

**AGRICULTURAL LAND CLASSIFICATION**

**WARRINGTON LOCAL PLAN**

**BURTONWOOD NORTH, SITE 5**

**JOB NO: 056/93**  
**MAFF REF: EL06/10106**

**RESOURCE PLANNING TEAM**  
**ADAS Statutory Group**  
**Wolverhampton**

**AGRICULTURAL LAND CLASSIFICATION REPORT FOR  
WARRINGTON LOCAL PLAN  
BURTONWOOD NORTH**

**1. SUMMARY**

- 1.1 The Agricultural Land Classification (ALC) Survey of this site shows that the following proportions of ALC grades are present:

<b>Grade/Subgrade</b>	<b>Area (ha)</b>	<b>% of the site</b>
3a	12.0	54.3
3b	6.5	29.4
4	3.1	14.0
Other land		
Non agricultural	0.3	1.4
Urban	0.2	0.9

- 1.2 The main limitation to the agricultural use of land on the site is soil wetness.

**2. INTRODUCTION**

- 2.1 The site was surveyed by the Resource Planning Team in November 1993. An ALC survey was undertaken according to the guidelines laid down in the Agricultural Land Classification of England and Wales - Revised Guidelines and Criteria for Grading the Quality of the Land, (MAFF 1988).
- 2.2 The 22.1 ha site is situated to the North of Burtonwood village. It is bounded to the north by Lumber Lane and to the west by Green Lane. The land is bounded to the south east by housing and to the south by an industrial estate.
- 2.3 The survey was requested by MAFF in connection with the Warrington local plan.
- 2.4 At the request of MAFF the survey was at a scale of 1:10000 with a minimum auger boring density of 1 per ha. The attached map is only accurate at the base map scale and any enlargement would be misleading.
- 2.5 At the time of survey the land was in set-aside but had previously been under barley.

### 3 CLIMATE

3.1 The following interpolated data are relevant for the site:

Average Annual Rainfall	867 mm
Accumulated Temperature above 0°C January to June	1419 day °C

3.2 There is no overall climatic limitation on the site.

3.3 Other relevant climatic data for agricultural land classification are:

Field Capacity Days	204 days
Moisture deficit wheat	84 mm
Moisture deficit potatoes	71 mm

### 4. SITE

4.1 When classifying land three site factors are taken into consideration: gradient, micro relief and flooding.

4.2 These factors do not impose any limitations on the agricultural use of this land.

### 5. GEOLOGY AND SOILS

5.1 The solid geology of the area consists of Bunter Pebble Beds overlain by Boulder Clay, (British Geological survey sheet 97, 1 inch).

5.2 The underlying geology influences the soils which consist predominantly of clay loam textured topsoils over clay.

### 6. AGRICULTURAL LAND CLASSIFICATION

6.1 Subgrade 3a occupies 12.0 ha (54.3%) of the survey area and is found in the south west, the east and the north of the site.

6.1.1 These soils typically have a clay loam texture overlying clay.

6.1.2 The main limitation to the agricultural use of this land is soil wetness.

6.2 Subgrade 3b occupies 6.5 ha (29.4%) of the survey area and occurs as a band running north west to south east across the site.

6.2.1 These soils typically have a clay loam texture overlying clay.

6.2.2 The main limitation to the agricultural use of this land is soil wetness.

6.3 Grade 4 - occupies 3.1 ha (14.0%) of the survey area and occurs as 3 isolated areas in the north of the site.

6.3.1 These soils typically have a clay loam texture over clay to depth.

6.3.2 The main limitation to the agricultural use of the land in this grade is soil wetness.

6.4 Other land includes urban land occupying 0.2 ha (0.9%) and comprising dwellings and non agricultural land occupying 0.3 ha (1.4%).

#### 6.5 SUMMARY OF AGRICULTURAL LAND CLASSIFICATION GRADES

Grade/Subgrade	Area (ha)	% of Survey area	% of Agricultural land area
3a	12.0	54.3	55.5
3b	6.5	29.4	30.1
4	3.1	14.0	14.4
Other land			
Urban	0.2	0.9	
Non agricultural	0.3	1.4	
<b>Totals</b>	<b>22.1</b>	<b>100.0</b>	<b>100.0</b>

Resource Planning Team  
ADAS Statutory Group  
Wolverhampton

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