

**FYLDE BOROUGH LOCAL PLAN
Hey Houses, St. Anne's**

**Agricultural Land Classification
ALC Map and Report
April 1998**

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AGRICULTURAL LAND CLASSIFICATION REPORT
FYLDE LOCAL PLAN
Hey Houses, ST. Anne's

INTRODUCTION

1. This report presents the findings of a detailed Agricultural Land Classification (ALC) survey on 53.8 hectares of land. The results of this survey supersede any previous ALC information for this land. The land is located to the north of St Anne's, between North Houses Lane and Queensway. The survey was in connection with the Fylde Borough Local Plan (First Review).
2. The survey was undertaken on behalf of the Ministry of Agriculture, Fisheries and Food (MAFF) in January and April 1998 by the Resource Planning Team of the Farming and Rural Conservation Agency (FRCA)- Northern region of FRCA.
3. The land has been graded in accordance with the publication "Agricultural Land Classification of England and Wales - Revised guidelines and criteria for grading the quality of agricultural land" (MAFF 1988) .
4. *At the time of survey the agricultural land on this site was under stubble, winter wheat and pasture.*

SUMMARY

5. The findings of the survey are shown on the enclosed ALC map. The map has been drawn at a scale of 1:10000 with an average auger boring density of 1 per hectare. The ALC map is only accurate at this base map scale and any enlargement would be misleading.
6. The area and proportions of the ALC grades and subgrades on the surveyed land are summarised in Table 1.

Table 1: Area of grades and other land

Grade/Other land	Area (hectares)	% surveyed area	% site area
1	-	-	-
2	-	-	-
3a	12.1	25	23
3b	36.1	74	67
4	0.8	1	1
5	-	-	-
Agricultural land not surveyed	-	-	-
Other land	4.8	N/A	9
Total surveyed area	49.0	100	-
Total site area	53.8	-	100

7. The agricultural land on this site has been classified as, Subgrade 3a (good quality), Subgrade 3b (moderate quality) and Grade 4 (poor quality). The key limitations to the agricultural use of this land are microrelief, topsoil texture, and soil wetness.

8. The area of good quality land is mapped in the centre of the site. The soils have an organic loamy sand topsoil overlying a peaty subsoil. Occasionally slowly permeable silty clay may be present in the lower subsoil.

9. Areas of moderate quality land are mapped in the north and south of the site. In the north of the site the soils comprise an organic clay loam topsoil passing to a slowly permeable silty clay subsoil. In the south of the site the soils comprise a medium sand topsoil, with medium sand subsoil to depth.

10. The area of poor quality land is located in the north west of the site. The soils here showed signs of disturbance, possibly in conjunction with the construction of the adjoining road.

FACTORS INFLUENCING ALC GRADE

Climate

11. Climate affects the grading of land through the assessment of an overall climatic limitation and also through interactions with soil characteristics.

12. The key climatic variables used for grading this site are given in Table 2 and were obtained from the published 5km grid datasets using standard interpolation procedures (Meteorological Office, 1989).

Table 2: Climatic and altitude data

Factor	Units	Values
Grid reference	N/A	SD 340 299
Altitude	m, AOD	5
Accumulated Temperature	day°C (Jan-June)	1436
Average Annual Rainfall	mm	889
Field Capacity Days	days	199
Moisture Deficit, Wheat	mm	84
Moisture Deficit, Potatoes	mm	71
Overall climatic grade	N/A	Grade 1

13. 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.

14. The main parameters used in the assessment of an overall climatic limitation are average annual rainfall (AAR), as a measure of overall wetness, and accumulated temperature (AT0, January to June), as a measure of the relative warmth of a locality.

15. The combination of rainfall and temperature at this site means that there is no overall climatic limitation. The site is climatically Grade 1.

Site

16. The site lies at an altitude of 3 to 8 metres AOD. The land is generally level, but rises slightly from Lytham Moss north of the site towards the south.

17. The three site factors of gradient, microrelief and flooding are considered when classifying the land.

18. In the west of the site a small area is restricted to Grade 4 by microrelief.

19. Gradient and flooding do not impose any limitation on the agricultural use of this land.

Geology and Soils

20. The solid geology of the area is comprised of Singleton Mudstone and Mythop Salt. This is overlain with deposits of blown sand in the south of the site, with marine and estuarine alluvium in the north of the site - British Geological Survey (1989).

21. The soils that have developed on this geology are generally of either a loamy sand and sand texture to depth, or silty and clay textures to depth.

Agricultural Land Classification

22. The details of the classification of the site are shown on the enclosed ALC map and the area statistics of each grade are given in Table 1, page 1.

Subgrade 3a

23. Land of good quality occupies 12.1 hectares (23%) of the site area and is found in the centre of the site.

24. The soil has an organic loamy sand topsoil texture overlying sand and peaty subsoils. Occasionally, slowly permeable silty clay is present in the lower subsoil. The depth and duration of waterlogging places these soils in Wetness Class III.

25. The main limitation to the agricultural use of this land is soil wetness.

Subgrade 3b

26. Land of moderate quality occupies 36.1 hectares (67%) of the site area and is found in two areas.
27. In the north of the site the soil has an organic clay loam texture overlying a silty clay lower subsoil. Occasionally these alluvial deposits were lighter. Observations of the depth to gleying and the slowly permeable layer place these soils in Wetness Class IV.
28. The main limitation to the agricultural use of this land is soil wetness.
29. In the south of the site the soil has a medium sand texture overlying medium sand to depth. The medium sand topsoil texture restricts these soils to Subgrade 3b.
30. The main limitation to the agricultural use of this land is topsoil texture.

Grade 4

31. Land of poor quality occupies 0.8 hectares (1%) of the site area and is found in the west of the site where there is evidence of disturbance.
32. The main limitation to the agricultural use of this land is microrelief.

Other Land

33. Other land occupies 4.8 hectares (9%) of the site area and includes buildings, gardens and trackways.

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SOURCES OF REFERENCE

**British Geological Survey (1989) Sheet 74, Southport Solid and Drift Edition.
1:50 000 Scale.
BGS: London.**

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

***Meteorological Office (1989) Climatological Data for Agricultural Land Classification.*
Meteorological Office: Bracknell.**