Poor	35		IV	36	12.25	-2.76	2
47	9	0 - 30	HCL	N 10YR 3 /	3 FO	30 - 120	HCL	N 10YR 5 / 3		COG	Poor	-		',				30	30	IV	30	23.95	7.94	2
48	9	0 - 30	HCL	N 10YR 3 /	3 FO	30 - 120	HCL	N TOTR 5 / 3		COG	Poor	-		',				30	30	IV IV	30	25.95	10.94	2
49	9	0 - 35	HCL	N 10VR 3 /	2 FO	35 - 60	HCL	N 10YR 5 / 2		COB	Poor	60 - 120	C	N 7.5YR 6 / 3	3	CGB	Poor	35	35	IV	3b	26.95	11.94	2
51	10	0 - 35	HCL	N 10YR 3 /	2 FO	35 - 60	HCL	N 10YR 5 / 2		COB	Poor	60 - 120	c	N 7.5YR 6 / 3	3	CGB	Poor	35	35	IV	3b	26.95	11.94	2
52	10	0 - 35	HCL	N 10YR 3 /	2 FO	35 - 60	HCL	N 10YR 5 / 2		COB	Poor	60 - 120	c	N 7.5YR 6 / 3	3	CGB	Poor	35	35	IV	зb	26.95	11.94	2
53	11	0 - 35	HCL	N 10YR 3 /	2 FO	35 - 120	HCL	N 7.5YR 3 / 3		CGB	Poor	-		1				35	35	IV	зb	26.95	10.94	2
54	9	0 - 35	HCL	N 10YR 3 /	2 FO	35 - 120	HCL	N 7.5YR 5 / 3		CGB	Poor	-		1				35	35	IV	зb	26.95	10.94	2
55	9	0 - 35	HCL	N 10YR 3 /	2 FO	35 - 120	HCL	N 7.5YR 5 / 3		CGB	Poor	-		/				35	35	IV	Зb	26.95	10.94	2
56	10	0 - 35	HCL	N 10YR 3 /	2 FO	35 - 60	HCL	N 10YR 5 / 2		COB	Poor	60 - 120	С	N 7.5YR 5 / 3	3	CGB	Poor	35	35	IV	зb	26.95	11.94	2
57	12	0 - 35	HCL	N 10YR 3 /	2 FO	35 - 120	HCL	N 7.5YR 5 / 3		CGB	Poor			/				35	35	IV	Зb	26.95	10.94	2
58	11	0 - 35	HCL	N 10YR 3 /	2 FO	35 - 120	HCL	N 7.5YR 5 / 3		CGB	Poor	-		/				35	35	IV	3b	26.95	10.94	2
59	12	0 - 35	HCL	N 10YR 3 /	2 FO	35 - 120	HCL	N 7.5YR 5 / 3		CGB	Poor	-		/				35	35	IV	Зb	26.95	10.94	2
60	9	Non Agricul	tural			20 50	1101	N 10VD 5 (2		CO.0.	Dees	60 100	6	N 10VD 2 / 3	· ·	CO	Deer	20	20	87	21	22.05	0.04	2
61	9	0 - 30	HCL	N 10YR 3 /	3 FO	30 - 60	HCL	N 10YR 5 / 2		COB	Moderate	60 - 120	LES	N TOTR 5 / 1		CO	Moderate	30	30	IV	30	23.95	8.94	2
62	9	0 - 30	HCL	N LUYR 3 /	3 F0	30 - 60	SCL	N 107R 6 / 1		CGD	Moderate	60 - 120	C	N 75VP 6 / 3	2	CGB	Poor	60	30	IV	30	35.95	19.94	1
64	12	Non Agricul	tural	N TOLK 2 /	2 FO	33 - 00	HCL	N 101N 5 / 5			Woderate	00 - 120	C	N 7.51K 0 7 .		COD	FUUI		55	14	50	55.55	21.54	-
65	12		HCL	N 10VR 3 /	2 FO	30 - 120	HCI	N 75YR 5 / 3		CGB	Poor			1				30	30	IV	3h	23.95	7 94	2
66	9	0 - 30	SCL	N 10YR 3 /	3 FO	30 - 40	SCL	N 10YR 5 / 2		co	Moderate	40 - 120	LfS	N 10YR 5 / 3	3	FO	Moderate		30	11	2	68.95	16.94	1
67	9	0 - 30	SCL	N 10YR 3 /	3 FO	30 - 50	SCL	N 10YR 5 / 3		со	Moderate	50 - 120	LfS	N 10YR 5 / 3	3	FO	Moderate		30	11	2	68.95	16.94	1
68	10	0 - 30	SCL	N 10YR 3 /	3 FO	30 - 40	SCL	N 10YR 5 / 3		со	Moderate	40 - 120	LfS	N 10YR 5 / 3	3	FO	Moderate		30	н	2	68.95	16.94	1
69	11	0 - 30	SCL	N 10YR 3 /	2 FO	30 - 120	SCL	N 7.5YR 5 / 3		COB	Poor	0.53		1				30	30	IV	зb	29.95	8.94	2
70	12	0 - 30	HCL	N 10YR 3 /	2 FO	30 - 120	HCL	N 7.5YR 5 / 3		CGB	Poor			1				30	30	IV	Зb	23.95	7.94	2
71	12	0 - 30	HCL	N 10YR 3 /	2 FO	30 - 120	HCL	N 7.5YR 5 / 3		CGB	Poor	-		1				30	30	IV	зb	23.95	7.94	2
72	9	0 - 30	HCL	N 10YR 3 /	3 FO	30 - 60	HCL	N 10YR 4 / 2		COB	Poor	60 - 120	С	N 7.5YR 6 / 4	1	CGB	Poor	30	30	IV	Зb	23.95	8.94	2
73	10	0 - 30	HCL	N 10YR 3 /	2 FO	30 - 120	HCL	N 7.5YR 5 / 3		CGB	Poor			/				30	30	IV	36	23.95	7.94	2
74	11	0 - 30	HCL	N 10YR 3 /	Z FO	30 - 120	HCL	N 7.5YR 5 / 3		CGB	Poor			/				30	30	IV	3b	23.95	7.94	2
75	11	0 - 30	HCL	N 10YR 3 /	Z FO	30 - 120	HCL	N 7.5YR 5 / 3		CGB	Poor	-		/				30	30	IV	36	23.95	7.94	2
76	12	0 - 30	HCL	N 10YR 3 /	Z FO	30 - 120	HCL	N 7.5YR 5 / 3		CGB	Poor	- 100	~	N 7 540 6 /	ē	CCP	Deer	30	30	IV	30	23.95	7.94	2
77	9	0 - 30	HCL	N 10YR 3 /	5 FO	30 - 60	HCL	N 10YK 4 / 2		COB	Poor	60 - 120	C	N 7.5TK 6 / 4	•	CGB	POOL	20	20	IV IV	3D 2h	23.95	0.94	2
78	10	0 - 30	HCL	N 10YR 3 /	3	30 - 120	HCL	N 7.5YR 5 / 3		COB	Poor			1				30	30	IV	36	23.95	7.94	2
19	11	0 - 30	ALL	A TOLK 2 /	-	30 - 120	HEL	1 7.511 5 / 5		000	1 001	1978		1				50	50		20	20.00	7.24	4

essment	Grade	Most
MB	limit by	limiting
Potato	Droughtiness	Grade
10.94	2	Зb
10.94	2	36
10.04	2	21
10.94	2	36
10.94	2	SD
10.94	2	SD
10.94	2	30
11.94	2	36
8.94	2	36
8.94	2	36
8.94	2	36
8.94	2	36
8.94	2	Зb
10.94	2	Зb
7.94	2	36
7.94	2	36
14.44	1	36
10.94	2	Зb
13.94	2	36
10.94	2	Зb
10.94	2	36
7.94	2	36
7.94	2	Зb
8.94	2	Зb
9.94	2	зb
9.94	2	Зb
7.94	2	Зb
7.94	2	Зb
7.94	2	Зb
	1211	0.221
7.94	2	Зb
7.94	2	Зb
-0.96	2	зb
7.94	2	Зb
7.94	2	Зb
10.94	2	Зb
10.94	2	Зb
11.94	2	Зb
11.94	2	Зb
11.94	2	Зb
-0.96	2	Зb
-2.76	2	Зb
-2.76	2	Зb
7.94	2	Зb
7.94	2	Зb
10.94	2	Зb
11.94	2	Зb
11.94	2	Зb
11.94	2	Зb
10.94	2	Зb
10.94	2	Зb
10.94	2	Зb
11.94	2	Зb
10.94	2	Зb
10.94	2	Зb
10.94	2	Зb
8.94	2	Зb
19.94	1	Зb
21.94	1	3b
7.94	2	Зb
16.94	1	2
16.94	1	2
16.94	1	2
8.94	2	Зb
7.94	2	Зb
7.94	2	Зb
8.94	2	Зb
7.94	2	зb
8.94	2	3b
7.94	2	зb
7.94	2	зb



Appendix 4b – Trial Pit Descriptions – Hobs Lane, Frodsham (CHES)

Sample Point No. 12	7					
Horizon 1	0-30cm – Very dark greyish brown (10YR 3/2) heavy clay loam (HCL) stoneless topsoil with few ochreous and black (FOB) mottles and a medium sub angular blocky structure (MSAB).					
Horizon 2	30-60cm – Greyish brown (10YR 5/2) stoneless heavy clay loam (HCL) with many ochreous and black (MOB) mottles and a coarse angular blocky (CAB) structure.					
Horizon 3	60-120cm – Dark brown (7.5YR 3/3) clay with common grey and black (CGB) mottles, coarse prismatic (CPrism) structure and firm consistence.					
Pictures						
Horizon 1	Horizon 2 Horizon 2 mottles:					
Slowly permeable layer	Present from 30cm evidenced by clay loam with a coarse angular blocky structure, <0.5% biopores >0.5mm and mottles evidencing wetness.					
Gleying	Present from 30cm evidenced by grey colours and ochreous mottles					
Wetness Class	IV					
Wetness limitation	3b					
MB Wheat	23.95					
MB potatoes	8.94					
Droughtiness Limitation	2					





Sample Point No. 69		
Horizon 1	0-30cm – Very dark greyish brown (10YR 3/2) sandy (SCL) stoneless topsoil with few ochreous (FO) mott medium sub angular blocky structure (MSAB).	clay loam les and a
Horizon 2	30-120cm – Brown (7.5YR 5/3) stoneless sandy clay with common ochreous and black (COB) mottles and prismatic structure.	loam (SCL) d a coarse
Horizon 3		
Pictures		
Horizon 1	Horizon 2 Horizon	13
Slowly permeable layer	Present from 30cm evidenced by clay loam with a co prismatic structure, <0.5% biopores >0.5mm and mo evidencing wetness.	oarse ottles
Gleying	Present from 30cm evidenced by pale colours and o mottles	chreous
Wetness Class	IV	
Wetness limitation	3b	
MB Wheat	29.95	
MB potatoes	8.94	
Droughtiness Limitation	2	





Additional Site Pictures – Hobs Lane, Frodsham (CHES)







Example of mottling and textures in core samples at Point 32.

Sample Point No. 44	
Description	Example of mottling in core samples at Point 44.
104 3	
	and the second
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Sample Point No. 72]
Description	View looking South East from Point 72 showing general site topography.
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			ANALYTI	CAL REPORT							
85796-25 W250 AMET PROPERTY											
24-MAR-2025 HENWICK BARN											
02-APR-2025	BULWICK										
SOIL		CORBY									
AMET PROPER	TY	NORTHANTS									
			NN17 3DU								
	SOIL743432	SOIL743433	SOIL743434	SOIL743435	SOIL743436						
	HOB 12 TS	HOB 12 SS	HOB 69 TS	HOB 69 SS	HOB 79 TS						
Uni	t SOIL	SOIL	SOIL	SOIL	SOIL						
% w	/w 0	0	1	1	1						
% w	/w 12	4	22	24	21						
% w	/w 33	37	31	26	26						
% w	/w 22	28	23	24	22						
% w	/w 33	31	23	25	30						
	HCL	HCL	SCL	SCL	HCL						
	-			•	•						
The sample submitted was of adequate size to complete all analysis requested. The results as reported relate only to the item(s) submitted for testing. The results are presented on a dry matter basis unless otherwise stipulated. This test report shall not be reproduced excert in full without the written approval of the laboratory.											
** Please see th	e attached documen	t for the definitio	n of textural clas	ses.		utory.					
Teresa Cly Natural Resourc Coopers Bridge, Tel: 01344 8863 Fax: 01344 8909 email: enquiries(V/11C e Management, a tra Braziers Lane, Brad 38 372 @nrm.uk.com	ading division of knell, Berkshire	Cawood Scientif , RG42 6NS	īc Ltd.							
	85796-25 24-MAR-2025 02-APR-2025 SOIL AMET PROPER	85796-25 24-MAR-2025 02-APR-2025 SOIL AMET PROPERTY Image: solution of the second	85796-25 W250 24-MAR-2025 02-APR-2025 SOIL AMET PROPERTY SOIL 743432 AMET PROPERTY Unit SOIL 743432 UL743432 UL743433 HOB 12 TS HOB 12 TS Unit SOIL WWW WWW % W/W % W/	ANALYTI 85796-25 W250 AMET PROPER 24-MAR-2025 HENWICK BAR 02-APR-2025 BULWICK SOIL AMET PROPERTY NORTHANTS NN17 3DU SOIL743432 SOIL743433 SOIL743434 HOB 12 TS HOB 12 SS HOB 69 TS Unit SOIL SOIL SOIL % w/w 0 0 0 1 % w/w 12 4 22 % w/w 33 37 31 % w/w 22 28 23 % w/w 33 31 23 HOL HCL HCL SCL The sample submitted was of adequate size to complete all analysis The results are presented on a dry matter basis unless otherwise stip This test report shall not be reproduced, except in full, without tl ** Please see the attached document for the definition of textural class <i>Teresa Clyne</i> Natural Resource Management, a trading division of Cawood Scientif Coopers Bridge, Braziers Lane, Bracknell, Berkshire, RG42 6NS Tel: 01344 886338 Fax: 01344 890972 email: enquiries@nrm.uk.com	ANALYTICAL REPORT85796-25W250AMET PROPERTY24-MAR-2025BULWICK02-APR-2025BULWICKSOILCORBYAMET PROPERTYNORTHANTSNN17 3DUSOIL743433SOIL743434SOIL743432SOIL743433SOIL743434SOILSOILSOILWhom 12HOB 12 TSHOB 12 TSHOB 12 SSHOB 12 TSHOB 12 SSHOB 12 TSHOB 12 SOILSOILSOIL% w/w001% w/w1242224% w/w33373126% w/w33312325HCLHCLHCLSCLSCLThe sample submitted was of adequate size to complete all analysis requested.The results as reported relate only to the item(s) submitted for testing.The results are presented on a dry matter basis unless otherwise stipulated.This test report shall not be reproduced, except in full, without the written appro** Please see the attached document for the definition of textural classes. <i>Teresa Clyne</i> Natural Resource Management, a trading division of Cawood Scientific Ltd.Coopers Bridge, Braziers Lane, Bracknell, Berkshire, RG42 6NSTel: 01344 886338Fax: 01344 880338Fax: 01344 890972email: enquiries@nrm.uk.com	ANALYTICAL REPORT 85796-25 W250 AMET PROPERTY 24-MAR-2025 BULWICK 02-APR-2025 BULWICK SOIL CORBY AMET PROPERTY NORTHANTS NN17 3DU SOIL743432 SOIL743433 SOIL743435 SOIL743436 HOB 12 TS HOB 12 SS HOB 69 TS HOB 69 SS HOB 79 TS With SOIL SOIL SOIL SOIL SOIL % w/w 0 0 1 1 1 % w/w 12 4 22 24 21 % w/w 12 4 22 24 21 % w/w 33 37 31 26 26 % w/w 33 31 23 25 30 HCL HCL HCL SCL HCL HCL The sample submitted was of adequate size to complete all analysis requested. 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Page 1 of 1



ADAS (UK) Textural Class Abbreviations

The texture classes are denoted by the following abbreviations:

Class	Code			
Sand	s			
Loamy sand	LS			
Sandy loam	SL			
Sandy Silt loam	SZL			
Silt loam	ZL			
Sandy clay loam	SCL			
Clay loam	CL			
Silt clay loam	ZCL			
Clay	С			
Silty clay	ZC			
Sandy clay	SC			

For the sand, loamy sand, sandy loam and sandy silt loam classes the predominant size of sand fraction may be indicated by the use of prefixes, thus:

vf Very Fine (more than 2/3's of sand less than 0.106 mm)

f Fine (more than 2/3's of sand less than 0.212 mm)

- Coarse (more than 1/3 of sand greater than 0.6 mm)
- m Medium (less than 2/3's fine sand and less than 1/3 coarse sand).

The subdivisions of *clay loam* and *silty clay loam classes* according to clay content are indicated as follows:

- M medium (less than 27% clay)
- H heavy (27-35% clay)

Organic soils i.e. those with an organic matter greater than 10% will be preceded with a letter O. $\ensuremath{\mathsf{O}}$

Peaty soils i.e. those with an organic matter greater than 20% will be preceded with a letter P.

For further information on all analyses and services available from NRM Laboratories contact us on: Tel: 01344 886 338 Fax: 01344 890 972 Email: enguiries@nrm.uk.com Website: www.nrm.uk.com









APPENDIX 5 - DESCRIPTION OF ALC GRADES

- 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.



Appendix 6 - Map of ALC Grade

Land App



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