



YOUR LONDON AIRPORT
Gatwick

Our northern runway: making best use of Gatwick

Preliminary Environmental Information Report
Appendix 18.6.1: Published Agricultural Land Classification Data
September 2021

Table of Contents

1	Introduction	1
	Crawley Borough Local Plan Agricultural Land Classification ALC Map and Report March 1994	
	Horsham District Local Plan Land at Ifield Court Farm, Crawley. Reconnaissance Survey Agricultural Land Classification ALC Map and Report March 1995	
	Reigate and Banstead Local Plan Land South East of Horley Semi Detailed Survey Agricultural Land Classification ALC Map and Report November 1997	

1 Introduction

1.1 General

- 1.1.1 This document forms Appendix 18.6.1 of the Preliminary Environmental Information Report (PEIR) prepared on behalf of Gatwick Airport Limited (GAL). The PEIR presents the preliminary findings of the Environmental Impact Assessment (EIA) process for the proposal to make best use of Gatwick Airport's existing runways (referred to within this report as 'the Project'). The Project proposes alterations to the existing northern runway which, together with the lifting of the current restrictions on its use, would enable dual runway operations. The Project includes the development of a range of infrastructure and facilities which, with the alterations to the northern runway, would enable the airport passenger and aircraft operations to increase. Further details regarding the components of the Project can be found in the Chapter 5: Project Description.
- 1.1.2 This document provides the published Agricultural Land Classification data relevant to the Project.

**CRAWLEY BOROUGH LOCAL PLAN
AGRICULTURAL LAND CLASSIFICATION REPORT**

1. Summary

1.1 During February 1994, an Agricultural Land Classification (ALC), survey was carried out on approximately 128 hectares of land immediately to the north-east of Crawley, West Sussex. ADAS was commissioned by MAFF to determine the quality of land under consideration for inclusion in the Crawley Borough Local Plan.

1.2 The survey was undertaken at a detailed level of approximately one boring per hectare. A total of 86 borings and six soil inspection pits 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 long term limitations on its use for agriculture.

At the time of survey most of the western part of the site was in permanent grassland being grazed by cattle and horses. Land to the east of the B2036, Balcombe Road, was in a mixture of cereal cropping and set-aside.

1.3 The distribution of grades and subgrades is shown on the attached ALC map and the areas and extent are given in the table below. The map has been drawn at a scale of 1:10,000. It is accurate at this scale, but any enlargement may be misleading.

Table 1 : Distribution of Grades and Subgrades

<u>Grade</u>	<u>Area (ha)</u>	<u>% total agricultural area</u>
2	5.0	6.0
3b	75.5	91.3
4	2.2	2.7
Total agricultural area	<u>82.7</u>	<u>100%</u>
Non-agricultural	3.8	
Woodland	31.4	
Farm Buildings	0.4	
Urban	4.7	
Not surveyed	<u>5.0</u>	
Total area of site	<u>128.0</u> ha	

1.4 Appendix 1 gives a general description of the grades, subgrades and land-use categories identified in the survey.

1.5 The land surveyed has been classified predominantly moderate, (Subgrade 3b) quality with smaller areas of Grades 2 and 4. A considerable proportion of the total site area has been mapped as non-agricultural land uses, such as woodland or urban. The ALC grading of the site is primarily determined by soil wetness limitations. Across most of area surveyed soils comprise silty clay loam topsoils overlying gleyed and slowly permeable silty clay loam and silty clay subsoils derived from deposits of

Tunbridge Wells Sand. These significantly impede soil drainage. Where land has been assigned to grade 2, soils are lighter and more sandy and thereby better drained. They are affected by only slight soil wetness problems. Grade 4 land has been mapped where disturbance has occurred and a micro-relief limitation has resulted.

2. Climate

2.1 Estimates of climatic variables relevant to the assessment of agricultural land quality were obtained by interpolation from a 5km grid point dataset (Met. Office, 1989) for representative locations in the survey area.

Climatic Interpolations

Grid Reference	TQ 289387	TQ 300393
Altitude, (m, AOD)	65	75
Accumulated Temperature (°days, Jan-June)	1451	1439
Average Annual Rainfall (mm)	799	795
Field Capacity Days	170	169
Moisture deficit, wheat (mm)	104	104
Moisture deficit, potatoes (mm)	96	95

2.2 Climatic factors are considered first when classifying land since climate can be overriding in the sense that adverse climatic conditions may restrict land quality irrespective of favourable site and soil conditions. The details in the table above show that there is no overall climatic limitation affecting this site. In addition, no local climatic factors such as exposure or frost risk affect the land quality.

2.3 However, climatic factors do interact with soil factors to influence soil wetness and droughtiness limitations. At this locality, average annual rainfall and field capacity days are relatively high in regional terms, whilst crop adjusted moisture deficits are correspondingly low. The effect will be an enhanced likelihood of soil wetness problems and a reduced chance of the land being droughty.

3. Relief

3.1 The site lies at an altitude of approximately 65-75 m AOD, rising gently from west to east. Nowhere on the site do gradient or microrelief affect agricultural land quality.

4. Geology and Soils

4.1 The published geology map for the site area, (British Geological Survey, 1973) shows a complex pattern of geological deposits underlying the site. To the far west of the site a band of river terrace gravels, (deposited by the River Mole) has been mapped. Adjacent to this a band of alluvium is shown running the length of Gatwick Stream. East of here, much of the remainder of the site is underlain by deposits of Tunbridge Wells Sandstone. Localised bands of clay within the Sandstone are also indicated, to the north-east of the site.

4.2 Soil Survey of England and Wales (1983), Sheet 6, Soils of South-East England shows the entire site to comprise soils of the Curtisden association. These are described as 'silty soils over siltstone with slowly permeable subsoils', (SSEW, 1984).

4.3 Detailed field examination of the soils on the site confirmed the presence of silty soils derived from Tunbridge Wells Sand, which had slowly permeable subsoil horizons giving rise to imperfect drainage.

5. Agricultural Land Classification

5.1 Table 1 provides the details of the area measurements for each grade and the distribution of each grade is shown on the attached ALC map.

5.2 The location of the soil observation points are shown on the attached sample point map.

Grade 2

5.3 Land of this quality occurs as a small unit towards the north-west of the site. Profiles typically comprise non-calcareous medium clay loam or silty clay loam topsoils, which are generally stone free. These overlie heavier textured upper subsoils of heavy clay loam or silty clay loam. Subsoils tend to become more sandy and/or slightly stony with depth, passing to sandy clay loam, medium sandy loam or occasionally loamy sand from about 40-70 cm depth. These lower subsoil horizons may contain 5-10% flints. As a result, occasional observations were found to be impenetrable, (to soil auger), below 70 cm.

This land is affected by imperfect soil drainage as evidenced by gleying from shallow depths and commonly within the topsoil. Subsoils were not, however, found to be slowly permeable. Such drainage characteristics equate to Wetness Class II. Land is thereby assigned to Grade 2 on the basis of slight soil wetness restrictions, given the climatic regime and easily workable topsoil textures.

Occasional profiles of this quality were found elsewhere on the site. However, their extent and distribution was not sufficient to justify separate mapping.

Subgrade 3b

5.4 The majority of the site has been assigned to Subgrade 3b, moderate quality land, on the basis of soil wetness limitations. Profiles typically comprise stoneless, medium or heavy silty clay loam topsoils which are non-calcareous. These overlie similar upper subsoils and pass to silty clay or occasionally clay in the lower subsoil. Commonly subsoils contained siltstone fragments comprising between 2 and 50% of the total volume. Occasional profiles were impenetrable, (to soil auger), as a consequence. Silty clay loam and silty clay subsoil horizons were found to be slowly permeable, thereby causing soil drainage to be significantly impeded. Profiles were gleyed from shallow depth, commonly from the topsoil, as a result of the poor drainage status of

thereby causing soil drainage to be significantly impeded. Profiles were gleyed from shallow depth, commonly from the topsoil, as a result of the poor drainage status of the land. These soil characteristics, ie, of shallow gleying and slow permeability, equate to a Wetness Class of IV. The land is therefore assigned to Subgrade 3b as a result of soil wetness which may restrict the opportunities for cultivations and/or grazing and/or adversely affect crop growth and development.

Grade 4

- 5.5 Two small units of poor quality land have been mapped towards the western boundary of the site. Here soil profiles are similar to those described in section 5.4 above. However, the land has been disturbed and the microrelief limitation which exists as a result is likely to present severe difficulties in the utilisation of the land. In some areas soil has been piled up to form hummocks whilst in others topsoil has been scraped off. It would be impractical and outside normal agricultural practices to rectify the microrelief restriction. This land is only suitable for grazing as a result.

Not-Surveyed

- 5.6 5 hectares of land to the south of Forge Farm was not surveyed for health and safety reasons. At the time of survey, the occupier indicated that the land had recently been subject to the disposal of abattoir waste.

ADAS Ref: 4204/042/94
MAFF Ref: EL 42/496

Resource Planning Team
Guildford Statutory Group
ADAS Reading

SOURCES OF REFERENCE

British Geological Survey (1972) Sheet 302, Horsham.

MAFF (1988) Agricultural Land Classification of England and Wales : Revised guidelines and criteria for grading the quality of agricultural land.

Meteorological Office (1989) Climatic datasets for Agricultural Land Classification.

Soil Survey of England and Wales (1983) Sheet 6, Soils of South-East England.

Soil Survey of England and Wales (1984) Bulletin 15, Soils and their use in South-East England.

SAMPLE	DEPTH	TEXTURE	COLOUR	----MOTTLES-----			PED		----STONES----			STRUCT/	SUBS	SPL	CALC
				COL	ABUN	CONT	COL.	GLE	>2	>6	LITH				
1	0-35	mzc1	25Y 53 00 10YR58 00 C					Y	0	0	0				
	35-55	hzc1	25Y 74 00 10YR58 61 C			00MN00	00	Y	0	0	0	P		Y	
	55-90	z1	25Y 72 00 10YR58 00 C					Y	0	0	ZR 15	M			
1P	0-28	mzc1	25Y 52 00 75YR56 00 C					Y	0	0	0				
	28-70	zc	05Y 71 00 10YR68 00 M					Y	0	0	0	STVCPR VM P	Y	Y	
2	0-25	mzc1	25Y 53 00 10YR58 00 C					Y	0	0	0				
	25-45	hzc1	05Y 52 00 10YR58 00 C					Y	0	0	0	M			
	45-75	mzc1	25 Y52 00 10YR78 00 M					Y	0	0	0	P		Y	
2P	0-31	mzc1	25 Y52 00 75YR58 00 C					Y	0	0	0				
	31-56	mzc1	25 Y71 00 10YR68 00 M					Y	0	0	0	WKVCSB VM P	Y	Y	
	56-76	hzc1	25 Y71 00 10YR68 00 M					Y	0	0	0	MDCOAB FM P	Y	Y	
	76-120	zc	25 Y71 00 10YR68 00 M					Y	0	0	ZR 30	MDCOPR FM P	Y	Y	
3	0-25	hzc1	25Y 42 00 10YR58 61 C					Y	0	0	0				
	25-65	zc	25Y 72 00 10YR78 00 M					Y	0	0	0	P		Y	
3P	0-23	hc1	25 Y52 00 75YR46 00 C					Y	0	0	0				
	23-36	c	25 Y63 00 75YR68 00 C			10YR71	00	Y	0	0	0	MDCSAB FM M	Y		
	36-58	c	10YR71 00 75YR78 00 M					Y	0	0	0	MDCSAB FM M	Y		
	58-75	c	10YR71 00 75YR68 00 M					Y	0	0	0	WKCSAB FR M	Y	Y	Many Mn concs.
4	0-25	mzc1	25Y 52 00						0	0	0				
	25-40	mzc1	25Y 72 00 10YR78 00 M					Y	0	0	0	P			
	40-90	z1	25Y 71 00 10YR78 00 M					Y	0	0	0	M			
4P	0-30	hzc1	25 Y62 00 10YR44 00 C					Y	0	0	0				
	30-52	zc	25 Y62 00 75YR68 00 C			10YR71	00	Y	0	0	0	MDMPR FM P	Y	Y	
	52-82	zc	25 Y80 00 75YR68 00 M					Y	0	0	0	WKVCPR VM P	Y	Y	Very dry
5	0-25	mzc1	25Y 52 00 10YR58 00 C					Y	0	0	0				
	25-50	mzc1	25Y 72 00 10YR78 00 C					Y	0	0	0	P		Y	
	50-95	hzc1	25Y 71 00 10YR78 00 M			00MN00	00	Y	0	0	0	P		Y	
5P	0-24	mzc1	25Y 53 00 10YR56 62 C					Y	0	0	ZR 2				
	24-43	hzc1	25Y 72 00 10YR56 00 M					Y	0	0	0	MDVCPR FM P	Y	Y	
	43-60	hzc1	25Y 71 00 75YR58 00 M					Y	0	0	0	WKVCPR FM P	Y	Y	
	60-76	zc	25Y 71 00 75YR58 00 M					Y	0	0	0	MDCOPL FM P	Y	Y	
	76-90	hzc1	25Y 81 00 75YR58 00 M					Y	0	0	0	WKMSAB FM M	Y	Y	
6	0-25	hzc1	25Y 43 00 10YR58 61 C					Y	0	0	0				
	25-80	c	10YR62 00 10YR78 61 M					Y	0	0	0	P		Y	
6P	0-28	hzc1	25Y 53 00						0	0	ZR 2				
	28-52	zc	25Y 63 00 75YR56 00 C					Y	0	0	ZR 10	WKCSAB FR M		Y	
	52-70	zc	25Y 72 00 75YR76 00 M					Y	0	0	ZR 50	MDCOPL FM P	Y	Y	Imp 70, siltst.

SAMPLE	DEPTH	TEXTURE	COLOUR	----MOTTLES-----			PED		----STONES----			STRUCT/	SUBS	SPL	CALC		
				COL	ABUN	CONT	COL.	GLE	>2	>6	LITH					TOT	CONSIST
7	0-30	mzc1	10YR43 00 75YR56 00 C					Y	0	0	0						
	30-46	zc	25Y 61 00 73YR58 00 M					Y	0	0	HR 1	P		Y			
	46-70	c	10YR63 00 75YR58 00 M					00MN00	00	Y	0	0	HR 1	P		Y	
9	0-35	hzc1	25Y 42 00 10YR58 00 C					Y	0	0	0						
	35-65	c	10YR72 00 10YR78 61 M					Y	0	0	0		0		Y		
10	0-25	hzc1	25Y 53 00 10YR56 00 C					Y	0	0	0						
	25-60	zc	25Y 72 00 05YR46 00 M					Y	0	0	0		P		Y		
11	0-30	mzc1	25Y 52 00 75YR58 00 C					Y	0	0	0						
	30-60	zc	25Y 72 00 05YR46 00 M					Y	0	0	0		P		Y		
12	0-25	mzc1	25Y 53 00 10YR56 00 C					Y	0	0	0						
	25-70	zc	25Y 72 00 05YR46 00 M					Y	0	0	ZR 2		P		Y		
13	0-30	mzc1	25Y 42 00						0	0	0						
	30-60	hzc1	25Y 62 00 10YR78 71 M					Y	0	0	0		P		Y		
	60-80	zc	25Y 72 00 10YR78 00 M					Y	0	0	0		P		Y		
14	0-30	hzc1	25Y 42 00 10YR58 00 C					Y	0	0	0						
	30-50	hzc1	25Y 52 00 10YR78 71 M					00MN00	00	Y	0	0	0		P		Y
	50-75	zc	25Y 72 00 75YR68 00 M					00MN00	00	Y	0	0	0		P		Y
15	0-30	hzc1	25Y 52 00 10YR58 61 C					Y	0	0	0						
	30-45	hzc1	25Y 62 00 10YR78 00 C					Y	0	0	0		P		Y		
	45-70	zc	25Y 71 00 10YR78 00 M					Y	0	0	0		P		Y		
16	0-25	hzc1	25Y 53 00 10YR58 61 C					Y	0	0	0						
	25-55	c	10YR62 00 10YR78 61 C					Y	0	0	0		P		Y		
	55-75	c	10YR72 00 10YR78 61 M					00MN00	00	Y	0	0	0		P		Y
17	0-30	mc1	25Y 42 00 75YR58 61 C					Y	0	0	0						
	30-42	hc1	25Y 62 00 75YR58 61 M					Y	0	0	0		M				
	42-60	c	25Y 61 00 75YR58 00 C					Y	0	0	HR 1		M		Y		
	60-75	c	25Y 61 00 75YR58 00 C					Y	0	0	HR 5		M		Y		
	75-85	c	25Y 63 00 10YR58 61 C					Y	0	0	HR 1		M		Y		
	85-120	c	25Y 61 00 75YR58 00 C					Y	0	0	HR 1		M		Y		
19	0-5	mc1	10YR42 00						0	0	0						
	5-30	c	10YR51 00 10YR58 00 C					Y	0	0	0		M				
	30-60	c	10YR62 00 10YR58 61 M					Y	0	0	0		M		Y		
20	0-25	hzc1	10YR53 00 10YR58 00 C					Y	0	0	0						
	25-60	c	10YR62 00 10YR68 51 M					Y	0	0	0		P		Y		
21	0-38	mzc1	25Y 53 00 10YR56 00 C					Y	0	0	0						
	38-60	zc	25Y 72 00 10YR56 00 M					Y	0	0	0		P		Y		

SAMPLE	DEPTH	TEXTURE	COLOUR	---MOTTLES---			PED COL.	---STONES---			STRUCT/ STR	SUBS	IMP	SPL	CALC
				COL	ABUN	CONT		GLE	>2	>6					
22	0-28	mzc1	25Y 53 00 10YR56 00 C					Y	0	0	0				
	28-48	hzc1	25Y 53 00 10YR56 00 C					Y	0	0	0	P	Y		
	48-60	zc	25Y 63 00 10YR56 00 C					Y	0	0	0	P	Y		
	60-70	zc	25Y 71 00 75YR58 00 M					Y	0	0	0	P	Y		
25	0-30	mzc1	25Y 42 00 10YR58 61 C					Y	0	0	0				
	30-60	hzc1	25Y 62 00 10YR78 00 C					Y	0	0	0	P	Y		
	60-80	c	25Y 61 00 75YR78 00 M					Y	0	0	0	P	Y		
26	0-30	mzc1	25Y 52-00 10YR58-00 C			10YR61-00	Y	0	0	0					
	30-45	hzc1	25Y 62-00 10YR78-00 C				Y	0	0	0	P	Y			
	45-70	c	25Y 61-00 75YR78-00 M				Y	0	0	0	P	Y			
27	0-28	mzc1	25Y 42 00 75YR58 00 C					Y	0	0	0				
	28-38	hc1	25Y 42 00 75YR58 00 C					Y	0	0	0	M			
	38-72	sc1	25Y 52 00 75YR58 00 M					Y	0	0	0	M			Imp 72
28	0-28	mzc1	25Y 52 00 75YR58 00 M					Y	0	0	0				
	28-60	hzc1	25Y 61 00 75YR58 00 M					Y	0	0	0	M			
	60-80	sc1	25Y 63 00 75YR58 00 M	00MNO0 00	Y	0	0	HR	5		5	M			
30	0-30	mzc1	25Y 52 00 10YR58 61 C					Y	0	0	0				
	30-45	hzc1	25Y 62 00 10YR78 00 C					Y	0	0	0	P	Y		
	45-70	c	25Y 61 00 75YR78 00 M					Y	0	0	0	P	Y		
31	0-25	hzc1	25Y 42 00 25Y 66 00 C					Y	0	0	0				
	25-65	zc	25Y 73 00 25Y 78 71 M					Y	0	0	0	P	Y		
32	0-30	hzc1	25Y 53 00 25Y 56 00 C					Y	0	0	0				
	30-65	zc	25Y 63 00 25Y 68 81 C					Y	0	0	0	P	Y		
	65-80	zc	25Y 72 00 05YR68 71 M					Y	0	0	0	P	Y		
33	0-25	mzc1	25Y 53 00 10YR56 00						0	0	0				
	25-38	mzc1	25Y 53 00 10YR56 00 C					Y	0	0	0	M			
	38-65	hzc1	25Y 63 00 10YR56 00 C					Y	0	0	0	P	Y		
	65-100	zc	25Y 63 00 75YR58 00 M					Y	0	0	ZR	2	P	Y	
34	0-26	mzc1	25Y 52 00 10YR56 00 C					Y	0	0	0				
	26-60	zc	25Y 63 00 75YR58 00 M					Y	0	0	0	P	Y		
35	0-25	mzc1	25Y 62 00 10YR56 00 C					Y	0	0	0				
	25-40	hzc1	25Y 62 00 75YR58 00 C					Y	0	0	0	P	Y		
	40-60	zc	25Y 72 00 75YR58 00 M					Y	0	0	0	P	Y		
36	0-27	mzc1	25Y 52 00 10YR56 00 F						0	0	0				
	27-38	hzc1	25Y 62 00 10YR56 00 C					Y	0	0	ZR	5	P	Y	
	38-48	hzc1	25Y 62 00 10YR56 00 C					Y	0	0	ZR	15	P	Y	
	48-70	zc	25Y 72 00 05YR46 00 M					Y	0	0	0	P	Y		

SAMPLE	DEPTH	TEXTURE	COLOUR	---MOTTLES---			PED COL.	---STONES---			STRUCT/ STR	SUBS	IMP	SPL	CALC
				COL	ABUN	CONT		GLE	>2	>6					
37	0-38	mzc1	25Y 52 00 10YR56 00 F						0	0	0				
	38-55	zc	25Y 63 00 10YR56 00 C					Y	0	0	ZR	10	P	Y	
	55-70	zc	25Y 72 00 05YR46 00 M					Y	0	0	ZR	2	P	Y	
38	0-30	mzc1	25Y 52 00 75YR58 00 C					Y	0	0	0				
	30-45	hc1	25Y 52 00 75YR58 00 M					Y	0	0	0	M			
	45-78	c	25Y 63 00 75YR58 00 M					Y	0	0	HR	15	P	Y	
	78-85	sc1	25Y 63 00 75YR58 00 M					Y	0	0	HR	15	M		
39	0-22	mc1	25Y 43 00 75YR58 00 C					Y	0	0	0				
	22-48	hc1	25Y 52 00 75YR58 00 C					Y	0	0	0	M			
	48-78	sc1	25Y 53 00 75YR58 00 M					Y	0	0	HR	5	M		
	78-90	ms1	25Y 63 00 75YR58 00 M					Y	0	0	HR	10	M		
40	0-25	mzc1	25Y 52 00 75YR58 00 C					Y	0	0	0				
	25-36	hc1	25Y 52 00 75YR58 00 C					Y	0	0	0	M			
	36-68	hc1	25Y 53 00 75YR58 00 M					Y	0	0	HR	5	M		
	68-78	sc1	25Y 63 00 75YR58 00 M	00MNO0 00	Y	0	0	HR	10		10	M			Imp 78
42	0-25	hzc1	10YR52 00 10YR58 61 C					Y	0	0	0				
	25-65	c	10YR73 00 75YR58 62 M	00MNO0 00	Y	0	0	0			0	M	Y		
43	0-35	mzc1	25Y 43 00 25Y 66 00 C					Y	0	0	0				
	35-70	hzc1	25Y 72 00 25Y 78 83 C					Y	0	0	0	P	Y		
44	0-40	hzc1	25Y 42 00 25Y 66 00 C					Y	0	0	0				
	40-75	zc	25Y 73 00 25Y 78 83 C					Y	0	0	0	P	Y		
	75-100	zc	25Y 72 00 05YR78 61 M					Y	0	0	0	P	Y		
47	0-30	mzc1	25Y 63 00 10YR58 00 F						0	0	ZR	2			
	30-50	zc	25Y 71 00 75YR58 00 M					Y	0	0	ZR	10	P	Y	
48	0-35	hzc1	25Y 52 00 10YR56 00 C					Y	0	0	0				
	35-60	zc	25Y 62 00 75YR58 00 M					Y	0	0	ZR	5	P	Y	
49	0-15	mzc1	25Y 52 00 10YR56 00 C					Y	0	0	0				
	15-38	hzc1	25Y 62 00 10YR56 00 C					Y	0	0	ZR	5	P	Y	
	38-68	zc	25Y 61 00 75YR58 00 M					Y	0	0	ZR	5	P	Y	
	68-85	hzc1	25Y 61 00 75YR58 00 M					Y	0	0	ZR	2	P	Y	Imp 85
50	0-28	mzc1	25Y 52 00 10YR56 00 C					Y	0	0	0				
	28-38	hzc1	25Y 52 00 10YR56 00 C					Y	0	0	0	P	Y		
	38-70	zc	25Y 72 00 75YR58 00 M					Y	0	0	ZR	5	P	Y	
52	0-28	mc1	25Y 53 00						0	0	0				
	28-65	hc1	10YR53 00 10YR58 68 C	00MNO0 00	Y	0	0	0			0	M			
	65-80	ms1	10YR53 00 10YR58 68 M	00MNO0 00	Y	0	0	0			0	M			
	80-120	lms	10YR44 00					Y	0	0	0	M			

SAMPLE	DEPTH	TEXTURE	COLOUR	----MOTTLES-----			PED		----STONES----			STRUCT/		SUBS			
				COL	ABUN	CONT	COL.	GLE	>2	>6	LITH	TOT	CONSIST	STR	POR	IMP	SPL
90	0-25	hc1	10YR51 00 75YR46 00 C					Y	0	0	0						
	25-45	c	10YR51 00 75YR46 00 M					Y	0	0	0	M		Y	Imp 45		
91	0-25	hc1	10YR42 00 75YR46 00 C				10YR61 00	Y	0	0	0						
	25-85	c	10YR72 00 75YR46 58 M					Y	0	0	0	P		Y			
92	0-26	mzc1	25Y 52 00 75YR58 00 C					Y	0	0	0						
	26-38	hzc1	25Y 52 00 75YR58 00 C					Y	0	0	0	P		Y			
	38-70	zc	25Y 71 00 75YR58 00 M					Y	0	0	0	P		Y			
98	0-30	mzc1	25Y 42 00 10YR58 00 C					Y	0	0	0						
	30-50	hzc1	25Y 71 00 75YR78 00 M					Y	0	0	0	P		Y			
	50-70	zc	25Y 72 00 75YR68 00 M					Y	0	0	0	P		Y			
99	0-25	hzc1	10YR52 00 10YR58 00 F						0	0	0						
	25-55	c	75YR62 00 75YR68 00 C				00MN00 00	Y	0	0	0	P		Y			
	55-70	c	10YR52 00 75YR68 81 M				00MN00 00	Y	0	0	0	P		Y			
100	0-30	mzc1	25Y 42 00 10YR58 00 C					Y	0	0	0						
	30-60	hzc1	25Y 62 00 10YR78 61 M					Y	0	0	0	P		Y			
	60-70	zc	25Y 71 00 75YR78 00 M					Y	0	0	0	P		Y			
101	0-30	mzc1	25Y 42 00 10YR58 00 C					Y	0	0	0						
	30-65	hzc1	25Y 62 00 10YR78 61 M					Y	0	0	0	P		Y			
103	0-22	mc1	10YR43 00					Y	0	0	0						
	22-40	hc1	10YR53 00 75YR58 00 C				10YR51 00	Y	0	0	0	M					
	40-70	c	10YR64 00 75YR58 00 C				00MN00 00	Y	0	0	0	M		Y			
	70-75	lms	10YR34 00						0	0	0	M					
	75-90	sc1	10YR63 00		M		00MN00 00	Y	0	0	HR 20	M					
106	0-25	mzc1	25 Y62 00 75YR56 00 C					Y	0	0	0						
	25-90	mzc1	25 Y72 00 10YR68 00 M					Y	0	0	0	P		Y			
110	0-30	mzc1	25Y 42 00 10YR58 00 C					Y	0	0	0						
	30-60	hzc1	25Y 62 00 10YR78 00 M					Y	0	0	0	P		Y			
	60-70	zc	25Y 72 00 75YR78 00 M				00MN00 00	Y	0	0	0	P		Y			
111	0-30	mzc1	25Y 42 00 10YR58 00 C					Y	0	0	0						
	30-45	zc	25Y 72 00 40YR78 00 M					Y	0	0	0	P		Y			
	45-70	zc	25Y 62 81 75YR78 00 M					Y	0	0	ZR 20	P		Y			
115	0-25	mzc1	25 Y53 00						0	0	0						
	25-50	mzc1	25 Y73 00 10YR58 00 C				10YR71 00	Y	0	0	0	P		Y			
	50-70	zc	10YR71 00 10YR58 00 M					Y	0	0	0	P		Y			
	70-75	hzc1	10YR71 00 10YR58 00 M					Y	0	0	0	P		Y			
	75-90	mzc1	10YR71 00 10YR58 00 M					Y	0	0	0	P		Y			

SAMPLE	DEPTH	TEXTURE	COLOUR	----MOTTLES-----			PED		----STONES----			STRUCT/		SUBS			
				COL	ABUN	CONT	COL.	GLE	>2	>6	LITH	TOT	CONSIST	STR	POR	IMP	SPL
116	0-25	mzc1	25 Y52 00 75YR58 00 C					Y	0	0	0						
	25-48	hzc1	25 Y63 00 10YR58 00 M				10YR71 00	Y	0	0	0	P		Y			
	48-80	zc	25 Y63 73 10YR58 00 M					Y	0	0	0	P		Y			
117	0-20	mzc1	25 Y52 00 75YR58 00 C					Y	0	0	0						
	20-35	mzc1	10YR71 00 10YR58 00 M					Y	0	0	0	P		Y			
	35-55	z1	10YR71 00 10YR58 00 M				05YR58 00	Y	0	0	0	M					
	55-65	hzc1	10YR71 00 10YR58 00 M					Y	0	0	0	P		Y			
	65-80	zc	10YR71 00 10YR58 00 M					Y	0	0	0	P		Y			
120	0-30	mc1	10YR52 00 10YR58 00 C					Y	0	0	0						
	30-43	hc1	25 Y73 00 10YR58 00 M				00MN00 00	Y	0	0	0	M					
	43-80	c	25 Y73 00 10YR58 00 M				00MN00 00	Y	0	0	HR 5	M		Y			
124	0-38	mzc1	05 Y51 00 75YR48 00 C					Y	0	0	0						
	38-50	hzc1	25 Y62 00 10YR58 00 M					25 Y72 00	Y	0	0	P		Y			
	50-80	mzc1	25 Y62 00 10YR58 00 M					25 Y72 00	Y	0	0	P		Y			
125	0-30	mzc1	25 Y52 00 75YR46 00 C					Y	0	0	0						
	30-75	c	10YR71 00 10YR58 00 M					Y	0	0	0	M		Y			
126	0-15	mc1	10YR51 00 75YR46 00 C					Y	0	0	0						
	15-30	hc1	10YR61 00 75YR56 00 M					Y	0	0	0	M					
	30-75	c	25 Y70 00 75YR58 00 M					Y	0	0	0	M		Y			

SAMPLE NO.	GRID REF	ASPECT USE	--WETNESS--		-WHEAT-		-POTS-		M.REL DRT	EROSN FLOOD	FROST EXP	CHEM DIST	ALC LIMIT	COMMENTS
			GRDNT	GLEYS	SPL	CLASS	GRADE	AP						
111	TQ29903880	SAS	0	030	4	3B	094	-11	103	5	3A	WE	3B	
115	TQ29203870	PGR	025	025	4	3B	126	21	120	22	2	WE	3B	
116	TQ29303870	PGR	0	025	4	3B	000	0	000	0		WE	3B	
117	TQ29403870	PGR	0	055	3	3A	000	0	000	0		WE	3A	
120	TQ28863855	PGR	0	043	4	3B	000	0	000	0		WE	3B	
124	TQ29283863	PGR	0	038	4	3B	000	0	000	0		WE	3B	
125	TQ28853845	PGR	0	030	4	3B	000	0	000	0		WE	3B	
126	TQ29003850	PGR	0	030	4	3B	000	0	000	0		WE	3B	

SOIL PIT DESCRIPTION

Site Name : CRAWLEY BOROUGH LP Pit Number : 1P

Grid Reference: TQ29423942
 Average Annual Rainfall : 796 mm
 Accumulated Temperature : 1439 degree days
 Field Capacity Level : 169 days
 Land Use : Permanent Grass
 Slope and Aspect : degrees

HORIZON	TEXTURE	COLOUR	STONES >2	TOT.STONE	MOTTLES	STRUCTURE
0- 28	MZCL	25Y 52 00	0	0	C	
28- 70	ZC	05Y 71 00	0	0	M	STVCPR

Wetness Grade : 3B Wetness Class : IV
 Gleying : 0 cm
 SPL : 028 cm

Drought Grade : 3A APW : 094mm MBW : -11 mm
 APP : 104mm MBP : 6 mm

FINAL ALC GRADE : 3B
 MAIN LIMITATION : Wetness

SOIL PIT DESCRIPTION

Site Name : CRAWLEY BOROUGH LP Pit Number : 2P

Grid Reference: TQ29403870 Average Annual Rainfall : 796 mm
 Accumulated Temperature : 1439 degree days
 Field Capacity Level : 169 days
 Land Use : Permanent Grass
 Slope and Aspect : degrees

HORIZON	TEXTURE	COLOUR	STONES >2	TOT.STONE	MOTTLES	STRUCTURE
0- 31	MZCL	25 Y52 00	0	0	C	
31- 56	MZCL	25 Y71 00	0	0	M	WKVCSB
56- 76	HZCL	25 Y71 00	0	0	M	MDCOAB
76-120	ZC	25 Y71 00	0	30	M	MDCOPR

Wetness Grade : 3B Wetness Class : IV
 Gleying : 0 cm
 SPL : 031 cm

Drought Grade : 1 APW : 137mm MBW : 32 mm
 APP : 118mm MBP : 20 mm

FINAL ALC GRADE : 3B
 MAIN LIMITATION : Wetness

SOIL PIT DESCRIPTION

Site Name : CRAWLEY BOROUGH LP Pit Number : 3P

Grid Reference: TQ28903890 Average Annual Rainfall : 796 mm
 Accumulated Temperature : 1439 degree days
 Field Capacity Level : 169 days
 Land Use : Permanent Grass
 Slope and Aspect : degrees

HORIZON	TEXTURE	COLOUR	STONES >2	TOT.STONE	MOTTLES	STRUCTURE
0- 23	HCL	25 Y52 00	0	0	C	
23- 36	C	25 Y63 00	0	0	C	MDCSAB
36- 58	C	10YR71 00	0	0	M	MDCSAB
58- 75	C	10YR71 00	0	0	M	WKCSAB

Wetness Grade : 3B Wetness Class : III
 Gleying : 0 cm
 SPL : 058 cm

Drought Grade : 3A APW : 105mm MBW : 0 mm
 APP : 117mm MBP : 19 mm

FINAL ALC GRADE : 3B
 MAIN LIMITATION : Wetness

SOIL PIT DESCRIPTION

Site Name : CRAWLEY BOROUGH LP Pit Number : 4P

Grid Reference: TQ29903940 Average Annual Rainfall : 796 mm
 Accumulated Temperature : 1439 degree days
 Field Capacity Level : 169 days
 Land Use :
 Slope and Aspect : 01 degrees W

HORIZON	TEXTURE	COLOUR	STONES >2	TOT.STONE	MOTTLES	STRUCTURE
0- 30	HZCL	25 Y62 00	0	0	C	
30- 52	ZC	25 Y62 00	0	0	C	MDMPR
52- 82	ZC	25 Y80 00	0	0	M	WKVCPR

Wetness Grade : 3B Wetness Class : IV
 Gleying : 0 cm
 SPL : 030 cm

Drought Grade : APW : 000mm MBW : 0 mm
 APP : 000mm MBP : 0 mm

FINAL ALC GRADE : 3B
 MAIN LIMITATION : Wetness

SOIL PIT DESCRIPTION

Site Name : CRAWLEY BOROUGH LP Pit Number : 5P

Grid Reference: TQ30103960 Average Annual Rainfall : 796 mm
 Accumulated Temperature : 1439 degree days
 Field Capacity Level : 169 days
 Land Use :
 Slope and Aspect : 02 degrees S

HORIZON	TEXTURE	COLOUR	STONES >2	TOT.STONE	MOTTLES	STRUCTURE
0- 24	MZCL	25Y 53 00	0	2	C	
24- 43	HZCL	25Y 72 00	0	0	M	MDVCPR
43- 60	HZCL	25Y 71 00	0	0	M	WKVCPR
60- 76	ZC	25Y 71 00	0	0	M	MDCOPL
76- 90	HZCL	25Y 81 00	0	0	M	WKMSAB

Wetness Grade : 3B Wetness Class : IV
 Gleying : 0 cm
 SPL : 024 cm

Drought Grade : APW : 000mm MBW : 0 mm
 APP : 000mm MBP : 0 mm

FINAL ALC GRADE : 3B
 MAIN LIMITATION : Wetness

SOIL PIT DESCRIPTION

Site Name : CRAWLEY BOROUGH LP Pit Number : 6P

Grid Reference: TQ30003910 Average Annual Rainfall : 796 mm
Accumulated Temperature : 1439 degree days
Field Capacity Level : 169 days
Land Use : Cereals
Slope and Aspect : 01 degrees W

HORIZON	TEXTURE	COLOUR	STONES >2	TOT.STONE	MOTTLES	STRUCTURE
0- 28	HZCL	25Y 53 00	0	2		
28- 52	ZC	25Y 63 00	0	10	C	WKCSAB
52- 70	ZC	25Y 72 00	0	50	M	MDCOPL

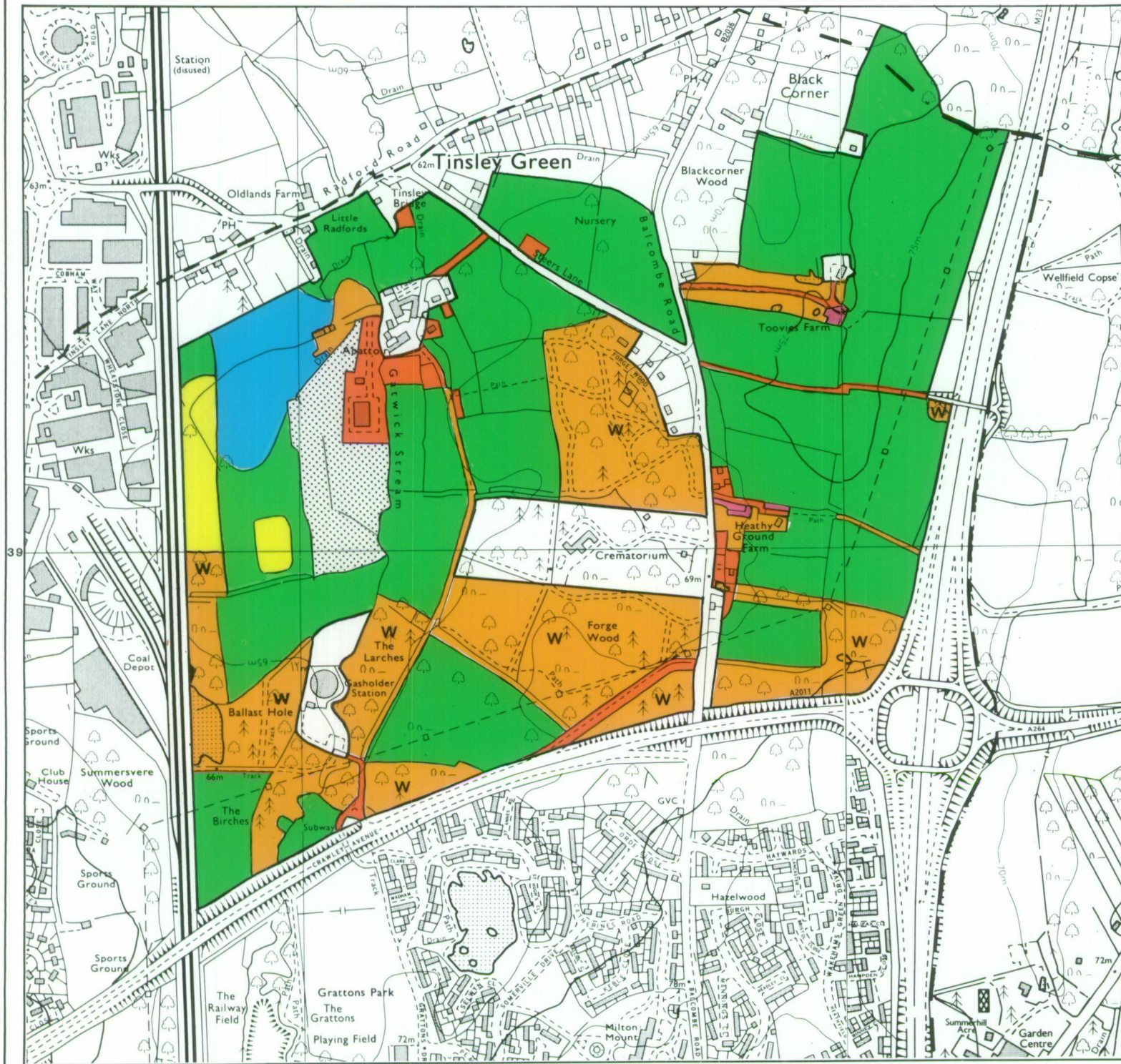
Wetness Grade : 3B Wetness Class : IV
Gleying : 028 cm
SPL : 028 cm

Drought Grade : APW : 000mm MBW : 0 mm
APP : 000mm MBP : 0 mm

FINAL ALC GRADE : 3B
MAIN LIMITATION : Wetness

Agricultural Land Classification

Crawley Borough Local Plan



Agricultural Land

Grade	Quality	Area(ha)
1	Excellent	nil
2	Very Good	5.0
3a	Good	nil
3b	Moderate	75.5
4	Poor	2.2
5	Very Poor	nil

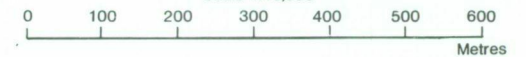
Other Land Categories

Category	Area (ha)
Urban	4.7
Non-Agricultural	3.8
Woodland	31.4
Agricultural Buildings	0.4
Open Water	nil
Not Surveyed	5.0

Total agricultural land area **82.7**
Total survey area **128.0**

*Grade/category not present within survey area

Scale 1:10,000



Further details contained in MAFF (1988) Agricultural Land Classification of England and Wales - Revised guidelines and criteria for grading the quality of agricultural land. MAFF (Publications), London SE99 7TP.

The information is accurate at the base map scale but any enlargement would be misleading.

Reproduction in whole or part by any means is prohibited without the prior permission of MAFF.

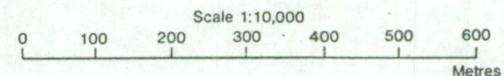
Surveyed and drawn by the Resource Planning Team, ADAS Statutory Unit, Guildford. Based on the 1983 Ordnance Survey 10,000 map with the permission of the Controller of Her Majesty's Stationery Office.

Source Map(s): TQ 23 NE TQ 33 NW

Reference no. 4204/042/94 EL 42/496 © Crown Copyright Reserved 1994

Location of Auger Borings Crawley Borough Local Plan

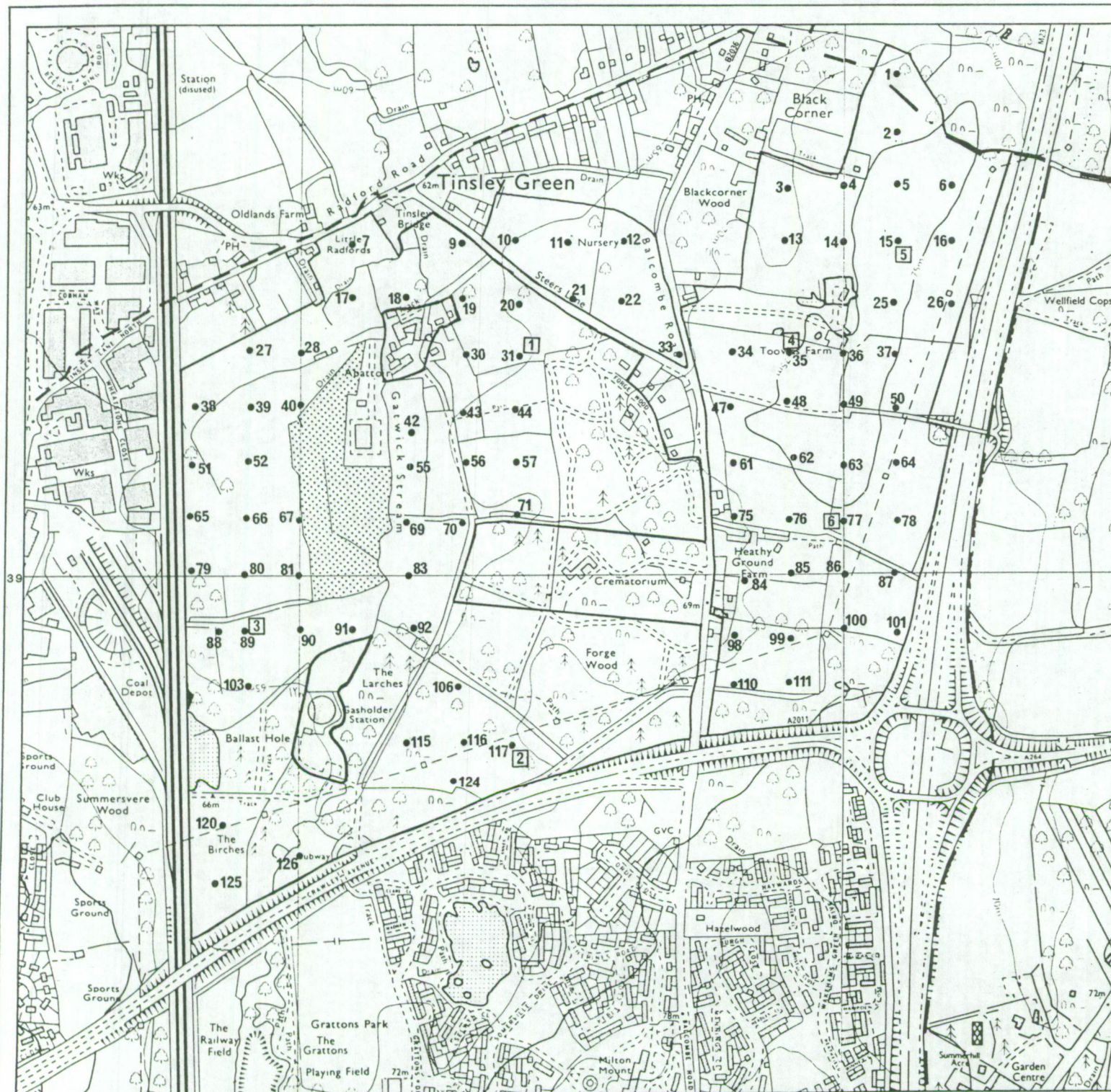
- 5 Auger boring
- ② Profile pit
- ▨ Not surveyed



The information is accurate at the base map scale but any enlargement would be misleading.

Reproduction in whole or part by any means is prohibited without the prior permission of MAFF.

Surveyed and drawn by the Resource Planning Team, ADAS Statutory Unit, Guildford
Based on the 1983 Ordnance Survey 10,000 map with the permission of the
Controller of Her Majesty's Stationery Office
Source: Map(s) TO 23 NE TO 33 NW
Reference: 4204/042/84 EL 42 496 Crown Copyright Reserved 1994



AGRICULTURAL LAND CLASSIFICATION REPORT

HORSHAM DISTRICT LOCAL PLAN. LAND AT IFIELD COURT FARM, CRAWLEY. RECONNAISSANCE SURVEY.

1. Summary

- 1.1 ADAS was commissioned by MAFF's Land Use Planning Unit to provide information on land quality for a number of sites in the Horsham District of West Sussex. The work forms part of MAFF's statutory input to the preparation of the Horsham District Local Plan.
- 1.2 The site comprises 120 hectares of land around Ifield Court Farm at Ifield, north-west of Crawley in West Sussex. An Agricultural Land Classification (ALC) survey was carried out in March 1995. The survey was undertaken at a reconnaissance level of approximately one boring per 5 hectares of agricultural land surveyed. The southern half of the site has been previously surveyed by Bioscan UK Ltd in January 1995. Consequently, the boring density of the ADAS survey was decreased in this area of the site, being sufficient to verify the Bioscan findings. A total of 21 borings and two soil inspection pits 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 a long term limitation on its use for agriculture.
- 1.3 The survey work was carried out by members of the Resource Planning Team in the Guildford Statutory Group of ADAS.
- 1.4 At the time of the survey the agricultural land on the site comprised permanent grassland, cereals and recently ploughed land. Areas marked as non-agricultural include scrubland and areas of woodland have also been marked on the map. Areas of urban comprise private dwellings, gardens and tarmac roads. An area of open water has been mapped around Ifield Court Hotel and farm buildings have been mapped around Ifield Court Farm.
- 1.5 The distribution of grades and subgrades is shown on the attached ALC map, and the areas and extent are given in the table below. The map has been drawn at a scale of 1:10,000. It is accurate at this scale, but any enlargement would be misleading.

Table 1 : Distribution of Grades and Subgrades

Grade	Area (ha)	% of Site
3b	99.0	82.5
Non-agricultural	1.0	0.8
Woodland	1.7	1.4
Urban	17.3	14.5
Farm buildings	0.6	0.5
Open Water	<u>0.4</u>	<u>0.3</u>
Total area of site	120.0	100%

**A1
Horsham District Local Plan
Land at Ifield Court Farm,
Crawley.
Reconnaissance Survey
Agricultural Land Classification
ALC Map and Report
March 1995**

1.6 Appendix I gives a general description of the grades, subgrades and land use categories identified in the survey. 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.

1.7 The majority of the agricultural land on the site has been classified as Subgrade 3b, moderate quality land, with soil wetness as the main limitation. Soil profiles typically comprise medium clay loam and heavy clay loam topsoils resting upon clay subsoils. Profiles are commonly gleyed from the topsoil, and the clay subsoils are slowly permeable and significantly impede drainage, such that a classification of Subgrade 3b is appropriate. Poorly drained wet soils restrict plant growth and development and may be more susceptible to structural damage through trafficking by agricultural machinery or poaching by grazing livestock. The previous Bioscan survey similarly found land to be classified as Subgrade 3b due to a wetness limitation.

2. Climate

2.1 The climatic criteria are considered first when classifying land as climate can be overriding in the sense that severe climatic limitations will restrict land to low grades irrespective of favourable site or soil conditions.

2.2 The main parameters used in the assessment of an overall climatic limitation are average annual rainfall, as a measure of overall wetness, and accumulated temperature (degree days Jan-June), as a measure of the relative warmth of a locality.

2.3 A detailed assessment of the prevailing climate was made by interpolation from a 5km gridpoint dataset (Met. Office 1989). The details are given in the table below and these show that there is no overall climatic limitation affecting the site.

2.4 However, climatic factors do interact with soil factors to influence soil wetness and droughtiness limitations. At this locality the climate is relatively warm and moist, therefore the likelihood of soil wetness problems may be increased.

2.5 No local climatic factors such as exposure or frost risk are believed to affect the site.

Table 2 : Climatic Interpolation

Grid Reference	TQ 245 381
Altitude (m)	65
Accumulated Temperature (degree days, Jan-June)	1452
Average Annual Rainfall (mm)	812
Field Capacity (days)	172
Moisture Deficit, Wheat (mm)	104
Moisture Deficit, Potatoes (mm)	96
Overall Climatic Grade	1

3. Relief

3.1 The site is relatively flat, lying at an altitude of approximately 65m AOD.

4. Geology and Soils

4.1 The published geological map (BGS, 1972) shows the majority of the site to be underlain by Weald Clay. Alluvium is mapped around watercourses, clay-ironstone beds in the north of the site and small bands of River Mole 2nd terrace deposits towards the south of the site.

4.2 The published Soil Survey map (SSEW, 1983) shows the soils on the site to comprise those of the Wickham 1 association. These are described as 'slowly permeable seasonally waterlogged fine silty over clayey, fine loamy over clayey and clayey soils' (SSEW 1983).

4.3 Detailed field examination found the majority of the soils on the site to be silty and clayey with slowly permeable subsoils.

5. Agricultural Land Classification

5.1 The location of the soil observation points are shown on the attached sample point map.

Subgrade 3b

5.2 All of the agricultural land on the site has been classified as Subgrade 3b, at a reconnaissance survey level, due to a significant soil wetness limitation. Soil profiles were found to typically comprise medium silty clay loam and heavy silty clay loam topsoils commonly resting directly upon clay subsoils. Profiles show evidence of drainage imperfections in the form of gleying, usually from the topsoils. Two soil inspection pits dug on the site indicated the clay subsoils to be poorly structured with low porosity, and therefore classified as slowly permeable layers which significantly impede drainage. The presence of gleying and the relatively shallow depth to these slowly permeable layers means that these soils are assigned to Wetness Class IV, with a resultant classification of Subgrade 3b given the prevailing climatic conditions. Poorly drained wet soils can inhibit plant and root development, and may be more susceptible to structural damage through trafficking by agricultural machinery or poaching by grazing livestock. This can in turn affect the frequency and timing of such operations.

ADAS Ref: 4205/18/95
MAFF Ref: EL 42/130

Resource Planning Team
Guildford Statutory Group
ADAS Reading

SOURCES OF REFERENCE

British Geological Survey (1972), Sheet No. 302, Horsham, 1:50,000 Series (solid and drift edition).

MAFF (1988), Agricultural Land Classification of England and Wales : Revised guidelines and criteria for grading the quality of agricultural land.

Meteorological Office (1989), Climatological Data for Agricultural Land Classification.

Soil Survey of England and Wales (1983), Sheet 6, Soils of South East England, 1:250,000 and accompanying legend.

AGRICULTURAL LAND CLASSIFICATION, SUMMARY REPORT

HORSHAM DISTRICT LOCAL PLAN. LAND AT IFIELD COURT FARM, CRAWLEY. RECONNAISSANCE SURVEY.

1. Summary

- 1.1 ADAS was commissioned by MAFF's Land Use Planning Unit to provide information on land quality for a number of sites in the Horsham District of West Sussex. The work forms part of MAFF's statutory input to the preparation of the Horsham District Local Plan.
- 1.2 The site comprises 120 hectares of land around Ifield Court Farm at Ifield, north-west of Crawley in West Sussex. An Agricultural Land Classification (ALC) survey was carried out in March 1995. The survey was undertaken at a reconnaissance level of approximately one boring per 5 hectares of agricultural land surveyed. The southern half of the site has been previously surveyed by Bioscan UK Ltd in January 1995. Consequently, the boring density of the ADAS survey was decreased in this area of the site, being sufficient to verify the Bioscan findings. A total of 21 borings and two soil inspection pits 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 a long term limitation on its use for agriculture.
- 1.3 The survey work was carried out by members of the Resource Planning Team in the Guildford Statutory Group of ADAS.
- 1.4 At the time of the survey the agricultural land on the site comprised permanent grassland, cereals and recently ploughed land. Areas marked as non-agricultural include scrubland and areas of woodland have also been marked on the map. Areas of urban comprise private dwellings, gardens and tarmac roads. An area of open water has been mapped around Ifield Court Hotel and farm buildings have been mapped around Ifield Court Farm.
- 1.5 The distribution of grades and subgrades is shown on the attached ALC map, and the areas and extent are given in the table below. The map has been drawn at a scale of 1:10,000. It is accurate at this scale, but any enlargement would be misleading.

Table 1 : Distribution of Grades and Subgrades

Grade	Area (ha)	% of Site
3b	99.0	82.5
Non-agricultural	1.0	0.8
Woodland	1.7	1.4
Urban	17.3	14.5
Farm buildings	0.6	0.5
Open Water	0.4	0.3
Total area of site	120.0	100%

APPENDIX I

DESCRIPTION OF THE GRADES AND SUBGRADES

1.6 Appendix I gives a general description of the grades, subgrades and land use categories identified in the survey. 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.

1.7 The majority of the agricultural land on the site has been classified as Subgrade 3b, moderate quality land, with soil wetness as the main limitation. Soil profiles typically comprise medium clay loam and heavy clay loam topsoils resting upon clay subsoils. Profiles are commonly gleyed from the topsoil, and the clay subsoils are slowly permeable and significantly impede drainage, such that a classification of Subgrade 3b is appropriate. Poorly drained wet soils restrict plant growth and development and may be more susceptible to structural damage through trafficking by agricultural machinery or poaching by grazing livestock.

The previous Bioscan survey similarly found land to be classified as Subgrade 3b due to a wetness limitation.

ADAS Ref: 4205/18/95
MAFF Ref: EL 42/130

Resource Planning Team
Guildford Statutory Group
ADAS Reading

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 (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 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 including: 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. Also active mineral workings and refuse tips where restoration conditions to 'soft' after-uses may apply.

Woodland

Includes commercial and non-commercial woodland. A distinction may be made as necessary between farm and non-farm 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.



Agricultural Land Classification

Horsham District Local Plan

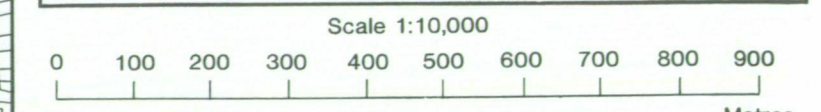
Land at Ifield Court Farm.

Reconnaissance Survey

Agricultural Land		
Grade	Quality	Area(ha)
1	Excellent	nil
2	Very Good	nil
3a	Good	nil
3b	Moderate	99.0
4	Poor	nil
5	Very Poor	nil

Other Land Categories		
		Area (ha)
	Urban	17.3
	Non-Agricultural	1.0
	Woodland	1.7
	Agricultural Buildings	0.6
	Open Water	0.4
	Not Surveyed	nil
		Total agricultural land area 99.0
		Total survey area 120.0

*Grade/category not present within survey area



Further details contained in MAFF (1988) Agricultural Land Classification of England and Wales - Revised guidelines and criteria for grading the quality of agricultural land. MAFF (Publications), London SE99 7TP.

The information is accurate at the base map scale but any enlargement would be misleading.

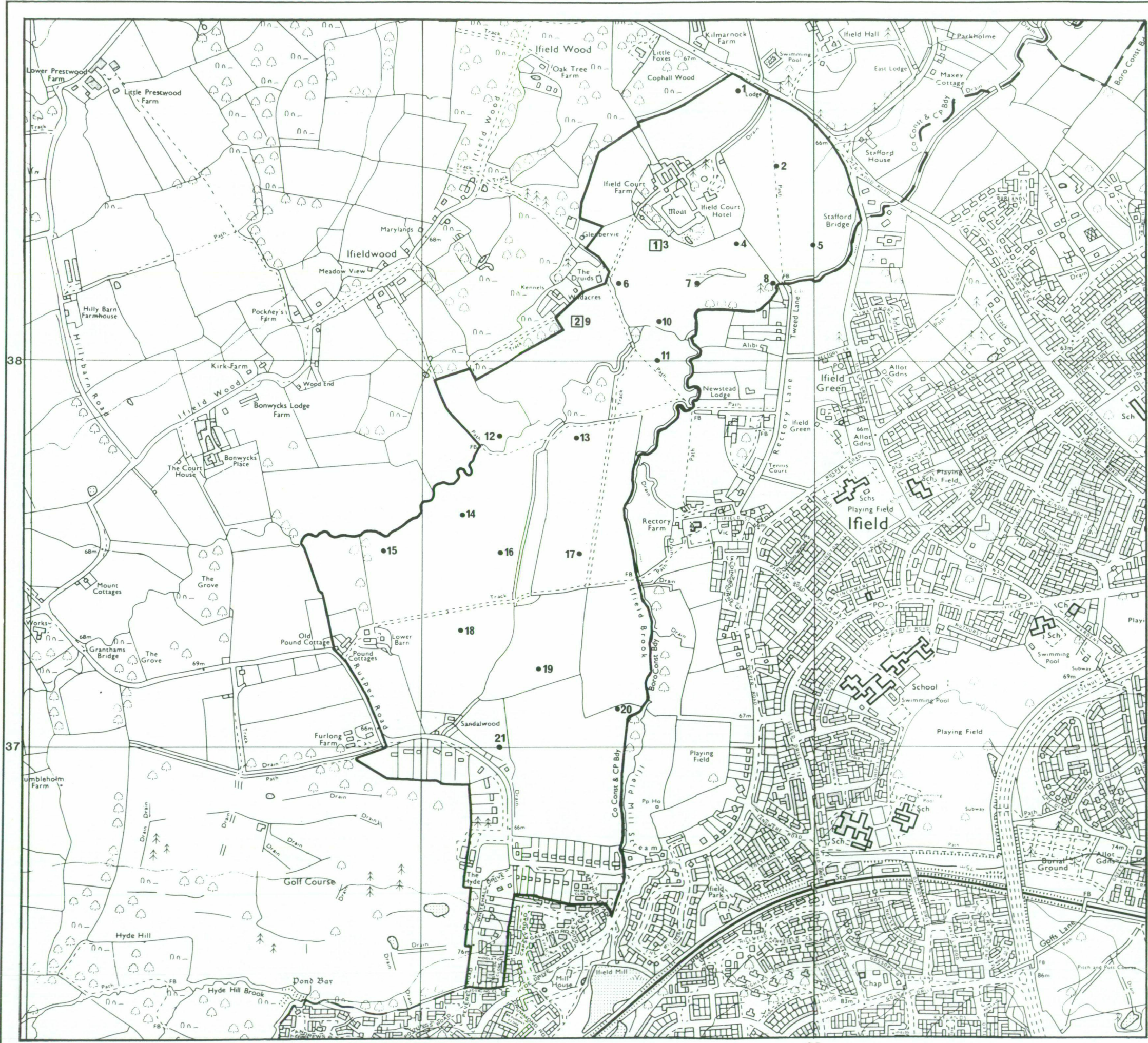
Reproduction in whole or part by any means is prohibited without the prior permission of MAFF.

Surveyed and drawn by the Resource Planning Team, ADAS Statutory Unit, Guildford. Based on the 1992 Ordnance Survey 10,000 map with the permission of the Controller of Her Majesty's Stationery Office.
 Source Map(s): TO 23 NW TO 23 NE
 Reference no. 4205/18/95 EL 42/130 ©Crown Copyright Reserved 1995

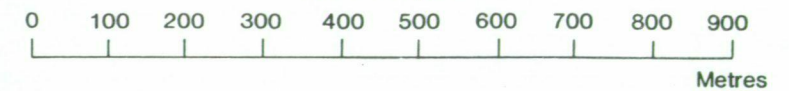


**Location of Auger Borings
Horsham District Local Plan
Land at Ifield Court Farm.
Reconnaissance Survey**

- 5 Auger boring
- ② Profile pit



Scale 1:10,000



The information is accurate at the base map scale but any enlargement would be misleading.

Reproduction in whole or part by any means is prohibited without the prior permission of MAFF.

Surveyed and drawn by the Resource Planning Team, ADAS Statutory Unit, Guildford
Based on the 1992 Ordnance Survey 10,000 map with the permission of the
Controller of Her Majesty's Stationery Office.
Source Map(s) TO 23 NW TO 23 NE
Reference no. 4205/18/95 EL 42/130 © Crown Copyright Reserved 1995

AGRICULTURAL LAND CLASSIFICATION REPORT

**REIGATE AND BANSTEAD DISTRICT LOCAL PLAN
LAND SOUTH EAST OF HORLEY, SURREY
SEMI DETAILED SURVEY**

INTRODUCTION

1 This report presents the findings of a semi detailed Agricultural Land Classification (ALC) survey of 101.1 ha on three parcels of land located between the M23 the London Brighton railway line and Smallfield Road to the south east of Horley in Surrey. The survey was carried out during November and December 1997.

2 The survey was undertaken by the Farming and Rural Conservation Agency (FRCA)¹ on behalf of the Ministry of Agriculture Fisheries and Food (MAFF) in connection with the Reigate and Banstead District Local Plan. This survey supersedes any previous ALC information for this land.

3 The work was conducted by members of the Resource Planning Team in the Eastern Region of the FRCA. 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 agricultural land on the site was in permanent grassland. Land to the west of Harrowsley Green Farm located in the northern most block of land had recently been ploughed. The areas mapped as 'Other land' include woodland roads and tracks a business unit farm buildings and residential dwellings.

SUMMARY

5 The findings of the survey are shown on the enclosed ALC map. The map has been drawn at a scale of 1:15,000. 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)	% surveyed area	% site area
3b	95.2	100	94.2
Other land	5.9		5.8
Total surveyed area	95.2	100	94.2
Total site area	101.1		100

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

A1

**REIGATE AND BANSTEAD DISTRICT LOCAL PLAN
Land South East of Horley
Semi Detailed Survey**

**Agricultural Land Classification
ALC Map and Report**

November 1997

**Resource Planning Team
Eastern Region
FRCA Reading**

**RPT Job Number 4005/123/97
FRCA Reference EL 40/00522**

7 The fieldwork was conducted at an average density of approximately 1 boring per 2 hectares of agricultural land. In total 65 borings and four soil pits were described.

8 All of the agricultural land on this site has been classified as Subgrade 3b (moderate quality). The principal limitation to land quality is soil wetness and workability arising from soils typically derived from Weald Clay. Profiles typically comprise medium and occasionally heavy textured topsoils which overlie heavy textured subsoils at shallow depths within the soil profile. These subsoils act to impede soil drainage. At this locality the interaction between such poor soil drainage and the topsoil textures means that this land is subject to reduced flexibility of cropping, stocking and cultivations. Subgrade 3b is appropriate.

FACTORS INFLUENCING ALC GRADE

Climate

9 Climate affects the grading of land through the assessment of an overall climatic limitation and also through interactions with soil characteristics.

10 The key climatic variables used for grading this site are given in Table 2 and were obtained from the published 5km grid datasets using the standard interpolation procedures (Met Office 1989).

11 The climatic criteria are considered first when classifying land as climate can be overriding in the sense that severe limitations will restrict land to low grades irrespective of favourable site or soil conditions.

12 The main parameters used in the assessment of an overall climatic limitation are average annual rainfall (AAR) as a measure of overall wetness and accumulated temperature (AT0 January to June) as a measure of the relative warmth of a locality.

Table 2 Climatic and altitude data

	Units	Values	
Grid Reference	N/A	TQ 300 430	TQ 290 420
Altitude	m AOD	57	58
Accumulated Temperature	day°C (Jan June)	1458	1458
Average Annual Rainfall	mm	774	783
Field Capacity Days	days	164	166
Moisture Deficit Wheat	mm	109	107
Moisture Deficit Potatoes	mm	102	100
Overall climatic grade	N/A	Grade 1	Grade 1

13 The combination of rainfall and accumulated temperature at this site mean that there is no overall climatic limitation. However climatic factors do interact with soil properties to

influence soil wetness and droughtiness limitations. At this locality the soil moisture deficits are tending slightly above average in regional terms. As a result the likelihood of soil droughtiness problems may be increased. No local climatic factors such as exposure or frost risk are believed to adversely affect the land quality on the site. This site is climatically Grade 1.

Site

14 The three separate parcels of land that constitute the site are all relatively flat and lie at approximately 57.59 m AOD. Nowhere on the site do gradient or microrelief adversely affect agricultural land quality.

Geology and soils

15 The most detailed published geological information for the site (BGS 1978) shows the entire site to be underlain by a solid deposit of Weald Clay. Drift deposits of low terrace river gravels overlie much of the site. These occur across the northern and western half of the most northern block of land across the western half of the land adjacent to the railway line and across all of the remaining south easterly block of land. Drift deposits of alluvium are shown to flank the Burstow stream which occurs in the most northern block of land.

16 The most recent detailed published soil map for this area (SSEW 1983 and 1984) maps two soil associations across the three areas of land. Broadly speaking soils of the Shabbington Association are mapped in conjunction with the river gravel deposits. These soils are described as Deep fine loamy and fine loamy over sandy soils variably affected by groundwater. Some slowly permeable seasonally waterlogged fine loamy over clayey soils (SSEW 1983). Soils of the Wickham 1 Association are mapped across the area underlain by the Weald Clay. These soils are described as Slowly permeable seasonally waterlogged fine silty over clayey, fine loamy over clayey and clayey soils (SSEW 1983). Soils similar to the latter rather than the Shabbington Association were found across the site.

AGRICULTURAL LAND CLASSIFICATION

17 The details of the classification of the site are shown on the attached ALC map and the area statistics of each grade are given in Table 1 page 1.

18 The location of the auger borings and pits is shown on the attached sample location map and the details of the soils data are presented in Appendix II page 8.

Subgrade 3b

19 All of the land on this site has been classified as Subgrade 3b (moderate quality). All of this land is subject to significant soil wetness and workability limitations resulting from soils derived from the underlying Weald Clay.

20 The topsoils on the site tend to be medium textured typically medium (silty) clay loams though heavy textured topsoils heavy (silty) clay loams also prevail. These pass into heavy textured subsoils heavy (silty) clay loams and (silty) clays immediately below the

topsoil. These profiles tend to be stoneless or very slightly stony throughout, with topsoils and subsoils containing 0-2% total flints by volume. Occasionally, lower subsoils are slightly to moderately stony, containing 10-20% total flints. These profiles are typified by Pits 2, 3 and 4. Around Haroldslea Poultry Farm, in the northern block of land, the profiles tend to be silty in texture; here, subsoils contain 5-25% total siltstone by volume. The latter are typified by Pit 1. All of the pits on the site show the (silty) clay subsoils to be poorly structured; the heavy (silty) clay loam subsoils are either moderately or poorly structured (depending upon the constituent soil ped consistency). All of these subsoils are slowly permeable and act to significantly impede soil drainage, as indicated by gleying either from the surface or directly below the topsoil. Given the prevailing climate, these profiles are assessed as poorly drained (Wetness Class IV).

21. The interaction between the medium and heavy textured topsoils, poor soil drainage and prevailing local climate means that this land is limited by soil wetness and workability. Soil wetness can adversely affect seed germination and survival and can inhibit the development of a good root system. It also influences the sensitivity of soil to structural damage and is therefore a major factor in determining the number of days when cultivation, trafficking or grazing can take place.

Gillian Iles
Resource Planning Team
Eastern Region
FRCA Reading

SOURCES OF REFERENCE

British Geological Survey (1978) *Sheet No 286 Reigate 1:50 000 (draft edition)*
BGS London

Ministry of Agriculture, Fisheries and Food (1988) *Agricultural Land Classification of England and Wales: Revised guidelines and criteria for grading the quality of agricultural land*
MAFF London

Met Office (1989) *Climatological Data for Agricultural Land Classification*
Met Office Bracknell

Soil Survey of England and Wales (1983) *Sheet 6: 1:250 000 scale Soils of South East England and accompanying legend*
SSEW Harpenden

Soil Survey of England and Wales (1984) *Soils and their Use in South East England*
SSEW Harpenden

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.

APPENDIX II

SOIL DATA

Contents

Sample location map

Soil abbreviations explanatory note

Soil pit descriptions

Soil boring descriptions (boring and horizon levels)

SOIL PROFILE DESCRIPTIONS EXPLANATORY NOTE

Soil pit and auger boring information collected during ALC fieldwork is held on a computer database. This uses notations and abbreviations as set out below.

Boring Header Information

- 1 **GRID REF** national 100 km grid square and 8 figure grid reference
- 2 **USE** Land use at the time of survey. The following abbreviations are used:

ARA Arable	WHT Wheat	BAR Barley
CER Cereals	OAT Oats	MZE Maize
OSR Oilseed rape	BEN Field beans	BRA Brassicae
POT Potatoes	SBT Sugar beet	FCD Fodder crops
LIN Linseed	FRT Soft and top fruit	FLW Fallow
PGR Permanent pasture	LEY Ley grass	RGR Rough grazing
SCR Scrub	CFW Coniferous woodland	OTH Other
DCW Deciduous woodland	BOG Bog or marsh	SAS Set Aside
HTH Heathland	HRT Horticultural crops	PLO Ploughed
- 3 **GRDNT** Gradient as estimated or measured by a hand held optical clinometer
- 4 **GLEYSPL** Depth in centimetres (cm) to gleying and/or slowly permeable layers
- 5 **AP (WHEAT/POTS)** Crop adjusted available water capacity
- 6 **MB (WHEAT/POTS)** Moisture Balance (Crop adjusted AP crop adjusted MD)
- 7 **DRT** Best grade according to soil droughtiness
- 8 If any of the following factors are considered significant Y will be entered in the relevant column:

MREL Microrelief limitation	FLOOD Flood risk	EROSN Soil erosion risk
EXP Exposure limitation	FROST Frost prone	DIST Disturbed land
CHEM Chemical limitation		
- 9 **LIMIT** The main limitation to land quality. The following abbreviations are used:

OC Overall Climate	AE Aspect	ST Topsoil Stoniness
FR Frost Risk	GR Gradient	MR Microrelief
FL Flood Risk	TX Topsoil Texture	DP Soil Depth
CH Chemical	WE Wetness	WK Workability
DR Drought	ER Erosion Risk	WD Soil Wetness/Droughtiness
EX Exposure		

Soil Pits and Auger Borings

- 1 **TEXTURE** soil texture classes are denoted by the following abbreviations

S Sand	LS Loamy Sand	SL Sandy Loam
SZL Sandy Silt Loam	CL Clay Loam	ZCL Silty Clay Loam
ZL Silt Loam	SCL Sandy Clay Loam	C Clay
SC Sandy Clay	ZC Silty Clay	OL Organic Loam
P Peat	SP Sandy Peat	LP Loamy Peat
PL Peaty Loam	PS Peaty Sand	MZ Marine Light Silts

For the sand loamy sand sandy loam and sandy silt loam classes the predominant size of sand fraction will be indicated by the use of the following prefixes

F Fine (more than 66% of the sand less than 0.2mm)
M Medium (less than 66% fine sand and less than 33% coarse sand)
C Coarse (more than 33% of the sand larger than 0.6mm)

The clay loam and silty clay loam classes will be sub divided according to the clay content

M Medium (<27% clay) **H** Heavy (27-35% clay)

- 2 **MOTTLE COL** Mottle colour using Munsell notation
- 3 **MOTTLE ABUN** Mottle abundance expressed as a percentage of the matrix or surface described:

F few <2%	C common 2-20%	M many 20-40%	VM very many 40%+
------------------	-----------------------	----------------------	--------------------------
- 4 **MOTTLE CONT** Mottle contrast:

F faint indistinct mottles evident only on close inspection
D distinct mottles are readily seen
P prominent mottling is conspicuous and one of the outstanding features of the horizon
- 5 **PED COL** Ped face colour using Munsell notation
- 6 **GLEYS** If the soil horizon is gleyed a Y will appear in this column. If slightly gleyed an S will appear.
- 7 **STONE LITH** Stone Lithology one of the following is used:

HR all hard rocks and stones	FSST soft fine grained sandstone
ZR soft argillaceous or silty rocks	CH chalk
MSST soft medium grained sandstone	GS gravel with porous (soft) stones
SI soft weathered igneous/metamorphic rock	GH gravel with non porous (hard) stones

Stone contents (>2cm >6cm and total) are given in percentages (by volume)

8 **STRUCT** the degree of development size and shape of soil peds are described using the following notation

Degree of development	WK	weakly developed	MD	moderately developed
	ST	strongly developed		
Ped size	F	fine	M	medium
	C	coarse		
Ped shape	S	single grain	M	massive
	GR	granular	AB	angular blocky
	SAB	sub angular blocky	PR	prismatic
	PL	platy		

9 **CONSIST** Soil consistence is described using the following notation

L loose	FM firm	EH extremely hard
VF very friable	VM very firm	
FR friable	EM extremely firm	

10 **SUBS STR** Subsoil structural condition recorded for the purpose of calculating profile droughtiness **G** good **M** moderate **P** poor

11 **POR** Soil porosity If a soil horizon has less than 0.5% biopores >0.5 mm a 'Y' will appear in this column

12 **IMP** If the profile is impenetrable to rooting a 'Y' will appear in this column at the appropriate horizon

13 **SPL** Slowly permeable layer If the soil horizon is slowly permeable a 'Y' will appear in this column

14 **CALC** If the soil horizon is calcareous a 'Y' will appear in this column

15 Other notations

APW	available water capacity (in mm) adjusted for wheat
APP	available water capacity (in mm) adjusted for potatoes
MBW	moisture balance wheat
MBP	moisture balance potatoes

SAMPLE NO	GRID REF	USE	ASPECT		--WETNESS--		-WHEAT-		-POTS-		M REL		EROSN EXP	FROST DIST	CHEM LIMIT	ALC	COMMENTS
			GRDNT	GLEYSPL	CLASS	GRADE	AP	MB	AP	MB	DRT	FLOOD					
1	TQ30204330	PGR	0	25	4	3B	0	0							WE	3B	Water table 15
2	TQ30404330	PGR	0	29	4	3B	0	0							WE	3B	Ridge & furrow
3	TQ29404320	PLO	35	35	4	3B	0	0							WE	3B	
4	TQ29504320	PLO	25	25	4	3B	91	-18	97	-5	3A				WE	3B	Imp 60 Mn & HR
5	TQ29704320	PLO	25	25	4	3B	0	0							WE	3B	Fe 70 Water 65
6	TQ29904320	PLO	28	28	4	3B	0	0							WE	3B	
7	TQ30104320	PGR	0	28	4	3B	0	0							WE	3B	Very wet
8	TQ30304320	PGR	0	29	4	3B	0	0							WE	3B	Ridge & furrow
9	TQ29404310	PLO	25	25	4	3B	0	0							WE	3B	
10	TQ29604310	PLO	25	25	4	3B	0	0							WE	3B	Wet 30 Imp 80
11	TQ29804310	PLO	25	25	4	3B	0	0							WE	3B	Fe concs 65+
12	TQ30204310	PGR	0	30	4	3B	0	0							WE	3B	Water table 10
13	TQ30404310	PGR	0	30	4	3B	0	0							WE	3B	Ridge & furrow
14	TQ29404300	RGR	0	30	4	3B	0	0							WE	3B	
15	TQ29504300	PLO	25	25	4	3B	0	0							WE	3B	Wet25 Imp/Fe65
16	TQ29704300	PLO	25	25	4	3B	0	0							WE	3B	Wet 25
17	TQ29904300	PGR	0	23	4	3B	0	0							WE	3B	
18	TQ30104300	PGR	30	30	4	3B	0	0							WE	3B	
19	TQ30304300	PGR	0	35	4	3B	0	0							WE	3B	S1 drier
20	TQ29434294	PGR	0	35	4	3B	0	0							WE	3B	
21	TQ29664290	PLO	25	25	4	3B	0	0							WE	3B	
22	TQ29804290	PLO	25	25	4	3B	0	0							WE	3B	
23	TQ30004290	PGR	0	20	4	3B	0	0							WE	3B	
24	TQ30204290	PGR	0	28	4	3B	0	0							WE	3B	
25	TQ30404290	PGR	0	30	4	3B	0	0							WE	3B	Standing water
26	TQ29504280	PGR	0	30	4	3B	0	0							WE	3B	
27	TQ29944280	PGR	0	25	4	3B	0	0							WE	3B	
28	TQ30104280	PGR	0	28	4	3B	0	0							WE	3B	
29	TQ30304280	PGR	0	35	4	3B	0	0							WE	3B	
30	TQ29404270	PGR	0	25	4	3B	0	0							WE	3B	
31	TQ29604270	PGR	0	30	4	3B	0	0							WE	3B	
32	TQ29724270	PGR	30	30	4	3B	0	0							WE	3B	S1 drier
33	TQ30034272	PGR	0	30	4	3B	0	0							WE	3B	
34	TQ30204270	PGR	0	35	4	3B	0	0							WE	3B	
35	TQ28744242	PGR	28	48	3	3A	120	11	114	12	2				WE	3A	Med upr s/soil
36	TQ28804230	PGR	0	25	4	3B	0	0							WE	3B	
37	TQ29034227	PGR	35	35	4	3B	0	0							WE	3B	
38	TQ28724220	PGR	0	28	4	3B	0	0							WE	3B	
39	TQ28804220	PGR	0	30	4	3B	0	0							WE	3B	
40	TQ28904220	PGR	30	30	4	3B	0	0							WE	3B	
41	TQ28824210	PGR	0	35	4	3B	0	0							WE	3B	
42	TQ28904210	PGR	30	30	4	3B	0	0							WE	3B	

SAMPLE NO	GRID REF	ASPECT USE	--WETNESS--		-WHEAT-		-POTS-		M REL DRT	EROSN FLOOD	FROST EXP	CHEM DIST	ALC LIMIT	COMMENTS
			GRDNT	GLEY	SPL	CLASS	GRADE	AP						
43	TQ29004210	PLO	28	28	4	3B	100	-9	97	-5	3A		WE 3B	Imp 85 stony
44	TQ29804210	PGR	25	25	4	3B		0		0			WE 3B	V many Mn 3B
45	TQ28734200	PGR	0	25	4	3B		0		0			WE 3B	
46	TQ28804200	PGR	0	25	4	3B		0		0			WE 3B	
47	TQ28904202	PGR	0	75	3	3A		0		0			WE 3A	Wet 50
48	TQ29004200	PGR	0	28	4	3B		0		0			WE 3B	Very wet 50
49	TQ29104200	PGR	0	28	4	3B	113	4	99	-3	3A		WE 3B	Imp 105 stony
50	TQ29704200	PGR	25	25	4	3B		0		0			WE 3B	
51	TQ29904200	PGR	20	20	4	3B		0		0			WE 3B	
52	TQ28804190	PGR	0	20	4	3B		0		0			WE 3B	Standing water
53	TQ29004190	PGR	0	25	4	3B		0		0			WE 3B	Very wet 60
54	TQ29804190	PGR	0	25	4	3B		0		0			WE 3B	
55	TQ30004190	PGR	0	22	4	3B		0		0			WE 3B	
56	TQ28804180	PGR	28		2	2	126	17	96	-6	2		WD 2	Mod stony 45
57	TQ28904180	PGR	20	40	4	3B		0		0			WE 3B	Med upr s/soil
58	TQ29104180	PGR	28	28	4	3B		0		0			WE 3B	
59	TQ29304176	PGR	28	28	4	3B		0		0			WE 3B	Standing water
60	TQ29754180	PGR	10	10	4	3B		0		0			WE 3B	
61	TQ29904180	PGR	0	20	4	3B		0		0			WE 3B	
62	TQ30104180	PGR	0	35	4	3B		0		0			WE 3B	
63	TQ28804170	PGR	25	35	4	3B		0		0			WE 3B	
64	TQ29004170	PGR	25	25	4	3B	79	-30	81	-21	3B		WE 3B	Impen 55
65	TQ29204170	PGR	28	28	4	3B	97	-12	96	-6	3A		WE 3B	Imp85 stony/Mn
1P	TQ30104280	PGR	0	24	4	3B	121	12	99	-3	2		WE 3B	Includes ZR
2P	TQ29004210	PGR	0	28	4	3B	85	-24	88	-14	3B		WE 3B	Many Mn at 55
3P	TQ29804210	PGR	20	20	4	3B	98	-11	110	11	3A		WE 3B	
4P	TQ29404287	PGR	0	29	4	3B	93	-16	103	0	3A		WE 3B	

SAMPLE	DEPTH	TEXTURE	COLOUR	----MOTTLES----			PED		----STONES----			STRUCT/ CONSIST	SUBS STR	POR	IMP	SPL	CALC
				COL	ABUN	CONT	COL	GLEY	2	>6	LITH						
1	0-25	MZCL	10YR53	10YR58	C			Y	0	0	0						
	25-60	ZC	25Y 61 71	10YR68	M			Y	0	0	0		P			Y	
2	0-29	MZCL	10YR53	10YR58	C			Y	0	0	0						
	29-60	ZC	25Y 71 72	75YR68	M			Y	0	0	0		P			Y	
3	0-35	MCL	10YR42						0	0	HR	2					
	35-70	C	25Y 73	10YR68	M D			Y	0	0	HR	2		P		Y	
	70-85	HCL	25Y 72	75YR58	M D			Y	0	0	HR	5		M		Y	
4	0-25	MCL	10YR42						0	0	HR	2					
	25-40	HCL	25Y 63 52	10YR58	C D			Y	0	0	HR	2		M		Y	
	40-60	HCL	25Y 53 62	75YR58	M D			Y	0	0	HR	10		M		Y	Imp60 stony/Mn
5	0-25	MCL	25Y 42						0	0	HR	2					
	25-70	C	25Y 62	10YR5868	M D			Y	0	0	0			P		Y	
	70-90	HCL	25Y 63	75YR58	M D			Y	0	0	HR	2		P		Y	
6	0-28	MCL	25Y 42 52						0	0	HR	2					
	28-75	C	25Y 62 63	10YR58	M D			Y	0	0	0			P		Y	
	75-120	C	N 71 41	10YR58	M D			Y	0	0	0			P		Y	Very blue matrix
7	0-28	MCL	25Y 62	75YR56	M			Y	0	0	0						
	28-60	ZC	25Y 61 62	10YR68	M			Y	0	0	0			P		Y	
8	0-29	MZCL	10YR53	10YR56	C			Y	0	0	0						
	29-42	MZCL	10YR53	10YR58	M			Y	0	0	0			P		Y	
	42-50	C	25Y 51	75YR68	M			Y	0	0	0			P		Y	
	50 70	ZC	25Y 51 61	75YR68	M			Y	0	0	0			P		Y	
9	0 25	MCL	10YR42 43						0	0	HR	2					
	25 55	HCL	25Y 53 71	10YR5868	M D			Y	0	0	HR	2		P		Y	
	55 85	HCL	25Y 72 62	75YR58	M D			Y	0	0	HR	10		M		Y	
	85-100	HCL	25Y 62 72	75YR58	M D			Y	0	0	HR	30		M		Y	Stonier- Q spl
10	0-25	MCL	25Y 42						0	0	HR	2					
	25-70	C	25Y 51 61	10YR58	M D			Y	0	0	0			P		Y	
	70-80	C	25Y 71	75YR58	M D			Y	0	0	HR	5		P		Y	
11	0-25	HCL	25Y 42 52						0	0	HR	2					
	25-65	C	25Y 61 63	10YR58	M D			Y	0	0	0			P		Y	
	65-90	C	25Y 72 82	75YR58	M D			Y	0	0	0			P		Y	Fe concretions
12	0 30	MZCL	10YR53	10YR58	C			Y	0	0	0						
	30 60	ZC	25Y 51 61	75YR68	M			Y	0	0	0			P		Y	
13	0-30	MZCL	25Y 52	10YR58				Y	0	0	0						
	30-60	C	25Y 52 62	10YR68	M			Y	0	0	0			P		Y	

SAMPLE	DEPTH	TEXTURE	COLOUR	---MOTTLES---			---STONES---			STRUCT/	SUBS	STR	POR	IMP	SPL	CALC
				COL	ABUN	CONT	COL	GLE	>2							
14	0-30	MCL	25Y 42	10YR46	C	D		Y	0	0	HR	2				
	30-65	HCL	25Y 53 71	10YR5868	M	D		Y	0	0	HR	5	M		Y	
	65-120	C	05Y 71	10YR68	M	D		Y	0	0		0	P		Y	
15	0-25	MCL	25Y 42						0	0	HR	2				
	25-55	C	25Y 52	10YR58	M	D		Y	0	0		0	P		Y	
	55-65	HCL	25Y 71	75YR58	M	D		Y	0	0	HR	5	M		Y	Imp 65 stony/Fe
16	0-25	HZCL	25Y 42						0	0	HR	2				
	25-80	C	25Y 72	10YR68	M	D		Y	0	0		0	P		Y	
17	0-27	MZCL	25Y 52	75YR46	C	F		Y	0	0		0				
	27-35	HZCL	25Y 63	75YR56	C	D		Y	0	0		0	M		Y	
	35-65	ZC	25Y 73 71	75YR58	M	D		Y	0	0		0	P		Y	
	65-100	ZC	05Y 81	05YR58	M	D		Y	0	0		0	P		Y	
18	0-30	MZCL	10YR53						0	0		0				
	30-44	HZCL	25Y 63	75YR56	C			Y	0	0		0	M		Y	
	44-70	ZC	25Y 71 63	75YR68	M			Y	0	0		0	P		Y	
19	0-35	MZCL	10YR53	10YR56	C			Y	0	0		0				
	35-60	ZC	25Y 71 63	75YR68	M			Y	0	0		0	P		Y	
20	0-35	MZCL	25Y 52	75YR56	C	D		Y	0	0	HR	2				
	35-45	HZCL	25Y 62 72	75YR56	C	D		Y	0	0	HR	2	P		Y	
	45-80	C	25Y 73 71	75YR68	M			Y	0	0	HR	2	P		Y	
21	0-25	HCL	25Y 42						0	0	HR	2				
	25-60	C	25Y 62 72	10YR68	M	D		Y	0	0		0	P		Y	
	60-80	ZC	25Y 72	75YR68	M	D		Y	0	0		0	P		Y	
22	0-25	HCL	25Y 42						0	0	HR	2				
	25-70	ZC	25Y 71	75YR68	M	D		Y	0	0		0	P		Y	
23	0-20	MZCL	25Y 52	75YR56	C	D		Y	0	0		0				
	20-40	HZCL	25Y 62	75YR56	C	D		Y	0	0		0	M		Y	
	40-52	ZC	25Y 62	75YR56	C	D		Y	0	0		0	P		Y	
	52-80	ZC	25Y 71 73	75YR68	M	D		Y	0	0		0	P		Y	
24	0-28	HZCL	25Y 63 72	05YR58	C	D		Y	0	0		0				
	28-50	ZC	25Y 71	75YR68	M	D		Y	0	0		0	P		Y	
	50-75	ZC	05Y 71	75YR58	M	D		Y	0	0		0	P		Y	
25	0-30	HZCL	25Y 62 52	75YR68	C			Y	0	0		0				
	30-60	ZC	25Y 71 63	75YR68	M			Y	0	0		0	P		Y	
26	0-30	MZCL	25Y 62	75YR56	C			Y	0	0		0				
	30-60	C	25Y 72	75YR56	C			Y	0	0		0	P		Y	

SAMPLE	DEPTH	TEXTURE	COLOUR	---MOTTLES---			---STONES---			STRUCT/	SUBS	STR	POR	IMP	SPL	CALC
				COL	ABUN	CONT	COL	GLE	>2							
27	0-25	HZCL	25Y 62	75YR56	C	D		Y	0	0		0				
	25-65	ZC	25Y 63	75YR68	M	D		Y	0	0		0	P		Y	
	65-80	ZC	25Y 71 73	05YR58	C	D		Y	0	0		0	P		Y	
28	0-28	MZCL	25Y 62	75YR56	C	D		Y	0	0		0				
	28-50	ZC	25Y 73 72	75YR66	C	D		Y	0	0		0	P		Y	
	50-95	ZC	05Y 71	75YR58	M	D		Y	0	0		0	P		Y	
29	0-35	MZCL	25Y 62	75YR46	C	D		Y	0	0		0				
	35-42	HZCL	25Y 72	75YR68	C	D		Y	0	0		0	M		Y	
	42-100	ZC	05Y 71	75YR68	M	D		Y	0	0		0	P		Y	
30	0-25	MZCL	25Y 52	75YR56	C	D		Y	0	0		0				
	25-50	HZCL	25Y 62	75YR5658	C			Y	0	0		0	P		Y	
	50-80	C	25Y 72	75YR58	M			Y	0	0		0	P		Y	
31	0-30	HCL	25Y 42	10YR46	C	D		Y	0	0	HR	2				
	30-60	C	05Y 62	10YR5868	M	D		Y	0	0		0	P		Y	
32	0-30	HCL	10YR53						0	0	HR	2				
	30-55	C	25Y 62	10YR58	M	D		Y	0	0		0	M		Y	
	55-120	C	25Y 62 72	75YR5868	M	D		Y	0	0		0	P		Y	
33	0-30	HZCL	25Y 52	75YR56	C	D		Y	0	0		0				
	30-80	C	25Y 62	75YR58	M	D		Y	0	0		0	P		Y	
34	0-35	MZCL	25Y 52	75YR46	C	D		Y	0	0		0				
	35-45	HZCL	25Y 62	75YR66	C	D		Y	0	0		0	M		Y	
	45-80	ZC	25Y 63 71	75YR66	M	D		Y	0	0		0	P		Y	
35	0-28	MZCL	10YR42	75YR46	F	F			0	0		0				
	28-48	MZCL	25Y 53	75YR56	C	F		Y	0	0		0	M			
	48-55	HZCL	25Y 63	75YR66	C	D		Y	0	0		0	P		Y	
	55-85	ZC	25Y 72	75YR68	M	D		Y	0	0		0	P		Y	
36	85-95	HCL	25Y 73	10YR58	M	D		Y	0	0	HR	10	P		Y	
	0-25	MCL	25Y 62	75YR46	C	D		Y	0	0	HR	2				
	25-65	HCL	25Y 81	75YR58	M	D		Y	0	0	HR	2	P		Y	
37	65-80	C	25Y 71	75YR68	M			Y	0	0	HR	2	P		Y	
	0-35	MZCL	10YR42	10YR46	F	D			0	0		0				
38	35-60	HCL	25Y 63	10YR68	C	D		Y	0	0	HR	10	P		Y	
	60-120	MCL	05Y 71	75YR68	M	D		Y	0	0	HR	15	P		Y	
	0-28	MZCL	25Y 62	75YR46	C	D		Y	0	0	HR	2				
39	28-42	HCL	25Y 63	75YR56	C	D		Y	0	0	HR	5	P		Y	
	42-60	C	25Y 71	75YR68	M	D		Y	0	0	HR	2	P		Y	
	60-80	HCL	25Y 71	10YR58	M	D		Y	0	0	HR	10	P		Y	

SAMPLE	DEPTH	TEXTURE	COLOUR	---MOTTLES---			PED		---STONES---			STRUCT/ STR	SUBS POR	IMP	SPL	CALC
				COL	ABUN	CONT	COL	GLE	>2	>6	LITH					
39	0-30	MCL	25Y 62	75YR46	C	D		Y	0	0	0					
	30-40	HCL	25Y 53	75YR56	C	D		Y	0	0	HR	2	P	Y		
	40-75	HCL	25Y 71	75YR58	M	D		Y	0	0	HR	2	P	Y		
	75-120	HCL	05Y 81	10YR55B	M	D		Y	0	0	HR	5	P	Y		
40	0-30	MCL	10YR42						0	0	HR	2				
	30-65	HCL	25Y 63 62	10YR58	C	D		Y	0	0		0	P	Y		
	65-80	SCL	25Y 72	75YR58	M	D		Y	0	0	HR	10	P	Y		
	80-120	ZC	05Y 71	10YR68	M	D		Y	0	0		0	P	Y		
41	0-35	MZCL	25Y 62	75YR46	C	D		Y	0	0	HR	2				
	35-48	ZC	25Y 62	75YR56	M	D		Y	0	0	HR	2	P	Y		
	48-60	C	25Y 72	75YR5666	M	D		Y	0	0	HR	2	P	Y		
	60-80	ZC	05Y 81	05YR58	M	D		Y	0	0		0	P	Y		
42	0-30	MCL	10YR42						0	0	HR	2				
	30-70	HCL	25Y 53 62	10YR5868	M	D		Y	0	0		0	P	Y		
	70-120	ZC	05Y 71 72	75YR58	M	D		Y	0	0		0	P	Y		
43	0-28	MCL	10YR43 32						0	0	HR	2				
	28-55	HCL	25Y 53 62	10YR68	M			Y	0	0	HR	5	P	Y		
	55-75	HCL	25Y 53 61	10YR58	M			Y	0	0	HR	10	P	Y		
	75-85	MSL	10YR42 43	10YR58	C			Y	0	0	HR	20	M			
44	0-25	MCL	10YR42	10YR58	F				0	0	HR	2				
	25-38	C	25Y 62 61	75YR68	M			Y	0	0		0	P	Y		
	38-70	C	10YR62	75YR58	M			Y	0	0		0	P	Y		
45	0-25	MZCL	25Y 52	75YR46		C		Y	0	0	HR	2				
	25-40	HZCL	25Y 63	75YR58	C	D		Y	0	0	HR	2	P	Y		
	40-80	ZC	05Y 81	75YR68	M	D		Y	0	0		0	P	Y		
46	0-25	MZCL	25Y 62	75YR46	C	D		Y	0	0	HR	2				
	25-58	HZCL	25Y 72	10YR58	M	D		Y	0	0	HR	10	P	Y		
	58-80	ZC	05Y 71	75YR68	M	D		Y	0	0		0	P	Y		
47	0-28	MZCL	25Y 52	75YR46	C	D		Y	0	0	HR	2				
	28-50	HCL	25Y 64 74	75YR68	M	D		Y	0	0	HR	25	M			
	50-75	HCL	25Y 72	75YR58	M	D		Y	0	0	HR	45	M			
	75-120	ZC	05Y 81	10YR58	M	D		Y	0	0		0	P	Y		
48	0-28	MCL	10YR52	10YR58	C			Y	0	0		0				
	28-40	HCL	25Y 51 52	75YR68	M			Y	0	0		0	P	Y		
	40-50	C	25Y 51 52	75YR68	M			Y	0	0	HR	2	P	Y		
	50-120	HCL	10YR53 52	10YR58	C			Y	0	0	HR	50	M	Y		
49	0-28	MCL	10YR42 52	10YR58	C			Y	0	0	HR	2				
	28-95	HCL	25Y 53 62	10YR68	M			Y	0	0	HR	2	P	Y		
	95-105	HCL	10YR53	10YR56	C			Y	0	0		0	P	Y		

Imp 85 stony/Mn

Stonier- Q sp1
Stonier- Q sp1

Imp 105 stony

SAMPLE	DEPTH	TEXTURE	COLOUR	---MOTTLES---			PED		---STONES---			STRUCT/ STR	SUBS POR	IMP	SPL	CALC
				COL	ABUN	CONT	COL	GLE	>2	>6	LITH					
50	0-25	MZCL	25Y 42						0	0	HR	2				
	25-70	ZC	05Y 71	10YR68	M	D		Y	0	0		0	P	Y		
51	0-20	MCL	10YR42	10YR46	F	D			0	0	HR	2				
	20-70	ZC	05Y 71	10YR68	M	D		Y	0	0		0	P	Y		
52	0-20	MZCL	10YR53	10YR58	C			Y	0	0		0				
	20-70	C	10YR52	10YR56	M			Y	0	0	HR	4	P	Y		
53	0-25	MCL	10YR43						0	0	HR	2				
	25-35	HCL	10YR53	10YR56	C			Y	0	0	HR	2	M	Y		
	35-50	HCL	10YR72 63	10YR68	C			Y	0	0		0	M	Y		
	50-60	HCL	25Y 71 72	10YR68	C			Y	0	0		0	M	Y		
	60-120	C	25Y 71 72	10YR68	C			Y	0	0		0	P	Y		
54	0-25	MZCL	25Y 52	75YR46	C	D		Y	0	0		0				
	25-40	HZCL	25Y 72	75YR68	M	D		Y	0	0		0	P	Y		
	40-80	ZC	25Y 71	75YR58	M	D		Y	0	0		0	P	Y		
55	0-22	MZCL	25Y 52	75YR46	C	D		Y	0	0		0				
	22-35	HZCL	25Y 71	75YR68	C	D		Y	0	0		0	P	Y		
	35-60	HZCL	25Y 71	75YR68	M	D		Y	0	0	HR	2	P	Y		
56	0-28	MCL	10YR42	00M00	F				0	0	HR	2				
	28-45	HCL	25Y 53 62	10YR58	C			Y	0	0		0	P			
	45-55	SCL	25Y 42	10YR58	C			Y	0	0	HR	25	M		{ Lighter	
	55-90	SCL	25Y 62 71	75YR5868	C			Y	0	0	HR	35	M		{ and	
	90-120	MCL	25Y 71 72	75YR68	M			Y	0	0	HR	20	M		{ stonier	
57	0-20	MCL	10YR43						0	0		0				
	20-40	MCL	10YR53	75YR56	C			Y	0	0		0	M			
	40-75	HCL	25Y 51 52	75YR56	M			Y	0	0		0	M	Y		
58	0-28	MCL	10YR42						0	0	HR	2				
	28-45	HCL	25Y 53 62	10YR68	M	D		Y	0	0		0	P	Y		
	45-55	SCL	25Y 42	10YR58	C	D		Y	0	0	HR	25	P	Y		
	55-90	SCL	25Y 62 74	75YR5868	M	D		Y	0	0	HR	30	P	Y		
	90-120	MCL	25Y 71 72	75YR68	C	D		Y	0	0	HR	20	M			
59	0-28	MCL	10YR42						0	0	HR	2				
	28-60	HCL	25Y 63 62	75YR58	M			Y	0	0		0	P	Y		
	60-120	ZC	05Y 71	75YR68	M			Y	0	0		0	P	Y		
60	0-10	MZCL	25Y 52	75YR46	C	D		Y	0	0		0				
	10-62	HZCL	25Y 72	75YR68	M	D		Y	0	0	HR	2	P	Y		
	62-80	HCL	25Y 71	10YR58	M	D		Y	0	0	HR	20	M		Prob sp1- see 4P	
61	0-20	MZCL	25Y 52	75YR46	C	D		Y	0	0		0				
	20-80	HCL	25Y 72	75YR58	M	D		Y	0	0	HR	2	P	Y		

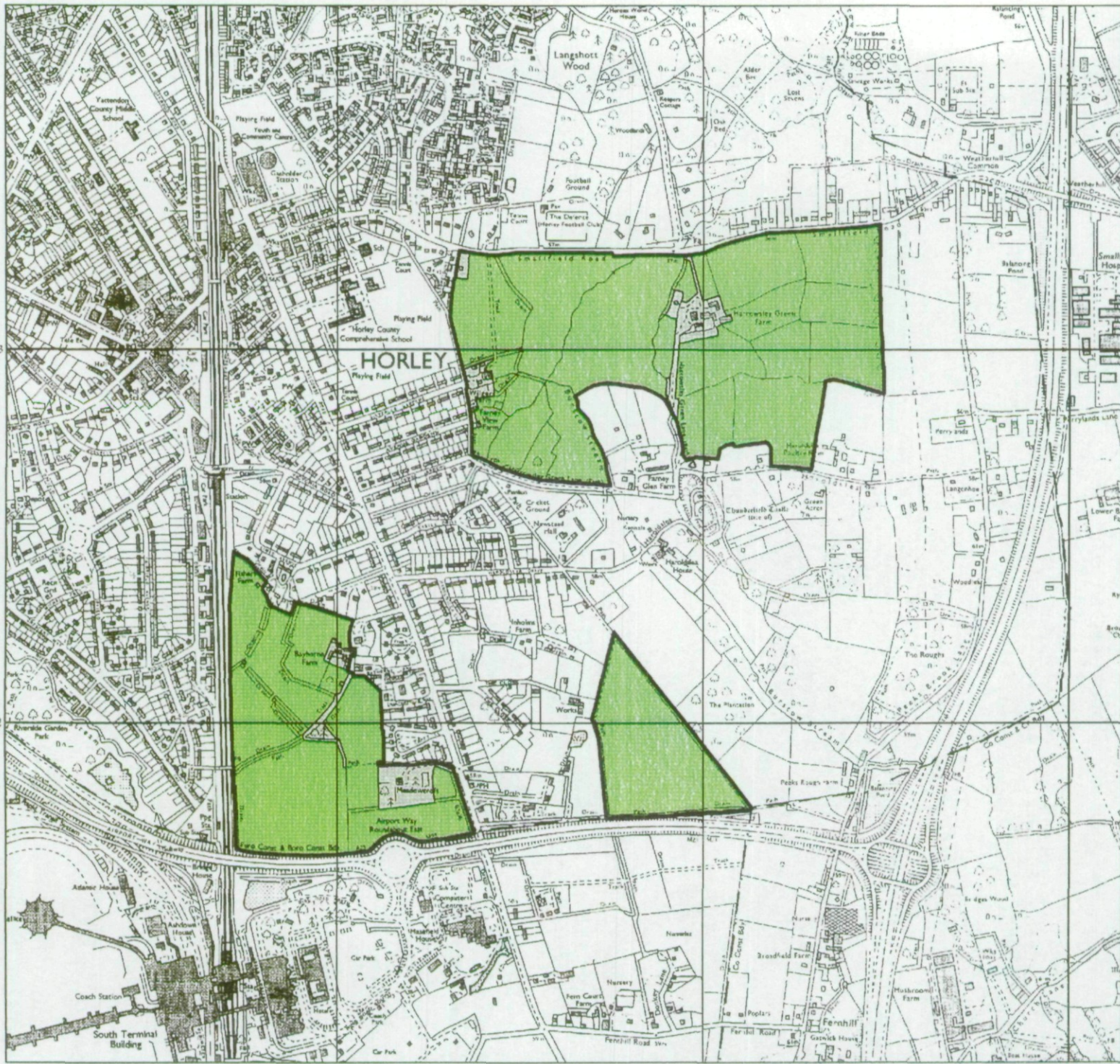
SAMPLE	DEPTH	TEXTURE	COLOUR	---MOTTLES---			PED COL	---STONES---			STRUCT/ CONSIST	SUBS STR	POR	IMP	SPL	CALC
				COL	ABUN	CONT		GLE	>2	>6						
62	0-20	ZC	25Y 72	75YR58	M	D		Y	0	0	0					
	20-35	MZCL	25Y 52	75YR58	C	D		Y	0	0	0	M				
	35-60	HCL	25Y 73 72	10YR58	M	D		Y	0	0	HR	5	P		Y	
	60-75	SCL	25Y 71	75YR58	M	D		Y	0	0	HR	40	M			
63	0-25	MCL	25Y 42						0	0	HR	2				
	25-35	MCL	25Y 42 52	10YR58	C	D		Y	0	0	HR	5	M			
	35-60	HCL	25Y 53 62	10YR58	C	D		Y	0	0	HR	5	P		Y	
	60-80	HCL	10YR53	10YR5868	C	D		Y	0	0	HR	20	P		Y	
	80-120	HCL	05GY41	10YR68	C	D		Y	0	0	HR	15	P		Y	
64	0-25	MCL	10YR52						0	0	0					
	25-50	C	10YR52	10YR58	C			Y	0	0	HR	5	P		Y	
	50-55	HCL	10YR52	10YR58	C			Y	0	0	HR	35	M			
65	0 28	MCL	10YR42						0	0	HR	2				
	28 60	HCL	25Y 53 62	10YR5868	M	D		Y	0	0	HR	5	P		Y	
	60-75	HCL	25Y 53 61	10YR5868	C	D		Y	0	0	HR	20	P		Y	
	75-85	SCL	10YR43 53	10YR68	C	D		Y	0	0	HR	30	M			

Imp55 stonier

Prob spl- see 4P
Imp 85 stony/Mn

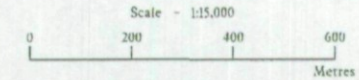
SAMPLE	DEPTH	TEXTURE	COLOUR	---MOTTLES---			PED COL	---STONES---			STRUCT/ CONSIST	SUBS STR	POR	IMP	SPL	CALC
				COL	ABUN	CONT		GLE	>2	>6						
1P	0-24	MZCL	25Y 62	75YR46 68	C	D		Y	0	0	ZR	2				
	24-56	HZCL	25Y 63 71	75YR68	M	D		Y	0	0	ZR	5	MDMPR	FM	P	Y
	56-70	ZC	05Y 81	75YR56	M	D		Y	0	0	ZR	10	WKVCAB	FM	P	Y
	70-120	ZC	05Y 71	05YR58	M	D		Y	0	0	ZR	25	STVCPL	FM	P	Y
2P	0-29	MZCL	25Y 52	75YR56	C	F		Y	0	0	HR	2				
	29-42	HZCL	25Y 52 62	75YR68	C	D		Y	0	0	HR	2	WKCAB	FM	P	Y
	42-50	C	25Y 71	75YR68	M	D		Y	0	0	HR	2	WKCAB	FM	P	Y
	50-70	HCL	25Y 62	75YR68	M	D		Y	0	0	HR	20		FM	P	
3P	0-20	MZCL	10YR42	10YR56	F	D			0	0	HR	2				
	20-43	C	25Y 62 61	75YR58	M	D		Y	0	0		0	MDCAB	FM	P	Y
	43-53	HZCL	05Y 71	75YR56	M	D		Y	0	0		0	MDCAB	FR	M	Y
	53-70	HCL	05Y 71	75YR58	M	D		Y	0	0	HR	5	MDCAB	FR	M	Y
4P	0-28	MCL	10YR42	10YR58	C			Y	0	0	HR	2				
	28-40	HCL	25Y 53 63	75YR68	M			Y	0	0	HR	2	MDCAB	FR	M	Y
	40-55	C	25Y 63 62	75YR6866	M			Y	0	0		0	WKCAB	FM	P	Y

Agricultural Land Classification
Reigate & Banstead District Local Plan
Land south-east of Horley
Semi-detailed Survey



Legend

	Quality	Area (ha)
Grade 1	Excellent	Nil
Grade 2	Very Good	Nil
Grade 3a	Good	Nil
Grade 3b	Moderate	95.2
Grade 4	Poor	Nil
Grade 5	Very Poor	Nil
	Agricultural land not surveyed	Nil
	Other land	5.9
Site Boundary		
Total survey area		95.2
Total site area		101.1
* Not present within survey area		





Further details contained in MAFF (1988) Agricultural Land Classification of England and Wales - Revised guidelines and criteria for grading the quality of agricultural land. Maff (publications), London SE99 7TP. The information is accurate at base map scale but any enlargement would be misleading. Reproduction in whole or in part by any means is prohibited without the prior permission of MAFF.


Surveyed and drawn by the Resource Planning Team, FRCA, Reading


Based on the 1991 Ordnance Survey 1:10,000 map with the permission of the Controller of Her Majesty's Stationery Office. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. MAFF Licence No: GD272361
Source map(s): tq24se, tq34sw
Reference no: 4005/123/97 © Crown Copyright Reserved 1998


Agricultural Land Classification
Reigate & Banstead District Local Plan
Land south-east of Horley
Semi-detailed Survey
Sample Point Map

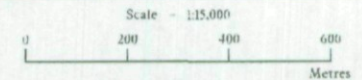
Legend

-  1 Location of soil pit
-  1 Location of auger sample point

 Boundary of survey area

 Agricultural land not surveyed

 Other land



Further details contained in MAFF (1988) Agricultural Land Classification of England and Wales - Revised guidelines and criteria for grading the quality of agricultural land. Maff (publications), London SE99 7TP. The information is accurate at base map scale but any enlargement would be misleading. Reproduction in whole or in part by any means is prohibited without the prior permission of MAFF.

Surveyed and drawn by the Resource Planning Team, FRCA, Reading.

Based on the 1991 Ordnance Survey 1:10,000 map with the permission of the Controller of Her Majesty's Stationery Office. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. MAFF Licence No: GD272361

Source map(s): tq24se, tq34sw

Reference no: 4005/123/97 © Crown Copyright Reserved 1998

