

**AGRICULTURAL LAND CLASSIFICATION
WORCESTER LOCAL PLAN
SITE 4, NEWTOWN ROAD**

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**AGRICULTURAL LAND CLASSIFICATION REPORT FOR
WORCESTER LOCAL PLAN
SITE 4, NEWTOWN ROAD**

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	4.6	30.9
3b	8.7	58.4
Other land		
Urban	0.7	4.7
Not surveyed	0.9	6.0

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

2 INTRODUCTION

- 2.1 The site was surveyed by the Resource Planning Team in 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 14.9 ha site is situated to the east of Worcester and is bounded to the north by Nunnery Way, land immediately to the north, south and east of the site is predominantly in agricultural use. Land to the west is used by Newtown Hospital.
- 2.3 The survey was requested by MAFF in connection with the Worcester 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 permanent grass.

3 CLIMATE

3.1 The following interpolated data are relevant for the site (SO 882 547) :

Average Annual Rainfall (mm)	649
Accumulated Temperature above 0°C January to June (day °C)	1427

3.2 There is no overall climatic limitation on the site

3.3 Other relevant data for classifying land include:

Field Capacity Days (days)	137
Moisture Deficit Wheat (mm)	108
Moisture Deficit Potatoes (mm)	100

4 SITE

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

4.2 Micro relief and flooding do not impose any limitations on the agricultural use of the land. A small area to the south west of the site has gradients of 9° and is limited to Subgrade 3b.

5 GEOLOGY AND SOILS

5.1 The solid geology of the area is comprised of Mercia Mudstones overlain by silty drift.

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

6 AGRICULTURAL LAND CLASSIFICATION

6.1 Subgrade 3a - occupies 4.6 ha (30.9%) of the survey area and is found in the west of the site and in the north east of the site.

6.1.1 These soils typically have a clay loam texture overlying heavy clay loam and clay to depth. The depth to the slowly permeable layer falls below 37 cm which places these soils into Wetness Class III. The depth of the soil profile may be truncated by Mudstone.

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

6.2 Subgrade 3b - occupies 8.7 ha (58.4%) of the survey area.

6.2.1 The soil has a clay loam texture over clay to depth. The depth to the slowly permeable layer is above 37 cm, which places these soils in Wetness Class IV. The depth of the soil profile may be truncated by Mudstone.

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

6.3 Other land includes urban - covering 0.7 ha (4.7%) of the survey area as a road and landscaping to Newtown Hospital, in the north west of the site, and non surveyed land occupying 0.9 ha (6.0%) of the survey area in the south of the site for which there was no access.

6.5 SUMMARY OF AGRICULTURAL LAND CLASSIFICATION GRADES

Grade/Sub-grade	Area in Hectares	% of Survey Area	% of Agricultural Land
3a	4.6	30.9	34.6
3b	8.7	58.4	65.4
Other land			
Urban	0.7	4.7	-
Not surveyed	0.9	6.0	-
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Totals	14.9	100.0	100.0
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