

AGRICULTURAL LAND CLASSIFICATION

**Greater York
Site J
Jockey Lane**

ADAS
Leeds Regional Office

June 1989
File Ref: 2FCS ~~4138~~ 4196
Map Ref: ~~210/88~~
215/88b

Lds.ALC5.Gt.York.J

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1. Agricultural Land Classification

AGRICULTURAL LAND CLASSIFICATION REPORT

GREATER YORK, SITE J, JOCKEY LANE

1. Introduction

The site is located around Grid Reference SE 623545, adjoining the A1036 on the north eastern outskirts of York. It covers an area of 68.3 hectares of which approximately 85% is in agricultural use.

Survey work was carried out early in 1988 when soils were examined by hand auger borings to a depth of one metre at points predetermined by the National Grid. The density of borings was approximately one per hectare..

Land quality assessments were made originally using methods described in MAFF Technical Bulletins 11 and 11/1. These assessments were revised in January 1989 to take full account of the "Revised guidelines and Criteria for grading the quality of agricultural land" published by MAFF in October 1988 which came into use in January 1989.

Land Use

Most agricultural land is under permanent grass. Other land uses on the site consist of private housing along Malton Road and a large retail park along Jockey Lane.

Climate

Mean annual rainfall in the area is approximately 618 mm. Accumulated temperature (above 0°C between January and June) is 1386 day °C and the land is at field capacity for 139 days each year. These factors indicate that there is no overall climatic limitation on ALC grade. Summer moisture deficits of 109 mm for winter wheat and 101 mm for potatoes mean, however, that soil droughtiness will be slightly limiting on the coarse loamy soils occurring on the site.

Relief

The site is virtually level at a mean altitude of 14 metres aod.

Geology and Soils

Soils are formed on superficial drift deposited during and after the last glaciation. These consist mainly of lacustrine clays, except to the south of Huntington Grange, where there is a thin and patchy cover of later aeolian sand.

Soils on the clay are generally slowly permeable and consist of heavy clay loam topsoils over similar, or heavier, strongly gleyed subsoils. The sand deposits give sandy loam topsoils over similar, or lighter subsoils with lacustrine clay occurring occasionally at about 80 cm depth.

2. AGRICULTURAL LAND CLASSIFICATION

The ALC grades occurring on this site are as follows.

Grade	Hectares	Per cent of Total Site Area
2	2.8	4%
3b	54.9	81%
Non Agricultural	2.9	4%
Urban	6.8	10%
Farm Buildings	<u>0.9</u>	<u>1%</u>
Total	68.3	100%

Grade 2

Land in this grade occurs in a small area south of Huntington Grange. Most soils fall within Wetness Classes one or two and consist of medium sandy loam topsoils over sandy loam and loamy sand upper subsoils. These occasionally pass into lacustrine clay at depth. Droughtiness is slightly limiting for potatoes and is the main restriction on ALC grade.

Subgrade 3b

Subgrade 3b land is widespread. Soils consist of heavy clay loam topsoils overlying slowly permeable clayey subsoils. These soils fall within Wetness Classes III and IV and are limited to the subgrade by a combination of soil wetness and topsoil workability problems.

Non Agricultural

Land in this category consists mainly of vacant and amenity land around the retail park in Jockey Lane.

Urban

This consists of retail and factory development in Jockey Lane and private housing along Malton Road and New Lane.

Farm Buildings

This includes Thornfield Dairy Farm in New Lane and a smallholding near the Jockey Lane retail Park.

Resource Planning Group
Leeds Regional Office