AGRICULTURAL LAND CLASSIFICATION

LANGBAURGH LOCAL PLAN

CLEVELAND

SITES A-E

GUISBOROUGH

ADAS
Leeds

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Lds.AL6SiteA.LLP

AGRICULTURAL LAND CLASSIFICATION

Langbaurgh Local Plan

SITE A

Scugdale Farm

Guisborough, Cleveland

Lds.AL6SiteA.LLP

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AGRICULTURAL LAND CLASSIFICATION REPORT

1.0 Introduction and Site Characteristics

1.1 Location

National Grid Reference:-	NZ 592 157
Location Details:-	1.5km west of Guisborough adjoining the A173.
Site Size:-	15 hectares

1.2 Survey Methods

Date Surveyed:-	5th March 1992
Boring Density and Spacing Basis:-	One boring per hectare on a 100 metre grid pattern predetermined by the National Grid.
Sampling Method:-	Hand auger borings to a depth of 1 metre.
Number of Borings:-	15

All land quality assessments were made 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)" This detailed survey supersedes the previous "1" to one mile" survey of the area.

1.3 Land Use:- At the time of survey most land was under cereal production. There is also a small area of scrubland in the east.

1.4 Climate and Relief

Average Annual Rainfall (AAR):-	768	mm
Accumulated Temperature above 0°C (January-June):-	1261	day °C
Field Capacity Days:-	190	days
Altitude average:-	100	m a.o.d.
maximum:-	105	m a.o.d.
minimum:-	95	m a.o.d.

Climatic limitation (based on interaction of rainfall and temperature values:- Grade 2

Relief:- Undulating with a general north westerly aspect.

Slopes (°):- 0 - 5°

Gradient Limitations:- None

1.5 Geology and Soil

Soil Strata:- Jurassic lower lias shales and limestone

Depth of solid rock from surface:- Greater than 1 metre

Drift types:- Boulder clay

Thickness of drift and distribution:- Greater than 1 metre

Soil Types and Distribution:- Medium and heavy textured soils cover the whole site.

1.5 Geology and Soil contd.

Soil Textures (topsoils and subsoils).	Topsoils consist of medium clay loam or occasionally heavy clay loam over clay or heavy clay loam subsoils.
Soil Series/Associations:-	Dunkeswick
Soil Limitations and type:-	Workability problems caused by heavy topsoil texture, especially in the southwest.

1.6 Drainage

Soil type and Wetness Class:-	Medium/heavy soils fall within Wetness Class III or IV. Heavy soils fall within Wetness Class IV.
Drainage Limitations:-	Slowly permeable subsoils.

2.0 Agricultural Land Classification Grades

The ALC grades occurring on the site are as follows:-

Grade/Subgrade	Hectares	Percentage of Agricultural Area	Percentage of Total Area
1			
2			
3a	3.0	21.0	20
3b	8.1	56.6	54
4	3.2	22.4	21.3
5			
Non Agricultural	0.7		4.7
Agricultural Buildings			
Urban			
Other			
Total	15.0	100	100

Subgrade 3a

Distribution on site:-	Along the lower northern edge.
Soil Types and Textures:-	Medium/heavy soils with medium clay loam topsoils over heavy clay loam or clay subsoils.
Depth to Slowly Permeable Layers:-	60 - 70 cm.
Wetness and Drainage Class:-	Wetness Class III - imperfectly drained.
Stone Percentage and Type:-	Stoneless
Grade Limiting Factors:-	Soil wetness and workability problems.

Subgrade 3b

Distribution on site:-	This subgrade covers the majority of the site.
Soil Types and Textures:-	Medium/heavy soils with medium clay loam topsoils over heavy clay loam or clay subsoils.
Depth to Slowly Permeable Layers:-	Wetness Class IV - poorly drained.
Grade Limiting Factors:-	Soil wetness and workability problems.

Grade 4

Distribution on site:-	The western part of the site.
Soil Types and Textures:-	Heavy with heavy clay loam topsoils over clay subsoils.
Depth to Slowly Permeable Layers:-	30cm.
Wetness and Drainage Class:-	Wetness Class IV - poorly drained.
Grade Limiting Factors:-	Heavy topsoil texture along with soil wetness and workability problems.

Non Agricultural

Type and location of land included:-	A small area of scrub in the east.

MAP

AGRICULTURAL LAND CLASSIFICATION

Langbaurgh Local Plan

SITE B

Lowcross Farm

Guisborough, Cleveland

Lds.AL6.SiteB.LLP

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AGRICULTURAL LAND CLASSIFICATION REPORT

1.0 Introduction and Site Characteristics

1.1 Location

National Grid Reference:-	NZ 590 153
Location Details:-	1.5km west of Guisborough, Cleveland, immediately south of the A173
Site Size:-	25 hectares

1.2 Survey Methods

Date Surveyed:-	5th March 1992
Boring Density and Spacing Basis:-	One boring per hectare at 100m intervals on a grid pattern, predetermined by the national grid.
Sampling Method:-	Hand auger borings to a depth of 1m
Number of Borings:-	23

All land quality assessments are made 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)".

This detailed survey supersedes the previous "1" to one mile" survey of the area.

1.3. Land Use:- The majority of the agricultural land is permanent grassland. There are also several areas of non agricultural land including farm buildings, farm woodland, a covered reservoir and an access road.

1.4 Climate and Relief

Average Annual Rainfall (AAR):-	768	mm
Accumulated Temperature above 0°C (January-June):-	1261	day °C
Field Capacity Days:-	190	days
Moisture Deficit:		
wheat:-	84	mm
potatoes	69	mm
Altitude average:-	100	m a.o.d.
maximum:-	125	m a.o.d.
minimum:-	90	m a.o.d.

Climatic limitation (based on interaction of rainfall and temperature values:- ALC Grade 2

Relief:- Slopes vary from gentle to moderate and steep, generally with a westerly aspect.

Slopes (°):- 0 - 15°

Gradient Limitations:- Yes

Limiting gradients:- 7 - 15°

Grades/subgrades:- 3b (7-11°) 4 (11-18°)

Occurrence on site:- 3b - in the southern corner of the site.

4 - in the centre of the site on

slopes rising from Lowcross farm to the covered reservoir.

1.5 Geology and Soil

Solid Strata:-	Jurassic lias shales and limestones.
Depth of solid rock from surface:-	Greater than one metre over the whole site.
Drift types:-	A mixture of medium and heavy textured boulder clay.
Thickness of drift and distribution:-	Greater than 1 metre over the whole site.
Soil Types and Distribution:-	Medium and heavy textured soils cover the whole site.
Soil Textures (topsoils and subsoils):-	Topsoils consist of medium and heavy clay loams, over similar or heavier subsoils.
Soil Series/Associations:-	
On 1/250000 map:-	Dunkeswick
Identified on site:-	Yes
Soil Limitations and type:-	Heavy topsoil textures - ALC grade 4.

1.6 Drainage

Soil type and Wetness Class:-	All soils fall within Wetness Class IV (poorly drained).
Drainage Limitations:-	Slowly permeable subsoils.

2.0 Agricultural Land Classification Grades

The ALC grades occurring on the site are as follows:-

Grade/Subgrade	Hectares	Percentage of Agricultural Area	Percentage of Total Area
1			
2			
3a			
3b	12.7	58	50
4	9.3	42	37
5			
Non Agricultural	0.8		3
Agricultural Buildings	0.4		1.5
Urban	0.1		0.5
Farm Woodland	2.0		8.0
Total	25.3	100	100

Subgrade 3b

Distribution on site:-	Land in this subgrade covers much of the west, centre and south of the site, with a further area around Lowcross Farm in the West.
Soil Types and Textures:-	Medium to heavy textured soils, typically medium clay loam topsoils over heavy clay loam and clay subsoils.
Depth to Slowly Permeable Layers:-	Less than 52 cm
Wetness and Drainage Class:-	Wetness Class IV - Poorly drained.
Stone Percentage and Type:-	0 - 5% small and medium sandstones.
Grade Limiting Factors:-	Soil wetness and workability problems also gradient on slopes of between 8 - 11°.

Grade 4

Distribution on site:-	One large area extending around the northern and western slopes of Grove Hill, plus a smaller area adjoining the disused railway in the south.
Soil Types and Textures:-	Medium to heavy textured soils, typically medium or heavy clay loam topsoils over similar or heavier subsoils.
Depth to Slowly Permeable Layers:-	Less than 52cm.
Wetness and Drainage Class:-	Wetness Class IV - Poorly drained.
Stone Percentage and Type:-	0 - 5% small and medium sandstones.
Grade Limiting Factors:-	Heavy topsoil textures leading to soil wetness and workability problems and also gradient, particularly around Grove Hill, where gradients range from 12° to 15°.

Non Agricultural

Type and location of land included:-	Two main areas in the centre of the site and in the west around the dismantled railway. Land in the central area consists of farm woodland, a covered reservoir and rough scrubland; the area near the railway is disturbed.

Agricultural Buildings

Type and location of building included:-	Farmhouse and buildings around Lowcross Farm near the western corner of the site.

Urban:-

Type of land use included:-	The access road to the covered reservoir.

MAP

AGRICULTURAL LAND CLASSIFICATION

Langbaurgh Local Plan

SITE C

Hunter Hill Farm

Guisborough, Cleveland

Lds.AL6.SiteC.LLP

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AGRICULTURAL LAND CLASSIFICATION REPORT

1.0 Introduction and Site Characteristics

1.1 Location

National Grid Reference:-	NZ 615 146
Location Details:-	On the southern edge of Guisborough immediately north of the disused railway.
Site Size:-	9.5 hectares

1.2 Survey Methods

Date Surveyed:-	6th March 1992
Boring Density and Spacing Basis:-	1 boring per hectare on a 100m grid predetermined by the National Grid.
Sampling Method:-	Hand auger borings to a depth of 1 metre.
Number of Borings:-	9

All land quality assessments were made 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)". This detailed survey supersedes the previous "1" to one mile" survey of the area.

1.3 Land Use:-	All the agricultural land is under permanent grassland. Other land uses include allotments, roads and a farm house and associated buildings.		
1.4 Climate and Relief			
Average Annual Rainfall (AAR):-	794	mm	
Accumulated Temperature above 0°C (January-June):-	1244	day °C	
Field Capacity Days:-	198	days	
Altitude average:-	125	m	a.o.d.
maximum:-	133	m	a.o.d.
minimum:-	118	m	a.o.d.
Climatic limitation (based on interaction of rainfall and temperature values:-	Grade 2		
Relief:-	Gently sloping from southeast to northwest.		
Slopes (°):-	1 - 3°		
Gradient Limitations:-	None		

1.5 Geology and Soil

Solid Strata:-	Jurassic lower lias clays and limestone
Depth of solid rock from surface:-	Greater than 1 metre
Drift types:-	Medium and heavy textured boulder clay.
Thickness of drift and distribution:-	Greater than 1 metre over the whole site.
Soil Types and Distribution:-	Medium over heavy soils in the east; heavy soils in the west.
Soil Textures (topsoils and subsoils):-	Medium or heavy clay loam topsoils over heavy clay loam or clay subsoils. Heavy clay loam topsoils are most common in the western part of the site.
Soil Series/Associations:-	
On 1/25000 map:-	Crewe
Soil Limitations and type:-	Heavy topsoils in the western part of the site.

1.6 Drainage

Soil type and Wetness Class:-	All soils fall within Wetness Class IV (poorly drained).
Drainage Limitations:-	Slowly permeable subsoils.

2.0 Agricultural Land Classification Grades

The ALC grades occurring on the site are as follows:-

Grade/Subgrade	Hectares	Percentage of Agricultural Area	Percentage of Total Area
1			
2			
3a			
3b	4.6	61.3	47.4
4	2.9	38.7	29.9
5			
Non Agricultural	1.5		15.5
Agricultural Buildings	0.4		4
Urban	0.3		3.2
Other			
Total	9.7	100	100

Subgrade 3b

Distribution on site:-	This subgrade covers most of the eastern half of the site.
Soil Types and Textures:-	Medium and heavy textured soils with medium clay loam topsoils over heavy clay loam or clay subsoils.
Depth to Slowly Permeable Layers:-	15 - 35 cm
Wetness and Drainage Class:-	Wetness Class IV - poorly drained
Stone Percentage and Type:-	Stoneless
Grade Limiting Factors:-	Soil wetness and workability problems.

Grade 4

Distribution on site:-	Most of the western part of the site along with two smaller areas to the east of Hunters Hill Farm.
Soil Types and Textures:-	Heavy consisting of heavy clay loam topsoils over clay subsoils.
Depth to Slowly Permeable Layers:-	10 - 15 cm
Wetness and Drainage Class:-	Wetness Class IV - poorly drained.
Stone Percentage and Type:-	0°
Grade Limiting Factors:-	Heavy topsoil texture along with soil wetness and workability problems.

Non Agricultural

Type and location of land included:-	Allotments on the northern edge of the site along with a garden at Hunter Hill Farm.

Agricultural Buildings

Type and location of building included:	Farm house and out buildings at Hunter Hill Farm.

Urban

Type of land use included:-	Access roads

MAP

AGRICULTURAL LAND CLASSIFICATION

Langbaurgh Local Plan

SITE D

Belmont Farm

Guisborough, Cleveland

Lds.AL6.SiteD.LLP

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AGRICULTURAL LAND CLASSIFICATION REPORT

1.0 Introduction and Site Characteristics

1.1 Location

National Grid Reference:-	NZ 620 153
Location Details:-	On the southeastern edge of Guisborough
Site Size:-	8 hectares

1.2 Survey Methods

Date Surveyed:-	6th March 1992
Boring Density and Spacing Basis:-	1 boring per hectare at 100m intervals on a grid basis,predetermined by the National Grid.
Sampling Method:-	Hand auger borings to a depth of 1m.
Number of Borings:-	8

All land quality assessments were made 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)". This detailed survey supersedes the previous "1" to one mile" survey of the area.

1.3 Land Use:- All the agricultural land is under permanent grassland.

1.4 Climate and Relief

Average Annual Rainfall (AAR):-	775	mm
Accumulated Temperature above 0°C (January-June):-	1249	day °C
Field Capacity Days:-	193	days
Moisture Deficit:		
wheat:-	84	mm
potatoes:-	68	mm
Altitude average:-	110	m a.o.d.
maximum:-	125	m a.o.d.
minimum:-	105	m a.o.d.
Climatic limitation (based on interaction of rainfall and temperature values:-	ALC Grade 2	
Relief:-	Gentle to moderate slopes with a northerly aspect.	
Slopes (°):-	0 - 8°	
Gradient Limitations:-	ALC grade 3b	
Limiting gradients:-	(8 - 11°)	
Grades/Subgrades:-	3b	
Occurrence on site:-	One small area at the centre of the site.	

1.5 Geology and Soil

Solid Strata:-	Jurassic lower lias shales and limestone
Depth of solid rock from surface:-	Greater than 1 metre over the whole site
Drift types:-	Medium and heavy textured boulder clay.
Thickness of drift and distribution:-	Greater than 1 metre over the whole site.
Soil Types and Distribution:-	Medium to heavy textured soils cover the whole site.
Soil Textures (topsoils and subsoils):-	Topsoils consist of medium clay loam over heavy clay loam, clay or silty clay subsoils.
Soil Series/Associations:- On 1/25000 map:-	Crewe
Soil Limitations and type:-	Heavy topsoil texture.

1.6 Drainage

Soil type and Wetness Class:-	All soils fall within Wetness Class IV (poorly drained).
Drainage Limitations:-	Slowly permeable subsoils.

2.0 Agricultural Land Classification Grades

The ALC grades occurring on the site are as follows:-

Grade/Subgrade	Hectares	Percentage of Agricultural Area	Percentage of Total Area
1			
2			
3a			
3b	8.13	100	100
4			
5			
Non Agricultural			
Agricultural Buildings			
Urban			
Other			
Total	8.13	100	100

Subgrade 3b

Distribution on site:-	All of the site falls within this subgrade.
Soil Types and Textures:-	Medium and heavy textured soils. Typically medium clay loam topsoils over heavy clay loam, silty clay or clay subsoils.
Depth to Slowly Permeable Layers:-	15 - 45 cm
Wetness and Drainage Class:-	Wetness Class IV - poorly drained
Stone Percentage and Type:-	Stoneless
Grade Limiting Factors:-	Soil wetness and workability problems; gradient and local topography.

MAP

AGRICULTURAL LAND CLASSIFICATION

Langbaurgh Local Plan

SITE E

Foxdale Farm

Guisborough, Cleveland

Lds.AL6.SiteD.LLP

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AGRICULTURAL LAND CLASSIFICATION REPORT

1.0 Introduction and Site Characteristics

1.1 Location

National Grid Reference:-	NZ 622 157
Location Details:-	The site is located to the East of Guisborough adjoining the A171
Site Size:-	16 hectares

1.2 Survey Methods

Date Surveyed:-	6th March 1992
Boring Density and Spacing Basis:-	1 boring per hectare at 100m intervals on a grid basis, predetermined by the National Grid.
Sampling Method:-	Hand auger borings to a depth of 1m.
Number of Borings:-	15

All land quality assessments were made 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)". This detailed survey supersedes the previous "1" to one mile" survey of the area.

1.3 Land Use:- Almost all of the land is under permanent grassland, except for one small field of cereals and a small area of farm buildings.

1.4 Climate and Relief

Average Annual Rainfall (AAR):-	770	mm
Accumulated Temperature above 0°C (January-June):-	1255	day °C
Field Capacity Days:-	193	days
Moisture Deficit:		
wheat:-	85	mm
potatoes:-	70	mm
Altitude average:-	100	m a.o.d.
maximum:-	110	m a.o.d.
minimum:-	94	m a.o.d.
Climatic limitation (based on interaction of rainfall and temperature values:-	ALC Grade 2	
Relief:-	Gentle slopes, which are slightly steeper towards the southern edge of the site.	
Slopes (°):-	0 - 3°	
Gradient Limitations:-	None	

1.5 Geology and Soil

Solid Strata:-	Jurassic lias shales and limestone
Depth of solid rock from surface:-	Greater than 1 metre over the whole site
Drift types:-	Heavy textured boulder clay.
Thickness of drift and distribution:-	Greater than 1 metre over the whole site.
Soil Types and Distribution:-	Medium over heavy textured soils cover the whole site.
Soil Textures (topsoils and subsoils):-	Topsoils consist of medium clay loam over similar or more clayey subsoils.
Soil Series/Associations:-	
On 1/25000 map:-	Crewe
Identified on site:-	Yes
Soil Limitations and type:-	

1.6 Drainage

Soil type and Wetness Class:-	All soils fall within Wetness Class IV (poorly drained).
Drainage Limitations:-	Slowly permeable subsoils.

2.0 Agricultural Land Classification Grades

The ALC grades occurring on the site are as follows:-

Grade/Subgrade	Hectares	Percentage of Agricultural Area Surveyed	Percentage of Total Area
1			
2			
3a			
3b	13.3	100	83
4			
5			
Non Agricultural			
Agricultural Buildings	0.05	(negligible)	
Urban			
Not surveyed (owner not known)	2.8		17
Other			
Total	16.1	100	100

Subgrade 3b

Distribution on site:-	This subgrade covers all of the surveyed area of agricultural land.
Soil Types and Textures:-	Medium over heavy soils consisting of medium clay loam topsoils over medium clay loam, heavy clay loam and clay subsoils.
Depth to Slowly Permeable Layers:-	30 - 50 cm
Wetness and Drainage Class:-	Wetness Class IV - poorly drained
Stone Percentage and Type:-	Stoneless
Grade Limiting Factors:-	Soil wetness and workability problems.

MAP