

**AGRICULTURAL LAND CLASSIFICATION**  
***ORTON LANE GOLF COURSE***  
***WOMBOURNE***

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

**Job No: 088/93**  
**MAFF Ref: EL37/10278**

**AGRICULTURAL LAND CLASSIFICATION REPORT FOR  
ORTON LANE GOLF COURSE  
WOMBOURNE**

**1 SUMMARY**

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

| Grade/Sub-grade | Area/ha | % of site |
|-----------------|---------|-----------|
| 2               | 10.9    | 42.6      |
| 3a              | 5.5     | 21.5      |
| 3b              | 1.8     | 7.0       |
| Other land      |         |           |
| Urban           | 2.1     | 8.2       |
| Not surveyed    | 5.3     | 20.7      |

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

**2. INTRODUCTION**

2.1 The site was surveyed by the Resource Planning Team in December 1993. 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 25.6 ha site is situated to the north of Wombourne Village. It is bounded to the east by Orton Lane and to the west by a disused railway. The land is bounded to the north by agricultural land and to the south by housing.

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/ha. The attached map is only accurate at the base map scale and any enlargement would be misleading.

2.5 At the time of survey the land was under grass and being grazed by sheep and horses.

### 3 CLIMATE

3.1 The following interpolated data are relevant for the site:

|   |             |
|---|-------------|
| Average Annual Rainfall                               | 679 mm      |
| Accumulated Temperature above 0°C for January to June | 1337 day °C |

3.2 There is no overall climatic limitation on the site

3.3 Other relevant climatic data for agricultural land classification are:

|                           |          |
|---------------------------|----------|
| Field Capacity Days       | 153 days |
| Moisture Deficit Wheat    | 101 mm   |
| Moisture Deficit Potatoes | 90 mm    |

### 4. SITE

4.1 When classifying land 3 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 this land.

### 5. GEOLOGY AND SOILS

5.1 The solid geology of the area consists of Upper Mottled Sandstone overlain by Sand and Gravel and Alluvium, (British Geological Survey Sheet 167, 1").

5.2 The underlying geology influences the soils which consists predominantly of loamy sand or sandy loam textured topsoils over loamy sand and sand.

### 6. AGRICULTURAL LAND CLASSIFICATION

6.1 Grade 2 - occupies 10.9 ha (42.6%) of the survey area and occurs predominantly across the centre of the site.

6.1.1 The soils within this grade typically have a loamy sand or sandy loam texture over loamy sand and sand; the sand is fine textured in places.

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

6.2 Sub-grade 3a - occupies 5.5 ha (21.5%) of the survey area and occurs predominantly as a band running south west to north east across the site.

6.2.1 These soils typically have a sandy loam or loamy sand texture overlying sand at about 70 cm.

- 6.2.2 The main limitation to the agricultural use of this land is soil droughtiness.
- 6.3 Sub-grade 3b occupies 1.8 ha (7.0%) of the site and occurs as a small area on the eastern boundary of the site with a slightly larger area along the western boundary, adjacent to the disused railway.
- 6.3.1 These soils typically have a loamy sand texture overlying sand at about 35 cm
- 6.3.2 The main limitation to the agricultural use of this land is soil droughtiness.
- 6.4 Other land includes urban land occupying 2.1 ha (8.2%) and comprising dwellings and gardens. An area of 5.3 ha (20.7%) was not surveyed as the landowner was reluctant to allow the surveyors on to the land saying that this was not part of the proposed development area.

6.5 **SUMMARY OF AGRICULTURAL LAND CLASSIFICATION GRADES**

| Grade/Sub-grade | Area (hectare) | % of Survey Area | % of Agricultural Land |
|-----------------|----------------|------------------|------------------------|
| 2               | 10.9           | 42.6             | 59.9                   |
| 3a              | 5.5            | 21.5             | 30.2                   |
| 3b              | 1.8            | 7.0              | 9.9                    |
| Other land      |                |                  |                        |
| Urban           | 2.1            | 8.2              |                        |
| Not surveyed    | 5.3            | 20.7             |                        |
| <b>Totals</b>   | <b>25.6</b>    | <b>100.0</b>     | <b>100.0</b>           |

**Resource Planning Team  
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Wolverhampton**

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