

A0
Winchester District Local Plan
Site 104 Forest Road
Waltham Chase
Agricultural Land Classification
Summary Report
July 1994

AGRICULTURAL LAND CLASSIFICATION, SUMMARY REPORT

WINCHESTER DISTRICT LOCAL PLAN SITE 104 FOREST ROAD WALTHAM CHASE

1 Summary

- 1.1 ADAS was commissioned by MAFF's Land Use Planning Unit to provide information on land quality for a number of sites in the Winchester District of Hampshire. The work forms part of MAFF's statutory input to the preparation of the Winchester District Local Plan.
- 1.2 Site 104 comprises 4.1 hectares of land to the north of Forest Road in Waltham Chase, Hampshire. An Agricultural Land Classification (ALC) survey was carried out during July 1994. The survey was undertaken at a detailed level of approximately two borings per hectare of agricultural land surveyed. A total of 4 borings and one soil inspection pit were described 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 a long term limitation on its use for agriculture.
- 1.3 At the time of the survey the land use was permanent pasture. Approximately two thirds of the site was not surveyed due to incomplete ownership and tenancy information.
- 1.4 The distribution of grades and subgrades is shown on the attached ALC map and the areas and extent are given in the table below. The map has been drawn at a scale of 1:10,000. It is accurate at this scale but any enlargement would be misleading.

Table 1 Distribution of Grades and Subgrades

Grade	Area (ha)	/ of Site	% of Agricultural Land
4	1.5	36.6	100.0 (1.5 ha)
Urban	0.0	0.0	
Not surveyed	<u>2.6</u>	<u>63.4</u>	
Total area of site	4.1	100.0	

- 1.5 Appendix I 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.

- 1 6 All of the agricultural land surveyed has been classified as Grade 4 poor quality Non calcareous heavy silty clay loam and heavy clay loam topsoils overlie clay subsoils The clay subsoils are slowly permeable and act to significantly impede drainage resulting in severe soil wetness and workability limitations

ADAS Ref 1513/115/94
MAFF Ref EL15/594

Resource Planning Team
Guildford Statutory Group
ADAS Reading

APPENDIX I

DESCRIPTION OF THE GRADES AND SUBGRADES

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 of this 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 land.

Grade 3 Good to Moderate Quality Land

Land with moderate limitations which affect the choice of crops, the 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.

Subgrade 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.

Subgrade 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 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 including 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 Also active mineral workings and refuse tips where restoration conditions to soft after uses may apply

Woodland

Includes commercial and non commercial woodland A distinction may be made as necessary between farm and non farm 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