

**AGRICULTURAL LAND CLASSIFICATION
STRATFORD-UPON-AVON LOCAL PLAN
AVENUE HOUSE & BISHOPTON LODGE**

**Resource Planning Team
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WOLVERHAMPTON**

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AGRICULTURAL LAND CLASSIFICATION REPORT FOR

STRATFORD-UPON-AVON LOCAL PLAN AVENUE HOUSE & BISHOPTON LODGE

1. SUMMARY

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

| Grade/Sub Grade | Area (ha) | % of the site |
|-----------------|-----------|---------------|
| 3b | 6.8 | 100.0 |

- 1.2 The main limitation to the agricultural use of land on these sites is soil wetness.

2. INTRODUCTION

- 2.1 The site was surveyed by the Resource Planning Team in March 1994. An ALC 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 2 sites comprise 6.8 ha situated to the north of Stratford-upon-Avon. Avenue House is bounded to the south west by a railway line and to the south east and north by housing; agricultural land lies to each side. Bishopton Lodge is bounded to the south by the Birmingham Road and housing and agricultural land surround the remainder of the site.

- 2.3 The survey was requested by MAFF in connection with the Stratford-upon-Avon Local Plan.

- 2.4 At the request of MAFF the survey was at a scale of 1:10000 with a minimum auger boring density of one 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 survey the land on each site was under permanent grass.

3. CLIMATE

- 3.1 The following interpolated data are relevant for the site:

| | |
|---|-------------|
| Average Annual Rainfall (mm) | 622 mm |
| Accumulated Temperature above 0°C for January to June | 1442 day °C |

3.2 There is no overall climatic limitation on the site.

3.3 Other relevant climatic data for agricultural land classification are:-

| | |
|---------------------------|----------|
| Field Capacity Days | 133 days |
| Moisture Deficit Wheat | 108 mm |
| Moisture Deficit Potatoes | 101 mm |

4. SITE

4.1 When classifying land 3 site factors are taken into consideration; gradient, micro relief and flooding.

4.2 These factors *do not impose any limitations on the agricultural use of this land.*

5. GEOLOGY AND SOILS

5.1 The solid geology of the area consists of Keuper Marl and Rhaetic overlain by Keuper Marl (British Geological Survey, Sheet 200, 1 inch).

5.2 The underlying geology influences the soils which consist predominantly of clay loam textured topsoils over clay.

6. AGRICULTURAL LAND CLASSIFICATION

6.1 Sub-Grade 3b occupies 6.8ha (100%) of the survey area.

6.1.1 These soils typically have a clay loam texture overlying clay.

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

6.2 SUMMARY OF AGRICULTURAL LAND CLASSIFICATION GRADES

| Grade/Sub-Grade | Area (ha) | % of Survey Area | % of Agricultural Land |
|-----------------|------------|------------------|------------------------|
| 3b | 6.8 | 100.0 | 100.0 |
| TOTALS | 6.8 | 100.0 | 100.0 |

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