

## AGRICULTURAL LAND CLASSIFICATION

### DAY HOUSE, SHREWSBURY - PROPOSED GOLF COURSE

#### 1. Summary

##### 1.1

Grade	Area (ha)	% total land	% Agric land
1	7.4	5.0	5.3
2	32.1	21.7	22.9
3a	51.4	34.7	36.6
3b	49.5	33.4	35.2
Non-Ag	3.6	2.4	
Woodland	3.1	2.1	
Agricultural Buildings	0.3	0.2	
Open Water	0.8	0.5	
Total land area	<u>148.2</u>	<u>100.0</u>	<u>100.0</u>
Total Agricultural area	140.4		

1.2 The main limitation to land quality is soil wetness.

#### 2. Introduction

2.1 An Agricultural Land Classification (ALC) survey was undertaken during June 1993, by the Resource Planning Team, Wolverhampton, in order to determine the land quality of the site which has been put forward for golf course development.

2.2 The site is located south west of Shrewsbury, and is bounded to the north by the A488, to the south by the Shrewsbury to Welshpool railway line and to the west by a dismantled railway. The site is bisected by the new A5 and comprises a total of 148.2 ha, of which 140.4 ha are agricultural land.

2.3 The site is shown on the published provisional 1:63360 MAFF ALC map as largely Grade 3 with some Grade 2. Re-survey of the site is necessary using the new guidelines set out in the MAFF document 'Revised Guidelines and Criteria for Grading the quality of Agricultural Land' (1988).

2.4 The survey was carried out at a scale of 1:10000 and should only be used at this scale due to the inaccuracy that would result from any enlargement.

2.5 The site is predominantly under grass and cereals.

### 3. Climate

3.1 The ALC system takes into account Average Annual Rainfall (AAR), Accumulated Temperature (ATO) and Field Capacity Days (FCD).

Altitude	(m)	90	70
AAR	(mm)	711	700
ATO	(Day °)	1389	1406
FCD	(Days)	157	156

3.2 The above data indicate that climate is not a limiting factor on this site.

### 4. Relief

4.1 The assessment of site factors for ALC purposes is primarily concerned with the way in which topography influences agricultural machinery and therefore the cropping potential of the land.

4.2 Gradient is not a limiting factor, although generally the whole area is slightly undulating.

### 5. Geology and Soil

5.1 The solid geology of the site consists primarily of the Keele beds, with the exception of a small strip of land north of Nobold Farm, this is underlain by Coals of the Shrewsbury Coalfield.

5.2 The drift geology comprises predominantly, Boulder Clay over the centre of the site, with fluvio-glacial flood gravels along the southern and eastern boundaries. Small areas of alluvium are found around the woodland and over an area running north south from Mount Edgebold. The area east of Day House is overlain by sands and gravels.

5.3 The soils generally have clay loam or silty clay loam topsoils over heavier clay loam and or clay subsoils, however areas of lighter textured and more sandy soils also occur, together with soils of high topsoil and subsoil stone contents.

## 6. ALC

6.1 The results of the ALC survey are as follows:-

Grade/Subgrade	Area (ha)	% Total land	% Agric land
1	7.4	5.0	5.3
2	32.1	21.7	22.9
3a	51.4	34.7	36.6
3b	49.5	33.4	35.2
Non Ag	3.6	2.4	
Woodland	3.1	2.1	
Ag buildings	0.3	0.2	
Open water	0.8	0.5	
Total Land area	<u>148.2</u>	<u>100.0</u>	<u>100.0</u>
Total Ag land	140.4		

### 6.2 Grade 1

Land falling into Grade 1 occurs over 5% of the site, and is confined to two small areas east of Nobold Farm. Soils are sandy silt loams over heavy clay loams. This land has no major limitations.

### 6.3 Grade 2

Grade 2 land accounts for 21.7% of the site and occurs over two areas, the first immediately north and west of the Grade 1 land and the second in a strip running north south, immediately east of Newton Farm and west of Day House. These soils comprise sandy silt loam, clay loam and silty clay loam topsoils over clay loam and clay subsoils, and clay loam topsoils over sandy clay loam subsoils. The main limitation to these soils is wetness. The soils fall into Wetness Class II where the Slowly Permeable Layer (SPL) is below 55 cm and Wetness Class III where it is above 55 cm.

### 6.4 Sub-grade 3a

34.7% of the land falls into Sub-Grade 3a, and is distributed in isolated areas across the site. The main area is in the south east, here north of the A5, high topsoil stone contents of up to 25% down-grade the land south east of the woodland. Elsewhere soil wetness is the limiting factor, the soils are generally clay loams and sandy clay loams over clay and fall into Wetness Class III.

### 6.5 Sub-grade 3b

The remaining agricultural land is classified as Sub-Grade 3b and accounts for 33.4% of the area. The soils predominantly have clay loam topsoils and clay subsoils. The SPL is within 40cm and the soils fall into Wetness Class IV.

## 6.6 Non-Agricultural Land

Non agricultural land covers 2.4% of the site and includes farm tracks. Woodland, ponds and agricultural buildings occupy the remaining 2.8% of the area.