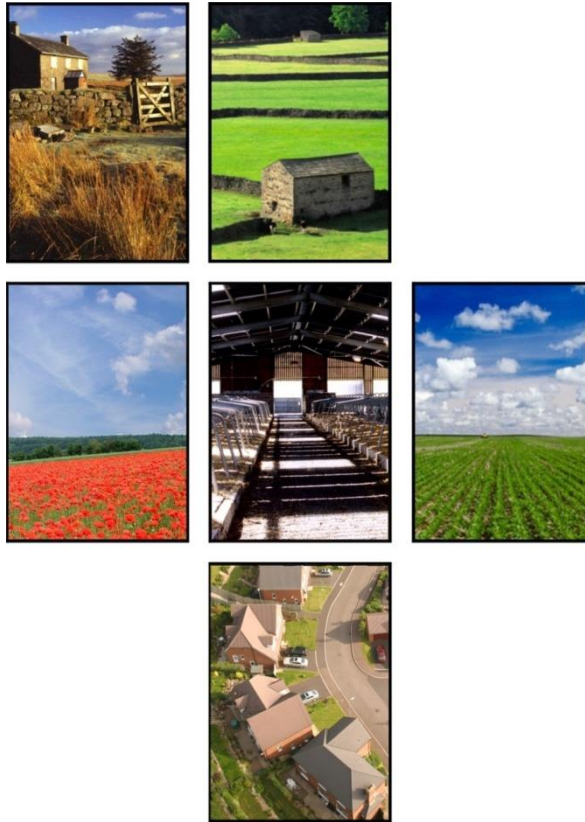


CHARTERED SURVEYORS & PLANNING CONSULTANTS

BURY ST EDMUNDS – EXETER – WOLVERHAMPTON – SCOTLAND

Agricultural Land Use Assessment

**LAND AT CARDWELL FARM, GARSTANG ROAD, BARTON, PRESTON
LANCASHIRE PR3 5DR**



Prepared for:

Wainhomes (North West) Limited

Kelburn Court
Daten Park
Birchwood
Warrington
WA3 6UT

September 2016

Prepared by:

E A Rogers FRICS IEng MIAgrE
Acorus Rural Property Services Ltd
Pendeford House
Pendeford Business Park
Wobaston Road
Wolverhampton
WV9 5AP

Tel: 01902 625024
ted.rogers@acorus.co.uk

CONTENTS

1. INTRODUCTION	1
2. THE ALC SYSTEM	1
3. CARDWELL FARM SITE	2
3.1 Site Description	2
3.2 Climate	3
3.3 Geology and Soils	3
3.4 Flood Risk	4
3.5 Provisional ALC Grade	4
4. POTENTIAL ALC GRADE OF SITE	4

Appendix 1 – Site Location Plan

1. INTRODUCTION

- 1.1 This report has been prepared to inform a planning application for residential development on approximately 2.03 ha (5.0 acres – Acorus estimate) of agricultural land located at Cardwell Farm, Garstang Road, Barton, Preston, Lancashire.
- 1.2 Acorus Rural Property Services Limited (Acorus) was instructed by Wainhomes (North West) Limited to undertake a site specific desk study of the subject field east of the A6 Garstang Road, in the south-eastern part of the village of Barton.
- 1.3 A site location plan is included at Appendix 1. A farm access track shown coloured grey on the plan, located north of the field boundary hedge but within the red line on the plan, is excluded from this assessment and the planning application site.
- 1.4 A site reconnaissance survey was undertaken on 14 September 2016 to inform the desktop study, which was completed on 21 September.

2. THE ALC SYSTEM

- 2.1 Land quality varies across the country and the Agricultural Land Classification (ALC) of England & Wales was developed by Government in the 1960s to inform decisions about future use of land within the planning system¹.
- 2.2 The ALC assigns land into one of five grades (from Grade 1, excellent, to Grade 5, very poor) based on soil and site factors which affect the long term potential of the land for agricultural use. These factors include climate, site and soil and the interactions between them.
- 2.3 The relationship between climate and soil determines soil wetness and susceptibility to drought, which in turn affect the range of crops, level and consistency of yield and the cost of obtaining the crop.
- 2.4 The whole of the country was given a Provisional ALC grade in the 1960's-1970's and the results produced at a scale of one inch to one mile (1:63,630). These

maps are no longer available but the information is reproduced on 1:250,000 scale maps available on the Government's Magic websiteⁱⁱ.

- 2.5 The ALC considers climate, geology, soil and site limitations when assessing land quality and these factors are discussed below for the subject site at Cardwell Farm, Garstang Road, Barton.

3. CARDWELL FARM SITE

3.1 Site Description

- 3.1.1 The proposed development site is a single field of approximately 2.03 ha which is located in the south east of Barton, east of the A6 Garstang Road. The premises of Barton Grange Landscapes are located at Cardwell Farm, immediately to the north. The gardens of houses east of Garstang Road and the Woodlands Way residential development adjoin to the south. Fields in the same ownership adjoin to the east, towards Barton Brook to the south east, and north east.
- 3.1.2 The field is accessed from Garstang Road via a gateway from Cardwell Farm, near the northwest corner. There are hedgerows with mature trees on most of the boundaries of the site with some stockproof fencing to the southern boundary adjacent to the residential properties.
- 3.1.3 The field is in grassland use for livestock grazing and mowing and appears to have been for some time. At the time of the walkover, there was no evidence of recent livestock grazing but the field appeared well managed.
- 3.1.4 The site slopes gently (1-3% fall) southwards from the mid point of the northern headland to the south west and south east corners. These gradients are not considered to be a limitation on agricultural use. There are steeper gradients to the west where there is a hollow along the Garstang Road headland and the south east, into the corner.
- 3.1.5 There is a drainage ditch along the eastern boundary, flowing southwards and outfalling to the south east corner (shown as 'Sinks' on the location plan at Appendix 1). No land drain outfalls were seen, however.

3.1.6 During the site inspection, which followed recent rainfall, standing water indicative of poor drainage was noted along the southern headland. An area of 'poached' grassland (that is, trampled by livestock, with ponded water) was noted in the south east of the field. There is a wet area in the south of the hollow adjacent to Garstang Road, possibly associated with a septic tank located in this corner.

3.2 Climate

3.2.1 The climatological data (see Table 1) for the area indicates the site has slightly below average temperature, average rainfall and an average number of field capacity days for the region.

Table 1. Climatological informationⁱⁱⁱ	
Factor	Value
Altitude AOD	36.5 m
Accumulated temperature	1368.5 Day°C (Jan-June)
Average Annual Rainfall	1053.7 mm
Field Capacity Days	237.2 days
Moisture Deficit Wheat	67.7 mm
Moisture Deficit Potatoes	50.4 mm

3.2.2 Climate does not restrict land quality on this site. Soil wetness is likely to be the most limiting factor to the classification of this land.

3.3 Geology and Soils

3.3.1 The geology map shows that the site is underlain by a solid geology of Sherwood Sandstones Group overlain by glacial drift. The resulting soils around Barton are mapped as Salop soil association on the regional soil map^{iv}.

3.3.2 The Salop association consists of soils which have formed in reddish till (glacial drift material). These soils are slowly permeable seasonally waterlogged reddish fine loamy over clayey, fine loamy and clayey soils with slowly permeable subsoils.

3.3.3 Salop soils are waterlogged for long periods in winter and are generally classified as Wetness Class IV – poorly drained.

3.3.4 The predominant agricultural land use of these soils in Lancashire is short term and permanent grassland, often to support dairying.

3.4 Flood Risk

3.4.1 The topographical survey provided by Wainhomes^v shows general falls from the northern boundary (37.5 m) to the south west (35.5 m) and south east (33.0 m) corners.

3.4.2 The site is not on a floodplain and the land is not designated floodplain as shown on the Environment Agency flood maps^{vi}. The Barton area is in Flood Zone 1, i.e. an area which is at low risk (1:1000 year) of flooding. Therefore, flood risk does not influence the agricultural land quality of this site.

3.5 Provisional ALC Grade

3.5.1 The Provisional ALC map^{vii} showed the site at Garstang Road as Grade 3, i.e. good to moderate quality agricultural land. This general grading is also indicated on the 1:250,000 scale mapping on the MAGIC.GOV website.

3.5.2 These maps provide a good indication of land quality but cannot be relied on to give a site specific grade.

4. POTENTIAL ALC GRADE OF SITE

4.1 A search of the Government's 'Magic' database indicates no local detailed surveys have been undertaken using the MAFF 'post 1988' ALC criteria^{viii} which could be used to give an indication of the accuracy of the Provisional ALC maps in this area.

4.2 The potential ALC grade has therefore been determined from the geology and soils maps, a knowledge of the soil types and the results of the walkover survey.

4.3 The description of Salop soil association as Wetness Class IV is supported by the evidence of standing water seen in places during the site inspection on 14 September 2016.

- 4.4 Taking into account the known information about the site as outlined above, and so long as the soils maps are accurate at this scale, in my opinion the land quality of this site is likely to be predominantly **Subgrade 3b**, i.e. moderate quality agricultural land, with small areas of Subgrade 3a and Grade 4 included.
- 4.5 A site specific survey of the land would need to be undertaken to determine the definitive grade in this area.

E A ROGERS FRICS IEng MIAgrE

Director

September 2016

REFERENCES

ⁱ Natural England 2012 2nd edition; Technical Information Note TIN049 Agricultural Land Classification: protecting the best and most versatile agricultural land

ⁱⁱ <http://magic.defra.gov.uk/>.

ⁱⁱⁱ Climatological Data for Agricultural Land Classification, The Meteorological Office, 1989

^{iv} Soils of England and Wales map, Sheet 3, Midlands and Western England, SSEW, 1:250,000, 1983

^v Topographical Land Survey, JLP Surveying Limited, 05.09.16

^{vi} <http://www.environment-agency.gov.uk/homeandleisure/37793.aspx>

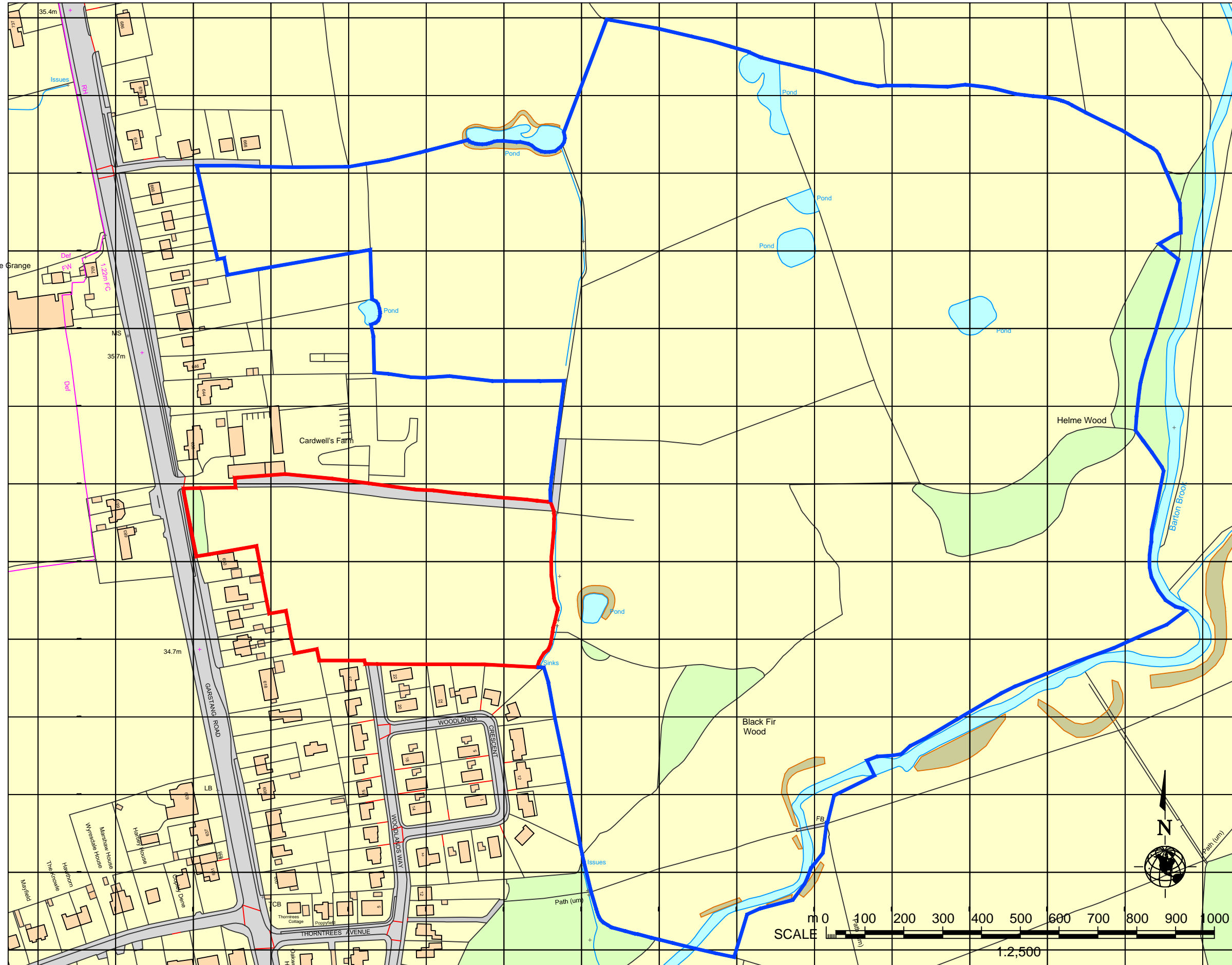
^{vii} Agricultural Land Classification of England and Wales, Provisional Edition, Sheet 94, MAFF, 1:63,360, 1970

^{viii} Revised guidelines and criteria for grading the quality of agricultural land, MAFF, 1988

SITE LOCATION PLAN

ORDNANCE SURVEY LOCATION PLAN

CARDWELL FARM, GARSTANG ROAD, BARTON, PRESTON, LANCS, PR3 5DR



T: 01995 604514
 E: info@GrahamAnthonyAssociates.com
 W: www.GrahamAnthonyAssociates.com

2 CROSTON VILLA
 HIGH STREET
 GARSTANG
 PRESTON
 PR3 1EA

CLIENT: MESSRS WALLBANK
 DWG STATUS: PLANNING

ORDNANCE SURVEY LOCATION PLAN
 CARDWELL FARM, GARSTANG ROAD,
 BARTON, PRESTON, LANCS, PR3 5DR

DRAWING NO: GA1983-LP
 SCALE: 1:2500 (A3)
 DATE: SEPT 2014

ALL DIMENSIONS TO BE CHECKED ON SITE AND ANY DISCREPANCIES TO BE REPORTED TO GRAHAM ANTHONY ASSOCIATES PRIOR TO PROCEEDING WITH ANY WORKS. DO NOT SCALE OFF DRAWING AND REFER TO WRITTEN DIMENSIONS. THIS DRAWING IS SUBJECT TO COPYRIGHT.

Ordnance Survey, (c) Crown Copyright 2014. All rights reserved. Licence number 100022432