

**OXON, SHREWSBURY**  
**Agricultural Land Classification**  
**31 May 1996**

**Resource Planning Team**  
**ADAS Statutory Group**  
**WOLVERHAMPTON**

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# AGRICULTURAL LAND CLASSIFICATION REPORT FOR OXON, SHREWSBURY

## 1 SUMMARY

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

Grade/Other Land	Area (hectares)	% of surveyed area
2	1.2	15
3a1	5.8	73
3b	0.6	8
Other land	0.3	4
Total Survey Area	7.9	100

- 1.2 The main limitations to the agricultural use of land in Grade 2 are either soil wetness or soil droughtiness.
- 1.3 The main limitation to the agricultural use of land in Subgrade 3a is soil wetness.
- 1.4 The main limitations to the agricultural use of land in Subgrade 3b are gradient and soil wetness.

## 2 INTRODUCTION

- 2.1 The site was surveyed by the Resource Planning Team in May 1996. 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 7.9 ha site is situated to the west of Shrewsbury town centre close to the Holyhead Road (B4380) and Shepherds' Lane. The land to the north, south and east of the site is predominantly in agricultural use. The land to the west of the site is occupied by Oxon Pool and Pool Wood. South of the proposed access route to the site is the site of a park and ride scheme.
- 2.3 The survey was requested by MAFF in connection with the ad hoc development proposal for a caravan site.
- 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 grass.

### 3 CLIMATE

3.1 The following interpolated data are relevant for the site (SJ 455 139):

Average Annual Rainfall (mm)	689
Accumulated Temperature above 0°C January to June (day °C)	1399

3.2 There is no overall climatic limitation on the site.

3.3 Other relevant data for classifying land include:

Field Capacity Days (days)	146
Moisture Deficit Wheat (mm)	104
Moisture Deficit Potatoes (mm)	95

### 4 SITE

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

4.2 Gradients of 8° are a limiting factor where the land slopes down towards Pool Wood.

4.3 Micro relief and flooding 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 Lower Mottled Sandstone - British Geological Survey Sheet 138 Shrewsbury 1:63 360. This is overlain with deposits of Quaternary boulder clay.

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

## 6 AGRICULTURAL LAND CLASSIFICATION

- 6.1 Grade 2 - occupies 1.2 ha (15%) of the survey area and is found in the east and centre of the site.
- 6.1.1 These soils typically have a sandy silt loam texture overlying loamy sand and sandy loam or clay loam to depth, with few stones within the profile. The moisture balance places these soils into Grade 2. Observations of gleying and the depth to the slowly permeable layer place these soils in either Wetness Class I where sandy loam subsoils occur or II where clay loam subsoils are present.
- 6.1.2 The main limitations to the agricultural use of this land are either soil wetness or soil droughtiness.
- 6.2 Subgrade 3a - occupies 5.8 ha (73%) of the survey area and is found over the majority of the site.
- 6.2.1 The soil has a sandy silt loam or medium clay loam texture over clay loam and clay to depth, with few stones within the profile. Isolated lenses of sand, gravel and silty clay loam may be encountered within the profile. Observations of gleying and the depth to the slowly permeable layer place these soils in Wetness Class III.
- 6.2.2 The main limitation to the agricultural use of this land is soil wetness.
- 6.3 Subgrade 3b - occupies 0.6 ha (8%) of the survey area and is found where the land slopes down to Pool Wood.
- 6.3.1 The soil typically has a clay loam texture overlying heavy clay loam and clay to depth. Isolated lenses of sandy loam and loamy peat may be encountered within the profile. Observations of gleying and the depth to the slowly permeable layer place these soils in Wetness Class IV. Where the slope of the land is between 7° and 11°, gradient limits the agricultural use of the land.
- 6.3.2 The main limitations to the agricultural use of this land are gradient and soil wetness.
- 6.4 Other land includes a pool and hollow in the centre of the site and part of the proposed access route in the south. This land occupies 0.3 ha (4%) of the survey area.

## 6.5 SUMMARY OF AGRICULTURAL LAND CLASSIFICATION GRADES

Grade/Other Land	Area (Hectares)	% of Surveyed Area
2	1.2	15
3a	5.8	73
3b	0.6	8
Other land	0.3	4
<b>Total Survey Area</b>	<b>7.9</b>	<b>100</b>