AGRICULTURAL LAND CLASSIFICATION

STRATFORD UPON AVON LOCAL PLAN - BRIDGETOWN FARM

M Wood
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WOLVERHAMPTON

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AGRICULTURAL LAND CLASSIFICATION REPORT FOR BRIDGETOWN FARM, STRATFORD UPON AVON LOCAL PLAN

1 SUMMARY

1.1 The Agricultural Land Classification (ALC) Survey for this site shows that the following proportions of ALC grades are present:

Grade/Subgrade	ha	% of site
2	34.5	40.5
3a	34.8	40.8
3b	12.8	15.1
Other land		
Agricultural buildings	0.6	0.7
Non-agricultural	1.1	1.3
Woodland	0.3	0.3
Urban	1.1	1.3

1.2 The main limitation to the agricultural use of land in Grade 2 is soil droughtiness.

1.3 The main limitations to the agricultural use of land in Subgrade 3a are soil droughtiness and wetness.

1.4 The main limitation to the agricultural use of land in Subgrade 3b is soil wetness.

2 INTRODUCTION

2.1 The site was surveyed by the Resource Planning Team in February 1993 and June 1994. An Agricultural Land Classification survey was undertaken according to the guidelines laid down in the "Agricultural Land Classification of England and Wales - Revised Guidelines and Criteria for Grading the Quality of Agricultural Land" (MAFF 1988).

2.2 The 85.2 ha site is situated on the eastern edge of Stratford upon Avon. The land immediately to the north, north west and north east of the site is in urban use, whilst land to the south is predominantly in agricultural use.

2.3 The survey was requested by MAFF in connection with Stratford Upon Avon Local Plan.

2.4 At MAFF Land Use Planning Unit's request this was a detailed grid survey at 1:10000 with a minimum auger boring density of 1 per hectare. The attached map is only accurate at the base map scale and any enlargement would be misleading.

2.5 At the time of the survey the site was under beans, cereals and grass.

3 CLIMATE

3.1 The following interpolated data are relevant for the site:

Average Annual Rainfall (mm)	607
Accumulated Temperature above 0°C January to June (day °C)	1448

3.2 There is no overall climatic limitation on the site.

3.3 Other relevant data for classifying land include:

Field Capacity Days (days)	130
Moisture Deficit Wheat (mm)	111
Moisture Deficit Potatoes (mm)	104

4 SITE

4.1 Three site factors of gradient, micro relief and flooding are considered when classifying land.

4.2 These factors do not impose any limitations on the agricultural use of the land.

5 GEOLOGY AND SOILS

5.1 The solid geology of the area is comprised of Keuper Marl - British Geological Survey Sheet 200 Stratford Upon Avon 1:50000. This is overlain with deposits of Quaternary Second Terrace River Gravels.

5.2 The underlying geology influences the soils which either have a sandy loam or a clay loam texture.

6 AGRICULTURAL LAND CLASSIFICATION

6.1 Grade 2 - occupies 34.5 ha (40.5%) of the survey area and is found in the centre of the site and to the south of Rush Brook.

6.1.1 These soils typically have a sandy loam texture overlying loamy sand and are slightly stony. The moisture balance places these soils into Grade 2. South of

Mor Brook profiles are often of a sandy clay loam texture overlying clay or sandy clay at depth.

6.1.2 The main limitation to the agricultural use of this land is soil droughtiness.

6.2 Subgrade 3a - occupies 34.8 ha (40.8%) of the survey area and is found north of Bridgetown Farm, east and south east of White House Farm and south of Rush Brook.

6.2.1 In the northern corner of the site these soils typically have a sandy loam texture overlying loamy sand and sand, profiles are very stony in the subsoil. The moisture balance places these soils into Subgrade 3a.

6.2.2 The main limitation to the agricultural use of this land is soil droughtiness.

6.2.3 To the east and south east of White House Farm the soils typically have a sandy loam texture overlying loamy sand and sand. Further to the east soils become heavier in texture with sandy clay loam overlying sandy clay loam and clay.

6.2.4 The main limitations to the agricultural use of this land are soil droughtiness and soil wetness.

6.2.5 South of Rush Brook soils typically have a sandy clay loam texture overlying heavy clay loam and clay. Observations of gleying and the depth to the slowly permeable layer places these soils in Wetness Class III.

6.3 Subgrade 3b - occupies 12.8 ha (15.1%) of the survey area and is found adjacent to Rush Brook and in the eastern corner of the site.

6.3.1 The soil typically has a clay loam texture overlying clay to depth. Observations of gleying and the depth to the slowly permeable layer place these soils in Wetness Class III. Land in the western part of the site, north of Rush Brook typically has a sandy loam texture over sand with very stony subsoils.

6.3.2 The main limitations to the agricultural use of this land are soil wetness and soil droughtiness.

6.4 Other land includes agricultural buildings which occupy 0.6 ha (0.7%) of the survey area and are found in the centre of the site; non-agricultural land occupies 1.1 ha (1.3%) of the survey area and is found in the centre of the site; woodland - occupying 0.3 ha (0.3%) of the survey area to the east of the site adjacent and urban-covering 1.1 ha (1.3 %) of the survey area as housing.

6.5 SUMMARY OF AGRICULTURAL LAND CLASSIFICATION GRADES

Grade/Subgrade	Area in Hectares	% of Survey Area	% of Agricultural Land
2	34.5	40.5	42
3a	34.8	40.8	42
3b	12.8	15.1	16
Other land			
Non-agricultural	1.1	1.3	-
Agricultural Buildings	0.6	0.7	-
Woodland	0.3	0.3	-
Urban	1.1	1.3	-
Totals:	85.2	100	100