

BUCKINGHAM RURAL AREAS LOCAL PLAN, BUCKS

SITE B EXTENSION

1.0 BACKGROUND

- 1.1 Following the detailed survey of land south of the bypass (site B, 1993) concern was raised about the quality of the land surveyed previously (in 1988, in less detail) to the north of the bypass. The area north of the bypass formed part of a larger study called Rural Areas Local Plan Area C, Buckingham south west (1988).
- 1.2 Over the majority of area C the information collected in 1988 was checked and confirmed, using the revised ALC System, to be of the quality mapped in 1988. However, for the small area by Tingewick Road - entitled site B extension on the attached ALC map the ALC data recorded in 1988 was insufficient, in detail, to clarify the grading using the revised ALC System. Consequently information was collected in March 1993 to verify the ALC grading.
- 1.3 The ALC grading for this area is shown on the attached ALC map, this information supersedes the 1988 ALC map, which is based upon less detailed information.

2.0 AGRICULTURAL LAND CLASSIFICATION

- 2.1 The site, an area of 20 hectares comprises mainly grade 3a land with smaller areas of 2 and 3b. The table below gives the breakdown of ALC grades in hectares and percentage terms.

AGRICULTURAL LAND CLASSIFICATION

Grade	ha	%
2	3.9	19
3a	8.0	40
3b	4.3	22
Urban/Non Agricultural	3.8	19
TOTAL	<u>20.0</u>	<u>100</u>

Grade 2

- 2.2 The land comprises fine loamy, non calcareous soils to depth which may be slowly permeable in the lower horizons. Consequently the wetness class has been assessed as I or II depending upon the presence of a slowly permeable layer. The fine topsoil textures combine with slight or very slight profile wetness to restrict the land to grade 2 (very good quality agricultural land).

Subgrade 3a

- 2.3 Land graded 3a typically comprises soils with heavier topsoil textures than land graded 2. Profiles tend to be chalky and slowly permeable at depth (i.e. wetness class II). The heavy clay loam topsoils combine with the wetness status to impose a moderate limitation on the cropping potential of the land. Consequently the land is excluded from a higher grade.

Subgrade 3b

Two main situations occur

- 2.4 Towards the east steeply sloping land has been graded 3b. Gradients range from 8 to 10° and impose a significant limitation on the flexibility of the land for cropping. Consequently the land is restricted to grade 3b (moderate quality agricultural land).
- 2.5 Towards the southern edge of the site poorly drained heavy textured soils have been graded 3b. Profiles comprise clay topsoils which overlie clayey slowly permeable subsoils. The profile wetness class has been assessed as IV, and this combined with the heavy textured topsoils imposes a significant wetness and workability limitation on the land. As a result the land is excluded from a higher grade.

Urban/Non Agricultural

- 2.6 Housing and woodland has been mapped as urban and non agricultural respectively.

March 1993

S ESCOTT

Resource Planning Team

ADAS Statutory Unit, Cambridge