

**AGRICULTURAL LAND CLASSIFICATION  
WREKIN DISTRICT LOCAL PLAN  
LAND NORTH OF A5, OBJECTION 26**

**V P Redfern  
Resource Planning Team  
ADAS Statutory Group  
WOLVERHAMPTON**

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**AGRICULTURAL LAND CLASSIFICATION REPORT FOR  
WREKIN DISTRICT LOCAL PLAN  
LAND NORTH OF A5, OBJECTION 26**

**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	13.0	18.9
3a	27.8	40.5
3b	26.2	38.2
Other land		
Agricultural Buildings	1.2	1.8
Open Water	0.2	0.3
Urban	0.2	0.3

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

**2 INTRODUCTION**

- 2.1 The site was surveyed by the Resource Planning Team in November 1994. 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 68.6 hectare site is situated to the east of St George's, Telford. The A4 forms the southern boundary and the B5060, Redhill Way forms the western boundary. The site is bisected by Grange Lane. The land immediately to the north, south and east of the site is predominantly in agricultural use.
- 2.3 The survey was requested by MAFF in connection with the Wrekin District 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 and cereals.

### 3 CLIMATE

3.1 The following interpolated data are relevant for the site, Grid Ref: SJ 719 114

Average Annual Rainfall (mm)	722
Accumulated Temperature above 0°C January to June (day °C)	1314

3.2 The climate limits the site to grade 2.

3.3 Other relevant data for classifying land include:

Field Capacity Days (days)	165
Moisture Deficit Wheat (mm)	84
Moisture Deficit Potatoes (mm)	70

### 4 SITE

4.1 Three site factors of gradient, micro relief and flooding are considered when classifying land.

4.1.1 Gradient limits land to Subgrade 3b in three isolated areas in the east of the site, and one area in the north west.

4.1.2 Flooding and micro relief do not impose any limitation on the agricultural use of the land.

### 5 GEOLOGY AND SOILS

5.1 The geology of the area is comprised of Carboniferous Marls and Sandstones and Middle Coal Measures - British Geological Survey Sheet 153 Wolverhampton Inch.

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

## 6 AGRICULTURAL LAND CLASSIFICATION

- 6.1 Grade 2 - occupies 13.0 ha (18.9%) of the survey area and is found in the centre and the south east of the site.
  - 6.1.1 These soils typically have a clay loam texture overlying sandy clay loam to depth, with few or no stones within the profile. The climate places these soils into Grade 2.
  - 6.1.2 The main limitation to the agricultural use of this land is climate.
- 6.2 Subgrade 3a - occupies 27.8 ha (40.5%) of the survey area.
  - 6.2.1 The soil has clay loam texture over a gleyed clay loam with clay at depth. Observations of gleying and the depth to the slowly permeable layer places these soils in Wetness Class III.
  - 6.2.2 The main limitation to the agricultural use of this land is soil wetness.
- 6.3 Subgrade 3b - occupies 26.2 ha (38.2%) of the survey area.
  - 6.3.1 The soil typically has a clay loam texture overlying 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 limitations to the agricultural use of this land is soil wetness.
  - 6.3.3 In the south west corner of the site clay loam or sandy loam overlies soft sandstone.
  - 6.3.4 The main limitation to the agriculture use of this land is soil droughtiness.
- 6.4 Agricultural buildings at Watling Street Grange occupy 1.2 ha (1.8%). Urban land occupies 0.2 ha (0.3%) of the site and consists of a house adjacent to Lodge Wood Farm.

6.5 SUMMARY OF AGRICULTURAL LAND CLASSIFICATION GRADES

Grade/Sub-grade	Area in Hectares	% of Survey Area	% of Agricultural Land
2	13.0	18.9	19.4
3a	27.8	40.5	41.5
3b	26.2	38.2	39.1
Other land			
Agricultural Buildings	1.2	1.8	
Open Water	0.2	0.3	
Urban	0.2	0.3	
<b>Totals</b>	<b>68.6</b>	<b>100</b>	<b>100</b>