AGRICULTURAL LAND CLASSIFICATION REPORT FOR SITE B (SPRING & MODEL FARMS), ROSS-ON-WYE DISTRICT LOCAL PLAN

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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	8.6	52
3a	2.5	15
3b	3.2	20
Other land		
Agricultural Buildings	1.0	6
Non Agricultural	0.9	5
Urban	0.3	2

1.2 The main limitations to the agricultural use of land in Grade 2 and Subgrade 3a are either soil wetness and/or soil droughtiness.

1.3 The main limitation to the agricultural use of land in Subgrade 3b is soil wetness.

2 INTRODUCTION

2.1 The majority of the site was surveyed by the Resource Planning Team in March 1995. The small area to the west of Meadoway and Spring Farm was surveyed in 1990. 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 16.5 ha site is situated to the east of Ross-on-Wye. The land immediately to the north, south and east of the site is predominantly in agricultural use. The land immediately to the west of the site is in urban use.

2.3 The additional survey was requested by MAFF in connection with the Ross-on-Wye District Local Plan (search for industrial land).

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. However, the final map has been produced at a scale of 1:25 000 to enable the whole of the Ross-on-Wye survey work (1990 & 1995) to be illustrated on one map. 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 cereals, grass and fallow.

3 CLIMATE

3.1 The following interpolated data are relevant for the site (SO 614 242) :

Average Annual Rainfall (mm)	686
Accumulated Temperature above 0°C January to June (day °C)	1467

3.2 There is no overall climatic limitation on the site

3.3 Other relevant data for classifying land include:

Field Capacity Days (days)	149
Moisture Deficit Wheat (mm)	108
Moisture Deficit Potatoes (mm)	99

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 Devonian Old Red Sandstone.

5.2 The underlying geology influences the soils which either have a sandy clay loam or sandy loam texture. Sandstone is occasionally encountered at depths below 70 cm.

6 AGRICULTURAL LAND CLASSIFICATION

6.1 Grade 2 - occupies 8.6 ha (52%) of the survey area and is found in the south and east of the site.

6.1.1 These soils typically have a sandy loam or sandy clay loam texture overlying sandy clay loam to depth, with few or no stones within the profile. Occasionally there are lenses of clay or clay loam and sandy loam or loamy sand in the lower subsoil. Profiles may be truncated by weathered sandstones. The moisture balance places these soils into Grade 2. These profiles are Wetness class I or II.

There are isolated borings of Grade 1 quality within this unit but they cannot be shown separately at this scale of mapping.

6.1.2 The main limitations to the agricultural use of this land are soil wetness and soil droughtiness.

6.2 Subgrade 3a - occupies 2.5 ha (15%) of the survey area and is found mainly to the north west of Spring Farm.

6.2.1 The soil has a sandy loam texture over loamy sand to approximately 70 cm with few stones within the profile. Below 70 cm the profile is truncated by weathered sandstone. The moisture balance places these soils into Subgrade 3a.

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

6.3 Subgrade 3b - occupies 3.2 ha (20 %) of the survey area and is found mainly in the west of the site.

6.3.1 The soil typically has a medium clay loam or silty clay loam texture overlying heavy clay loam and/or clay to depth. Observations of gleying and the depth to the slowly permeable layer place these soils in Wetness Class IV. Occasionally sandy clay loam lenses may be present in the lower subsoil.

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

6.4 There is an area of land to the north of the site that consists of sandy loam over cinder. Its location coincides with that of the dismantled railway. However, it cannot be shown separately at this scale of mapping.

6.5 Other land includes agricultural buildings which occupy 1 ha (6%) of the survey area and are found at Spring and Model Farm; Non Agricultural - occupying 0.9 ha (5%) of the survey area at Meadoway and urban - covering 0.3 ha (2%) of the survey area as a roadway.

6.6 SUMMARY OF AGRICULTURAL LAND CLASSIFICATION GRADES FOR SITE B (SPRING AND MODEL FARMS)

Grade/Subgrade	Area in Hectares	% of Survey Area	% of Agricultural Land
2	8.6	52	60
3a	2.5	15	18
3b	3.2	20	22
Other land			
Agricultural Buildings	1.0	6	-
Non Agricultural	0.9	5	-
Urban	0.3	2	-
Totals	**16.5**	**100**	**100**

6.7 SUMMARY OF AGRICULTURAL LAND CLASSIFICATION GRADES FOR ROSS-ON-WYE

Grade/Subgrade	Area in Hectares	% of Survey Area	% of Agricultural Land
1	18.9	8	9
2	92.5	37	46
3a	44.1	18	22
3b	38.8	16	20
4	7.1	3	2
Other land			
Agricultural Buildings	3.4	1	
Non Agricultural	19.4	8	
Urban	21.5	9	
Land no surveyed	2.4	1	
Totals	**248.1**	**100**	**100**