AGRICULTURAL LAND CLASSIFICATION
PROPOSED GOLF COURSE, CARDEN PARK
MALPAS

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ADAS Ref: 25/RPT/0753
Job No: 144/95
MAFF Ref: EL 06/11113

AGRICULTURAL LAND CLASSIFICATION REPORT FOR PROPOSED GOLF COURSE, CARDEN PARK, MALPAS

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
1	1.3	1.6
3a	13.7	17.1
3b	59.6	74.2
Other land	5.7	7.1

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 January 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 80.3 ha site is situated to the north of Tilston and south of the A534. The land immediately to the north, south and west of the site is predominantly in agricultural use, whilst to the east is a golf course.

2.3 The survey was requested by MAFF in connection with an ad hoc development proposal for a golf course.

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 (SJ 455 531) :

Average Annual Rainfall (mm)	742
Accumulated Temperature above 0°C January to June (day °C)	1437

3.2 There is no overall climatic limitation on the site.

3.3 Other relevant data for classifying land include:

Field Capacity Days (days)	167
Moisture Deficit Wheat (mm)	97
Moisture Deficit Potatoes (mm)	86

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 Triassic Pebble Beds and Upper Mottled Sandstone - British Geological Survey Sheet 122 Nantwich 1 Inch. 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 Grade 1 - occupies 1.3 ha (1.6%) of the survey area and is found in the north east of the site.

6.1.1 These soils typically have a sandy clay loam texture overlying loamy sand and sand to depth, with few or no stones within the profile.

6.2 Subgrade 3a - occupies 13.7 ha (17.%) of the survey area.

6.2.1 The soil has a clay loam texture over clay loam or clay. 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 59.6 ha (74.2%) of the survey area.

6.3.1 The soil typically has a clay loam texture overlying clay loam and clay. Observations of gleying and the depth to the slowly permeable layer place these soils in Wetness Class IV.

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

6.4 Other land on the site comprises 5.7 ha (7.1%) and includes woodland, non-agricultural land, open water and roadways.

6.5 SUMMARY OF AGRICULTURAL LAND CLASSIFICATION GRADES

Grade/Sub-grade	Area in Hectares	% of Survey Area	% of Agricultural Land
1	1.3	1.6	1.7
3a	13.7	17.1	18.4
3b	59.6	74.2	79.9
Other	5.7	7.1	
Totals	***80.3***	***100.0***	***100.0***