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**Canterbury Christ Church College, Kent
Proposed second campus at New Dover Road**

**Agricultural Land Classification
ALC Map and Summary Report**

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**Resource Planning Team
Eastern Region
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AGRICULTURAL LAND CLASSIFICATION, SUMMARY REPORT

CANTERBURY CHRIST CHURCH COLLEGE, KENT - PROPOSED SECOND CAMPUS AT NEW DOVER ROAD

INTRODUCTION

1. This summary report presents the findings of a detailed Agricultural Land Classification (ALC) survey on approximately 50 hectares of land to the south of the New Dover Road and to the north of the A2 (T), to the south-east of Canterbury in Kent. This area is subject to a current planning application, regarding a proposal to develop a second campus for Christ Church College.
2. The above area was surveyed during February and March 1993, as part of a larger area of land (FRCA Ref: 2002/008/93). The latter was one of several sites surveyed as part of the Canterbury District Local Plan, on behalf of the Ministry of Agriculture, Fisheries and Food (MAFF). This survey supersedes any previous ALC information for this land.
3. The 1993 ALC work was conducted by members of the Resource Planning Team in the Guildford Statutory Group of ADAS. ALC work is currently carried out (from 1 April 1997) by the same team, but as part of the Farming and Rural Conservation Agency (FRCA)¹, Reading. 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 the 1993 survey, the land to the south of New Dover Road was in a variety of uses, including intensive horticultural cropping (soft fruit and orchards), arable cropping (ploughed and stubble) and fallow. The area through the centre of the site, mapped as 'Other land', comprises a dismantled railway.

SUMMARY

5. An extract from the findings of the 1993 survey are shown on the enclosed ALC map. The map has been drawn at a scale of 1:10,000. 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 land to the south of New Dover Road, are summarised overleaf in Table 1.
7. The fieldwork was conducted at an average density of approximately one boring per hectare. In the area being proposed for the second campus, 50 borings and one soil pit were described.

¹ FRCA is an executive agency of MAFF and the Welsh Office.

Table 1: Area of grades and other land

Grade/Other land	Area (hectares)	% surveyed area	% site area
1	29.0	59.5	58.0
2 ²	19.7	40.5	39.4
Other land	1.3	N/A	2.6
Total surveyed area	48.7	100.0	97.4
Total site area	50.0	-	100.0

8. Just under two-thirds of the land on the site has been classified as Grade 1 (excellent quality). This land has no or very minor limitations to agricultural use, the soils being deep, well drained silty clay loams. A very wide range of agricultural and horticultural crops can be grown. Yields are typically high and less variable than on land of a lower quality.

9. The remainder of the land has been classified as Grade 2 (very good quality); the majority of this land is subject to slight soil droughtiness limitations. In comparison to the Grade 1 land, these profiles tend to have a lower silt content and, as such, release less moisture for uptake by crops. At this locality, the land may suffer from slightly lower and less consistent crop yields. Discrete parts of the Grade 2 land are also subject to minor soil wetness limitations. Here, profiles are moderately well drained, either because of fluctuating groundwater levels, or because of poorly structured clay at depth within the profile. This land may have minor restrictions on the flexibility of cropping, stocking and cultivations, but nevertheless a wide range of agricultural and horticultural crops can be grown.

² Excludes 0.5 hectares of land comprising the New Dover Road.

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 that 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 that restricts use to permanent pasture or rough grazing, except for occasional pioneer forage crops.