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BASINGSTOKE & DEANE BOROUGH
LOCAL PLAN. SITE 1: LAND WEST OF
ARDGLEN ROAD, WHITCHURCH
AGRICULTURAL LAND CLASSIFICATION
ALC MAP & SUMMARY REPORT
SEPTEMBER 1993

**BASINGSTOKE & DEANE BOROUGH LOCAL PLAN
SITE 1: LAND WEST OF ARDGLLEN ROAD, WHITCHURCH
AGRICULTURAL LAND CLASSIFICATION, SUMMARY REPORT**

1.0 Summary

1.1 A detailed assessment of agricultural land quality was made on approximately 8 hectares of land west of Ardglenn Road, Whitchurch. ADAS was commissioned by MAFF's Land Use Planning Unit to determine the quality of 22 sites around Basingstoke in Hampshire. The work forms part of MAFF's input into the Basingstoke and Deane Borough Local Plan (2nd round). This site is included in a larger site originally surveyed in June 1993. This was entitled Site 4: Land North of Bloswood Lane, Whitchurch for the first round of sites contained in the aforementioned Local Plan. The findings of the original survey are incorporated into this report.

1.2 The original survey was conducted by members of the Resource Planning Team in the Guildford Statutory Group at an observation density of approximately one boring per hectare. A total of 9 borings and 1 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 longterm limitations on its use for agriculture.

At the time of the survey the landuse on the site was cereals.

1.3 The distribution of grades and subgrades is shown on the attached ALC map and the areas are given in the table below. The map has been drawn at a scale of 1:5000. It is accurate at this scale, but any enlargement would be misleading. This map supercedes any previous survey information.

Table 1 : Distribution of Grades and Subgrades

<u>Grade</u>	<u>Area (ha)</u>	<u>% of Agricultural Area</u>
2	0.5	5.9
3A	7.2	84.7
3B	0.8	9.4
Total area of site	8.5	100%

1.4 A general description of the grades and subgrades is provided as an appendix. 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.

1.5 The land quality on the site ranges from very good quality, grade 2 land to moderate quality grade 3B land. Land assigned to grade 2 comprises relatively deep, slightly flinty medium textured soils which generally become heavier with depth. Profiles are limited by a minor droughtiness risk. Grade 3A land is also limited by droughtiness resulting from moderate soil depth over chalk or high subsoil stone contents. Parts of the site also experience a 3A topsoil stone limitation. severe droughtiness affects the 3B land on the site which is associated with shallow soil depth over chalk.

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Resource Planning Team
Guildford Statutory Group
ADAS Reading

DESCRIPTION OF THE GRADES AND SUB-GRADES

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 on the 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.

Grade 3 : Good To Moderate Quality Agricultural Land

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

Sub-grade 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.

Sub-grade 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 very 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 : 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/airfields. Also active mineral workings and refuse tips where restoration conditions to 'soft' after-uses may apply.

Woodland

Includes commercial and non-commercial 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.