

**STRATFORD ON AVON LOCAL PLAN
STOCKTON**

The site at Stockton which is the subject of a proposal for housing within the draft Stratford-on-Avon Local Plan, was surveyed by the Resource Planning Group in February and March 1992. It covers 126 hectares to the North and North East of the existing village and is bounded by Napton Road in the South, the A426 road to the West, agricultural land in the East and it extends to the District Boundary in the North. Large areas of the site were in non agricultural uses at the time of survey, including playing fields and allotments in the South; woodland; and open water and land associated with the disused quarry in the centre of the site. The agricultural land was under winter sown cereals and grass.

Climate

Average annual rainfall in the vicinity of the site is 673mm, with a drier period from February to April and a maximum in August. The accumulated temperature above 0°C for the period January to June is 1380 day °C, and the combination of rainfall and temperature indicates there is no overall climatic limitation to the agricultural use of the land. The balance between rainfall and potential evapotranspiration gives moisture deficits of 101 mm for winter wheat and 90 mm for potatoes. The median duration of field capacity is 145 days, and the growing season extends to about 250 days from late March to late November. The mean date of the last frost is late April.

Site

The site ranges in altitude from about 90 m at its lowest point in the East to nearly 120 m around Windmill House. To the East of Station Road the land is level, and to the West it slopes gently up towards the ridge on which Windmill House stands before sloping gently down to the A426 road. In one field to the South of Windmill House, steeper slopes and complex changes of slope over short distances are a limitation to the use of the land.

Soils

The underlying geology in this area comprises Blue Lias and Lower Lias with drift deposits of sand and gravel and boulder clay on the higher land of the ridge. The soils derived from these parent materials are stoneless, heavy, clay loams over clay, often calcareous, with slowly permeable subsoil horizons.

Agricultural Land Classification

Grade 3a. Grade 3a land occurs in the West of the site around Windmill House and Stockton Hill Farm and also in small areas to the North and East of the large disused quarry. In the latter areas soils are olive brown and dark greyish brown heavy clay loams over clay, but calcareous and hence generally better structured and better drained than similar non calcareous clay. On the higher land in the West of the site the soils are lighter

textured with medium clay loams over clay, generally not calcareous, and occasionally having more sand in some subsoils horizons.

Grad 3b. Most of the agricultural land on this site has been mapped as Grade 3b. Soils are medium or heavy clay loams over clay, mainly non calcareous in the topsoil, and with slowly permeable subsoil. The field to the South of Windmill House is limited by slope and microrelief.

Distribution of Grades

<u>Grade</u>	<u>Area</u>	<u>% of Agricultural Area</u>	<u>% of Total Area</u>
3a	27 ha	28%	21 %
3b	68 ha	72%	54 %
Non agricultural	19.7 ha		16 %
Wood	5.8 ha		5 %
Water	4.9 ha		4 %
Ag Buildings	1.0 ha		1 %
Total	126.4 ha		

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