

**AGRICULTURAL LAND CLASSIFICATION**

**STRATFORD UPON AVON LOCAL PLAN -  
WELLCOMBE HILLS**

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

**ADAS Ref: 25/RPT/0295  
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MAFF Ref:EL 43/00021A**

**AGRICULTURAL LAND CLASSIFICATION REPORT FOR  
WELLCOMBE HILLS, STRATFORD UPON AVON  
LOCAL PLAN**

**1 SUMMARY**

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

| <b>Grade/Subgrade</b> | <b>ha</b> | <b>% of site</b> |
|-----------------------|-----------|------------------|
| 3a                    | 4.2       | 37               |
| 3b                    | 6.6       | 57               |
| Other land            |           |                  |
| Urban                 | 0.7       | 6                |

- 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 wetness.

**2 INTRODUCTION**

- 2.1 The site was surveyed by the Resource Planning Team in June 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 11.5 ha site is situated to the north of Stratford Upon Avon. The land immediately to the north, east and west of the site is predominantly in agricultural use (except for the grounds of Clopton House) whilst land immediately to the south is in urban use.
- 2.3 The survey was requested by MAFF in connection with Stratford Upon Avon 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 area was under grass with relict ridge and furrow being observed throughout the site.

### **3 CLIMATE**

3.1 The following interpolated data are relevant for the site:

|                                                            |      |
|------------------------------------------------------------|------|
| Average Annual Rainfall (mm)                               | 626  |
| Accumulated Temperature above 0°C January to June (day °C) | 1422 |

3.2 There is no overall climatic limitation on the site.

3.3 Other relevant data for classifying land include:

|                                |     |
|--------------------------------|-----|
| Field Capacity Days (days)     | 134 |
| Moisture Deficit Wheat (mm)    | 106 |
| 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 Keuper Marl - British Geological Survey Sheet 200 Stratford Upon Avon 1:50000.

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

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## 6 AGRICULTURAL LAND CLASSIFICATION

6.1 Subgrade 3a - occupies 4.2 ha (37%) of the survey area and is found mainly in the south west of the site.

6.1.1 The soil has a clay loam texture over heavy clay loam and clay to depth, with few stones within 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 6.6 ha (57%) of the survey area and is found in the north and east of the site.

6.2.1 The soil typically has a clay loam texture overlying heavy clay loam and clay to depth with few stones within the profile. Observations of gleying and the depth to the slowly permeable layer place these soils in Wetness Class IV.

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

6.3 Other land includes urban - covering 0.7 ha (6%) of the survey area as a road.

### 6.4 SUMMARY OF AGRICULTURAL LAND CLASSIFICATION GRADES

| Grade/Subgrade      | Area in Hectares | % of Survey Area | % of Agricultural Land |
|---------------------|------------------|------------------|------------------------|
| 3a                  | 4.2              | 37               | 39                     |
| 3b                  | 6.6              | 57               | 61                     |
| Other land<br>Urban | 0.7              | 6                | -                      |
| <b>Totals:</b>      | <b>11.5</b>      | <b>100</b>       | <b>100</b>             |