

**AGRICULTURAL LAND CLASSIFICATION  
WORCESTER LOCAL PLAN  
SITE 1, BROOMHALL WAY**

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**AGRICULTURAL LAND CLASSIFICATION REPORT FOR  
WORCESTER LOCAL PLAN  
SITE 1, BROOMHALL WAY**

**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	2.3	8.4
3a	8.4	30.6
3b	15.6	56.9
Other land		
Woodland	0.4	1.5
Urban	0.6	2.2
Open water	0.1	<1.0

- 1.2 The main limitation to the agricultural use of land in Grade 2, Subgrade 3a and Subgrade 3b is soil wetness.

**2 INTRODUCTION**

- 2.1 The site was surveyed by the Resource Planning Team in June 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 27.4 ha site is situated to the south of Worcester and is bounded by Broomhall Way to the north, Worcester Road (A38) to the west, Norton Road to the east and Taylors Lane to the south. The land immediately to the south of the site is predominantly in agricultural use.

- 2.3 The survey was requested by MAFF in connection with 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, grass ley and hops.

### 3 CLIMATE

3.1 The following interpolated data are relevant for the site (SO 859 517 ) :

Average Annual Rainfall (mm)	636
Accumulated Temperature above 0°C January to June (day °C)	1480

3.2 There is no overall climatic limitation on the site

3.3 Other relevant data for classifying land include:

Field Capacity Days (days)	136
Moisture Deficit Wheat (mm)	111
Moisture Deficit Potatoes (mm)	105

### 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 Mercia Mudstone overlain by a silty drift.

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

## 6 AGRICULTURAL LAND CLASSIFICATION

6.1 Grade 2 - occupies 2.3 ha (8.4%) of the survey area and is found in the centre of the site between Taylors Lane and the ditch.

6.1.1 These soils typically have a silty clay loam texture overlying clay loam and heavy clay loam or clay to depth. Depth to gleying and to the slowly permeable layer falls below 46 cm, which places these soils into Wetness Class II.

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

6.2 Subgrade 3a - occupies 8.4 ha (30.6%) of the survey area and is found in the west and centre of the site.

6.2.1 The soil has a clay loam texture over clay loam or clay and clay to depth. Observations of gleying and the depth to the slowly permeable layer places these soils into Wetness Class III.

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

6.3 Subgrade 3b - occupies 15.6 ha (56.9%) of the survey area.

6.3.1 South of the drain the soil typically has a clay loam or silty clay loam texture overlying clay to depth. Depth to gleying and to the slowly permeable layer falls above 37 cm and places these soils in Wetness Class IV.

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

6.3.3 Soils north of the drain have been compacted and disturbed by the use of these fields by the farmer for weekly car boot sales, and have therefore been placed into Subgrade 3b.

6.4 Other land includes Woodland - occupying 0.4 ha (1.5%) of the survey area in the centre of the site; urban - covering 0.6 ha (2.2%) of the survey area in the south west of the site, and open water which covers 0.1 ha (less than 1%) of the survey area, as three ponds.

## 6.5 SUMMARY OF AGRICULTURAL LAND CLASSIFICATION GRADES

<b>Grade/Sub-grade</b>	<b>Area in Hectares</b>	<b>% of Survey Area</b>	<b>% of Agricultural Land</b>
2	2.3	8.4	8.7
3a	8.4	30.6	31.9
3b	15.6	56.9	59.3
Other land			
Woodland	0.4	1.5	-
Urban	0.6	2.2	-
Open water	0.1	<1.0	-
<b>Totals</b>	<b>27.4</b>	<b>100.0</b>	<b>100.0</b>