AGRICULTURAL LAND CLASSIFICATION

WARRINGTON LOCAL PLAN
GLAZEBROOK, SITE 13

Resource Planning Team
ADAS Statutory Group
Wolverhampton

Job No' : 63/93
MAFF Ref : EL06/10106

AGRICULTURAL LAND CLASSIFICATION REPORT FOR GLAZEBROOK, WARRINGTON LOCAL PLAN

1. SUMMARY

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

Grade/Sub-grade	ha	% of site
1	2.9	6.6
2	4.8	11.0
3a	10.7	24.4
3b	1.5	3.4
Other land		
Agricultural buildings	0.3	0.7
Non Agricultural land	1.6	3.7
Urban	21.9	50.0
Water	0.1	0.2

1.2 There are no limitations to the agricultural use of land in Grade 1.

1.3 The main limitation to the agricultural use of land in Grade 2 is soil droughtiness.

1.4 The main limitation to the agricultural use of land in Sub-grade 3a and 3b is soil wetness.

2. INTRODUCTION

2.1 The site was surveyed by the Resource Planning Team in October and November 1993. An Agricultural Land Classification (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 Agricultural Land" (MAFF, 1988).

2.2 The 43.8 ha site is situated to the west of Irlam and is bounded to the north and west by a railway line, to the east by the village of Glazebrook and lies adjacent to open agricultural land along its southern boundary. Part of the site was in agricultural use, the remainder was in non-agricultural and urban land use.

2.3 The survey was requested by MAFF in connection with the Warrington Local Plan.

2.4 At MAFF, Land Use Planning Units request this was a detailed grid survey at a scale of 1 : 10 000, with a minimum auger boring density of one per hectare. 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 Agricultural Land was under grass ley and Set Aside.

3. CLIMATE

3.1 The following interpolated data are relevant for the site :

Average Annual Rainfall	864 mm
Accumulated Temperature above 0°C , January to June	1428 day °C

3.2 There is no climatic limitation for the site.

3.3 Other relevant data for classifying land include:

Field Capacity Days (FCD)	204 days
Moisture Deficit wheat	87 mm
Moisture Deficit potatoes	75 mm

4. SITE

4.1 The assessment of site factors is primarily concerned with the way in which topography influences the use of agricultural machinery. These include gradient, micro-relief and flooding.

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

5. GEOLOGY AND SOILS

5.1 The solid geology of the area comprises Keuper sandstone and Keuper Waterstones - British Geological Survey Sheet 98, Scale 1 inch. These are overlain by Quaternary Glacial and fluvio glacial sands and gravels and Boulder Clay.

5.2 The underlying geology influences the soils which either have a sandy texture across the north and east of the site or a clay loam over clay texture across the remaining area.

6. AGRICULTURAL LAND CLASSIFICATION

6.1 Grade 1 land occupies 2.9 ha (6.6%) of the survey area and is found around and south west of Brush Farm.

6.1.1 These soils typically have a sandy loam or clay loam topsoil texture overlying sandy loam or loamy sand to depth.

6.1.2 There is no limitation to the agricultural use of this land.

6.2 Grade 2 land occupies 4.8 ha (11.0%) of the survey area and is found encircling the Grade 1 land.

6.2.1 These soils typically have a sandy loam topsoil texture overlying loamy sand and sand to depth; there are few to no stones in the profile.

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

6.3 Subgrade 3a land occupies 10.7 ha (24.4%) of the survey area and is found over the southern and western areas of the site.

6.3.1 These soils typically have sandy loam and clay loam topsoil textures overlying a range of subsoils, incuding sandy loams, sandy clay loams and clay loams, and clay to depth.

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

6.4 Subgrade 3b land occupies 1.5 ha (3.4%) of the survey area and is found in a single isolated area below Bank Street.

6.4.1 These soils typically have clay loam topsoil textures over clay to depth.

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

6.5 Other land includes non agricultural land, occupying 1.6 ha (3.7%) of the survey area, Agricultural buildings occupying 0.3 ha (0.7%) of the survey area, 0.1 ha of water features and urban land use covering 21.9 ha (50%) of the site.

6.6 **SUMMARY OF AGRICULTURAL LAND CLASSIFICATION GRADES**

Grade/Subgrade	Area in hectares	% of survey area	% of agricultural land
1	2.9	6.6	14.6
2	4.8	11.0	24.1
3a	10.7	24.4	53.8
3b	1.5	3.4	7.5
Other land			
Agricultural buildings	0.3	0.7	
Non Agricultural land	1.6	3.7	
Urban	21.9	50.0	
Water	0.1	0.2	
Total	43.8	100.0	100.0

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