

Great North Road Solar and Biodiversity Park

Environmental Statement

Volume 4 – Technical Appendices

Technical Appendix A17.3 – Farm Reports

Document reference – EN010162/APP/6.4.17.3

Revision number 1

June 2025

Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations 2009, APFP Regulation 5(2)(q)

A17.3.1 INTRODUCTION

- 1 This Appendix sets out basic information about the farm businesses involved in the Development. The purpose of the Appendix is to set out basic facts about the holdings included within the Development and plans of the land involved.
- 2 In most cases interviews were held face-to-face, but a small number were carried out by telephone. In a very small number of cases the landowners were either not contactable or were not willing to disclose information. This has not hindered the assessment process, because professional judgement was made of the effects. This was made following site visits.
- 3 A small number of photographs are included in this Appendix, but they are representative only. The great majority of the land has been viewed (by walk-over or over-the-hedge assessments) as part of the survey.
- 4 Factual information recorded was provided to the farm businesses following the interview, to check for accuracy, and modified as required.
- 5 Farm businesses can change over short period of time, influenced by many factors. The information gathered and presented sets out information from the date of assessment, but circumstances may change in the future.
- 6 Parcel numbers are noted in the reports. If details are required these can be found on Figure 5.1 [EN010162/APP/6.3.5.1]. For the farm reports extracts are provided showing the land areas. The field parcel details are not referred to in the report, once recorded. Photographs are of those areas, but the locations are not shown.

A17.3.2 ABBREVIATIONS AND TERMINOLOGY USED

- ha – hectares
- Winter crops – crops sown in the autumn
- Spring crops – crops sown in the spring
- OSR – oilseed rape
- Mid-tier – one of the Countryside Stewardship Scheme levels
- SFI – Sustainable Farming Incentive
- OM – organic matter
- PH – measure of acidity/alkalinity
- ELMS – Environmental Land Management Scheme
- AD – anaerobic digestion
- CSS – Countryside Stewardship Scheme
- AHA – Agricultural Holdings Act
- FBT – Farm Business Tenancy

Business	Farm Business A
Interview	13 th November 2024
Tenure	This farm is all owned.
Farm Size	Approximately 63 ha of land.
Area in Works Areas	26.3 ha
Parcels in Works Area 1	181, 192, 195, 465, 466 (parcels are shown as field numbers on ES Figure 5.1 [EN010162/APP/6.3.5.1])
Farm Buildings	There is one farmyard associated with the farm business. This will not be impacted by the proposal.
Enterprises	<p>The land is in arable cropping. The rotation usually includes winter wheat followed by a break crop which could either be spring beans or oilseed rape. These go for a mix of human consumption, animal feed or biofuels.</p> <p>The land generally is minimum tillage.</p> <p>The farmer does not own any livestock. There is an informal agreement for grazing of the grass with someone local who has approximately 30 sheep.</p>
Staffing	There is one member of staff.
Diversification	The farmer is also a commercial beekeeper with 60 hives on Site. The honey produced is sold. The hives will continue post development and be located close to the farmhouse.
Underdrainage	All of the land included is underdrained.
Agri-Environmental	No land is under Countryside Stewardship or similar schemes.
Soil Testing and Lime Use	<p>Soil Test every three years.</p> <p>Do not use lime. PH levels are fairly high. Historically did use chicken muck on the land this raised the P&K levels and therefore no P&K is required yet.</p> <p>The PH was raised by the muck because it came from layers fed with high calcium feed for the egg shells. PH levels were at 7/7.5.</p>

Plan Extract and
Photo



Business	Farm Business B
Interview	12 th November 2024
Tenure	This farm is all owned.
Farm Size	Own approximately 283 ha of land.
Area in Works Areas	5 ha
Parcels in Works Area 3	19
Farm Buildings	There are two farm yards associated with the agricultural business.
Enterprises	<p>The land is in arable cropping with some CSS.</p> <p>The rotation on this part of the farm usually includes cereals with breaks of rye, potatoes, parsnips and sugar beet. This land is poor growing land, and vegetables grown need the land to have several years resting due to worms and diseases.</p> <p>The rye is sold for animal feed. The potatoes are sold for crisping. The parsnips go for retail packing. The sugar beet goes to the factory.</p> <p>The business owns three tractors. The rest of the work is undertaken by contractors.</p> <p>There is no livestock across the land.</p>
Staffing	All contracted/licenses.
Diversification	There is a thoroughbred stud which is set up at one of the farms. This has approximately 28 horses and will not be impacted by the proposal.
Underdrainage	No underdrainage, most the Site is free draining.
Agri-Environmental	All land is either in CSS or SFI.
Soil Testing and Lime Use	<p>Soil testing is due in accordance with the SFI however at the time of the interview this had not happened yet. OM levels are 2/2.5%</p> <p>Will use lime as and when required.</p>


Plan Extract and
Photo



Business	Farm Business C
Interview	11 th November 2024
Tenure	Owned, farmed by Eakring Farming Group.
Farm Size	Eakring Farming Group – owns circa 400 ha Contracts additional 200 – 240 ha
Area in Works Area 1	38.9 ha
Parcels in Works Area 1	135, 136
Farm Buildings	Got sufficient storage for everything. Bit of commercial storage for other people too.
Enterprises	General cropping has been two crops of wheat followed by a spring cereal such as spring oats or spring beans. Will sometimes plant winter beans. The wheat is all sold for feed to a poultry mill nearby. The barley goes for malting under contract. The oats will go for human if possible. Have stopped growing oilseed rape.
Staffing	2 full time Casuals as needed – 1.5 for harvest
Diversification	Solar on shed rooves Rental offices and houses Recently developed 9 eco houses as new build
Underdrainage	The land included is mostly underdrained. Plans are available.
Agri-Env	In mid-tier, ending December 2025. SFI – started April 2024
Soil Testing and Lime Use	OM levels – circa 4% - from historic manures added. No lime – all PH 7-7.3 naturally so don't lime.

Plan Extract
and Photo

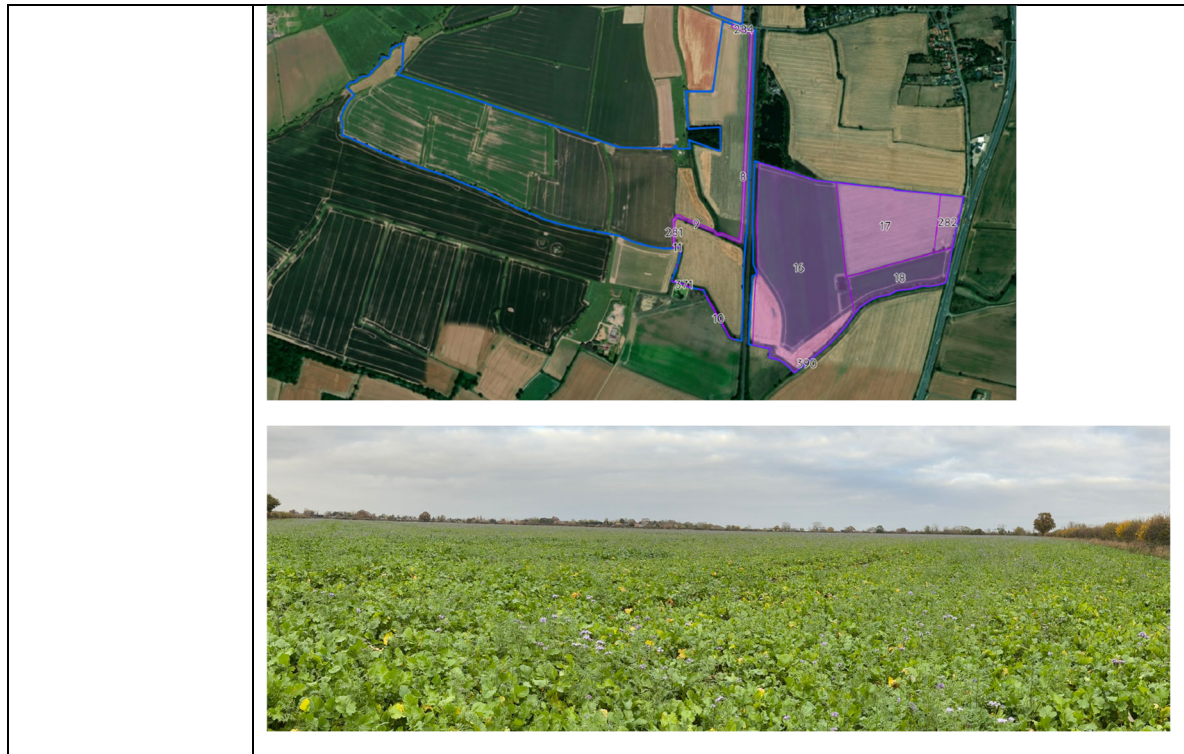


Business	Farm Business D
Interview	12 th November 2024
Tenure	This farm is all owned.
Farm Size	Own approximately 97ha of land.
Area in Works Areas	24.1 ha
Parcels in Works Areas A	105, 106
Farm Buildings	There is one farmyard associated with the farm business located at Lodge Farm. This will not be impacted by the proposal.
Enterprises	<p>The land remains in arable cropping. The rotation usually includes winter wheat, winter barley, spring barley and spring beans.</p> <p>The wheat is sold to the local milling factory.</p> <p>All of the farming operations are carried out by contractors.</p> <p>The land is generally deep tilled. It is then lifted followed by another pass for the seed bed and then drilled.</p> <p>There are no livestock on the farm.</p>
Staffing	The land is mainly farmed by contractors with the farmer carrying out any other work required. All equipment on the farm is generally outdated and it is not viable to reinvest in new machinery.
Diversification	There are no forms of diversification.
Underdrainage	Redrained in the 1970s. Drainage plans available.
Agri-Environmental	Have been involved with ELMS in the past but there are no current schemes running across the farm.
Soil Testing and Lime Use	Regular soil samples are taken for Organic Matter. Unsure on lime use.
Plan Extract	

Business	Farm Business E
Interview	13 th November 2024
Tenure	Mostly owned within the family
Farm Size	380 ha. 40 ha rented grass the rest is owned by family members. Partnership rents the land.
Areas in Works Areas	123.6 ha
Parcels in Works Area 1	168, 169, 170, 172, 196, 197, 200, 201, 202, 203, 205
Parcels in Works Area 3	16, 17, 18, 282, 390
Farm Buildings	Farm buildings at Hill Farm and Willoughby Farm.
Enterprises	Mostly arable. Rotation of winter wheat with a break crop of winter barley, spring oats, linseed, maize, winter beans, agri-environmental. 12 ha let for parsnips annually, on the sands (not affected by Development). Have 100 head of cattle (40 cows plus followers), utilising 40 ha of grass for grazing or hay production.
Staffing	Labour – 2 x partners 2 x part timers
Diversification	Own small-scale solar and rent some areas for turbines
Underdrainage	The sands to the east are free draining. There is underdrainage in a number of the northern fields. Details are only partially recorded in the farm's records.
Agri-Environmental	CSS – mostly dykes, ditches etc 4-6m grass margins, 5 ha winter bird food, some legume fallows.
Soil Testing and Lime Use	OM not tested, but will for SFI. Will be fairly high. Test for PH, but do not apply lime.

Plan Extracts
and Photos





Business	Farm Business F
Interview	12 th November 2024
Tenure	Mixed owned and rented.
Farm Size	Own land at North Muskham, Knapthorne (included), Averham, Kelham totalling 185 ha. Rented on secure AHA tenancy land at Manor Farm and Park Lees Farm, totalling 400 ha. Rented 75 ha at Averham.
Area in Works Areas	224.0 ha
Parcels in Works Area 1	55, 56, 57 30 – 36, 38, 46, 244, 246 49 – 53, 251
Parcels in Works Area 3	294 125,252
Farm Buildings	There are buildings at Manor Farm and Park Leys Farm.
Enterprises	The farm runs an arable mix. Most of the land is used for growing winter wheat, with break crops of spring barley and oats, and sugar beet in places. Usually about 8 ha is let for potatoes where soils are suitable, and where irrigation is available. The principal block affected at Park Leys Farm runs a four year rotation including two wheats, milling oats and an agri-environmental crop/break.
Staffing	Self plus casual as required.
Diversification	Some buildings are let out and some land let for horse livery.
Underdrainage	There is underdrainage in places. Records are kept.
Agri-environmental	About 20% of the farm is in agri-environmental schemes.
Soil Testing and Lime Use	Add lime about once every 4 – 5 years. OM levels are reasonable for arable soils.


Plans Extract
and Photos




Business	Farm Business G
Interview	12 th November 2024
Tenure	This farm is all owned.
Farm Size	The farm extends to 492 ha whilst the estate as a whole totals 1,512 ha.
Area in Works Areas	70.4 ha
Parcels in Works Areas 1 and 3	96, 97, 98, 99, 100, 101, 103, 104, 552, 292
Farm Buildings	There is a grain dryer and storage building central to the farm. There are then a further three grain stores at Buckshaw alongside a spray shed.
Enterprises	The land is in arable cropping. The rotation usually includes winter and spring wheat, winter and spring barley and beans. The wheat is sold as either biscuit or feed wheat. The barley is feed unless it can make the grading for malting. The beans go for animal feed. There are two fields which are currently down to a wild bird mix and a legume mix under CSS. Farmed by contractors.
Staffing	There are no members of staff.
Diversification	There is diversification as part of the estate in the form of building conversions but these are rented out and are not part of the direct farming business.
Underdrainage	All of the farm is underdrained. Plans are in the process of being digitised.
Agri-Environmental	Part of the farm is in CSS.
Soil Testing and Lime Use	Do soil test. Have used lime in the past on land. Not huge amounts.

Plan Extract
and Photo



Business	Farm Business H
Interview	11 th November 2024
Tenure	Farm Business Tenancy
Farm Size	110 ha
Area in Works Areas	9.2 ha
Parcels in Works Areas 1 and 3	165
Farm Buildings	Buildings at Home Farm.
Enterprises	The land is in arable cropping. The rotation usually includes wheat, barley, winter beans and spring barley. No livestock apart from a TB isolation unit at the yard.
Staffing	Family.
Diversification	Calf TB isolation unit – no other diversification.
Underdrainage	Drains in the field but no map of them. Drainage done in the 80s.
Agri-Environmental	In SFI.
Soil Testing and Lime Use	2.4% OM in 2023. No lime has been put down on the field.
Plan Extract	

Business	Farm Business I
Interview	11 th November 2024
Tenure	Owned.
Farm Size	650 ha, mostly in a block with 47 ha outlying. Contracting a further 200 ha – mix of share, contract etc.
Areas in Work Areas	62.7 ha
Parcels in Work Areas	78, 79, 80, 81, 455, 456, 556
Farm Buildings	Main yard – good range of buildings. 2 x new grainstores. 5000t wheat, 1400t OSR, 3000t other crops.
Enterprises	All cereals, mostly winter wheat, spring barley (malting), spring oats, maize (for AD). Currently not growing oilseed rape. Mix with agri-environmental mixes.
Staffing	2 employees plus family members. Harvest – 1-2 casuals as needed.
Diversification	Old chicken shed which has been converted to storage.
Underdrainage	Most of the parcels have underdrainage, some recent. Mostly maps are available.
Soil Testing and Lime Use	The OM levels are good at 3.6 – 3.8%, due to manure additions. Lime occasionally, but lime levels high as have applied lots of poultry manure.
Plan Extract and Photo	





Business	Farm Business J
Interview	13 th November 2024
Tenure	This farm is all owned.
Farm Size	Own approximately 350 ha of land.
Area in Works Areas	279.8 ha
Parcels in Works Areas	(see plans below)
Farm Buildings	There is no farmyard associated with the land as the land is contracted and storage is off farm. There is a farmhouse but no yard.
Enterprises	<p>The land is in arable cropping. The rotation usually includes two continuous years of wheat followed by a break crop (this could include a CSS/SFI option) followed by oats.</p> <p>The wheat is mainly sold for feed.</p> <p>The oats are generally sold on a contract for milling and food production.</p> <p>There is a grazing license in place with one person. This means there can be a varying number of sheep on grassland ranging from 200-400 head.</p>
Staffing	There are no members of staff in association with the farm.
Diversification	There is no form of diversification on the farm.
Underdrainage	All of the Site is underdrained. Drainage plans have been provided separately.
Agri-Environmental	All of the land is under either a CSS or SFI agreement. A proportion is under wetland management under the CSS.
Soil Testing and Lime Use	<p>Soil test every 4-5 years.</p> <p>Lime is required and routinely sample and spot treat. The trigger point for the lime being if the PH is 6 or below.</p>




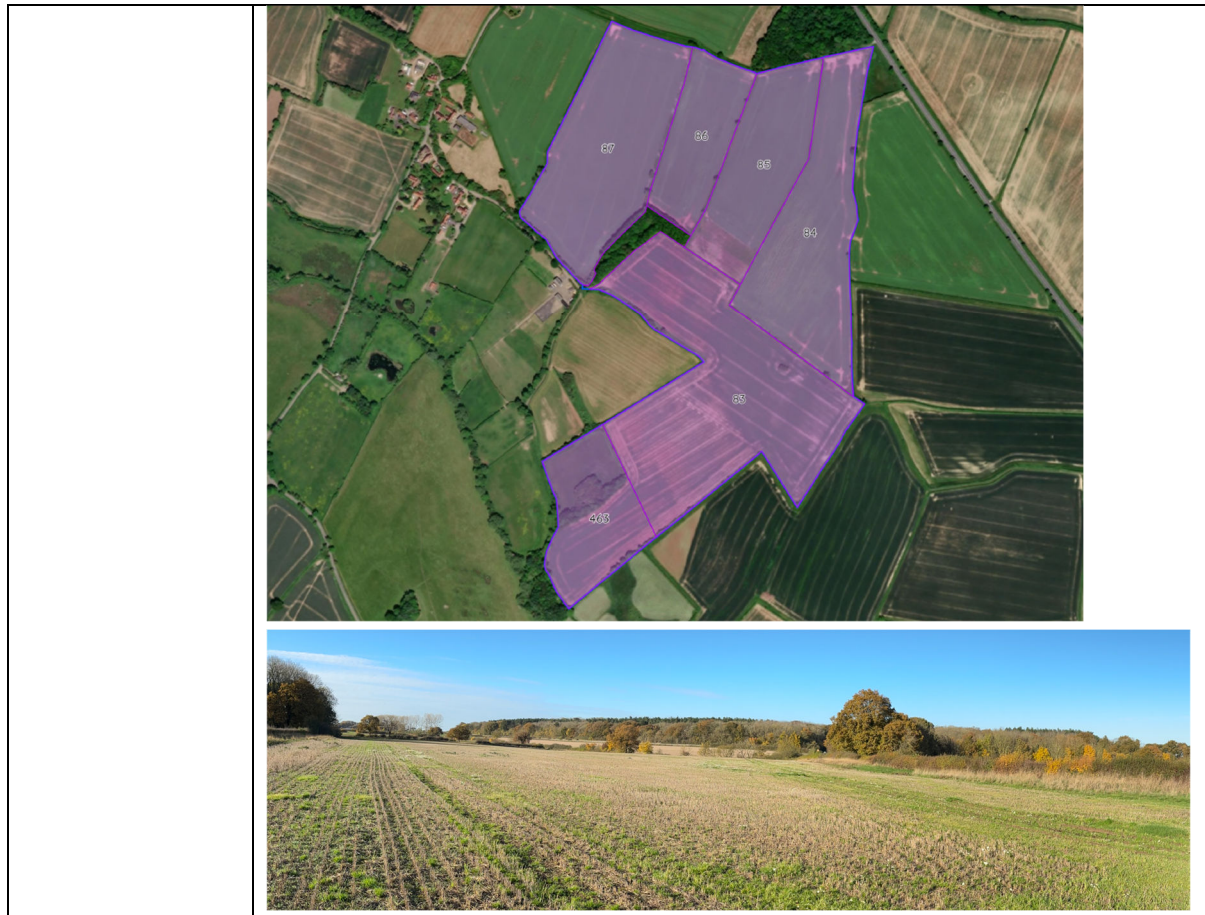
Business	Farm Business K
Interview	12 th November 2024
Tenure	This farm is all owned by the family.
Farm Size	Own approximately 85ha of land.
Area in Works Areas	49.1 ha
Parcels in Works Areas 1	118, 119, 120, 128
Parcels in Works Areas 3	227, 234, 229, 340, 228, 540, 496, 539, 538, 537
Farm Buildings	There is one farmyard associated with the farm business. This will not be impacted by the proposal.
Enterprises	<p>Some of the land is in arable cropping. The rotation usually includes two years of wheat followed by a break crop. Did do maize in 2024.</p> <p>The wheat is generally used as feed unless it makes the grading and then it is exported.</p> <p>Some of the land is in grassland and is used for grazing by the landowners nephew who has approximately 34 cows and calves that come to graze.</p>
Staffing	Family
Diversification	There are no forms of diversification on the Site.
Underdrainage	All of the Site is underdrained.
Agri-Environmental	There are some fields under SFI.
Soil Testing and Lime Use	<p>Soil Test every three years.</p> <p>Last limed approximately 10 years ago.</p>


Plan Extract
and Photo

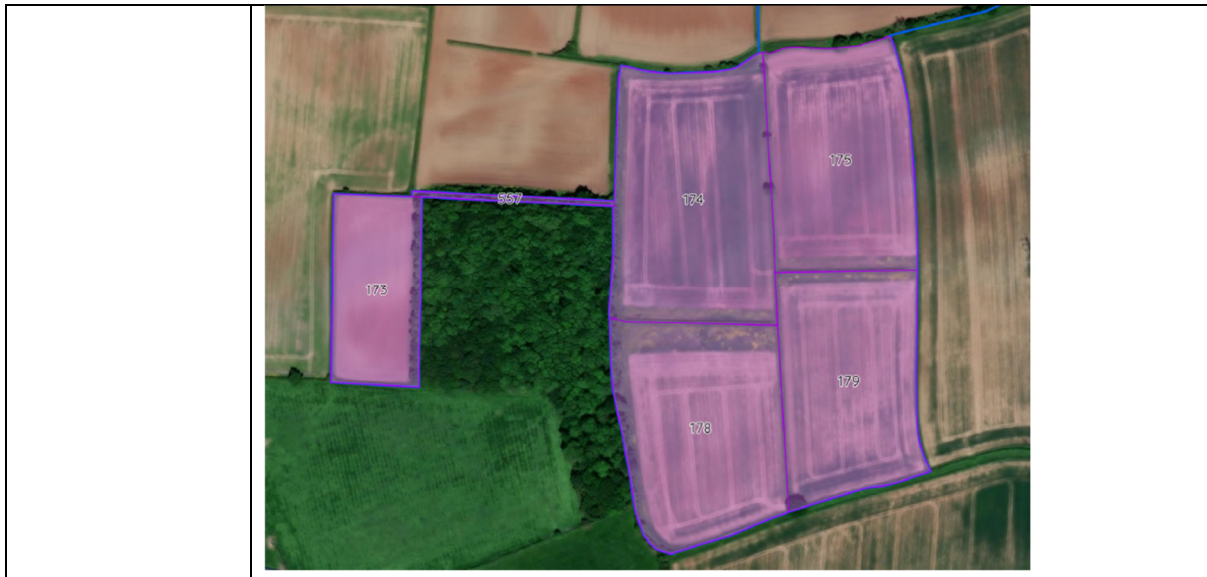




Business	Farm Business L
Interview	12 th November 2024
Tenure	Mostly all owned with some land rented
Farm Size	100 ha, of which 24 ha is rented.
Area in Works Areas	17.5 ha
Parcels in Works Areas	442, in Works Area A, 441, 448, 579 in Works Area C
Farm Buildings	Main yard at Grange Farm and use a relative's buildings.
Enterprises	Winter wheat, barley and maize. Suckler herd – 30 cows, 30 youngstock, 30 yearlings and a bull. 30 fat stock. Grazing outside.
Staffing	Family members.
Diversification	No diversification.
Underdrainage	It is drained, but do not have maps as bought in 1996.
Agri-Environmental	SFI – all hedgerows are in it. Winter bird food, legume fallow, nutrient management, pest management, winter stubble etc. Also in something called a beef review.
Soil Testing and Lime Use	Soils - will get it tested but have not yet on the proposed fields. Lime – have not historically applied lime.
Plan Extract and Photo	 

Business	Farm Business M
Interview	11 th November 2024
Tenure	Mix of owned and share-farmed.
Farm Size	2,000 ha of arable plus grazing in addition.
Area in Works Areas	20.7 ha
Parcels in Works Area 1	108, 110, 111, 114
Parcels in Works Area 3	115, 397
Farm Buildings	All yards at Home Farm.
Enterprises	Cropping - Cereals, sugar beet, maize, potatoes, carrots and onions. 1,000 sheep and 130 cattle. Cattle are grazed intensively.
Staffing	Numerous staff on the estate. Will not be affected.
Diversification	Cafe, restaurant, music events and other diversifications, all separate to the agricultural enterprises.
Underdrainage	There is land drainage on field parcels 110 and 108. There are numerous wet spots as it is heavy land.
Agri-Environmental	Parts of the farm are in SFI. No fields in the solar scheme are effected by SFI.
Soil Testing and Lime Use	3% organic matter. Lime - Applied when needed- works in a rotation- lime is tested every 3-5 years & is applied when needed. Fields going into solar will not have any more applied.
Plan Extracts and Photo	






Business	Farm Business N
Interview	13 th November 2024
Tenure	Owned in various trusts. Let to tenants.
Farm Size	Total 155 ha.
Area in Works Areas	85.4 ha
Parcels in Works Areas 1 and 3	See plan below.
Farm Buildings	One farmyard, which is let out separately.
Enterprises	Let to tenants for arable farming.
Staffing	None.
Diversification	No diversification.
Underdrainage	Not known.
Agri-Environmental	SFI on part.
Soil Testing and Lime Use	Not known.
Plan Extract and Photo	





Business	Farm Business O
Interview	13 th November 2024
Tenure	Owned plus land rented.
Farm Size	Also rent Farm N. Approx 1,600 ha
Area in Work Areas	173.7 ha
Parcels in Work Area A	159, 171, 199, 47
Farm Buildings	3 working farmyards.
Enterprises	All arable. No longer crop oilseed rape so now winter wheat and some spring barley, with some maize for AD use.
Staffing	4.5 fte plus farmer plus seasonal staff.
Diversification	Have grain storage for other farms.
Underdrainage	Most of the land is underdrained. Most old plans of this exist.
Agri-Environmental	About 50 ha is in CSS and will be entering SFI.
Soil Testing and Lime Use	Test regularly. Add lime periodically if below 6%.
Plan Extracts and Photos	 



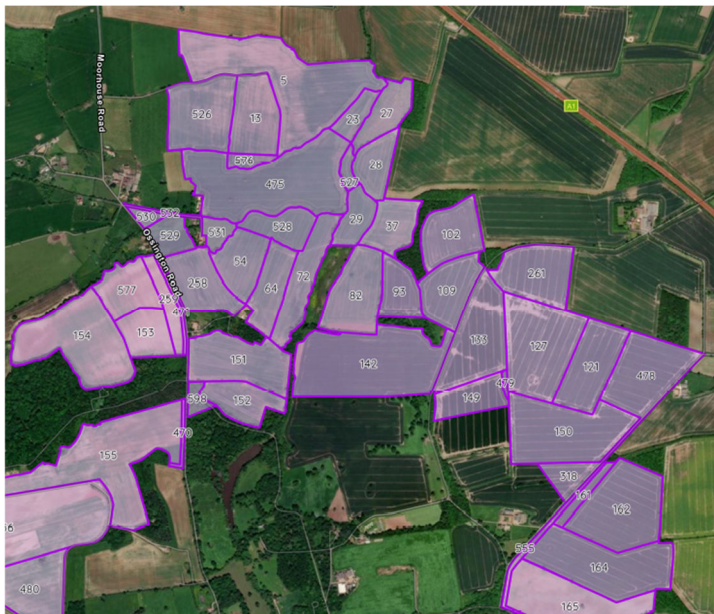
Business	Farm Business P
Interview	Phone interview November 2024
Tenure	Owned
Farm Size	The farm extends to 105 ha in total.
Area in Work Areas	1.6 ha
Parcels in Work Area	556
Farm Buildings	None on the parcel.
Enterprises	The farm operates mostly arable cropping with about 95 ha of cereals and 10 ha of grassland.
Staffing	Farmer only.
Diversification	Some units let out and some horse livery.
Underdrainage	There is some old clay pipe system.
Soil Testing and Lime Use	Not tested regularly.
Plan Extract and Photo	 

Business	Farm Business Q
Interview	12 th November 2024
Tenure	Rented
Farm Size	345 ha in total, of which 16 ha is owned. The wider farm is held on a mixture of secure AHA tenancy with succession rights and FBT agreements.
Area in Work Areas	61.0 ha
Parcels in Work Area 1	153, part 154, 155, 156, 158, 160
Parcels in Works Area 3	157, part 154, 577, 259
Farm Buildings	Springs Farm and Broadwaters Farm, with some others on separate parcels of land.
Enterprises	Two thirds of the farm is arable, cropping winter wheat, winter barley, spring and winter oats, some spring barley and fallow under the SFI. The farm has a herd of continental suckler cows, selling offspring as stores/strong stores.
Staffing	Two (the farmers).
Diversification	None (tenants).
Underdrainage	Not known.
Agri-Environmental	In the SFI and in mid-tier CSS.
Soil Testing and Lime Use	Add lime when pH falls below 6.
Plan Extract and Photo	





Business	Farm Business R
Interview	Not held. Site visit 1 st May 2025.
Tenure	Owned
Farm Size	Not known, but substantial.
Area in Work Areas	25.1 ha
Parcels in Work Areas	238, 375, 447, 374, 387, 505
Farm Buildings	Dairy unit
Enterprises	Large dairy unit at Flash Farm.
Staffing	Not known.
Diversification	Not known.
Underdrainage	Not known. Very level land.
Agri-Environmental	Not known.
Soil Testing and Lime Use	Not known.
Plan Extract and Photo	 



Business	Farm Business S
Interview	10 th April 2024
Tenure	Mixed owned and rented. Land in Scheme is rented.
Farm Size	Approx 1,200 ha farmed, of which 730 is owned. The rest is rented or contract farmed.
Area in Work Areas	170.7 ha
Parcels in Work Areas	5, 13, 23, 27, 527, 72, 28, 29, 37, 82, 93, 142, 102, 109, 133, 149, 261, 127, 121
Farm Buildings	Farm buildings at a number of locations.
Enterprises	The farm mostly operates a four-year rotation. Until recently this was 3 wheats and an oilseed rape break crop, now mostly an SFI break crop.
Staffing	3 across the arable crops.
Diversification	Various diversifications, including some approved solar panels, on land owned within the wider farm.
Underdrainage	Details not known.
Agri-Environmental	Not known for this land.
Soil Testing and Lime Use	Not known for this land.
Plan Extract and Photo	<p>Note: Not all of these fields are within this farming business</p> 



Business	Farm Business T
Interview	Not able to contact.
Tenure	Owned
Farm Size	Not known
Area in Work Areas	22.2 ha
Parcels in Work Area 3	140, 232, part of 22
Farm Buildings	None on these parcels.
Enterprises	Arable cropping.
Staffing	Not known.
Diversification	None on this parcel.
Underdrainage	Not known.
Agri-Environmental	Not known.
Soil Testing and Lime Use	Not known.
Plan Extract	

Business	Farm Business U
Interview	Brief telephone contact. Owner lives away. Not willing to disclose details.
Tenure	Owned
Farm Size	Not disclosed.
Area in Work Areas	56.3 ha
Parcels in Work Area	49 – 53, 125, part 251.
Farm Buildings	None on this parcel.
Enterprises	Arable rotation, some ley grassland.
Staffing	Not disclosed.
Diversification	Not disclosed.
Underdrainage	Not known.
Agri-Environmental	Not known.
Soil Testing and Lime Use	Not known.
Plan Extract and Photo	



Business	Farm Business V
Interview	Not able to contact.
Tenure	Rented, managed by contractors.
Farm Size	Not known.
Area in Work Areas	26.1 ha
Parcels in Work Area	162, 164
Farm Buildings	None on this parcel.
Enterprises	Arable – cereals.
Staffing	Farmed by contractors.
Diversification	Not on this land.
Underdrainage	Not known.
Agri-Environmental	Not known.
Soil Testing and Lime Use	Not known.
Plan Extract and Photo	