

**MIDDLESBROUGH LOCAL PLAN
(COULBY NEWHAM)
Agricultural Land Classification
Summary Report
JUNE 1996**

**Resource Planning Team
Leeds Statutory Group
ADAS Leeds**

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AGRICULTURAL LAND CLASSIFICATION SUMMARY REPORT

MIDDLESBROUGH LOCAL PLAN: COULBY NEWHAM

Introduction

1. This report presents the findings of a semi-detailed Agricultural Land Classification (ALC) survey of 97.1 ha of land at Coulby Newham, south of Middlesbrough. A small area in the south-east of the site, which is the subject of a planning appeal, was subject to a detailed survey. The survey work was carried out in June 1996.
2. The survey was commissioned by the Ministry of Agriculture, Fisheries and Food (MAFF) Land Use Planning Unit, Northallerton in connection with Middlesbrough Local Plan. This survey supersedes any previous ALC surveys on this land.
3. The work was conducted by members of the Resource Planning Team in the Leeds Statutory Group in ADAS. The land has been graded in accordance with the published MAFF ALC guidelines and criteria (MAFF, 1988). A description of the ALC grades and subgrades is given in Appendix I.
4. At the time of survey most of the land on the site was under winter cereals, ley or permanent grass or in set-aside. Smaller areas of woodland occur scattered across the site, farm buildings are found in the centre, and a lodge and car park occur in the south.

Summary

5. The findings of the survey are shown on the enclosed ALC map. The map has been drawn at a scale of 10:000. It is accurate at this scale but 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)	% Total site area	% Surveyed Area
Subgrade 3b	85.4	88.0	100.0
Other land	11.7	12.0	-
Total surveyed area	85.4	-	100
Total site area	97.1	100	-

7. The fieldwork was conducted at an average density of one boring per two hectares although the appeal site in the south-eastern corner was subject to a boring density of one per hectare. A total of fifty borings and one soil pit were described.

8. All of the agricultural land on this site falls in Subgrade 3b, moderate quality agricultural land. Generally the soils are poorly drained, consisting of medium clay loam topsoils overlying gleyed and slowly permeable heavy clay loam or clay subsoils. Moderate soil wetness limitations restrict this land to Subgrade 3b.

Other land occurring on this site consists of woodland, farm buildings in the centre, a lodge and a car park in the south.

APPENDIX I

DESCRIPTIONS 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 (e.g. 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.