

WARWICK DISTRICT PLAN
AGRICULTURAL LAND CLASSIFICATION

Several sites around Warwick and Leamington Spa have been considered as options for housing land in the Warwick District Plan. The sites were surveyed by the Resource Planning Group using the revised Agricultural Land Classification system in summer and autumn of 1989. Some of the sites had been surveyed previously using the old Agricultural Land Classification system. Details of site location, land use, climate, topography, soil and ALC are given for each site separately.

Site A Heathcote

The site lies south of Leamington Spa and is bounded by Heathcote Road and industrial land to the north, the A452 and housing at Whitnash to the east and by a minor road and further agricultural land to the south. The land was mainly in agricultural use at the time of survey with cereal and oil seed rape, apart from the hospital on Heathcote Road in the north of the site. It covers 89 hectares in total.

Climate

Average annual rainfall	638 mm
Accumulated temperature	1408°C
Overall climate grade	1
Moisture deficit wheat	105-107 mm
Moisture deficit potatoes	96- 99 mm
Field capacity days	137 days

Topography

Altitude ranges from 65m at Hawkes Farm to 74m east of Heathcote Home Farm. The land is level or gently sloping from the highest point in the centre of the site down to the east and west.

Geology

The solid geology comprising the Mercia Mudstone Group outcrops at the eastern end of the site and between Heathcote Home Farm and Upper Heathcote Cottages. Over the remainder of the site the solid geology is overlain by River Terrace drift Deposits.

Agricultural Land Classification

Grade 2 land covers 28 hectares and 32% of the site in a band along the road to the south of Heathcote Home Farm and south of the hospital. Soils have light textured mainly sandy loam topsoils over sandy clay loam, with loamy sand and sand in some profiles and clay at depths below 50cms in others. They are only slightly stony with about 5% stones although some more gravelly layers were encountered. The variable nature of these soils and of others on site is due to their derivation from drift deposits.

Grade 3a land covers 19.5 hectares 22% of the site. Soils are generally slightly heavier with sandy clay loam and clay loam topsoils over clay at about 45cms. Some profiles are more stony with gravel layers in the subsoil. To the east of Heathcote Home Farm some of the land mapped as Grade 3a has very mixed profiles with clay and sand lenses and layers.

Grade 3b land covers 37 hectares and 41% of the site. It occurs at the eastern end of the site, north of Heathcote Home Farm and in a small area east of Hawkes Farm. Soils are typically clay loams or heavy clay loams over clay at 30-35cm, the combination of wetness class and topsoil texture restricting them to this grade.

Area of land in each Grade

	hectares	% of total area	% of agricultural land
Grade 2	28.1	32	33
Grade 3a	19.5	22	23
Grade 3b	37.0	41	44
Non agricultural	0.6	<1	-
Urban	4.0	5	-
TOTAL	89.2	100	100

Site B Lower Heathcote

Site not yet surveyed.

Site C Sydenham

Site not resurveyed.

This site to the east of Whitnash has been surveyed previously in 1980 and 1986 using the old Agricultural Land Classification system. This showed mainly Grade 2 with Grade 3a and 3b in the south and east of the site.

Site D Sydenham South

Site not resurveyed.

This site lies to the south of and adjacent to site C. Apart from the southernmost two fields it has been surveyed previously using the old Agricultural Land Classification system. This showed Grade 2 land in the centre and west of the site and Grade 3a in the east with a small area of Grade 3b in the north.

Site E. Gog Brook

This site lies on the south west edge of Warwick. It covers 86 hectares and is bounded by the B4095 Hampton Road in the north, the A46 Warwick bypass to the west, the A429 Stratford Road to the south and east and the urban edge in the north east. The land was mainly in agricultural use at the time of survey with grass, cereals and potatoes. The area of non-agricultural land adjacent to the urban edge is a school playing field.

Climate

Average annual rainfall	634mm
Accumulated temperature	1439°C
Overall climate grade	1
Moisture deficit wheat	105mm
Moisture deficit potatoes	100mm
Field capacity days	141 days

Topography

The site is level and gently sloping down from 57m in the vicinity of God Brook Farm to 48m on the Stratford Road.

Geology

The solid geology in this area is Mercia Mudstone Group but apart from a small area to the north and south of Gog Brook Farm this is overlain by 2nd River Terrace Drift Deposits.

Agricultural Land Classification

Grade 3a Two areas of Grade 3a land have been mapped, along Stratford Road and around Gog Brook Farm. Soils are quite variable with silt loam over silty clay loam in the north and sandy loam over loamy sand and sand and also sandy loam over sandy clay loam in the south. Main limitations to the agricultural use of the land are wetness in the heavier soils and

droughtiness in the lighter textured areas. In the southern and eastern parts of the site the soils are quite variable in colour and appearance and although only slightly stony some areas had considerable amounts of rubble and glass at the surface. These factors may be due to, or evidence of disturbance in the past, the site was used as an airfield, and/or the spreading of sewage sludge which has also occurred in this area. Within the area mapped as Grade 3a some auger borings are close to Grade 2 quality.

Grade 3b. The remainder of the site has been mapped as Grade 3b soils are heavier with sandy clay loam and clay loam over clay at about 30-35cm, soil wetness being the major limitation.

Area of land in each Grade

	hectares	% of total	% of agricultural area
Grade 3a	40.0	46	50
Grade 3b	39.7	46	50
Non agricultural	4.3	5	-
Urban	2.6	3	-
Total	86.6	100	100

Site F Longbridge

This site which covers 58 hectares lies on the south west edge of Warwick adjacent to the site at Gog Brook. It is bounded by the A429 Stratford Road to the west, the A41 (M40) to the south, the River Avon to the east and by housing to the north. Much of the site is urban or non-agricultural with sewage works and associated land. The agricultural land at the northern end of the site was under grass and cereals at the time of survey, and at the southern end was under potatoes and intensive horticulture. The small area not surveyed at Princes Close Gardens appeared to be a tree nursery.

Climate

Average annual rainfall	628mm
Accumulated temperature	1441 day °C
Overall climate grade	1
moisture deficit wheat	109mm
Moisture deficit potatoes	101mm
Field capacity days	139

Topography

The site is level, at an altitude of 48-49m.

Geology

The solid geology in this area is Mercia Mudstone Group but this is overlain by 2nd River Terrace Deposits and by Alluvium alongside the River Avon, Fishers Brook and south of Longbridge.

Agricultural Land Classification

Grade 3a. All the land at the southern end of the site has been mapped as Grade 3a. Soils are generally light textured with sandy loam topsoils over loamy sand and sand with gravel. The soils are slightly stony with between 8% and 12% topsoil stones. The stone content and droughtiness are the major limitations to the use of the land.

Site G. Barford

Site not yet surveyed.

Site H Old Milverton

The site at Old Milverton is on the northern edge of Leamington Spa and covers 91 hectares. It is bounded by a railway line to the west, Sandy Lane to the north, the A452 Kenilworth Road to the east and housing to the south. Most of the site was in

agricultural use at the time of survey with grass, cereals and oilseed rape. The non agricultural area in the south comprises allotments and the small urban areas are housing and a hospital.

Climate

Average annual rainfall	648mm
Accumulated temperature	1423 day ^o C
Overall climate grade	1
Moisture deficit wheat	105mm
Moisture deficit potatoes	96mm
Field capacity days	142

Topography

Altitude ranges from 60m in the centre of the site to 73m at the western end on Sandy Lane. The land is gently sloping over most of the site but relief is not a major limitation.

Geology

The solid geology in the area is Mercia Mudstone Group in the south and west and Bromsgrove Sandstone Formation in the north with a narrow band of Skerry in between the two. Drift deposits, mainly River Terrace deposits, occur on the higher land at the western end of the site, and over the area of the allotments. Alluvium is found in a narrow band in the lowest lying area just west of the centre of the site.

Agricultural Land Classification

Grade 2. An area of Grade 2 land has been mapped across the centre of the site, with another small area east of Sandy Lane Farm. Soils are deep sandy loams generally over sandy clay loam with clay in some profiles below about 40cm. Wetness is the main limiting factor in most of these profiles. Topsoil stone contents are about 5% and gravelly layers were encountered at depth in some profiles.

Grade 3a. Most of the remainder of the site has been mapped as Grade 3a. Soils are more variable, and generally lighter with sandy loam over loamy sand and sand. Stone contents within the profile are higher and gravelly layers below about 40cm were commonly encountered. Droughtiness is the major factor limiting land to this grade.

Grade 3b. A small area of 3b land occurs towards the western end of the site. This is a lower lying area of clay loam over heavy clay loam and clay, limited to this Grade by wetness.

Area of land in each Grade

	hectares	% of total area	% of agricultural land
Grade 2	34.7	38	45
Grade 3a	41.4	45	53
Grade 3b	1.4	2	2
Non agricultural	10.7	12	-
Urban	3.1	3	-
TOTAL	91.3	100	100

Site I Guy's Cliffe

Site not resurveyed.

Most of this site at Guy's Cliffe was surveyed in 1980 using the old Agricultural Land Classification. This showed Grades 2 and 3a with some Grade 3b and 3c. The site is bounded by the A46 Warwick Bypass, and the A429 main road and housing south of Sandy Lane.

Site J Guy's Cliffe (east)

Site not resurveyed.

This small site was surveyed in 1980 using the old Agricultural Land Classification system. This showed mainly non agricultural land with some Grade 3a. The area is occupied by the Guy's Cliffe Stud and Riding School.

Site K Cubbington

The site at Cubbington is on the north eastern outskirts of Leamington Spa and covers 74 hectares. The built up areas of Cubbington and Lillington surround it on the west, north and east, and there is open farmland to the south and south east. At the time of survey most of the land was in agricultural use with permanent and temporary grassland, cereals and oilseed rape. Urban and non agricultural land include a factory, school, playing fields and woodland.

Climate

Average annual rainfall	650mm
Accumulated temperature	1406 day °C
Overall climate grade	1
Moisture deficit wheat	103 mm
Moisture deficit potatoes	94 mm
Field capacity days	140

Topography

Altitude ranges from 65m at the lowest point just east of Glebe Farm to 95m along the western edge of the site. Most of the site is moderately or strongly sloping and to the west of Glebe Farm these slopes are a major limiting factor in the use of the land. Although the land slopes down generally from the west to the east, the direction and angle of slope are variable across the site.

Geology

The geology in the area of this site is quite complex. The solid geology comprises rocks of the Mercia Mudstone Group and these outcrop in a band north and south of Glebe Farm. Most of the site is overlain by drift deposits of Boulder Clay (Oadby Till and Thrussington Till) in the west; a narrow band of Sand and Gravel from Bungalow Farm, Round Hill Farm House and west of Glebe Farm; 2nd River Terrace Deposits north and east of Glebe Farm; and a narrow band of Alluvium along the stream east of Glebe Farm.

Agricultural Land Classification

Grade 2. Small areas of Grade 2 land occur east of Hill Farm House and east of Glebe Farm. Soils are sandy loams over sandy clay loams becoming heavier with depth, clay may occur below 60cm.

Grade 3a. Most of this site has been mapped as Grade 3a. Soils vary from light textured sandy loams over loamy sand and sand with gravel, to sandy clay loams over clay. Within the area mapped as Grade 3a there are auger borings of Grade 3b and Grade 2 quality but it is not possible to map these areas separately. This variation in the soil is particularly noticeable west of Hill Farm House and is evidence of the complex nature of the parent material.

Grade 3b. Most of the land mapped as Grade 3b is limited by slopes of 7° - 11° . Two small areas of heavier, wetter soils are also included where clay loam overlies clay at about 30cm.

Areas of Land in each Grade

	hectares	% of total	% of agricultural area
Grade 2	4.1	6	6
Grade 3a	46.7	63	72
Grade 3b	14.1	19	22
Non agricultural	3.5	5	-
Urban	5.2	7	-
TOTAL	73.6	100	100

Site L Hatton

Site not surveyed.

Most of the site at Hatton about 2 miles west of Warwick is non-agricultural or urban, comprising the grounds and buildings of a hospital. There are 2 or 3 fields in agricultural use adjacent to the A41 road and also north of the buildings.

Site M Myton

Site not resurveyed.

This small site at Myton was surveyed in 1986 using the old Agricultural Land Classification system which showed most of the site as Grade 3a with a small area of Grade 3b. The field adjacent to the school now has a narrow belt round three sides planted with trees. The site is almost surrounded by urban development namely housing and a playing field to the north east, school to the north west and Warwick Technology Park to the south west and south.