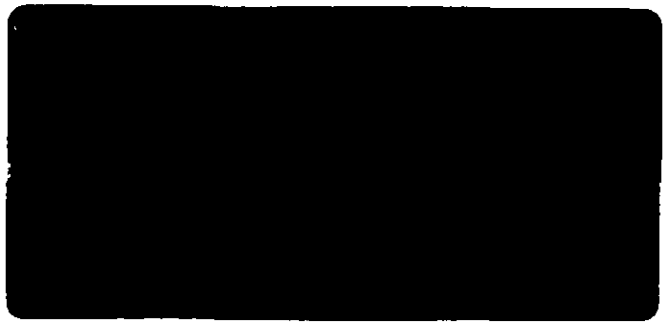


MAFF
Ministry of
Agriculture
Fisheries
and Food

# AGRICULTURAL LAND CLASSIFICATION
# WEAR VALLEY LOCAL PLAN
# FYLANDS BRIDGE, BISHOP AUCKLAND
# COUNTY DURHAM
# FEBRUARY 1994

ADAS
Leeds Statutory Group

Job No:- 27/94
MAFF Ref:- EL 12/02
Commission No:- 946

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## SUMMARY

An Agricultural Land Classification Survey of 9.0 ha of land at Fylands Bridge, Bishop Auckland, was carried out in February 1994.

At the time of the survey, all of the site was agricultural land of Subgrade 3a quality. Soil profiles generally consist of medium clay loam or medium silty clay loam topsoils overlying similar, frequently gleyed upper subsoils. Lower subsoils generally consist of medium silty clay loam, heavy silty clay loam or sandy clay loam, which is frequently slowly permeable below 50cm depth. Soil profiles are moderately well drained or imperfectly drained (Wetness Class II or III). A combination of a moderate soil wetness limitation and a pattern limitation imposed by the variability of soil drainage restrict this land to Subgrade 3a.

CONTENTS

# AGRICULTURAL LAND CLASSIFICATION REPORT. WEAR VALLEY LOCAL PLAN: FYLANDS BRIDGE, BISHOP AUCKLAND, COUNTY DURHAM

## 1. INTRODUCTION AND SITE CHARACTERISTICS

### 1.1 Location and Survey Methods

The site is located to the south of Bishop Auckland on the B6283. It lies between the Romanway Industrial Estate and the River Gaunless and is centred on National Grid Reference NZ206270. The site covers 9.0 ha, all of which was in agricultural use at the time of the survey. Soils were examined by hand auger borings at 100 m intervals at points predetermined by the National Grid. Additional borings were made to verify the final grading and one soil inspection pit was dug to assess subsoil structure. Land quality was assessed using the methods described in 'Agricultural Land Classification of England and Wales: Revised guidelines and criteria for grading the quality of agricultural land' (MAFF, 1988).

### 1.2 Land Use and Relief

At the time of the survey all of the site was in agricultural use as grassland.

The site lies in the flood plain of the River Gaunless. Altitude is approximately 95m AOD. The land is level to gently sloping (0-3°).

### 1.3 Climate

| | |
|---|---|
| Grid Reference | : NZ 206270 |
| Altitude (m) | : 95 |
| Accumulated Temperature above 0°C (January-June) | : 1277 day°C |
| Average Annual Rainfall (mm) | : 684 |
| Climatic Grade | : 2 |
| Field Capacity Days | : 185 |
| Moisture Deficit (mm) Wheat | : 90 |
| Moisture Deficit (mm) Potatoes | : 75 |

1.4 *Geology, Soils and Drainage*

The site is underlain by sandstones and shales of the Carboniferous Coal Measures Series. These are completely covered by drift deposits consisting of alluvium and glacial sand and gravel over boulder clay in places.

Soils consist of slightly stony (up to 10% total sandstones and hardstones) medium clay loam or medium silty clay loam topsoils over similar, sometimes gleyed upper subsoils. Lower subsoils generally consist of gleyed medium silty clay loam, heavy silty clay loam or sandy clay loam which may be slowly permeable below 50 cm depth. Lighter textured (fine sandy silt loam or loamy medium sand) subsoils occur in places. Soil profiles are moderately well drained to imperfectly drained (Wetness Classes II to III)

## 2. AGRICULTURAL LAND CLASSIFICATION

The ALC grades occurring on this site are as follows:

| Grade/Subgrade | Hectares | Percentage of Total Area |
|---|---|---|
| 1 | | |
| 2 | | |
| 3a | 9.0 | 100 |
| 3b | | |
| 4 | | |
| 5 | | |
| (Sub total) | (9.0) | (100) |
| Urban | | |
| Non Agricultural | | |
| Woodland - Farm | | |
| - Commercial | | |
| Agricultural Buildings | | |
| Open Water | | |
| Land not surveyed | | |
| (Sub total) | | |
| TOTAL | 9.0 | 100 |

2.1 Subgrade 3a

All land on the site is of Subgrade 3a quality. Slightly stony (up to 10% total sandstones and hardstones) medium clay loam or medium silty clay loam topsoils overlie similar, frequently gleyed upper subsoils. Lower subsoils generally consist of gleyed medium silty clay loam, heavy silty clay loam or sandy clay loam which is frequently slowly permeable below 50 cm depth. Lighter textured subsoils (fine sandy silt loam or loamy medium sand) occur in places. Soil profiles are moderately well drained or imperfectly drained (Wetness Class II or III) and the land is limited to Subgrade 3a by a combination of moderate soil wetness and a slight pattern restriction imposed by the variability of soil drainage.

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