

**FYLDE BOROUGH LOCAL PLAN
REVIEW
NORTH HOUSES LANE, ST. ANNE'S
Agricultural Land Classification
ALC Map and Report
September 1997**

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**AGRICULTURAL LAND CLASSIFICATION REPORT
 FYLDE BOROUGH LOCAL PLAN REVIEW
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INTRODUCTION

1. This report presents the findings of a detailed Agricultural Land Classification (ALC) survey on 9.8 hectares of land. The results of this survey supersede any previous ALC information for this land. The land is located north of St Annes, east of North Houses Lane. The survey was in connection with the Fylde Borough Local Plan Review.
2. The survey was undertaken on behalf of the Ministry of Agriculture, Fisheries and Food (MAFF) in August,1997 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 wheat stubble.

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 | 7.3 | 75 | 75 |
| 3a | 2.2 | 23 | 22 |
| 3b | 0.2 | 2 | 2 |
| 4 | - | - | - |
| 5 | - | - | - |
| Agricultural land not surveyed | - | N/A | - |
| Other land | 0.1 | N/A | 1 |
| Total surveyed area | 9.7 | 100 | |
| Total site area | 9.8 | | 100 |

7. The agricultural land on this site has been classified as Grade 2 (very good quality), Subgrade 3a (good quality) and Subgrade 3b (moderate quality). The key limitations to the agricultural use of this land are soil wetness and droughtiness.

8. The area of very good quality land is located across the majority of the site. The soils commonly comprise an organic sandy loam or peaty loam topsoil overlying a gleyed fine sandy silt loam upper subsoil passing to a fine sandy loam.

9. The area of good quality land is mapped in two blocks; in the north-west and south of the site. In the northern block the soils comprise an organic medium sandy loam topsoil overlying a gleyed and slowly permeable clay subsoil. In the southern block the soils comprise a loamy medium sand topsoil overlying a deep medium sand.

10. The area of moderate quality land is mapped in the north of the site. The soils in this area comprise an organic medium clay loam topsoil overlying a gleyed and slowly permeable clay subsoil.

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 348294 |
| Altitude | m, AOD | 5 |
| Accumulated Temperature | day°C (Jan-June) | 1436 |
| Average Annual Rainfall | mm | 892 |
| Field Capacity Days | days | 200 |
| Moisture Deficit, Wheat | mm | 84 |
| Moisture Deficit, Potatoes | mm | 71 |
| Overall climatic grade | N/A | Grade 1 |

13. 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.

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 5 metres AOD and is generally level.

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

18. These factors do not impose any limitations on the agricultural use of this land.

Geology and Soils

19. The solid geology of the area is comprised of Singleton Mudstone. This is overlain with deposits of blown sand and marine and estuarine alluvium - British Geological Survey (1989).

20. The soils that have developed on this geology are generally of either a sandy loam or clay loam texture over silty clay or clay at depth.

Agricultural Land Classification

21. 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.

Grade 2

22. Land of very good quality occupies 7.3 hectares (74 %) of the site area and extends across the majority of the site in a single unit.

23. The soil has an organic sandy loam texture over sandy silt loam and fine sandy loam to depth with few or no stones within the profile. The depth to gleying places these soils in Wetness Class II.

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

Subgrade 3a

25. Land of good quality occupies 2.2 hectares (23 %) of the site area and is found in two areas.

26. In the north of the site the soil has an organic sandy loam texture which lies directly over clay. The depths to gleying and the slowly permeable layer place these soils in Wetness Class III.

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

28. In the south of the site the soil has a loamy sand texture overlying sand to depth. The moisture balance places these soils into Subgrade 3a.

29. The main limitation to the agricultural use of this land is soil droughtiness.

Subgrade 3b

30. Land of moderate quality occupies 0.2 hectares (2 %) of the site area and is found in the north of the site in a single unit.

31. The soil has an organic clay loam texture which lies directly over clay. The depths to gleying and the slowly permeable layer place these soils in Wetness Class IV.

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

Other Land

33. Other land occupies 0.1 hectares (1 %) of the site area and is found as a few small buildings.

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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.**