

**HILTON CROSS - MAJOR INVESTMENT SITE PROPOSAL**  
**Agricultural Land Classification**  
**June 1996**

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

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## **AGRICULTURAL LAND CLASSIFICATION REPORT FOR HILTON CROSS - MAJOR INVESTMENT SITE PROPOSAL**

### **1 SUMMARY**

- 1.1 The Agricultural Land Classification (ALC) Survey for this site shows that the following proportions of ALC grades are present:

Grade/Other Land	Area (hectares)	% of surveyed area
2	3.4	15
3a	17.2	77
3b	1.3	6
Other land	0.5	2
<b>Total Survey Area</b>	<b>22.4</b>	<b>100</b>

- 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 3a is soil wetness.
- 1.4 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 June 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 22.4 ha site is situated to the south west of Junction 1 on the M54 Motorway, close to Moseley Old Hall. The land immediately to the south and west of the site is predominantly in agricultural use. The land to the east is currently being developed for a business park.
- 2.3 The survey was requested by MAFF in connection with proposals to identify sites for major investment in the West Midlands.
- 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 grass, oilseed rape and woodland.

### 3 CLIMATE

3.1 The following interpolated data are relevant for the site (SJ 934 043) :

Average Annual Rainfall (mm)	713
Accumulated Temperature above 0°C January to June (day °C)	1340

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)	90
Moisture Deficit Potatoes (mm)	77

### 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 drift geology of the area is comprised of Quaternary boulder clay and river terrace deposits - British Geological Survey Sheet 153 Wolverhampton 1:63 360.

5.2 The underlying geology influences the soils which either have a sandy loam texture in the west or clay loam and sandy clay loam texture in the east.

## 6 AGRICULTURAL LAND CLASSIFICATION

6.1 Grade 2 - occupies 3.4 ha (15%) of the survey area and is found in the west of the site, adjacent to Moseley Old Hall Lane.

6.1.1 These soils typically have a sandy loam texture overlying loamy sand and sand to depth, with few to common 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 3a - occupies 17.2 ha (77%) of the survey area and is found mainly in the centre and east of the site.

6.2.1 The soil has a sandy clay loam or clay loam texture over clay to depth, with few to common stones within the profile. Observations of gleying and the depth to the slowly permeable layer place these soils in Wetness Class III. There are isolated pockets of lighter loamy sand and sand in the subsoil.

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

6.3 Subgrade 3b - occupies 1.3 ha (6%) of the survey area and is found in the centre of the site.

6.3.1 The soil typically has a clay loam texture over heavy clay loam and clay to depth. 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 includes woodland and isolated ponds/scrub which occupy 0.5 ha (2%) of the survey area.

## 6.5 SUMMARY OF AGRICULTURAL LAND CLASSIFICATION GRADES

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<b>Total Survey Area</b>	<b>22.4</b>	<b>100</b>
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