

**AGRICULTURAL LAND CLASSIFICATION
HILTON LOCAL PLAN**

**Resource Planning Team
Statutory Group
ADAS Wolverhampton**

**Job No: 44/93
MAFF Ref: EL37/10023**

AGRICULTURAL LAND CLASSIFICATION REPORT FOR HILTON 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:

Sub grade 3a	10.2 ha (70.8% of the site)
Other land	
Non agricultural	3.20 ha (22.2% of the site)
Woodland and	1.00 ha (7.0% of the site)
Open Water)

- 1.2 The main limitations to the agricultural use of land in Subgrade 3a is topsoil stone content, and soil wetness.

2. Introduction

- 2.1 The site was surveyed by the Resource Planning Team in July 1993. An Agricultural Land Classification (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 14.4 ha site lies southwest of Junction 1 of the M54 motorway and is bounded to the north by the M54 motorway to the east by the A460 road, to the south by a minor road and to the west by a disused track. Of the 14.4 ha, 10.2 ha are in agricultural use.

- 2.3 The survey was requested by MAFF in connection with compilation of a local plan.

- 2.4 At LUPU's request, this was a detailed grid survey at 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 site was under cereals.

3. Climate

- 3.1 The following interpolated data are relevant for the site

Average Annual Rainfall	715 mm
Accumulated Temperature above 0°C January to June	1329 Day °C

- 3.2 There is no overall climatic limitation on the site.

3.3 Other relevant information includes:

Field Capacity Days	168 days
Moisture Deficit (wheat)	89 mm
Moisture Deficit (potatoes)	76 mm

4. Site

4.1 The assessment of site factors is primarily concerned with the way in which topography influences the use of agricultural machinery. These include gradient, micro relief and flooding.

4.2 Gradient, micro relief and flooding 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 pebbly red sandstone and conglomerates of the Triassic Bunter Pebble Beds. This is overlain by deposits of Boulder clay and unbedded gravels and sands.

5.2 The underlying geology influences the soils, which are typically sandy clay loam topsoils over sandy clay or sand at depth. The soils are generally moderately stony.

6. Agricultural Land Classification

6.1 Sub-grade 3a - occupies 10.2 ha (70.8%) of the survey area and is found to the north of the site.

6.1.1 Over the northern half of the site, the soil generally has sandy clay loam textures overlying sandy clay and is stony. The soils have slowly permeable layers (SPL) below 45cm and fall into Wetness Class III.

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

6.1.3 Over the southern half of the site, the soils typically have sandy clay loam or sandy loam textures overlying sand, with clay below 90cm. The soils are moderately stony.

6.1.4 The limitation to the agricultural use of this land is topsoil stone content.

6.2 Other land includes non-agricultural land used by a sports centre, occupying 3.2 ha (22.2 %) of the survey area; to the north and east of the site and open water immediately south of the non-agricultural land on the eastern boundary, which together occupy 1.0 ha (7.0%) of the site.

6.3 Summary of Agricultural Land Classification Grades

Grade/sub grade	Area in hectares	% of survey area	% of agricultural land
3a	10.2	70.8	100.0
Other land			
Non agricultural	3.2	22.2	
Woodland	1.0	7.0	
Open water))	
Total survey area	14.4	100.00	
Total agricultural land	10.2		100.00

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