



STATEMENT OF PHYSICAL CHARACTERISTICS  
AND  
AGRICULTURAL LAND CLASSIFICATION  
VALIDATION SURVEY  
HOLLINGS HALL HOTEL  
GOLF COURSE  
WEST YORKSHIRE  
NOVEMBER 1995

ADAS  
Leeds Statutory Group

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## SUMMARY

A detailed survey to validate the land quality and soils information provided by ADAS Commercial in relation to the Hollings Hall Hotel Golf Course was carried out in November 1995. This validation survey found that the soils information provided by ADAS Commercial is accurate. In terms of land quality, there is some disagreement, and this is summarised in the table below.

	ADAS Statutory	ADAS Commercial
Subgrade 3a	40.1 ha	55.6 ha
Subgrade 3b	41.7 ha	16.1 ha
Grade 4	11.6 ha	14.6 ha
Grade 5	0.7 ha	2.2 ha
Other land	5.9 ha	7.5 ha
TOTAL	100.0 ha	96.0 ha

The difference in the total site area is explained by minor boundary differences in the east and by a 7.4 ha area south of the railway line which was surveyed only by ADAS Statutory.

STATEMENT OF PHYSICAL CHARACTERISTICS AND AGRICULTURAL LAND CLASSIFICATION VALIDATION REPORT ON LAND AT HOLLINGS HALL HOTEL, GUISELEY, PROPOSED GOLF COURSE

1.0 Introduction

The purpose of this report is to validate the soils and land quality information provided by ADAS Commercial for this 100 ha site, which lies between Guiseley and Baildon, around OS Grid Reference SE 167407. In order to do this the soils were examined in November 1995 by hand auger borings at 100 m intervals predetermined by the National Grid, and four soil pits were dug to allow full profile descriptions to be made. The land quality was assessed using the methods described in "Agricultural Land Classification of England and Wales. Revised guidelines and criteria for grading the quality of agricultural land" (MAFF, 1988).

1.1 Climate

The climatic data provided by ADAS Commercial on page 5 of their report is accurate for this site. In the centre of the site the soils are at field capacity for 203 days in the average year and the moisture deficits are 85 mm and 69 mm for wheat and potatoes respectively. The figures for the north and south of the site are slightly different, mainly due to the difference in altitude, but these differences have no significant effect on the assessment of land quality. All of the land on the site except the very lowest lying is limited by climate to Grade 2.

1.2 Land Use and Relief

At the time of the ADAS Statutory survey, 94% of the site was in agricultural use (under ley or permanent grass) while 6% consisted of woodland, farm buildings, a disused quarry and Hollings Hall Hotel and its grounds.

The altitude of the site varies from 168 m AOD in the north-east to 68 m AOD in the south-east. Much of the centre and south of the site is limited to Subgrade 3b or Grade 4 by slopes of 8°-18°, while slopes in the north of the site are more gentle, typically between 3° and 6°.

### 1.3 Geology and Soils

The site is underlain by Millstone Grit in the centre and south and by Lower Coal Measures in the north, over which lie variable depths of till or, alongside Gill Beck, alluvium.

The soils on the site are accurately described in Section 2 of the ADAS Commercial report ("Soils Survey") and the extent of the different soil types is fairly represented in Appendix 4 ("Soils Map"). However, it should be noted that the ADAS Statutory survey found that, in the case of Mapping Unit 1, a number of subsoils were gleyed within 40 cm depth, and that Mapping Units 2 and 3 may not be as different as suggested by ADAS Commercial.

## 2.0 Agricultural Land Classification (ALC)

ADAS Statutory have produced their own ALC map for the site (found at the end of this report), which differs slightly from the ADAS Commercial map in Appendix 5 of their report. The following table shows the grade areas found by ADAS Statutory.

<u>Grade/Subgrade</u>	<u>Hectares</u>	<u>Percentage of Total Area</u>
1		
2		
3a	40.1	40.1
3b	41.7	41.7
4	11.6	11.6
5	0.7	0.7
(Sub total)	(94.1)	(94.1)
Other land	5.9	5.9
TOTAL	<hr/> 100.0 <hr/>	<hr/> 100.0 <hr/>

### 2.1 Subgrade 3a

The Subgrade 3a land is accurately described in Section 3.4.1 of the ADAS Commercial report. However, ADAS Statutory have mapped only 40 ha while ADAS Commercial have mapped 55.6 ha. Two factors explain this difference, the first is that ADAS Statutory found more land in the north of the site to be limited to Subgrade 3b by soil wetness, and the second is that some land mapped by ADAS Commercial as Subgrade 3a in the south of the site has slopes of 7°-8° and is, therefore, limited to Subgrade 3b.

### 2.2 Subgrade 3b

The Subgrade 3b land is accurately described in Section 3.4.2 of the ADAS Commercial report. ADAS Statutory have mapped 41.7 ha on the site while ADAS Commercial have mapped 16.1 ha. This difference is explained by ADAS Statutory finding more land to be limited to Subgrade 3b by soil wetness or slope, and because ADAS Statutory surveyed an additional area south of the railway line, much of which was limited to Subgrade 3b by slope or soil wetness.

### 2.3 Grade 4

This land is described in Section 3.4.3 of the ADAS Commercial report, and 14.6 ha of Grade 4 land were mapped by ADAS Commercial against 11.6 ha mapped by ADAS Statutory.

### 2.4 Grade 5

The Grade 5 land is accurately described in Section 3.4.4 of the ADAS Commercial report, although ADAS Statutory found that the land limited to Grade 5 by slope was too small an area to map as a separate unit.

### 2.5 Other land

ADAS Commercial have mapped 7.5 ha of other land on the site whilst ADAS Statutory have mapped 5.9 ha. This difference is due principally to an area of open woodland in the south-west being mapped as Grade 4 agricultural land by ADAS Statutory but as woodland by ADAS Commercial.

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MAP