



Addendum to the Study of Agricultural Economy and Land in Wirral

23 March 2020



ADAS GENERAL NOTES

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Where field investigations have been carried out, these have been restricted to a level of detail required to achieve the stated objectives of the work.

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Introduction

On 30 September 2019, Wirral Metropolitan Borough Council (Wirral Council) published their Study of Agricultural Economy and Land in Wirral as part of the development of their new Local Plan. The study paid specific attention to sites identified for further investigation by Wirral Council in an Initial Green Belt Review in September 2018. As part of the preparation for the new Local Plan, a further comprehensive review of the Green Belt was undertaken and published for public comment in January 2020. The Wirral Green Belt Review 2019, which replaced the Initial Green Belt Review, identified five additional land parcels that were assessed as making a weak overall contribution to the Green Belt. Wirral Council have commissioned ADAS to provide an addendum to the original report, updating the appropriate tables and appendices. These being:

- Table 7: Enterprise location and summary
- Table 14: Soil associations and likely ALC grade ranges
- Appendix 2: Cropping allocation in Wirral 2016
- Appendix 3: Physical evaluation of agriculture in Wirral
- Appendix 4: Land use map of sites for further investigation
- Appendix 5: Sites identified for further investigation
- Appendix 10: Summary of ALC calculations in Wirral

Table 7: Enterprise Location Summary

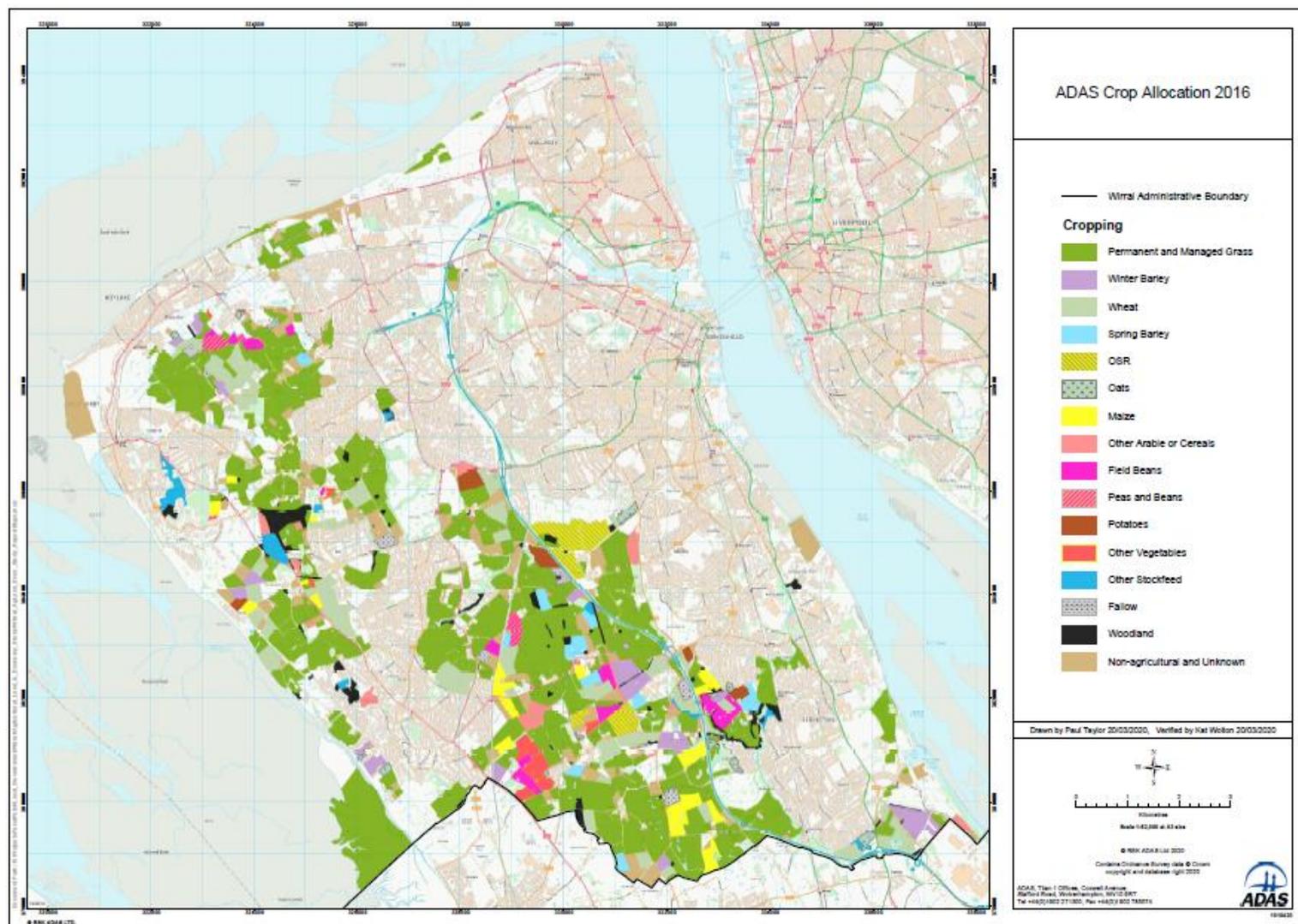
Type of Enterprise	Identified Sites
Grassland	SP001, SP002C, SP004A, SP005A, SP010A, SP013, SP032, SP033, SP035, SP036, SP037, SP042, SP044, SP045, SP046, SP061, SP062, SP064E, SP071, 5.13, 7.19, 7.25, 7.26, 7.5
Horses	SP001, SP033, SP035, SP061, SP062, 5.13, 7.19, 7.25, 7.26, 7.5
Cereals & General Cropping	SP013, SP019B, SP030, SP031, SP040, SP042, SP043, SP046, SP049, SP050, SP051, SP052, SP059E, 7.26, 7.5

Table 14: Soil associations and likely ALC grade ranges

Site code	Grid Ref	Main Soil Association	Secondary Association	Soil	Likely ALC grades
SP001	SJ251881	Clifton			3a, 3b
SP002C	SJ253888	Clifton			3a, 3b
SP004A	SJ254890	Clifton			3a, 3b
SP005A	SJ253888	Clifton			3a, 3b
SP010A	SJ260868	Bridgnorth			2, 3a, 3b
SP013	SJ232857	Bridgnorth (80%)	Clifton (20%)		2, 3a, 3b
SP019B	SJ265853	Clifton			3a, 3b
SP030	SJ303854	Clifton			3a, 3b
SP031	SJ301846	Clifton			3a, 3b
SP032	SJ304846	Clifton			3a, 3b
SP033	SJ309848	Clifton (75%)	Bridgnorth (25%)		2, 3a, 3b
SP035	SJ313854	Clifton (50%)	Bridgnorth (50%)		2, 3a, 3b
SP036	SJ310843	Clifton (60%)	Bridgnorth (40%)		2, 3a, 3b
SP037	SJ314836	Bridgnorth (60%)	Clifton (40%)		2, 3a, 3b
SP040	SJ324828	Clifton			3a, 3b
SP041	SJ307840	Clifton			3a, 3b
SP042	SJ329820	Clifton			3a, 3b
SP043	SJ337820	Clifton			3a, 3b
SP044	SJ335814	Clifton			3a, 3b
SP045	SJ330809	Clifton (75%)	Bridgnorth (25%)		2, 3a, 3b

Site code	Grid Ref	Main Soil Association	Secondary Association	Soil	Likely ALC grades
SP046	SJ337799	Clifton (80%)	Bridgnorth (20%)		2, 3a, 3b
SP049	SJ357792	Clifton (70%)	Wick 1 (30%)		2, 3a, 3b
SP050	SJ364794	Clifton (80%)	Wick 1 (20%)		2, 3a, 3b
SP051	SJ369796	Wick 1 (70%)	Clifton (30%)		2, 3a, 3b
SP052	SJ361801	Wick 1			2, 3a
SP053	SJ362804	Wick 1			2, 3a
SP059E	SJ251846	Bridgnorth			2, 3a, 3b
SP060	SJ261844	Clifton			3a, 3b
SP061	SJ277841	Clifton			3a, 3b
SP062	SJ277828	Clifton			3a, 3b
SP064E	SJ285824	Clifton			3a, 3b
SP071	SJ284809	Clifton			3a, 3b
5.13	SJ249864	Clifton	Bridgnorth		2, 3a, 3b
7.19	SJ281844	Clifton			3a, 3b
7.25	SJ250849	Bridgnorth			2, 3a, 3b
7.26	SJ256837	Clifton	Bridgnorth		2, 3a, 3b
7.5	SJ266804	Salwick			2, 3a

Appendix 2: Cropping allocation in Wirral 2016



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Appendix 3: Physical evaluation of agriculture in Wirral

Strategic Parcel	Site Location	Description	Type of Enterprise	Added Value Services	Location
SP001	North of Greasby	Permanent grassland used within a paddock system. Small fields separated by hedge network. Used primarily for horses, and cattle grazing [from farm at Three Lanes End]. Adjacent to Greasby Equestrian Centre, which appears to be well developed infrastructure. Some fields used as intensive grassland for silage / haylage.	Supporting a mix of enterprises including a diversified livery business and dairy unit.	Diversified livery enterprise, which would provide non-agricultural income support to a lowland grazing livestock enterprise.	Proximate to both a dairy unit and livery business. Ring fenced with livery business. Good access for forage production.
SP002C	North of Barnacre Lane	Permanent grassland used for livestock grazing. Livestock not present. In close proximity to some farm infrastructure (ownership unknown) but in an isolated block.	Lowland grazing livestock.	Not evident.	No infrastructure within the boundary of the land.
SP004A	North of Saughall Massie	Intensively managed grassland. Appears to be adjacent to a beef unit (silage clamp, livestock buildings) no cattle visible in fields.	Forage production for lowland grazing livestock or dairy cattle.	Not evident.	Adjacent to substantial, modern, improved farm buildings.
SP005A	East of Garden Hey Road	Intensively managed grassland.	Forage production for lowland grazing livestock or dairy cattle.	Not evident.	No infrastructure within the boundary of the land.

Strategic Parcel	Site Location	Description	Type of Enterprise	Added Value Services	Location
SP010A	East of Rigby Drive	Intensively managed grassland.	Diversified dairy unit with direct farm sales.	Farm gates sales and secondary processing i.e. ice cream.	Ring fenced block with central farm infrastructure. Good access for livestock and machinery.
SP013	West of Column Road	Mixed block. Areas closest to Caldly Road / A540 roundabout in permanent pasture paddocks used for horses. Some evidence of grassland management in central area. Top agricultural blocks used for arable production. Beans and recent sowing evident.	General cropping and what appears to be recreational horse paddocks.	Not evident.	No infrastructure within the boundary of the land.
SP019B	East of Glenwood Drive	Cereal production - currently in winter wheat.	Large blocks in cereal production.	Not evident.	Part of an arable block bisected by Arrowe Brook. No infrastructure within the boundary of the land.
SP030	North of Lever Causeway	Cereal production - currently in winter wheat.	Large blocks in cereal production. Soil analysis received demonstrating good land management practices in years previous.	Not evident.	No infrastructure within the boundary of the land. Several units nearby, which could potentially benefit from the land.

Strategic Parcel	Site Location	Description	Type of Enterprise	Added Value Services	Location
SP031	West of Landican Lane	Cereal production - currently in winter wheat.	Large blocks in cereal production. Soil analysis received demonstrating good land management practices in years previous.	Not evident.	No infrastructure within the boundary of the land. Several units nearby, which could potentially benefit from the land.
SP032	Little Storeton	Permanent grassland used for livestock grazing. No livestock present.	Lowland livestock grazing.	Not evident.	Isolated block. No infrastructure within the boundary of the land. Several sizeable units nearby but the size of the field would be unlikely to make a detrimental impact in isolation.
SP033	North of Rest Hill Road	Horse grazing in paddock system in a ring fenced block. Close to a modern equine stabling facility. Some intensively managed grassland potentially used for haylage production.	Lowland livestock grazing and / or a livery diversification. Potentially a separate business, not involved in agricultural production.	Potentially a livery as a diversification of an existing agricultural business. This is not known.	Several units and/or one sizeable unit nearby that could benefit from the land.

Strategic Parcel	Site Location	Description	Type of Enterprise	Added Value Services	Location
SP035	North of Marsh Lane	Horse grazing in paddock system in a ring fenced block. Close to a modern equine stabling facility.	Lowland livestock grazing and / or a livery diversification. Potentially a separate business, not involved in agricultural production.	Potentially a livery as a diversification of an existing agricultural business. This is not known.	Several units and/or one sizeable unit nearby that could benefit from the land.
SP036	North of Red Hill Road	Permanent grassland in a ring fence used for dairy and beef cattle grazing. Adjacent to modern farm infrastructure with evidence of diversified direct boxed beef sales.	Dairy unit with associated beef cattle enterprise.	Direct boxed beef.	Ring fenced block with central farm infrastructure. Good access for livestock and machinery.
SP037	East of Brimstage Lane	Permanent grassland used for dairy and beef cattle grazing. In close proximity to modern farm infrastructure with evidence of diversified direct boxed beef sales.	Dairy unit with associated beef cattle enterprise.	Direct boxed beef.	Close proximity to main unit. Good access for livestock and machinery.
SP040	North of Clatterbridge Road	Majority of site in arable production - currently in maize. Small permanent pasture field with grazing sheep.	Predominantly cereal and general cropping.	Adjacent to diversified farm business with farm shop. It is unknown whether the land is associated.	Adjacent to diversified farm business. No evidence of farm operations within this site.

Strategic Parcel	Site Location	Description	Type of Enterprise	Added Value Services	Location
SP041	West of Brimstage Lane	Permanent grassland used for dairy and beef cattle grazing. Some evidence of intensive management on some blocks. In close proximity to modern farm infrastructure with evidence of diversified direct boxed beef sales.	Dairy unit with associated beef cattle enterprise.	Direct boxed beef.	Close proximity to main unit. Good access for livestock and machinery.
SP042	North of Poulton Hall Road	Mixed use block, split between fruit produced adjacent to farm diversification infrastructure and permanent grass block with evidence of intensive management. Majority of site is used for cereal production - currently in winter and spring barley varieties.	Mixed enterprises: soft fruit, permanent grass, cereals.	Adjacent to diversified farm business with farm shop. It is unknown whether all of the land is associated.	Several units that could benefit from the land. Not ring fenced. Bisected by woodland /scrub.
SP043	East of Poulton Road	Arable production in a ring fence - currently in winter wheat and winter barley.	Cereal production.	Not evident.	Ring fenced block with central farm infrastructure. Good access for livestock and machinery.
SP044	West of Dibbinsdale Road	Extensively managed permanent pasture / parkland used for lowland grazing of livestock.	Lowland grazing livestock.	Not evident.	Parkland grazing for large home. Contained within a ring fence. Minimal infrastructure suggesting a small enterprise.

Strategic Parcel	Site Location	Description	Type of Enterprise	Added Value Services	Location
SP045	West of Raby Drive	Appears to be managed grass within an arable rotation.	Forage production for lowland grazing livestock or dairy cattle.	Polytunnels and allotments observed linked to site used as an educational / community support centre.	Isolated block. No infrastructure within the boundary of the land.
SP046	West of Plymyard Dale	Unable to observe the land from any public highway or footpath. Aerial photographs suggest the site is a ring fenced mix of permanent grassland used for beef cattle grazing, intensively managed grass for silage purposes and arable production, which is likely to be used for winter fodder.	Forage production for lowland grazing livestock or dairy cattle and cereal production.	Not evident.	Ring fenced block with central farm infrastructure. Good access for livestock and machinery. Sizeable block that appears to support a single unit.
SP049	South of Mill Park	A mixed use site, isolated from an agricultural holding. The majority of the site is currently used for arable production, with a smaller area of permanent grass.	It is unknown what enterprise the land supports.	Not evident.	Isolated block. No infrastructure within the boundary of the land. Poor access off of a main thoroughfare.
SP050	West of Rivacre Road	Cereal production - currently spring barley.	Cereal production.	Not evident.	Some poor quality agricultural buildings present within the ring fence but isolated from a

Strategic Parcel	Site Location	Description	Type of Enterprise	Added Value Services	Location
					main agricultural holding.
SP051	East of Rivacre Road	Arable production - currently beans.	General cropping	Not evident.	Isolated block. No infrastructure within the boundary of the land. Proximate to several units that could benefit from the land.
SP052	Eastham Village Conservation Area	Only a very small part of the total area applies. Arable production - beans.	General cropping	Not evident.	Isolated block. No infrastructure within the boundary of the land. Proximate to several units that could benefit from the land.
SP053	St Davids Road	Permanent grassland. No livestock present. No evidence of associated farm infrastructure.	Lowland grazing livestock.	Not evident.	Isolated block. No infrastructure within boundary.
SP059E	Rear of Irby Hall	Arable production - currently oil seed rape.	General cropping.	Not evident.	Isolated block. No infrastructure within the boundary of the land. Proximate to several units that could benefit from the land.

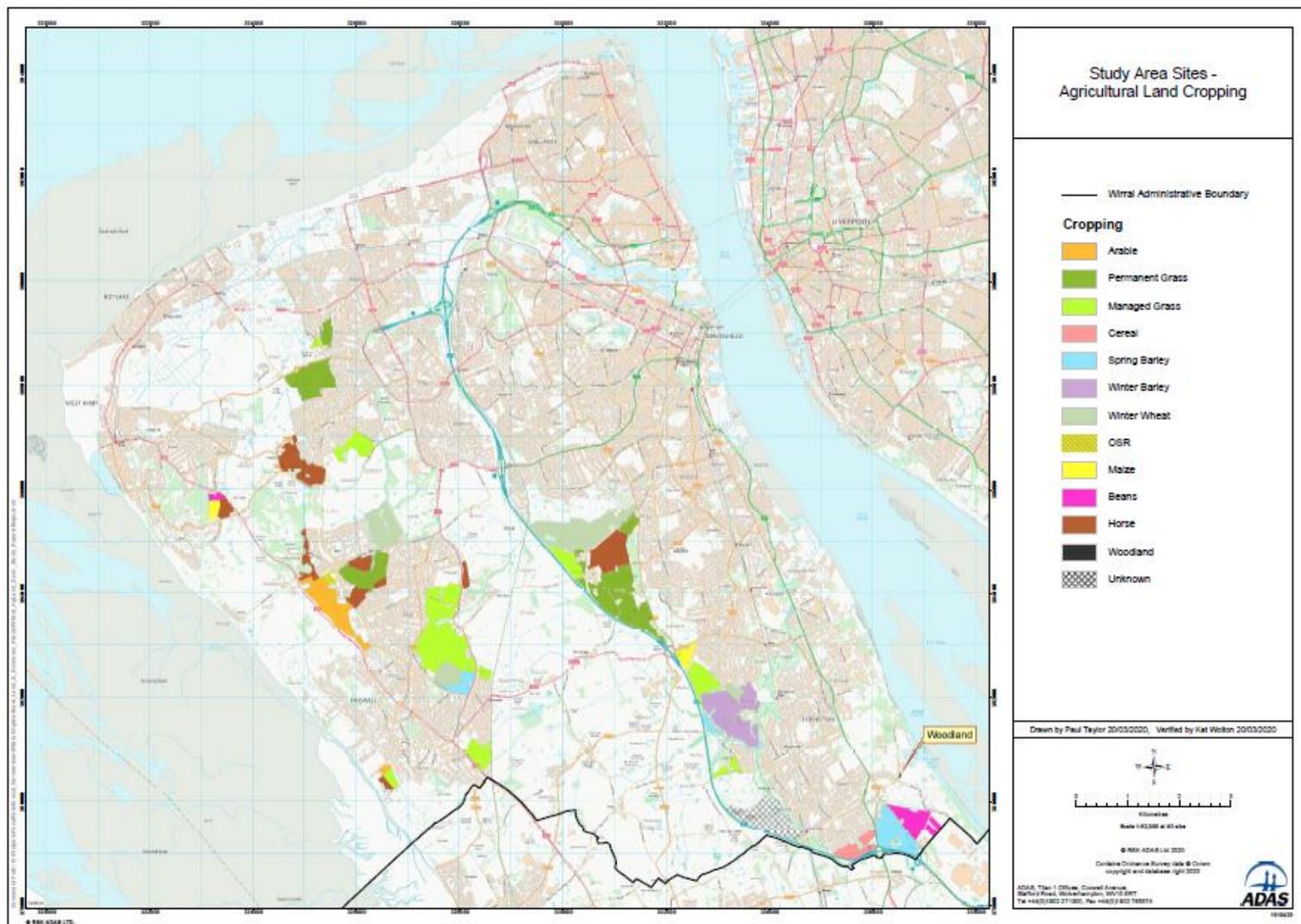
Strategic Parcel	Site Location	Description	Type of Enterprise	Added Value Services	Location
SP060	South of Thingwall Road	Permanent pasture within a ring fence - livestock grazing. Predominantly horse paddocks. Grazing dairy heifers also observed. Infrastructure for a separate livery business within ring fence. Buildings were large and modern, indicative of an established business.	Lowland grazing livestock.	It is unknown whether the recreational horse paddocks relate to a diversified agricultural business or separate rural enterprise.	Ring fenced block with infrastructure for a livery business. It is unknown whether the agricultural fields are managed from this unit.
SP061	North of Gills Lane	Intensively managed grassland opposite horse paddocks, potentially used for haylage production.	Forage production for lowland grazing livestock or dairy cattle. Infrastructure for livery evident but is unknown what enterprise the land supports.	Stables and menage adjacent to land. It is unknown whether the recreational horse paddocks relate to a diversified agricultural business or separate rural enterprise.	Ring fenced unit with good access for livestock and machinery.
SP062	East of Pensby	A ring fenced arable unit currently in winter wheat, oilseed rape, spring barley and intensively managed grass. Land along roadside of Gills Lane are horse paddocks. Permanent pasture were also observed for grazing livestock, though no livestock present.	Cereal and general cropping enterprises. Recreational horse paddocks. Lowland grazing livestock.	Livery enterprise. The land is also subject to an agri-environment agreement.	Sizeable unit in a ring fence, with good infrastructure.

Strategic Parcel	Site Location	Description	Type of Enterprise	Added Value Services	Location
SP064E	North of Whitehouse Lane	Arable production - currently intensive grassland.	Forage production for lowland grazing livestock or dairy cattle.	Not evident.	Isolated block. No infrastructure within the boundary of the land. Proximate to a sizable unit that could benefit from the land.
SP071	Land at Chester High Road	Arable production - currently intensive grassland. Adjacent to farm infrastructure in a ring fence.	Forage production for lowland grazing livestock or dairy cattle.	Not evident.	No infrastructure within the boundary of the land.
5.13	Frankby – east of Montgomery Hill	Permanent grassland. A range of field sizes separated by a hedge network. The land appears to be used primarily for horses and grass crops e.g. hay.	Lowland grazing livestock.	Infrastructure indicating a livery business - It is unknown whether the recreational horse paddocks relate to a diversified agricultural business or separate rural enterprise.	Ring fenced block with infrastructure for a livery business. It is unknown whether the agricultural fields are managed from Frankby Farm, which is located on site.
7.19	Thingwall – Land between Lower Thingwall Lane and A551	Permanent grassland in a ring fence. Large field sizes predominantly taped off into smaller paddocks to provide grazing for horses.	Lowland grazing livestock.	Small stable facilities located on adjacent land. It is unknown whether the recreational horse paddocks relate to a diversified agricultural	Ring fenced block potentially managed alongside land on opposite side of Lower Thingwall Lane.

Strategic Parcel	Site Location	Description	Type of Enterprise	Added Value Services	Location
				business or separate rural enterprise.	
7.25	Thurstaston – Land to east and south of Thurstaston Common	Permanent grassland used for recreational horse grazing and woodland. Taped paddocks and in-field shelters observed.	Lowland grazing livestock.	None evident. It is unknown whether the recreational horse paddocks relate to a diversified agricultural business or separate rural enterprise.	No permanent infrastructure observed within the boundary of the land.
7.26	Heswall – land between A540 and Irby Road	Arable production – currently in stubbles, potentially to be planted with spring cereals if conditions improve. Land at northern end is permanent pastureland. Some recreational horse grazing and hobby sheep. Other livestock may be grazed on this land but none were observed due to conditions and the time of year. Woodland is also located within the ring fence.	Cereal production.	None evident.	Ring fenced block with some urban incursion. Hill Farm is located within the ring fence but has been partially developed. It is unclear which unit farms the land.
7.5	Gayton – land between Cottage Lane and Riverbank Road	Most of the land is permanent grassland. Land to the west is used for recreational horses in a paddock system. Land to the east is in larger blocks, potentially used for forage production. No other livestock types were	Lowland grazing livestock. Cereal production on 2.9 hectares.	None evident.	No permanent infrastructure observed within the boundary of the land with the

Strategic Parcel	Site Location	Description	Type of Enterprise	Added Value Services	Location
		<p>observed but this may be due to conditions and the time of year.</p> <p>A 2.9 hectare block adjacent to Riverbank Road appears to have been planted with a cover crop, potentially awaiting sowing of a spring cereal.</p>			<p>exception of some small stabling facilities.</p>

Appendix 4: Land use map of sites for further investigation

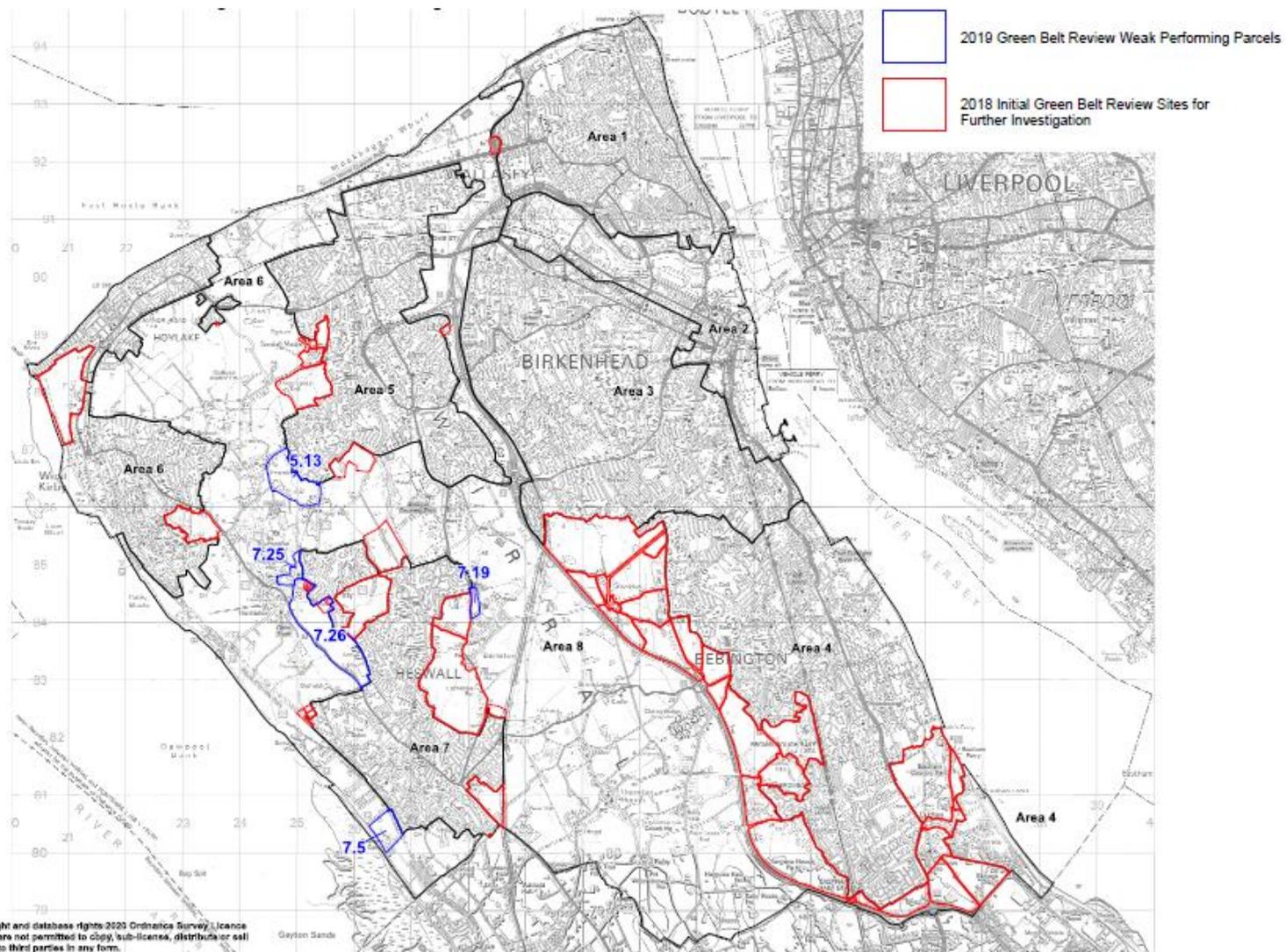


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Appendix 5: Sites identified for further investigation



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Appendix 10: Summary of ALC climate calculations in Wirral

Site code	Grid Ref	Altitude (m AOD)	Average annual rainfall (mm)	Accumulated temperature above 0°C, January to June	Field Capacity Days	Soil moisture deficit – wheat (MDW) (mm)	Soil moisture deficit – potatoes (MDP) (mm)	ALC Climate Grade
SP001	SJ251881	15	761	1445	180	96	85	1
SP002A	SJ253888	15	765	1444	181	96	85	1
SP002B	SJ253888	15	765	1444	181	96	85	1
SP002C	SJ253888	15	765	1444	181	96	85	1
SP003	SJ252886	15	764	1444	181	96	85	1
SP004A	SJ254890	10	764	1450	181	97	86	1
SP005A	SJ253888	15	765	1444	181	96	85	1
SP010A	SJ260868	40	758	1417	179	94	82	1
SP013	SJ232857	35	742	1424	177	98	87	1
SP015A	SJ236892	5	756	1456	180	99	89	1
SP016	SJ209882	5	741	1458	177	103	94	1
SP019B	SJ265853	55	756	1401	179	93	80	1
SP025B	SJ276891	5	770	1455	181	96	85	1
SP030	SJ303854	40	786	1417	184	91	79	1

Site code	Grid Ref	Altitude (m AOD)	Average annual rainfall (mm)	Accumulated temperature above 0°C, January to June	Field Capacity Days	Soil moisture deficit – wheat (MDW) (mm)	Soil moisture deficit – potatoes (MDP) (mm)	ALC Climate Grade
SP031	SJ301846	45	787	1412	184	91	79	1
SP032	SJ304846	50	789	1406	184	90	78	1
SP033	SJ309848	45	788	1412	184	91	78	1
SP034	SJ305843	50	789	1406	184	90	78	1
SP035	SJ313854	55	800	1400	186	89	76	1
SP036	SJ310843	40	787	1417	184	91	79	1
SP037	SJ314836	35	787	1423	183	92	80	1
SP038	SJ319837	40	792	1417	184	91	79	1
SP039	SJ323833	40	794	1417	184	91	79	1
SP040	SJ324828	35	790	1423	183	92	80	1
SP041	SJ307840	45	788	1412	184	91	78	1
SP042	SJ329820	30	786	1429	182	93	81	1
SP043	SJ337820	35	793	1423	182	92	80	1
SP044	SJ335814	35	789	1424	181	92	80	1
SP045	SJ330809	20	776	1441	179	95	83	1
SP046	SJ337799	25	775	1436	177	95	84	1
SP047	SJ347793	25	779	1436	178	95	83	1
SP048	SJ349792	25	779	1436	178	95	83	1

Site code	Grid Ref	Altitude (m AOD)	Average annual rainfall (mm)	Accumulated temperature above 0°C, January to June	Field Capacity Days	Soil moisture deficit – wheat (MDW) (mm)	Soil moisture deficit – potatoes (MDP) (mm)	ALC Climate Grade
SP049	SJ357792	30	779	1430	178	94	82	1
SP050	SJ364794	30	772	1430	176	94	83	1
SP051	SJ369796	25	763	1435	175	95	84	1
SP052	SJ361801	35	788	1424	180	92	80	1
SP053	SJ362804	30	785	1429	180	93	81	1
SP054	SJ359813	35	791	1423	181	92	79	1
SP055	SJ365813	30	786	1429	180	92	80	1
SP058C	SJ252824	55	755	1402	178	92	79	1
SP058D	SJ252824	55	755	1402	178	92	79	1
SP058E	SJ252824	55	755	1402	178	92	79	1
SP059B	SJ251846	70	749	1384	178	92	79	1
SP059C	SJ251846	70	749	1384	178	92	79	1
SP059D	SJ251846	70	749	1384	178	92	79	1
SP059E	SJ251846	70	749	1384	178	92	79	1
SP060	SJ261844	75	755	1379	179	91	78	1
SP061	SJ277841	65	771	1390	181	90	77	1
SP062	SJ277828	65	768	1390	180	90	77	1
SP064E	SJ285824	55	767	1402	180	91	79	1

Site code	Grid Ref	Altitude (m AOD)	Average annual rainfall (mm)	Accumulated temperature above 0°C, January to June	Field Capacity Days	Soil moisture deficit – wheat (MDW) (mm)	Soil moisture deficit – potatoes (MDP) (mm)	ALC Climate Grade
SP071	SJ284809	60	764	1396	178	91	79	1
SP108	SJ285923	10	774	1448	182	94	83	1
SP109	SJ283803	60	763	1397	178	91	79	1
5.13	SJ249864	35	742	1424	177	97	85	1
7.19	SJ281844	65	777	1389	182	90	77	1
7.25	SJ250849	60	746	1396	178	93	81	1
7.26	SJ256837	80	757	1373	179	90	77	1
7.5	SJ266804	15	742	1448	176	96	85	1

Conclusion

The five additional sites identified for further investigation were found to be consistent with others reviewed as part of the main report. Therefore, no amendments are required to the text.

Sites 5.13, 7.19 and 7.25 were all found to be used for the keeping of recreational horses. This was also the case for the majority of 7.5 and the northern end of 7.26. The remainder of 7.26 and part of 7.5 has been used for general cropping / cereal production.

Soil associations for each site were found to be consistent with the most common types in Wirral. A review of factors contributing to Agricultural Land Classification (ALC) indicates a potential grade range of 2, 3a and 3b across the sites. It is therefore recommended that technical agricultural land classification surveys be undertaken on any potential development land, in these additional locations, to determine the soil classification.