

**AGRICULTURAL LAND CLASSIFICATION**  
***WARRINGTON LOCAL PLAN***  
***PEEL HALL***

**SITE 8**

**Resource Planning Team**  
**ADAS Statutory Group**  
**WOLVERHAMPTON**

**Job No : 059/93**  
**MAFF Ref : EL06/10106**

**AGRICULTURAL LAND CLASSIFICATION REPORT FOR  
WARRINGTON LOCAL PLAN  
PEEL HALL**

**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 site</b>
2	20.3	27.9
3a	21.1	28.9
3b	12.8	17.6
4	10.6	14.5
Other land		
Non Agricultural	2.5	3.4
Open Water	0.1	0.1
Urban	2.4	3.3
Woodland	3.1	4.3

- 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 Agricultural Land" (MAFF 1988).
- 2.2 The 72.9 hectare site is situated to the north of Warrington and is bounded to the north by the M62 motorway. The land is bounded on other sides by houses.
- 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 : 10 000 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 survey the eastern part of the site was under fallow. The greater part of the site was not in agricultural use but had been farmed up until 7 years previously.

**3. CLIMATE**

- 3.1 The following interpolated data are relevant for the site:

Average Annual Rainfall	854 mm
Accumulated Temperature above 0° January to June	1438 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	202 days
Moisture Deficit Wheat	89 mm
Moisture Deficit Potatoes	76 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 and Upper Mottled Sandstone, (British Geology Survey sheet 97 1 inch). This is overlain by deposits of Fluvio Glacial Gravel, Glacial Sand and Gravel, Blown Sand and Boulder Clay.
- 5.2 The underlying geology influences the soil which consist predominantly of sandy loam or clay loam textured topsoils over sands or clays.

#### 6. **AGRICULTURAL LAND CLASSIFICATION**

- 6.1 Grade 2 occupies 20.3 hectares (27.9%) over the survey area and is found on the east and west sides of the site.
- 6.1.1 These soils typically have a sandy loam or clay loam texture overlying sand or clay.
- 6.1.2 The main limitation to the agricultural use of this land is soil wetness.
- 6.2 Sub grade 3a occupies 21.1 hectares (28.9%) of the survey area and occurs mainly west and south east of Peel Hall.
- 6.2.1 These soils typically have a sandy clay loam or clay loam texture overlying sand or clay.
- 6.2.2 The main limitation to the agricultural use of this land is soil wetness.
- 6.3 Sub grade 3b occupies 12.8 hectares (17.6%) of the survey area and is found mainly in the centre and south 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 Grade 4 occupies 10.6 hectares (14.5%) of the survey area and is found around Spa Brook, west of the Centre of the site.

6.4.1 The soils in this grade typically have a clay loam texture over clay to depth.

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

6.5 Other land includes woodland which occupies 3.1 hectares (4.3%) of the survey area; urban land comprising dwellings and caravan storage, 2.4 hectares (3.3%), and non agricultural land occupying 2.5 hectares (3.4%) and mostly consisting of common land.

#### 6.6 Summary of Agricultural Land Classification Grades

<b>Grade/Sub Grade</b>	<b>Area (ha)</b>	<b>% of Survey Area</b>	<b>% of Agricultural Land</b>
2	20.3	27.9	31.3
3a	21.1	28.9	32.6
3b	12.8	17.6	19.7
4	10.6	14.5	16.4
Other Land			
Urban	2.4	3.3	—
Non Agricultural	2.5	3.4	—
Woodland	3.1	4.3	—
Open Water	0.1	0.1	—
<b>Totals</b>	<b>72.9</b>	<b>100.0</b>	<b>100.0</b>

**Resource Planning Team  
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