

**AGRICULTURAL LAND CLASSIFICATION  
BROMSGROVE DISTRICT LOCAL PLAN  
FORMER WAGON WORKS (SITE 843/BRY 1A)**

**M J W Wood  
Resource Planning Team  
ADAS Statutory Group  
WOLVERHAMPTON**

**ADAS Ref: 25/RPT/0389  
Job No: 105/94  
MAFF Ref: EL 17/00089**

**AGRICULTURAL LAND CLASSIFICATION REPORT FOR  
BROMSGROVE DISTRICT LOCAL PLAN  
FORMER WAGON WORKS (SITE 843, BRY1A),**

**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
3a	2.6	36
3b	0.6	8
4	2.6	36
Other land		
Non-Agricultural	0.6	8
Woodland	0.8	11
Urban	0.1	1

- 1.2 The main limitation to the agricultural use of land in Subgrade 3a is soil wetness.
- 1.3 The main limitation to the agricultural use of land in Subgrade 3b is soil droughtiness.
- 1.4 The main limitations to the agricultural use of land in Grade 4 are soil droughtiness and soil depth.

**2. INTRODUCTION**

- 2.1 The site was surveyed by the Resource Planning Team in January 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 7.3 ha site is situated to the south east of Bromsgrove on the former wagon works. The land immediately to the north, east and west of the site is predominantly in urban use. The land immediately to the south and south west of the site is in non agricultural use for recreational purposes (sport).
- 2.3 This site has a complex history as it was partially occupied by a former 'wagon works' and gas and salt works. This resulted in much of the soil being disturbed. This has been further compounded by the dumping and redistribution of foreign soils and rubble in the south west of the site, adjacent to the railway.
- 2.4 The survey was requested by MAFF in connection with Bromsgrove District Local Plan.

2.5 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.

2.6 At the time of the survey the site was mainly under grass, (infested in the south west with rushes and gorse) and woodland scrub. The remainder was fallow.

### 3. CLIMATE

3.1 The following interpolated data are relevant for the site: (Grid Ref SO 968 689)

Average Annual Rainfall (mm)	682
Accumulated Temperature above 0°C January to June ( day °C)	1407

3.2 There is no overall climatic limitation on the site.

3.3 Other relevant data for classifying land include:

Field Capacity Days (days)	156
Moisture Deficit Wheat (mm)	100
Moisture Deficit Potatoes (mm)	90

### 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 Red Brown Mudstone & Bromsgrove Sandstone - British Geological Survey Sheet 183 Redditch 1:50 000.

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

## 6. AGRICULTURAL LAND CLASSIFICATION

6.1 Subgrade 3a - occupies 2.6 ha (36%) of the survey area and is found in the east of the site.

6.1.1 The soil has a medium clay loam texture over medium clay loam and clay to depth, with few stones within the profile. Occasionally medium sandy loam may be present in the profile. Observations of gleying and the depth to the slowly permeable layer place these soils in Wetness Class III.

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

6.2 Subgrade 3b - occupies 0.6 ha (8%) of the survey area and is found in the north east of the site. It is associated with disturbed ground.

6.2.1 The soil typically has a clay loam texture overlying a brick and clay matrix. The moisture balance places these soils into Subgrade 3b.

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

6.3 Grade 4 - occupies 2.6 ha (36%) of the survey area and is found in the north, centre and south west of the site. It is associated with disturbed ground.

6.3.1 The profiles in the north are typified by a clay loam texture over rubble within 20 cm. These profiles are associated with the demolished 'wagon works'.

6.3.2 The profiles in the centre of the site are typified by a clay loam or clay texture over rubble within 20 cm. Topsoils are contaminated with bricks and metal.

6.3.3 The profiles in the south west of the site are highly varied in texture and depth. Textures range from clay loam to clay, with depths to underlying rubble or impenetrable and/or compacted layers ranging from 15 to 50 cm. Soils are contaminated with brick and metal. Drainage has also been disrupted by the above and differential settlement.

6.3.4 The moisture balance places these soils in to Grade 4.

6.3.5 The main limitations to the agricultural use of this land are soil droughtiness and soil depth.

6.4 Other land includes Non Agricultural which occupies 0.6 ha (8%) of the survey area as part of a sports ground and an embankment adjoining the railway. Woodland - occupying 0.8 ha (11%) of the survey area and urban occupying 0.1 ha (1%) of the survey area as railway sidings.

## 6.5 SUMMARY OF AGRICULTURAL LAND CLASSIFICATION GRADES

Grade/Sub-grade	Area in Hectares	% of Survey Area	% of Agricultural Land
3a	2.6	36	45
3b	0.6	8	10
4	2.6	36	45
Other land			
Non-Agricultural	0.6	8	-
Woodland	0.8	11	-
Urban	0.1	1	0
<b>Totals</b>	<b>7.3</b>	<b>100</b>	<b>100</b>