

**AGRICULTURAL LAND CLASSIFICATION  
NEW BUILDINGS FARM, WHEATON ASTON  
PROPOSED GOLF COURSE**

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**AGRICULTURAL LAND CLASSIFICATION REPORT FOR  
NEW BUILDINGS FARM, WHEATON ASTON  
PROPOSED GOLF COURSE**

**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	22.2	33
3b	44.1	66
Other land	1.0	1

- 1.2 The main limitation to the agricultural use of land in Subgrade 3a and Subgrade 3b is soil wetness

**2 INTRODUCTION**

- 2.1 The site was surveyed by the Resource Planning Team in February 1996. 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 67.3 ha site is situated to the south of Wheaton Aston and north of the A5. The land surrounding the site is predominantly in agricultural use.
- 2.3 The survey was requested by MAFF in connection with a renewal of planning permission for a golf course.
- 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.

### **3 CLIMATE**

3.1 The following interpolated data are relevant for the site (SJ 845 112) :

Average Annual Rainfall (mm)	708
Accumulated Temperature above 0°C January to June (day °C)	1353

3.2 There is no overall climatic limitation on the site.

3.3 Other relevant data for classifying land include:

Field Capacity Days (days)	165
Moisture Deficit Wheat (mm)	91
Moisture Deficit Potatoes (mm)	78

### **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 153 Wolverhampton 1 Inch. This is overlain by drift deposits.

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

## 6 AGRICULTURAL LAND CLASSIFICATION

6.1 Subgrade 3a - occupies 22.2 ha (33%) of the survey area and is found mainly in the east of the site.

6.1.1 The soil has a clay loam topsoil over medium clay loam and clay. 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 44.1 ha (66%) of the survey area.

6.2.1 The soil typically has a clay loam texture overlying heavy clay loam or clay to depth. 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 occupies 1.0 ha (1%) of the site and includes agricultural buildings at New Buildings Farm and open water, occurring as a number of small ponds over the site.

### 6.4 SUMMARY OF AGRICULTURAL LAND CLASSIFICATION GRADES

Grade/Sub-grade	Area in Hectares	% of Survey Area	% of Agricultural Land
3a	22.2	33	33
3b	44.1	66	67
Other land	1.0	1	
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<b>Totals</b>	<b>67.3</b>	<b>100</b>	<b>100</b>
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