

TUNBRIDGE WELLS LOCAL PLAN

Site 11 Land off Chestnut Lane  
Matfield  
Tunbridge Kent

TUNBRIDGE WELLS LOCAL PLAN

SITE 11 - LAND OFF CHESTNUT LANE, MATFIELD

1 SUMMARY

- 1 1 In June 1992 an Agricultural Land Classification (ALC) survey was carried out on 1.02 ha of land at Matfield Kent. ADAS was commissioned by MAFF to determine land quality affected by the proposal to include this site for development as part of the Tunbridge Wells Local Plan.
- 1 2 The survey work was carried out by members of the Resource Planning Team within the Guildford Statutory Group at a detailed level of approximately 3 borings per hectare. A total of 3 auger borings were made and the site was graded using MAFF's revised guidelines and criteria for grading the quality of agricultural land (MAFF 1988). These guidelines provide a framework for classifying land according to the extent to which its physical and chemical limitations impose long term limitations on its agricultural use. At the time of survey the site was in horticultural use as an orchard.
- 1 3 The distribution of the grades is shown on the attached ALC map and the area and extent is given in the table below. The map has been drawn at a scale of 1:5000. Any enlargement of this would be misleading.

Distribution of Grades and Subgrades

<u>Grade</u>	<u>Area (ha)</u>	<u>% total agricultural area</u>
2	1.02	100
Total Area of site	<u>1.02</u>	

- 1 4 Land on this site has been mapped as Grade 2. The main limitation to agricultural land quality is slight droughtiness caused by relatively shallow soil depths over weathered Tunbridge Wells sandstone beds.

July 1992  
ADAS Ref 2014/997/91

Resource Planning Team  
ADAS Reading

SAMPLE NO	GRID REF	ASPECT USE	GRDNT	GLEYS	SPL	WETNESS		WHEAT		POTS		M REL		EROSN EXP	FROST DIST	CHEM LIMIT	ALC	COMMENTS
						CLASS	GRADE	AP	MB	AP	MB	DRT	FLOOD					
1	TQ65904203	ORC				1	1	131	27	129	32	2				DR	2	
2	TQ65964200	ORC S	01			1	1	114	10	106	9	2				DR	2	
3	TQ65934209	ORC S	01			1	1	155	51	140	43	1					1	

SAMPLE	DEPTH	TEXTURE	COLOUR	MOTTLES		PED		STONES			STRUCT/	SUBS							
				COL	ABUN	CONT	COL	GLE	2	6	LITH	TOT	CONSIST	STR	POR	IMP	SPL	CALC	
1	0 25	z1	25Y 42 00							2	0	FSST	2						
	25 50	mzc1	25Y 44 00							0	0	FSST	5		M				
	50 70	mzc1	25Y 56 00							0	0	FSST	10		M				Imp 70+ fsst
	70 120	fsst								0	0		0		P				
2	0 25	mzc1	25Y 42 00							2	0	FSST	2						
	25 50	mzc1	25Y 44 54							0	0	FSST	5		M				
	50 60	mzc1	25Y 54 68							0	0	FSST	30		M				Imp 60+ fsst
	60 120	fsst								0	0		0		P				
3	0 25	mzc1	25Y 42 00							0	0	FSST	2						
	25 80	fs 1	25Y 64 00							0	0	FSST	2		M				Imp 80 fsst
	80 120	fsst								0	0		0		P				