

**AGRICULTURAL LAND CLASSIFICATION  
LUBSTREE PARK, WREKIN DISTRICT LOCAL PLAN**

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

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# AGRICULTURAL LAND CLASSIFICATION REPORT FOR LUBSTREE PARK, WREKIN DISTRICT 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	46.7	88.3
3b	3.5	6.6
Other land		
Agricultural buildings	1.9	3.6
Urban	0.8	1.5

- 1.2 The main limitation to the agricultural use of land in Grade 2 is soil droughtiness.
- 1.3 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 October 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 52.9 ha site is situated to the north of The Humbers near Telford. The land immediately to the west of the site is predominantly in agricultural use. Land to the east and south of the site is urban.
- 2.3 The survey was requested by MAFF in connection with Wrekin District 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 soft fruit and fallow. A trickle irrigation system was operating over the area under soft fruit.

### 3 CLIMATE

3.1 The following interpolated data are relevant for the site (SJ 698 155) :

Average Annual Rainfall (mm)	678
Accumulated Temperature above 0°C January to June (day °C)	1412

3.2 There is no overall climatic limitation on the site

3.3 Other relevant data for classifying land include:

Field Capacity Days (days)	151
Moisture Deficit Wheat (mm)	101
Moisture Deficit Potatoes (mm)	91

### 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.

4.3 Individual auger borings showed that variations in soil type occurred over the site with small pockets of clay material being found amongst predominantly sandy material. Isolated borings of grade 1 and 3a were found in the area mapped as grade 2, these areas were too small to be mapped at this scale and did 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 Mottled Sandstone and Soft Red Sandstone - British Geological Survey Sheet 153 Wolverhampton 1 Inch. This is overlain with deposits of Glacial Boulder Clay and unbedded gravel and sand.

5.2 The underlying geology influences the soils which either have a sandy texture south of the motorway or silty clay loam texture north of the motorway.

## 6 AGRICULTURAL LAND CLASSIFICATION

6.1 Grade 2 - occupies 46.7 ha (88.3%) of the survey area.

6.1.1 These soils typically have a sandy loam or sandy clay loam texture overlying sandy loam, and sand to depth, with few or no stones within the profile. The moisture balance places these soils into Grade 2.

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

6.2 Subgrade 3b - occupies 3.5 ha (6.6%) of the survey area and is found to the north east of the agricultural buildings at Lubstree Park.

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

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

6.3 Other land includes agricultural buildings which occupy 1.9 ha (3.6%) of the survey area and are found to the north west of the site and urban - covering 0.8 ha (1.5%) of the survey area as residential housing and caravan sales forecourt in the south east of the site.

### 6.4 SUMMARY OF AGRICULTURAL LAND CLASSIFICATION GRADES

Grade/Sub-grade	Area in Hectares	% of Survey Area	% of Agricultural Land
2	46.7	88.3	93
3b	3.5	6.6	7
Other land			
Agricultural Buildings	1.9	3.6	
Urban	0.8	1.5	
<b>Totals</b>	<b>52.9</b>	<b>100.0</b>	<b>100.0</b>