



October 2022

Artemis Land and Agriculture Ltd

Agricultural Land Classification and Soil Resources

at

Crouchlands Farm, Rickman's Lane, Plaistow, RH14 0LE

**Beechwood Court,
Long Toll, Woodcote,
RG8 0RR**

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Executive Summary

1. Reading Agricultural Consultants Ltd (RAC) is instructed by Artemis Land and Agriculture Ltd to investigate the Agricultural Land Classification (ALC) and soil resources of approximately 42ha of agricultural land at Crouchlands Farm, Rickman's Lane, Plaistow by means of a detailed survey of site and soil characteristics.
2. The survey has been carried out in accordance with the established guidelines and criteria for grading the quality of agricultural land. In total, 40 soil profiles were examined within the site using a soil auger, with two soil pits dug to examine subsoil structures. Two topsoil samples were submitted for laboratory determination of particle size distribution, pH, organic matter content and nutrient contents.
3. Agricultural land in England and Wales is graded between excellent quality Grade 1 land and very poor quality Grade 5 land, depending on the extent to which physical or chemical characteristics impose long-term limitations on agricultural use. Grades 1, 2 and 3a are defined as the best and most versatile (BMV) agricultural land.
4. The bedrock geology within the site is the Weald Clay Formation which comprises dark grey mudstones and mudstones with subordinate siltstones, sandstones, limestones and clay ironstones. There are no superficial deposits mapped within the site. The mapped soils comprise the Denchworth association, which is characterised by poorly drained, clayey soils with similar fine loamy over clayey soils.
5. The survey found one main soil type within the site which comprises a stoneless to slightly stony, dark greyish brown, heavy clay loam and clay topsoil; over a stoneless to slightly stony, greyish brown to brown, heavy clay loam or grey clay upper subsoil; and a stoneless, grey clay lower subsoil. These soils are poorly drained and are limited to moderate quality Subgrade 3b by soil wetness.
6. The site is all classified as Subgrade 3b and does not include any BMV land. As such, development at the site does not conflict with policy in paragraph 174 of the NPPF or Policy 48 of the Chichester Local Plan.