

AGRICULTURAL LAND CLASSIFICATION
DARLINGTON LOCAL PLAN
SITE 3, NEASHAM ROAD EAST
MARCH 1993

ADAS
Leeds Statutory Group

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SUMMARY

An Agricultural Land Classification survey of 38 ha of land at Neasham Road on the southern edge of Darlington was carried out in March 1993.

31.7 ha of this land was in agricultural use, all of which falls within Subgrade 3b. Soils within this subgrade are poorly drained (Wetness Class IV) and consist of heavy clay loam topsoils over reddish clay subsoils. They are limited to Subgrade 3b by wetness and workability problems.

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1. AGRICULTURAL LAND CLASSIFICATION

AGRICULTURAL LAND CLASSIFICATION REPORT: DARLINGTON LOCAL PLAN, SITE 3,
NEASHAM ROAD EAST

1. INTRODUCTION AND SITE CHARACTERISTICS

1.1 Location and Survey Methods

The site is located on the southern edge of Darlington, between the A66 and the Darlington-Stockton railway around National Grid Reference NZ 310129. Survey work was carried out in March 1993 when soils were examined by hand auger borings at a density of one boring per hectare at points predetermined by the National Grid. 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).

1.2 Land Use and Relief

At the time of survey 83.4% of the site was in agricultural production. The remainder consists of Non Agricultural land (including the Low Brankin Moor ecology park) and Urban land (a footpath and caravan park). The site altitude varies from 40 to 45m AOD and the land is level to gently sloping.

1.3 Climate

Grid Reference	: NZ 310 129
Altitude (m)	: 40
Accumulated Temperature above 0°C (January-June)	: 1337 day°C
Average Annual Rainfall (mm)	: 613
Climatic Grade	: 1
Field Capacity Days	: 148
Moisture Deficit (mm) Wheat	: 101
Moisture Deficit (mm) Potatoes	: 90

1.4 Geology, Soils and Drainage

The site is underlain by Permian Mudstones over which there is a thick cover of stoneless reddish till and lacustrine clay. Soils are poorly drained (Wetness Class IV) and consist of heavy clay loam topsoils over slowly permeable clay subsoils.

2. AGRICULTURAL LAND CLASSIFICATION

The ALC grades occurring on this site are as follows:

<u>Grade/Subgrade</u>	<u>Hectares</u>	<u>Percentage of Total Area</u>
1		
2		
3a		
3b	31.7	83.4
4		
5		
(Sub total)	(31.7)	(83.4)
Urban	2.3	6.1
Non Agricultural	4.0	10.5
Woodland - Farm		
- Commercial		
Agricultural Buildings		
Open Water		
Land not surveyed		
(Sub total)	(6.3)	(16.6)
	_____	_____
TOTAL	38.0	100
	_____	_____

2.1 Subgrade 3b

All agricultural land on this site falls within Subgrade 3b. Soils are poorly drained (Wetness Class IV) and consist of heavy clay loam topsoils over reddish clay subsoils. The land is limited to Subgrade 3b by wetness and workability problems.

2.1 Urban

This consists of a footpath and a caravan park.

2.2 Non Agricultural

This consists of Low Brankin Moor ecology park and areas of wood and scrub land adjacent to the road and railway line.

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MAP