

**WALSGRAVE HILL FARM - MAJOR INVESTMENT SITE PROPOSAL**  
**Agricultural Land Classification**  
**July 1996**

**Resource Planning Team**  
**ADAS Statutory Group**  
**WOLVERHAMPTON**

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# AGRICULTURAL LAND CLASSIFICATION REPORT FOR WALSGRAVE HILL FARM, MAJOR INVESTMENT SITE PROPOSAL

## 1 SUMMARY

- 1.1 The Agricultural Land Classification (ALC) Survey for this site shows that the following proportions of ALC grades are present:

Grade/Other Land	Area (hectares)	% of surveyed area
3a	19.1	17
3b	88.0	80
Other land	3.4	3
<b>Total Survey Area</b>	<b>110.5</b>	<b>100</b>

- 1.2 The main limitations to the agricultural use of land in Subgrade 3a is either soil wetness or soil droughtiness.
- 1.3 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 1996. 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 110.5 ha site is situated to the east of Coventry, adjacent to the A4600. The land immediately to the south, east and south west of the site is predominantly in agricultural use. The land to the south east is in non agricultural use and land to the west is in urban use.
- 2.3 The survey was requested by MAFF in connection with the proposals to identify major investment sites within the West Midlands.
- 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 agricultural land was under grass, cereals and fallow. The areas of grass around Walsgrave Hill Farm exhibit extensive lengths of ridge and furrow which may benefit from further botanical and historical investigation by relevant organisations.

### 3 CLIMATE

3.1 The following interpolated data are relevant for the site (SP 395 812) :

Average Annual Rainfall (mm)	671
Accumulated Temperature above 0°C January to June (day °C)	1398

3.2 There is no overall climatic limitation on the site.

3.3 Other relevant data for classifying land include:

Field Capacity Days (days)	153
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 Triassic Mudstones (Keuper Marl) - British Geological Survey Sheet 169 Coventry 1:63 360. This is overlain with deposits of Quaternary alluvium, fluvio-glacial sand and gravel and boulder clay.

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