

**Agricultural Land Classification
Weatheroak Park Major Investment Site**

September 1996

**Resource Planning Team
ADAS Statutory Group
WOLVERHAMPTON**

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**AGRICULTURAL LAND CLASSIFICATION REPORT FOR
WEATHEROAK PARK MAJOR INVESTMENT SITE**

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	39.1	42
3b	49.9	54
Other land	3.8	4

Total Survey Area	92.8	100
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- 1.2 For the proposed Major Investment Site within the area surveyed the following proportions of ALC grades are present:

Grade/Other Land	Area (hectares)	% of surveyed area
3a	31.9	48
3b	31.5	48
Other land	2.5	4

Total Survey Area	65.9	100
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- 1.2 The main limitation to the agricultural use of land in Subgrade 3a and Subgrade 3b over the whole of the site is soil wetness.

1 INTRODUCTION

- 1.1 The site was surveyed by the Resource Planning Team in September 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).
- 1.2 The 92.8 ha site is situated to the east of Weatheroak. The site is bounded to the east by the A435 trunk road and to the south and west by Watery Lane. The land surrounding the site is predominantly in agricultural use.
- 1.3 The survey was requested by MAFF in connection with the proposed development of a Major Investment Site.
- 1.4 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.
- 1.5 At the time of the survey the site was under permanent and ley grass.

2 CLIMATE

- 2.1 The following interpolated data are relevant for the site :

Factor	Units	Values
Grid Reference	N/A	SP065738
Altitude	m, AOD	168
Accumulated Temperature	day °C	1302
Average Annual Rainfall	mm	787
Field Capacity Days	days	187
Moisture Deficit, Wheat	mm	83
Moisture Deficit, Potatoes	mm	67
Climatic Grade	N/A	2

- 2.2 The combination of Average Annual Rainfall and Accumulated Temperature limit the site to Grade 2.

3 **SITE**

- 3.1 Three site factors of gradient, micro relief and flooding are considered when classifying land.
- 3.2 These factors do not impose any limitations on the agricultural use of the land.

4 **GEOLOGY AND SOILS**

- 4.1 The solid geology of the area is comprised of Mercia Mudstones and Lower Mottled Sandstone - British Geological Survey Sheet 183 Redditch 1 Inch. This is overlain with deposits of Boulder Clay and Alluvium.
- 4.2 *The underlying geology influences the soils which have a clay loam texture.*

5 **AGRICULTURAL LAND CLASSIFICATION**

- 5.1 Subgrade 3a occupies 39.1 ha (42%) of the survey area.
- The soils typically have a clay loam texture overlying clay loam. Observations of gleying and the depth to the slowly permeable layer place these soils in Wetness Class III.
 - The main limitation to the agricultural use of this land is soil wetness.
- 5.2 Subgrade 3b occupies 31.9 ha (54%) of the survey area.
- The soil typically has a clay loam texture overlying clay loam and clay to depth. Observations of gleying and the depth to the slowly permeable layer place these soils in Wetness Class IV.
 - The main limitation to the agricultural use of this land is soil wetness.
- 5.3 Other land occupies 3.8 ha (4%) of the survey area and includes agricultural buildings, woodland and ponds.

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