AGRICULTURAL LAND CLASSIFICATION
PROPOSED GOLF COURSE
CONGREVE MANOR FARM

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AGRICULTURAL LAND CLASSIFICATION REPORT FOR PROPOSED GOLF COURSE, CONGREVE MANOR FARM

1 SUMMARY

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

Grade/Subgrade	ha	% of site
2	12.5	25
3a	25.6	51
3b	11.8	23
Other land		
Open Water	0.5	1

1.2 The main limitation to the agricultural use of land on the site is soil wetness.

2 INTRODUCTION

2.1 The site was surveyed by the Resource Planning Team in February 1994. 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 50.4 ha site is situated to the west of Penkridge. It is bounded to the south east by a minor road between Penkridge and Stretton and the site is surrounded by agricultural land.

2.3 The survey was requested by MAFF in connection with a proposed golf course development.

2.4 At the request of MAFF the survey was at a scale of 1:10,000 with a minimum auger boring density of 1 per hectare. The attached map is only accurate as a base map scale and any enlargement would be misleading.

2.5 At the time of the survey the land was under grass, with bagged silage standing in some fields.

3 CLIMATE

3.1 The following interpolated data are relevant for the site:

Average Annual Rainfall (mm)	685
Accumulated Temperature above 0°C January to June (day °C)	1383

3.2 There is no overall climatic limitation on the site

3.3 Other relevant data for classifying land include:

Field Capacity Days (days)	164
Moisture Deficit Wheat (mm)	97
Moisture Deficit Potatoes (mm)	86

4 SITE

4.1 When classifying land three site factors are taken into consideration; gradient, micro-relief and flooding.

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 consists of Keuper Marl, (British Geological Survey, Sheet 153, 1 inch). No information was available on the drift geology.

5.2 The underlying geology influences the soils which consist predominantly of clay loam textured topsoils over clay, with lighter textured subsoils occurring in the north east of the site.

6 AGRICULTURAL LAND CLASSIFICATION

6.1 Grade 2 - occupies 12.5 ha (25%) of the survey area and is found in the north east of the site.

6.1.1 These soils typically have a clay loam texture over clay loam or loamy sand.

6.1.2 The main limitation to the agricultural use of this land is soil droughtiness.

6.2 Subgrade 3a - occupies 25.6 ha (51%) of the survey area and occurs as a broad band running north to south across the site.

6.2.1 These soils typically have a medium clay loam texture overlying clay.

6.2.2 The main limitation to the agricultural use is soil droughtiness.

6.3 Subgrade 3b - occupies 11.8 ha (23%) of the survey area and occurs in four areas along the western side of the site with one area adjacent to the road along the south eastern side of the site.

6.3.1 These soils typically have a heavy clay loam texture overlying clay. The soils along the south eastern edge have a peaty textured topsoil over clay.

6.3.2 The main limitation to the agricultural use of this land is soil wetness.

6.4 Open water occurs as a number of small ponds across the site and occupies 0.5 ha (1%) of the survey area.

6.5 SUMMARY OF AGRICULTURAL LAND CLASSIFICATION GRADES

Grade/Sub-grade	Area in Hectares	% of Survey Area	% of Agricultural Land
2	12.5	25	25
3a	25.6	51	51
3b	11.8	23	24
Other land			
Open water	0.5	1.0	-
Totals	50.4	100.0	100.0

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