

AGRICULTURAL LAND CLASSIFICATION
DARLINGTON LOCAL PLAN
SITE 2 SNIPE HOUSE/NEASHAM ROAD
APRIL 1993

ADAS
Leeds Statutory Group

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SUMMARY

An Agricultural Land Classification survey of 44.3 ha of land on the southern edge of Darlington was carried out in April 1993.

36.9 ha was in agricultural use, all of which falls within Subgrade 3b. Soils are poorly drained (Wetness Class IV) and consist of medium or heavy clay loam topsoils over slowly permeable heavy clay loam or clay subsoils. The land is 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 2 SNIPE HOUSE/NEASHAM ROAD

1. INTRODUCTION AND SITE CHARACTERISTICS

1.1 Location and Survey Methods

The site lies 1.5 km south of Darlington town centre south of Skerne Park and extending east of the railway around National Grid Reference NZ 295125. Survey work was carried out in April 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 criteria for grading the quality of agricultural land." (MAFF 1988).

1.2 Land Use and Relief

At the time of survey 82.4% of the site was in agricultural use, all of which was under permanent pasture. The remainder of the site consists of Non Agricultural land (Allotments and marshlands), Urban (roads, houses and stables) and Agricultural Buildings (Snipe House Farm). Site altitude is 40 m AOD. The land is level to gently sloping.

1.3 Climate

Grid Reference	: NZ 295125
Altitude (m)	: 40
Accumulated Temperature above 0°C (January -June)	: 1338 day °C
Average Annual Rainfall (mm)	: 619
Climatic Grade	: 1
Field Capacity Days	: 152
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. Soil profiles consist of medium or heavy clay loam topsoils over slowly permeable reddish clay loam or clay subsoils. The profiles are poorly drained (Wetness Class IV) and similar to those mapped as the Crewe series by the Soil Survey and Land Research Centre.

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	36.5	82.4
4		
5		
(Sub total)	(36.5)	(82.4)
Urban	2.8	6.3
Non Agricultural	4.7	10.6
Woodland - Farm	-	
- Commercial	-	
Agricultural Buildings	0.3	0.7
Open Water		
Land not surveyed		
(Sub total)	(7.8)	(17.6)
TOTAL	<u>44.3</u>	<u>100%</u>

2.1 Subgrade 3b

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

2.2 Non-Agricultural

This includes Allotments and marshy land.

2.3 Urban

This consists of roads, houses and stables.

2.4 Agricultural Buildings

The buildings at Snipe House Farm are placed within this category.

MAP