

AGRICULTURAL LAND CLASSIFICATION

WALFORD HALL FARM

1. Summary

Walford Hall Farm comprises 34 ha of which 30 ha is agricultural land. Of the agricultural land 10.5% is grade 2, 36.6% sub-grade 3a and 52.9% sub-grade 3b. The soils are clays and clay loams and soil wetness is the major limitation to agricultural use. Woodland occupies 7% of the site and urban land 2%.

2. Introduction

The site at Walford Hall Farm is located approximately 1 km east of the village of Catherine de Barnes and is bounded to the north by the B4102. The M42 motorway runs north to south through the site, the larger part of the site being on the west side of the motorway.

The site was surveyed by the Resource Planning Team in July 1993 to provide information for a planning application. A grid survey method was used at a scale of 1:10000 with a sampling density of 1 per 1 hectare. Final mapping was at a scale of 1:10000 and enlargements of the map would not be accurate.

At the time of survey the land use was pasture, cereals and oilseed rape.

3. Climate

The average altitude of the site is 117m and the accumulated temperature above 0°C for the period January to June is 1355 day°C. The average annual rainfall within the vicinity of the site is 717mm. There are no climatic limitations to the agricultural use of the site.

4. Site

Around the farm buildings the land is level to very gently sloping. The land slopes gently, with some undulation to the east and to the south where it levels out. East of the M42 the highest point is at the southern end of the site. The land slopes gently to the north and is then almost level. There are no slope or other relief limitations to the agricultural use of the site.

5. Geology and Soil

The geology of the site is predominantly Keuper Marl with an area of Sands and Gravels along the western boundary.

The soils developed on the Keuper Marl consist of slightly stony clay loams over clay subsoils. The subsoil is gleyed and has a slowly permeable layer. Wetness is the major factor limiting agricultural use of these soils. On the Sands and Gravels

the topsoils are moderately stony sandy loam and clay loam with moderately stony clay loam subsoils. The subsoils are gleyed but there is no slowly permeable layer. Wetness is the major agricultural limitation on these soils.

6. Agricultural Land Classification

6.1 Grade 2

This grade comprises 10% of the agricultural land and occurs along the western boundary, south of the farm buildings. The land is level to gently sloping and the soils consist of moderately stony sandy clay loam and sandy loam topsoil over sandy clay loam subsoils. The subsoil is gleyed and soil wetness is the major agricultural limitation in this grade.

6.2 Subgrade 3a

This subgrade covers 36% of the agricultural land on the site. It is most extensive on the western side of the M42 where, at the northern end of the site, the soils are medium clay loam topsoil over clay subsoil. The subsoil is gleyed with a slowly permeable layer and soil wetness is the major agricultural limitation. At the southern end of the site on both sides of the motorway slightly stony sandy loam and sandy clay loam topsoil overlies sandy loam and clay. The clay forms a slowly permeable layer and soil wetness is the major limitation to agricultural use in this sub-grade.

6.3 Subgrade 3b

This subgrade covers 53% of the agricultural land on the site. The soils consist of heavy clay loam over clay. The clay in the subsoil is gleyed and forms a slowly permeable layer. Soil wetness is the major limitation to agriculture in this sub-grade.

6.4 Other land

Woodland occupies 7% of the total area, comprising two woods separated by the M42. Urban land covers 2% of the site and comprises two sealed tracks. There are a number of small ponds on the site occupying 0.3% of the total area.

6.5 Statistics

Grade/Sub-grade	Area (ha)	% of total land	% of Agricultural land
2	3.2	9.4	10.5
3a	11.2	33.0	36.6
3b	16.2	47.7	52.9
Urban	0.7	2.1	
Non-Agricultural	0.2	0.4	
Woodland	2.4	7.1	
Open Water	0.1	0.3	
Total	33.9		

**Resource Planning Team
ADAS Wolverhampton
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WALFORD HALL FARM

CATHERINE DE BARNES

<u>Grade</u>	<u>Area (Ha)</u>	<u>% of Agricultural Land</u>	<u>% of Total Land</u>
2	3.2	10.5	9.4
3a	11.2	36.6	33.0
3b	16.2	52.9	47.7
Urban	0.7		2.1
Non	0.2		0.4
Agricultural			
Woodland	2.4		7.1
Open Water	0.1		0.3
Total	33.9		