

TUNBRIDGE WELLS LOCAL PLAN

Site 12 Land north of Brewer Street
Lamberhurst
Tunbridge Kent

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SITE 12 - LAND NORTH OF BREWER STREET, LAMBERHURST

1 SUMMARY

- 1 1 In June 1992 an Agricultural Land Classification (ALC) survey was carried out on 1.93 ha of land at Lamberhurst Kent ADAS was commissioned by MAFF to determine land quality affected by the proposal to include this site for development as part of the Tunbridge Wells Local Plan
- 1 2 The survey work was carried out by members of the Resource Planning Team within the Guildford Statutory Group at a detailed level of approximately 4 borings per hectare. A total of 5 auger borings were made and the site was graded using MAFF's revised guidelines and criteria for grading the quality of agricultural land (MAFF 1988). These guidelines provide a framework for classifying land according to the extent to which its physical and chemical limitations impose long term limitations on its agricultural use. At the time of survey the site was overgrown grassland.
- 1 3 The distribution of the grades is shown on the attached ALC map and the area and extent is given in the table below. The map has been drawn at a scale of 1:5000 any enlargement of this would be misleading.

Distribution of Grades and Subgrades

<u>Grade</u>	<u>Area (ha)</u>	<u>% total agricultural area</u>
2	0.65	44
3a	0.73	49
3b	0.10	7
Urban	0.45	<u>100</u>
Total Area of site	<u>1.93</u>	

- 1 4 Land on this site has been graded 2, 3a and 3b. An area of urban use was mapped to the west of the site where a new dwelling has been built. The main limitation to agricultural land quality on the site is due to wetness. This is a minor limitation in the grade 2 areas but increases on the lower slopes to the east where the land is included in grade 3a. The small area indicated as grade 3b represents an area of steeper slopes (>7°).

SAMPLE NO	GRID REF	ASPECT		WETNESS		WHEAT		POTS		M REL		EROSN	FROST	CHEM	ALC	COMMENTS
		USE		GRDNT	GLEYSPL	CLASS	GRADE	AP	MB	AP	MB	DRT	FLOOD	EXP	DIST	
1	TQ67593642	GRA	SE	05	025 050	3	3A	134	24 109	6	2				WE	3A
2	TQ67613650	GRA	E	03	045 045	3	3A	000	0 000	0					WE	3A
3	TQ67583657	GRA	E	03	040	1	1	195	85 132	29	1					1
4	TQ67553650	GRA	E	03		1	1	176	66 121	18	1					1
5	TQ67563643	GRA	E	05	040 080	2	2	166	56 135	32	1				WE	2

SAMPLE	DEPTH	TEXTURE	COLOUR	MOTTLES			PED		STONES			STRUCT/ CONSIST	SUBS				
				COL	ABUN	CONT	COL	GLE	2	6	LITH		TOT	STR	POR	IMP	SPL
1	0 25	mc1	10YR42 00						0	0	0						
	25 50	mc1	10YR42 43			C		Y	0	0	0		M				
	50 120	mc1	10YR63 62	10YR68	00	M		Y	0	0	0		P			Y	
2	0 25	mc1	25Y 42 00						0	0	0						
	25 45	mc1	25Y 43 00						0	0	0						
	45 100	hc1	25Y 62 00	10YR68	00	M		Y	0	0	0					Y	
3	0 25	mc1	25Y 42 00						0	0	0						
	25 40	mc1	25Y 43 00						0	0	0		M				
	40 120	fsz1	25Y 72 00	25Y 56	00	M		Y	0	0	0		M				
4	0 23	mc1	10YR43 00						0	0	0						
	23 50	mc1	10YR43 00						0	0	0		M				
	50 120	fs1	10YR54 00			F			0	0	0		M				
5	0 25	mzc1	25Y 42 00						0	0	0						
	25 40	mc1	25Y 43 00						0	0	0		M				
	40 80	fs 1	25Y 53 63	25Y 58	00	C		Y	0	0	0		M				
	80 120	hc1	10YR53 54	10YR53	00	M		Y	0	0	0		P			Y	