

**AGRICULTURAL LAND CLASSIFICATION
BROGYNTYN PARK, OSWESTRY**

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WOLVERHAMPTON**

**ADAS Ref: 25/RPT/0696
Job No: 141/94
MAFF Ref: EL35/10793**

AGRICULTURAL LAND CLASSIFICATION REPORT FOR BROGYNTYN PARK, OSWESTRY

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
3a	36.1	48.9
3b	32.1	43.4
4	3.4	4.6
Other land		
Agricultural buildings	1.0	1.4
Woodland	1.3	1.7

- 1.2 The main limitation to the agricultural use of land in Subgrade 3a and Subgrade 3b is soil wetness.
- 1.3 The main limitation to the agricultural use of land in Grade 4 is gradient.

2 INTRODUCTION

- 2.1 The site was surveyed by the Resource Planning Team in January 1995. 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 73.9 ha site is situated to the west of Oswestry. The land surrounding the site is predominantly in agricultural use.
- 2.3 The survey was requested by MAFF in connection with a proposal for the development of conference and leisure facilities.
- 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 permanent grass.

3 CLIMATE

3.1 Within the site 2 sets of climatic data are relevant, above and below the 205m contour.

3.2 Below the 205m contour the following interpolated data are relevant for the site (SJ 278317):

Average Annual Rainfall (mm)	941
Accumulated Temperature above 0°C January to June (day °C)	1270

3.3 The combination of average annual rainfall and accumulated temperature limits this part of the site to Grade 2.

3.4 Other relevant data for classifying land include:

Field Capacity Days (days)	215
Moisture Deficit Wheat (mm)	71
Moisture Deficit Potatoes (mm)	52

3.5 Above the 205m contour the following interpolated data are relevant for the site (SJ275310):

Average Annual Rainfall (mm)	976
Accumulated Temperature above 0°C January to June (day °C)	1236

3.6 The combination of average annual rainfall and accumulated temperature limits this part of the site to Subgrade 3a.

3.7 Other relevant data for classifying land include:

Field Capacity Days (days)	220
Moisture Deficit Wheat (mm)	65
Moisture Deficit Potatoes (mm)	45

4 SITE

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

4.2 Gradient limits isolated areas of the site to Subgrade 3b and Grade 4, mainly in the north of the site.

4.3 Flooding and micro relief do not impose any limitations on the agricultural use of this land.

5 GEOLOGY AND SOILS

- 5.1 The solid geology of the area is comprised of Middle and Lower Coal Measures - British Geological Survey Sheet 137 Oswestry 1:50,000. This is overlain by deposits of Boulder Clay.
- 5.2 The underlying geology influences the soils which have a clay loam texture.

6 AGRICULTURAL LAND CLASSIFICATION

- 6.1 Subgrade 3a occupies 36.1 ha (48.9%) of the survey area.
 - 6.1.1 These soils typically have a clay loam texture to depth. There are areas within this Subgrade with moderately stony subsoils. The soils are gleyed but do not have a slowly permeable layer and have been placed in Wetness Class III.
 - 6.1.2 The main limitation to the agricultural use of this land is soil wetness.
- 6.2 Subgrade 3b occupies 32.1 ha (43.4%) of the survey area.
 - 6.2.1 The soil has a clay loam texture over clay. The soil is gleyed and the clay forms a slowly permeable layer at about 35 cm depth, placing these soils into Wetness Class IV.
 - 6.2.2 The main limitation to the agricultural use of this land is soil wetness.
 - 6.2.3 Gradient is a limitation to slopes in the north of the site which exceed 7°.
- 6.3 Grade 4 occupies 3.4 ha (4.6%) of the survey area and is found mainly in the north of the site.
 - 6.3.1 The main limitation to the agricultural use of this land is gradient which exceeds 11°.
- 6.4 Other land includes agricultural buildings which occupy 1.0 ha (1.4%) of the survey area and are found around Brogyntyn Farm. Woodland occupies 1.3 ha (1.7%) of the survey area and occurs mostly in the north of the site.

6.5 SUMMARY OF AGRICULTURAL LAND CLASSIFICATION GRADES

Grade/Sub-grade	Area in Hectares	% of Survey Area	% of Agricultural Land
3a	36.1	48.9	50.4
3b	32.1	43.4	44.8
4	3.4	4.6	4.8
Other land			
Agricultural Buildings	1.0	1.4	
Woodland	1.3	1.7	
Totals	73.9	100.0	100.0

CARTOGRAPHIC WORK REQUEST FORM

DATE WORK SUBMITTED 2/2/95

CONSULTANT / R.O. Vaughan Penfern

JOB TITLE BROOKLYN PARK, OSWESTRY

FILE No. 0696 JOB No. 141/94

WORK RECORDING CODE ME2HC

IS THIS PART OF A SERIES i.e Local Plan Y/N? N

DATE/TIME REQUIRED 3/2/94 12 noon

DATE/TIME AREAS REQUIRED (where applicable) 3/2/94 9am

MAP REFERENCE SS 275310

SCALE 1:10000 GRID INTERVAL (m) 100

SIZE (A4, A3 etc.) A4 COLOUR OR BW C

TO BE RETURNED TO Vaughan -

ALTERNATIVE CONTACT

MAP TYPE AND NUMBER OF COPIES AFTER CHECKING

FIELD SHEET/MAP BORE		SOIL RESOURCE MAP	
ALC & AREAS	<u>6</u>	LOCATION MAP	
AUGER BORINGS & PITS		OTHER	

GRADES TO BE PLACED ON FOLIO SHEETS (Y/N)

CHECKED BY AND READY FOR FINAL COPIES

CARTOGRAPHER(S) JW

TIME TAKEN 1 + 1/2 DATE RETURNED

AREA OF GRADES

1 <u> </u>	2 <u> </u>	3a <u>36.1</u>	3b <u>32.1</u>	4 <u>3.4</u>	5 <u> </u>
URBAN <u> </u>	NON-AG <u> </u>	WOOD <u>1.3</u>			
AG. BLDNGS. <u>1.0</u>	WATER <u> </u>	NOT SURVD. <u> </u>			

TOTAL AG. LAND 71.6 TOTAL SITE AREA 73.9

COMMENTS