



**Agricultural Land Classification
Summary Report
Retail Store
Swinemoor Lane
Beverley
October 1996**

**Resource Planning Team
Leeds Statutory Group
ADAS Leeds**

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RETAIL STORE, SWINEMOOR LANE, BEVERLEY

AGRICULTURAL LAND CLASSIFICATION SUMMARY REPORT

Introduction

1. This report presents the findings of a detailed Agricultural Land Classification (ALC) survey of 4.0 ha of land at Swinemoor Lane, Beverley. The survey was carried out during October 1996.
2. The survey was commissioned by the Ministry of Agriculture, Fisheries and Food (MAFF) Land Use Planning Unit, Northallerton in connection with a proposed retail development at Swinemoor Lane, Beverley.
3. The work was conducted by members of the Resource Planning Team in the Leeds Statutory Group in ADAS. The land has been graded in accordance with the published MAFF ALC guidelines and criteria (MAFF, 1988). A description of the ALC grades and subgrades is given in Appendix I.
4. At the time of survey the land use on the site was permanent grass.

Summary

5. The findings of the survey are shown on the enclosed ALC map. The map has been drawn at a scale of 1:2,500. It is accurate at this scale but any enlargement would be misleading.
6. The area and proportions of the ALC grades and subgrades on the surveyed land are summarised in Table 1.

Table 1: Area of grades and other land

Grade/Other land	Area (hectares)	% Total site area	% Surveyed Area
Subgrade 3b	4.0	100	100
Total surveyed area	4.0	-	100
Total site area	4.0	100	-

7. The fieldwork was conducted at an average density of one boring per hectare. A total of six borings and two soil pits were described.

8. Subgrade 3b, moderate quality agricultural land, covers the whole site. The soils are poorly drained, and consist of medium clay loam topsoils overlying gleyed, slowly permeable heavy clay loam upper subsoils, in turn over slowly permeable clay lower subsoils. This land is limited to this subgrade by moderate soil wetness and workability restrictions.