



**TYNEDALE DISTRICT LOCAL PLAN,
DEPOSIT VERSION SITES WEST AND
EAST OF HEXHAM (SITES ED9, LR 8.1,
LR 8.2 AND PROPOSED "WHITE" LAND
TO BE PROTECTED FROM
DEVELOPMENT)**

**Agricultural Land Classification
Summary Report**

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

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AGRICULTURAL LAND CLASSIFICATION SUMMARY REPORT TYNEDALE DISTRICT LOCAL PLAN SITES ED9, LR 8.1, LR 8.2 AND PROPOSED WHITE LAND TO BE PROTECTED FROM DEVELOPMENT

Introduction

1. This report presents the findings of a detailed Agricultural Land Classification (ALC) survey of 17.1 ha of land east of Hexham (Site ED9) and 48.5 ha of land west of Hexham. The land West of Hexham includes land proposed for inclusion in Tynedale Local Plan as three separate designations: LR 8.1, LR 8.2 and "White Land" to be protected from development. 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 Tynedale District Local Plan. This survey supersedes previous ALC surveys on this land.
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 sites were as follows.

Site ED 9

5. Most of the agricultural land was under permanent grass or rough grazing. Potatoes had recently been harvested from a small area in the centre of the site. Other land consisted of farm buildings and associated hard standing in the north-west, a metalled road running along the western edge of the site and areas of waterlogged land either side of a stream running from the north-west to the south-east of the site.

Land West of Hexham

6. This site was predominantly permanent grassland. Most of LR 8.2 was ploughed and sown to grass. Other land consisted of roads, dwellings and a bowling green on the proposed "White Land" and a small woodland plantation in the centre of LR 8.2.

Summary

7. The findings of the surveys are shown on the enclosed ALC maps. The various designations of land west of Hexham have been delineated by coloured borders. The maps have been drawn at a scale of 1:5,000. They are accurate at this scale but any enlargement would be misleading.

8. The areas and proportions of ALC Grades and Subgrades on site ED9 and three designations on the land west of Hexham are summarised in Table 1.

Table 1: Area of grades and other land

Site/designation	Grade2	Subgrade 3a	Subgrade 3b	Other land
ED 9	14.6	-	-	2.5
West of Hexham	-	6.9	35.0	6.6
LR 8.1	-	-	4.1	-
LR 8.2	-	6.9	0.8	1.1
"White Land"	-	3.9	35.0	5.5

9. The field work was conducted at an average survey density of one boring per hectare. A total of 19 borings and one pit were described on ED 9. 47 borings and 2 pits were described on the land west of Hexham.

Site ED 9

10. All the agricultural land on the site was Grade 2, very good quality agricultural land. Soils consisted of well drained, sandy loam and loamy sand topsoils over ungleyed permeable sandy loam and loamy sand subsoils. A very slight droughtiness limits this land to Grade 2. Other land consists of agricultural buildings and associated hard standing, a metalled road to the west of the site and areas of waterlogged land either side of a stream running from the north-west to the south-east of the site.

Land West of Hexham

11. Subgrade 3a, good quality agricultural land, occurs in the north of the site, covering most of the agricultural area of designation LR 8.2. The soils are well drained or moderately well drained with medium textured topsoils overlying similar, sometimes gleyed, subsoils. Although better drained soils satisfy the criteria for Grade 2, drainage is variable over small areas and the land is limited to Subgrade 3a by slight soil wetness/workability and pattern restrictions.

12. Subgrade 3b, moderate quality land, covers the whole agricultural area of designation LR 8.1, and a small part of LR 8.2 and most of the proposed 'White Land'. Soils are imperfectly drained or poorly drained and generally consist of medium textured topsoils over medium to heavy textured upper and lower subsoils. Many upper subsoils and all lower subsoils are slowly permeable. Most of this land is limited to Subgrade 3b by moderate soil wetness restrictions. Some better drained profiles satisfy the criteria for Subgrade 3a. However, these were either too dispersed to map as a separate grade area or occurred on strongly sloping land limited to Subgrade 3b by gradient.

13. Other land consisted of residential properties, roads, a woodland plantation in the north of the site and a bowling green in the centre of the site, north of the leazes.