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NEWBURY LOCAL PLAN
SITE 47 : MANOR PARK
NEWBURY
AGRICULTURAL LAND CLASSIFICATION
ALC MAP & REPORT
FEBRUARY 1994

**NEWBURY LOCAL PLAN
SITE 47 : MANOR PARK, NEWBURY
AGRICULTURAL LAND CLASSIFICATION REPORT**

1.0 Summary

1.1 ADAS was commissioned by MAFF's Land Use Planning Unit to provide information on land quality on an number of sites in the Newbury District of Berkshire. The work forms part of MAFF's statutory input to the preparation of the Newbury Local Plan.

1.2 Approximately 11 hectares of land relating to site 47, Manor Park, Newbury was surveyed in February 1994. The survey was undertaken at a detailed level of approximately one boring per hectare. A total of 11 soil auger borings and 1 soil inspection pit were assessed in accordance with MAFF's revised guidelines and criteria for grading the quality of agricultural land (MAFF, 1988). These guidelines provide a framework for classifying land according to the extent to which its physical or chemical characteristics impose long term limitations on its use for agriculture.

1.3 The work was conducted by members of the Resource Planning Team in the Guildford Statutory Group of ADAS.

1.4 At the time of the survey the land use on the site was permanent grass and cereals.

1.5 The distribution of grades and subgrades is shown on the attached ALC map and the areas are given in the table below. The map has been drawn at a scale of 1:5,000. It is accurate at this scale, but any enlargement would be misleading. This map supersedes any previous survey information for the site area.

1.6 Appendix 1 gives a general description of the grades, subgrades and land use categories identified in the survey. The main classes are described in terms of the type of limitation that can occur, the typical cropping range and the expected level and consistency of yield.

Table 1 : Distribution of Grades and Subgrades

<u>Grade</u>	<u>Area (ha)</u>	<u>% of Site Area</u>
3b	10.5	96.3
Urban	0.3	2.8
Agricultural Buildings	<u>0.1</u>	<u>0.9</u>
Total Area of Site	10.9	100%

1.7 The agricultural land on the site is classified as subgrade 3b, moderate quality land, with soil wetness and slope gradient as the main limitations. Land limited by soil wetness comprises heavy clay loam or clay topsoils over poorly structured slowly permeable clay subsoils. Soil drainage is significantly impaired and land is classified as subgrade 3b. Elsewhere on the site, land is limited to the same grade due to slope gradients which can inhibit safe and efficient farming operations.

2.0 Climate

2.1 The climatic criteria are considered first when classifying land as climate can be overriding in the sense that severe limitations will restrict land to low grades irrespective of favourable site or soil conditions.

2.2 The main parameters used in the assessment of an overall climatic limitation are annual average rainfall, as a measure of overall wetness, and accumulated temperature, as a measure of the relative warmth of a locality.

2.3 A detailed assessment of the prevailing climate was made by interpolation from a 5km gridpoint dataset (Met. Office 1989). The details are given in the table below and these show that there is no overall climatic limitation affecting the site.

2.4 No local climatic factors such as exposure or frost risk affect the site. However, soil properties do interact with climatic factors such as rainfall and field capacity days to influence soils wetness and moisture deficits for wheat and potatoes affect soil droughtiness.

Table 2 : Climatic Interpolations

Grid Reference :	SU 492 684	SU 488 685
Altitude (m) :	105	105
Accumulated Temperature (days) :	1411	1411
Average Annual Rainfall (mm) :	709	709
Field Capacity (days) :	155	156
Moisture Deficit, Wheat (mm) :	103	103
Moisture Deficit, Potatoes (mm) :	94	94
Overall Climatic Grade :	1	1

3.0 Relief

3.1 The site lies at an altitude of 95-120 metres. Land drops in altitude to the south with some slopes in both areas of the site recorded at 7.5-10.5 degrees. Slope gradients of this nature limit land to subgrade 3b, detrimentally affecting the safe and efficient use of farm machinery. All slope gradients were recorded using a hand held optical reading clinometer.

4.0 Geology and Soil

4.1 The published geological sheet for the site, Sheet 267 (BGS, 1971) shows the majority of the site area to be mapped as London Clay with Reading Beds (sand and clay) to be mapped to the west in the vicinity of Coley Farm.

4.2 The published soils information for the area, Sheet 6 (SSEW, 1983) shows the soils on the site to comprise the Wickham 3 association - "Slowly permeable seasonally waterlogged fine loamy over clayey and coarse loamy over clayey soils and similar more permeable soils with slight seasonal waterlogging". (SSEW,1983). A detailed inspection of soils on the site revealed the presence of fine loamy over clayey slowly permeable soils similar to those described above.

5.0 Agricultural Land Classification

5.1 Table 1 provides the details of the area measurements for each grade and the distribution of each grade is shown on the attached ALC map.

5.2 The location of the soil observation points are shown on the attached sample point map.

Subgrade 3b

5.3 The entire site has been classified as subgrade 3b, moderate quality agricultural land. Soil profiles typically comprise topsoils of heavy clay loam, occasionally clay overlying subsoils of slowly permeable clay. Pit 1 found the clay to be of poor structural condition. As a result soils are poorly drained with signs of wetness in the form of gleying above 40 cm depth caused by slowly permeable layers of clay from 25-45 cm depth. Consequently most profiles are assigned to wetness class IV, occasionally III. This in combination with a heavy topsoil texture and field capacity days for the area limits land to subgrade 3b due to a significant wetness limitation. Clayey soils making up land of this quality can inhibit the development of a good root system for crops. The clayey topsoil texture retains more water than sandy soils and soils are slower to return to a workable condition after wetting. Finally, some areas in both units of land making up the site are limited to subgrade 3b by slope gradients of 7.5-10 degrees as explained in paragraph 3.1.

ADAS REFERENCE : 0202/012/94
MAFF REFERENCE : EL 02/00297

Resource Planning Team
Guildford Statutory Group
ADAS Reading

APPENDIX I

DESCRIPTION OF THE GRADES AND SUB-GRADES

Grade 1 : Excellent Quality Agricultural Land

Land with no or very minor limitations to agricultural use. A very wide range of agricultural and horticultural crops can be grown and commonly includes top fruit, soft, fruit, salad crops and winter harvested vegetables. Yields are high and less variable than on land of lower quality.

Grade 2 : Very Good Quality Agricultural Land

Land with minor limitations which affect crop yield, cultivations or harvesting. A wide range of agricultural or horticultural crops can usually be grown but on some land on the grade there may be reduced flexibility due to difficulties with the production of the more demanding crops such as winter harvested vegetables and arable root crops. The level of yield is generally high but may be lower or more variable than Grade 1.

Grade 3 : Good To Moderate Quality Agricultural Land

Land with moderate limitations which affect the choice of crops, timing and type of cultivation, harvesting or the level of yield. When more demanding crops are grown yields are generally lower or more variable than on land in grades 1 and 2.

Sub-grade 3A : Good Quality Agricultural Land

Land capable of consistently producing moderate to high yields of a narrow range of arable crops, especially cereals, or moderate yields of a wide range of crops including cereals, grass, oilseed rape, potatoes, sugar beet and the less demanding horticultural crops.

Sub-grade 3B : Moderate Quality Agricultural Land

Land capable of producing moderate yields of a narrow range of crops, principally cereals and grass, or lower yields of a wider range of crops or high yields of grass which can be grazed or harvested over most of the year.

Grade 4 : Poor Quality Agricultural Land

Land with severe limitations which significantly restrict the range of crops and/or the level of yields. It is mainly suited to grass with occasional arable crops (eg. cereals and forage crops) the yields of which are variable. In moist climates, yields of grass may be moderate to high but there may be difficulties in utilisation. the grade also includes very droughty arable land.

Grade 5 : Very Poor Quality Agricultural Land

Land with very severe limitations which restrict use to permanent pasture or rough grazing, except for occasional pioneer forage crops.

Urban

Built-up or 'hard' uses with relatively little potential for a return to agriculture : housing, industry, commerce, education, transport, religious buildings, cemeteries. Also, hard-surfaced sports facilities, permanent caravan sites and vacant land; all types of derelict land, including mineral workings which are only likely to be reclaimed using derelict land grants.

Non-agricultural

'Soft' uses where most of the land could be returned relatively easily to agriculture, including : private parkland, public open spaces, sports fields, allotments and soft-surfaced areas on airports/airfields. Also active mineral workings and refuse tips where restoration conditions to 'soft' after-uses may apply.

Woodland

Includes commercial and non-commercial woodland.

Agricultural Buildings

Includes the normal range of agricultural buildings as well as other relatively permanent structures such as glasshouses. Temporary structures (eg. polythene tunnels erected for lambing) may be ignored.

Open Water

Includes lakes, ponds and rivers as map scale permits.

Land Not Surveyed

Agricultural land which has not been surveyed.

Where the land use includes more than one of the above, eg. buildings in large grounds, and where map scale permits, the cover types may be shown separately.)
Otherwise, the most extensive cover type will be shown.

APPENDIX II

REFERENCES

* BRITISH GEOLOGICAL SURVEY (1971), Sheet No.267, Hungerford, 1:63,360 scale.

* MAFF (1988), Agricultural Land Classification of England And Wales : Revised guidelines and criteria for grading the quality of agricultural land.

* METEOROLOGICAL OFFICE (1989), Climatological Data for Agricultural Land Classification.

* SOIL SURVEY OF ENGLAND AND WALES (1983), Sheet No.6, "Soils of South East England", 1:250,000 scale and accompanying legend.

APPENDIX III

DEFINITION OF SOIL WETNESS CLASSES

Wetness Class I

The soil profile is not wet within 70cm depth for more than 30 days in most years.

Wetness Class II

The soil profile is wet within 70cm depth for 31-90 days in most years or, if there is no slowly permeable layer within 80cm depth, it is wet within 70cm for more than 90 days, but not wet within 40cm depth for more than 30 days in most years.

Wetness Class III

The soil profile is wet within 70cm depth for 91-180 days in most years or, if there is no slowly permeable layer within 80cm depth, it is wet within 70cm for more than 180 days, but only wet within 40cm depth for 31-90 days in most years.

Wetness Class IV

The soil profile is wet within 70cm depth for more than 180 days but not wet within 40cm depth for more than 210 days in most years or, if there is no slowly permeable layer within 80cm depth, it is wet within 40cm depth for 91-210 days in most years.

Wetness Class V

The soil profile is wet within 40cm depth for 211-335 days in most years.

Wetness Class VI

The soil profile is wet within 40cm depth for more than 335 days in most years.

(The number of days is not necessarily a continuous period. 'In most years' is defined as more than 10 out of 20 years.)

APPENDIX IV

SOIL PIT AND SOIL BORING DESCRIPTIONS

- Contents :
- * Soil Abbreviations : Explanatory Note
 - * Soil Pit Descriptions
 - * Database Printout : Boring Level Information
 - * Database Printout : Horizon Level Information

SOIL PROFILE DESCRIPTIONS : EXPLANATORY NOTE

Soil pit and auger boring information collected during ALC fieldwork is held on a database. This has commonly used notations and abbreviations as set out below.

Boring Header Information

1. **GRID REF** : national grid square and 8 figure grid reference.

2. **USE** : Land use at the time of survey. The following abbreviations are used.

ARA : Arable **WHT** : Wheat **BAR** : Barley **CER** : Cereals **OAT** : Oats **MZE** : Maize **OSR** : Oilseed rape
BEN : Field Beans **BRA** : Brassicae **POT** : Potatoes **SBT** : Sugar Beet **FCD** : Fodder Crops **LIN** : Linseed
FRT : Soft and Top Fruit **HRT** : Horticultural Crops **PGR** : Permanent Pasture **LEY** : Ley Grass **RGR** : Rough Grazing
SCR : Scrub **CFW** : Coniferous Woodland **DCW** : Deciduous Woodland **HTH** : Heathland **BOG** : Bog or Marsh
FLW : Fallow **PLO** : Ploughed **SAS** : Set aside **OTH** : Other

3. **GRDNT** : Gradient as measured by a hand-held optical clinometer.

4. **GLEY/SPL** : Depth in cm to gleying or slowly permeable layers.

5. **AP (WHEAT/POTS)** : Crop-adjusted available water capacity.

6. **MB (WHEAT/POTS)** : Moisture Balance.

7. **DRT** : Best grade according to soil droughtiness.

8. If any of the following factors are considered significant, an entry of 'Y' will be entered in the relevant column.

MREL : Microrelief limitation **FLOOD** : Flood risk **EROSN** : Soil erosion risk **EXP** : Exposure limitation **FROST** : Frost
DIST : Disturbed land **CHEM** : Chemical limitation

9. **LIMIT** : The main limitation to land quality. The following abbreviations are used.

OC : Overall Climate **AE** : Aspect **EX** : Exposure **FR** : Frost Risk **GR** : Gradient **MR** : Microrelief
FL : Flood Risk **TX** : Topsoil Texture **DP** : Soil Depth **CH** : Chemical **WE** : Wetness **WK** : Workability
DR : Drought **ER** : Soil Erosion Risk **WD** : Combined Soil Wetness/Droughtiness **ST** : Topsoil Stoniness

Soil Pits and Auger Borings

1. **TEXTURE** : soil texture classes are denoted by the following abbreviations.

S : Sand **LS** : Loamy Sand **SL** : Sandy Loam **SZL** : Sandy Silt Loam **CL** : Clay Loam **ZCL** : Silty Clay Loam
SCL : Sandy Clay Loam **C** : Clay **SC** : Sandy Clay **ZC** : Silty Clay **OL** : Organic Loam **P** : Peat **SP** : Sandy Peat
LP : Loamy Peat **PL** : Peaty Loam **PS** : Peaty Sand **MZ** : Marine Light Silts

For the sand, loamy sand, sandy loam and sandy silt loam classes, the predominant size of sand fraction will be indicated by the use of prefixes.

F : Fine (more than 66% of the sand less than 0.2mm)

M : Medium (less than 66% fine sand and less than 33% coarse sand)

C : Coarse (more than 33% of the sand larger than 0.6mm)

The clay loam and silty clay loam classes will be sub-divided according to the clay content.

M : Medium (<27% clay) H : Heavy (27-35% clay)

2, MOTTLE COL : Mottle colour

3, MOTTLE ABUN : Mottle abundance, expressed as a percentage of the matrix or surface described.

F : few <2% C : common 2-20% M : many 20-40 VM : very many 40%+

4, MOTTLE CONT : Mottle contrast

F : faint - indistinct mottles, evident only on close inspection D : distinct - mottles are readily seen

P : prominent - mottling is conspicuous and one of the outstanding features of the horizon

5, PED. COL : Ped face colour

6, STONE LITH : One of the following is used.

HR : all hard rocks and stones MSST : soft, medium or coarse grained sandstone

SI : soft weathered igneous or metamorphic SLST : soft oolitic or dolimitic limestone

FSST : soft, fine grained sandstone ZR : soft, argillaceous, or silty rocks CH : chalk

GH : gravel with non-porous (hard) stones GS : gravel with porous (soft) stones

Stone contents (> 2cm, > 6cm and total) are given in percentages (by volume).

7, STRUCT : the degree of development, size and shape of soil peds are described using the following notation:

- degree of development WK : weakly developed MD : moderately developed ST : strongly developed

- ped size F : fine M : medium C : coarse VC : very coarse

- ped shape S : single grain M : massive GR : granular AB : angular blocky SAB : sub-angular blocky PR : prismatic
PL : platy

8, CONSIST : Soil consistence is described using the following notation:

L : loose VF : very friable FR : friable FM : firm VM : very firm EM : extremely firm EH : extremely hard

9, SUBS STR : Subsoil structural condition recorded for the purpose of calculating profile droughtiness.

G : good M : moderate P : poor

10. POR : Soil porosity. If a soil horizon has less than 0.5% biopores > 0.5 mm, a 'Y' will appear in this column.

11. IMP : If the profile is unpenetrable a 'Y' will appear in this column at the appropriate horizon.

12. SPL : Slowly permeable layer. If the soil horizon is slowly permeable a 'Y' will appear in this column.

13. CALC : If the soil horizon is calcareous, a 'Y' will appear in this column.

14. Other notations

APW : available water capacity (in mm) adjusted for wheat

APP : available water capacity (in mm) adjusted for potatoes

MBW : moisture balance, wheat

MBP : moisture balance, potatoes

SOIL PIT DESCRIPTION

Site Name : NEWBURY LP SITE 47

Pit Number : 1P

Grid Reference: SU48806854 Average Annual Rainfall : 709 mm
 Accumulated Temperature : 1411 degree days
 Field Capacity Level : 155 days
 Land Use : Permanent Grass
 Slope and Aspect : 03 degrees S

HORIZON	TEXTURE	COLOUR	STONES >2	TOT.STONE	MOTTLES	STRUCTURE
0- 23	HCL	10YR42 00	0	1	F	
23- 65	C	10YR53 00	0	1	M	WKCSAB
65- 75	HCL	10YR53 00	0	0	M	MDCPL
75-120	C	25Y 63 00	0	0	M	

Wetness Grade : 3B Wetness Class : IV
 Gleying : 023 cm
 SPL : 023 cm

Drought Grade : APW : mm MBW : 0 mm
 APP : mm MBP : 0 mm

FINAL ALC GRADE : 3B
 MAIN LIMITATION : Wetness

SAMPLE NO.	GRID REF	ASPECT USE	--WETNESS--			-WHEAT-		-POTS-		M. REL		EROSN EXP	FROST DIST	CHEM LIMIT	ALC	COMMENTS
			GRONT	GLEY	SPL	CLASS	GRADE	AP	MB	AP	MB					
1	SU48796853	PGR SE	03	0	025	4	3B		0	0				WE	3B	
1P	SU48806854	PGR S	03	023	023	4	3B		0	0				WE	3B	WET 75
2	SU48906850	PGR W	03	028	028	4	3B		0	0				WE	3B	
3	SU48896840	PGR SW	04	0	075	2	3A		0	0				SL	3B	10.5
4	SU49106851	CER S	04	029	029	4	3B		0	0				WE	3B	
5	SU49206850	CER S	08	0	045	3	3B		0	0				WE	3B	3B SLOPE
6	SU49106840	CER S	04	027	027	4	3B		0	0				WE	3B	
8	SU49256832	CER W	03	027	027	4	3B		0	0				WE	3B	
9	SU48786846	PGR E	02	035	035	4	3B		0	0				WE	3B	SLIGL25
10	SU48856846	PGR		0	025	4	3B		0	0				WE	3B	
11	SU48686850	PGR E	03	0	025	4	3B		0	0				WE	3B	
12	SU48696859	PGR S	03	025	045	3	3A		0	0				WE	3A	

SAMPLE	DEPTH	TEXTURE	COLOUR	-----MOTTLES-----			PED		-----STONES-----			STRUCT/ CONSIST	SUBS			SPL	CALC
				COL	ABUN	CONT	COL.	GLE	>2	>6	LITH		TOT	STR	POR		
1	0-25	hc1	25Y 42 00	10YR56	00	C			Y	0	0	0					
	25-120	c	10YR53 56	75YR56	00	M			Y	0	0	MSST 2		P			Y
1P	0-23	hc1	10YR42 00	10YR56	00	F				0	0	HR 1					
	23-65	c	10YR53 00	75YR56	00	M			Y	0	0	HR 1	WKCSAB	FM	P	Y	Y
	65-75	hc1	10YR53 00	75YR58	00	M			Y	0	0	0	MDCPL	FR	P	Y	Y
	75-120	c	25Y 63 00	75YR58	00	M			Y	0	0	0			P		Y
2	0-28	c	10YR54 00	10YR56	00	F				0	0	0					
	28-60	c	10YR53 62	75YR56	00	C			Y	0	0	0		P			Y
3	0-25	hc1	25Y 42 00	75YR56	00	C			Y	0	0	0					
	25-65	c	10YR54 00	75YR56	00	F				0	0	0			M		
	65-75	c	10YR53 00	75YR56	00	C			Y	0	0	0			M		
	75-120	c	10YR53 00	75YR56	00	M			Y	0	0	0		P			Y
4	0-29	hc1	10YR42 00							0	0	HR 1					
	29-60	c	10YR53 00	75YR56	00	M			Y	0	0	0		P			Y
5	0-25	c	10YR53 00	10YR56	00	C			Y	0	0	HR 1					
	25-45	c	10YR54 00	10YR56	00	C				0	0	0			M		
	45-70	c	25Y 63 00	75YR56	00	M			Y	0	0	0		P			Y
6	0-27	hc1	10YR53 00	10YR56	00	F				0	0	HR 1					
	27-55	c	25Y 63 00	75YR56	00	M			Y	0	0	0			P		Y
	55-120	c	25Y 63 00	75YR56	00	C			Y	0	0	0		P			Y
8	0-27	c	10YR53 00	10YR56	00	F				0	0	HR 1					
	27-70	c	25Y 63 00	75YR56	00	M			Y	0	0	0		P			Y
9	0-25	hc1	10YR42 00	10YR56	00	F				0	0	HR 1					
	25-35	c	10YR54 00	10YR56	00	C				0	0	HR 2			M		
	35-120	c	25Y 73 00	75YR56	00	M	10YR54 00	Y	0	0	HR 2			P			Y
10	0-25	hc1	10YR52 00	75YR56	00	M			Y	0	0	0					
	25-60	c	25Y 52 00	75YR56	00	M			Y	0	0	HR 3		P			Y
11	0-25	hc1	25Y 42 00	10YR56	00	C			Y	0	0	0					
	25-70	c	25Y 53 00	75YR58	00	C			Y	0	0	0			P		Y
12	0-25	mc1	10YR42 00	10YR56	00	F				0	0	HR 1					
	25-45	mc1	25Y 63 00	75YR56	00	C			Y	0	0	0			M		
	45-70	c	25Y 63 00	75YR58	00	M			Y	0	0	0		P			Y