

**AGRICULTURAL LAND CLASSIFICATION
MARSTONGATE FARM 1487/02
STAFFORD LOCAL PLAN**

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

**ADAS Ref: 25/RPT/0662
Job No: 072/94
MAFF Ref: EL 37/00084A**

**AGRICULTURAL LAND CLASSIFICATION REPORT FOR
MARSTONGATE FARM 1487, 02, STAFFORD LOCAL PLAN**

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
3a	16.9	69
3b	6.8	28
Other land		
Agricultural buildings	0.3	1
Woodland	0.3	1
Urban	0.2	1

- 1.2 The main limitations to the agricultural use of land in Subgrade 3a is soil wetness.
- 1.3 The main limitations to the agriculture use of land in Subgrade 3b is soil wetness.

2. INTRODUCTION

- 2.1 The site was surveyed by the Resource Planning Team in October 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 24.5 ha site is situated to the north of Stafford and the A513. The land immediately to the north, south and west of the site is predominantly in agricultural use, the land to the east is used as a depot for the MOD.
- 2.3 The survey was requested by MAFF in connection with Stafford Local Plan.
- 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 site was under grass.

3. CLIMATE

3.1 The following interpolated data are relevant for the site: (Grid Ref SJ 924 264)

Average Annual Rainfall (mm)	745
Accumulated Temperature above 0°C January to June (day °C)	1372

3.2 There is no overall climatic limitation on the site.

3.3 Other relevant data for classifying land include:

Field Capacity Days (days)	181
Moisture Deficit Wheat (mm)	92
Moisture Deficit Potatoes (mm)	79

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 Keuper Marl - British Geological Survey Sheet 139 Stafford 1:50000. This is overlain with deposits of Quaternary alluvium, peat and boulder clay.

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

6. AGRICULTURAL LAND CLASSIFICATION

6.1 Subgrade 3a - occupies 16.9 ha (69%) of the survey area and is found mainly in the centre and east of the site. The soils within this subgrade are of two distinct types.

6.1.1 Firstly there are the soils on the higher ground in the north of the site which typically have a clay loam texture over sandy clay loam over loamy sand or clay loam or clay. Subsoils are moderately to very stony. Observations of gleying place these soils in Wetness Class II.

6.1.2 Secondly, there are the soils which have a peaty or clay loam texture over peat to depth. There are no stones within the profile. Due to the absence of detailed dipwell data for the area, these peaty soils have been classified according to the observations made at the time of survey. These observations place the soils in to Wetness Class III.

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

6.2 Subgrade 3b - occupies 6.8 ha (28%) of the survey area and is found in the west and north of the site.

6.2.1 The soil typically has a clay loam texture overlying clay to depth, with subsoils being slightly stony. Observations of gleying and the depth to the slowly permeable layer places these soils in Wetness Class IV. In the west of the site (adjacent to Marston Brook) the lower subsoil occasionally has a peaty texture.

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

6.4 Other land includes agricultural buildings which occupy 0.3 ha (1%) of the survey area and are found in the west of the site; woodland - occupying 0.3 ha (1%) of the survey area to the west of the site and urban - covering 0.2 ha (1%) of the survey area as stables and housing in the west of the site.

6.5 SUMMARY OF AGRICULTURAL LAND CLASSIFICATION GRADES

Grade/Sub-grade	Area in Hectares	% of Survey Area	% of Agricultural Land
3a	16.9	69	71
3b	6.8	28	29
Other land			
Agricultural Buildings	0.3	1	-
Woodland	0.3	1	-
Urban	0.2	1	-
Totals	24.5	100	100