

**AGRICULTURAL LAND CLASSIFICATION
WARRINGTON LOCAL PLAN, SITE 1 - THELWALL HEYS**

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WOLVERHAMPTON**

**ADAS Ref: 25/RPT/0761
Job No: 171/95
MAFF Ref: EL06/10106A**

AGRICULTURAL LAND CLASSIFICATION REPORT FOR WARRINGTON LOCAL PLAN, SITE 1 - THELWALL HEYS.

1 SUMMARY

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

| Grade/Subgrade | ha | % of site |
|----------------|------|-----------|
| 2 | 14.2 | 55 |
| 3a | 6.6 | 25 |
| Other land | 2.5 | 10 |
| Not surveyed | 2.7 | 10 |

- 1.2 The main limitation to the agricultural use of land in Grade 2 is soil droughtiness.
- 1.3 The main limitation to the agricultural use of land in Subgrade 3a is soil wetness.

2 INTRODUCTION

- 2.1 The site was surveyed by the Resource Planning Team in March 1996. An Agricultural Land Classification 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 26 ha site is situated to the south east of Warrington. The site is bounded by the A56 and A50 roads and the Bridgewater canal.
- 2.3 The survey was requested by MAFF in connection with Warrington Local Plan.
- 2.4 At MAFF Land Use Planning Unit's request this was a detailed grid survey at 1:10000 with a minimum auger boring density of 1 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 the survey the site was under permanent grass.

3 CLIMATE

3.1 The following interpolated data are relevant for the site (SJ647867) :

| | |
|--|------|
| Average Annual Rainfall (mm) | 826 |
| Accumulated Temperature above 0°C January to June (day °C) | 1428 |

3.2 There is no overall climatic limitation on the site.

3.3 Other relevant data for classifying land include:

| | |
|--------------------------------|-----|
| Field Capacity Days (days) | 195 |
| Moisture Deficit Wheat (mm) | 90 |
| Moisture Deficit Potatoes (mm) | 78 |

4 SITE

4.1 Three site factors of gradient, micro relief and flooding are considered when classifying land.

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 is comprised of Keuper Sandstone - British Geological Survey Sheet 97 Runcorn 1 inch. This is overlain by deposits of Quaternary Blown sand and Boulder Clay.

5.2 The underlying geology influences the soils which either have a sandy loam or clay loam texture.

6 AGRICULTURAL LAND CLASSIFICATION

6.1 Grade 2 - occupies 14.2 ha (55%) of the survey area .

6.1.1 These soils typically have a sandy loam texture overlying sandy loam and sand to depth, with few or no stones within the profile. The moisture balance places these soils into Grade 2.

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

6.2 Subgrade 3a - occupies 6.6 ha (25%) of the survey area and is found mainly in the centre of the site.

6.2.1 The soil has a sandy loam texture over sandy clay loam and clay to depth observations of gleying and the depth to the slowly permeable layer place these soils into Wetness Class III.

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

6.3 Other land occupies 2.5 ha (10%) of the survey area as metalled roads and buildings. Land not surveyed covers 2.7 ha (10%) of the site.

6.5 SUMMARY OF AGRICULTURAL LAND CLASSIFICATION GRADES

| Grade/Sub-grade | Area in Hectares | % of Survey Area | % of Agricultural Land |
|-----------------|------------------|------------------|------------------------|
| 2 | 14.2 | 55 | 68 |
| 3a | 6.6 | 25 | 32 |
| Other land | 2.5 | 10 | |
| Not surveyed | 2.7 | 10 | |
| Totals | 26.0 | 100 | 100 |

CARTOGRAPHIC WORK REQUEST FORM

DATE WORK SUBMITTED 26.3.96

CONSULTANT / R.O. RM.

JOB TITLE WARRINGTON LOCAL PLAN -
SITE 1 - THE WALL KEYS

FILE No. 25/RPT/0761. JOB No. 171/95.

WORK RECORDING CODE ME1A3XL

IS THIS PART OF A SERIES i.e. Local Plan Y/N? Y.

DATE/TIME REQUIRED 4.4.96 10 am.

DATE/TIME AREAS REQUIRED (where applicable) 2.4.96. 8.30 am.

MAP REFERENCE SJ68

SCALE 1:10000. GRID INTERVAL (m)

SIZE (A4, A3 etc.) A4 COLOUR OR B/W

TO BE RETURNED TO RM.

ALTERNATIVE CONTACT S. WINTER / M.T.

MAP TYPE AND NUMBER OF COPIES AFTER CHECKING

| | | | |
|----------------------|-------------------------------------|-------------------|--------------------------|
| FIELD SHEET/MAP BORE | <input type="checkbox"/> | SOIL RESOURCE MAP | <input type="checkbox"/> |
| ALC & AREAS | <input checked="" type="checkbox"/> | LOCATION MAP | <input type="checkbox"/> |
| AUGER BORINGS & PITS | <input type="checkbox"/> | OTHER | <input type="checkbox"/> |

GRADES TO BE PLACED ON FOLIO SHEETS (Y/N) Y

CHECKED BY AND READY FOR FINAL COPIES

CARTOGRAPHER(S) JW & AB

TIME TAKEN ~~1~~ 2 DATE RETURNED 2/4/96

AREA OF GRADES

| | | | | | |
|---------------------|----------------------|----------------|----|---|---|
| 1 | 2 14.2 | 3a 6.6 | 3b | 4 | 5 |
| URBAN | NON-AG 2.5 | WOOD | | | |
| AG. BLDNGS. | WATER | NOT SURVD. 2.7 | | | |
| TOTAL AG. LAND 20.8 | TOTAL SITE AREA 26.0 | | | | |

COMMENTS