

**AGRICULTURAL LAND CLASSIFICATION
LEOMINSTER INDUSTRIAL ESTATE - SITE 1 (MILE END)**

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AGRICULTURAL LAND CLASSIFICATION REPORT FOR LEOMINSTER INDUSTRIAL ESTATE - SITE 1 (MILE END)

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
3b	32.5	97
Other land Non-Agricultural	1.0	3

1.2 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 and July 1995. The southern periphery of this site overlaps with an adjacent site which was surveyed in March 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 33.5 ha site is situated to the north of Leominster and the River Lugg, it is bounded to the west and east by the North Road and the railway. The land immediately surrounding the site is predominantly in agricultural use.

2.3 The survey was requested by MAFF in connection with the Leominster 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 cereals and grass.

3 CLIMATE

3.1 The following interpolated data are relevant for the site (SO 495604) :

Average Annual Rainfall (mm)	740
Accumulated Temperature above 0°C January to June (day °C)	1434

3.2 There is no overall climatic limitation on the site

3.3 Other relevant data for classifying land include:

Field Capacity Days (days)	167
Moisture Deficit Wheat (mm)	101
Moisture Deficit Potatoes (mm)	91

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 Devonian and Silurian mudstones. This is overlain with deposits of Quaternary alluvium and till.

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

6 AGRICULTURAL LAND CLASSIFICATION

6.1. Subgrade 3b - occupies 32.5 ha (97%) of the survey area and is found over the majority of the site.

6.1.1 The soil typically has a silty clay loam texture overlying silty clay loam and silty clay to depth. Observations of gleying and the depth to the slowly permeable layer place these soils in Wetness Class IV. Occasionally soils are of Wetness Class III, but the heavy silty clay loam topsoil of these profiles precludes the soils from being graded any higher.

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

6.2 Other land includes non-agricultural land which occupies 1.0 ha (3%) of the survey area as trackways.

6.3 SUMMARY OF AGRICULTURAL LAND CLASSIFICATION GRADES FOR SITE 1

Grade/Sub-grade	Area in Hectares	% of Survey Area	% of Agricultural Land
3b	32.5	97	100
Other land Non-Agricultural	1.0	3	-
Totals	33.5	100	100

6.4 AGRICULTURAL LAND CLASSIFICATION GRADES FOR WHOLE AREA ON THE MAP

Grade/Sub-grade	Area in Hectares	% of Survey Area	% of Agricultural Land
3b	70.6	93.6	100
Other land Agricultural Buildings	0.5	0.7	-
Non-Agricultural	1.5	2.0	-
Woodland	0.2	0.3	-
Urban	0.4	0.5	-
Not Surveyed	2.2	2.9	-
Totals	75.4	100	100