

**AGRICULTURAL LAND CLASSIFICATION
PROPOSED GOLF COURSE
LOWER BROADHEATH
WORCESTER**

**Resource Planning Team
Statutory Group
ADAS
WOLVERHAMPTON**

**Job No: 47/93
MAFF Ref: EL17/10179**

AGRICULTURAL LAND CLASSIFICATION REPORT FOR PROPOSED GOLF COURSE, LOWER BROADHEATH, WORCESTER

1. SUMMARY

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

Grade 2	4.9 ha	(16.6% of the site)
Subgrade 3a	11.8 ha	(39.9% of the site)
Subgrade 3b	12.5 ha	(42.2% of the site)
Other land		
Urban	0.1 ha	(0.3% of the site)
Land in non-agricultural use	0.3 ha	(1.0% of the site)

1.2 The main limitation to the agricultural use of land in Grade 2 and subgrade 3a is in some cases soil wetness and in other cases droughtiness.

1.3 The main limitation to the agricultural use of land in subgrade 3b is soil wetness,

2. INTRODUCTION

2.1 The site was surveyed by the Resource Planning Team in August and September 1993. An Agricultural Land Classification (ALC) 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 the Land" (MAFF 1988).

2.2 The 29.6 ha site is situated to the east of Upper Broadheath. The land immediately to the north and east of the site is predominantly in agricultural use. The south western part of the site is bounded by Crown East Lane and the land immediately to the north west of the site is predominantly in urban use.

2.3 The survey was requested by MAFF in connection with an ad-hoc development proposal for a golf course.

2.4 At LUPU's request it 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 survey the site was under cereals.

3. CLIMATE

3.1 The following interpolated data are relevant for the site:

Average Annual Rainfall	670 mm
Accumulated Temperature above 0°C January to June	1434 day°C
Field Capacity Days	143 days
Moisture Deficit Wheat	104 mm
Moisture Deficit potatoes	94 mm

3.2 There is no overall climatic limitation on the site.

4. SITE

4.1 The assessment of site factors is primarily concerned with the way in which topography influences the use of agricultural machinery. These include gradient, micro-relief and flooding.

4.2 Gradient, microrelief and flooding do not impose any limitations on the agricultural use of the land.

5. GEOLOGY AND SOILS

5.1 No geological information was available for this site.

5.2 The soils either have a sandy texture in the northern half of the site or clay loam texture in the southern half of the site.

6. AGRICULTURAL LAND CLASSIFICATION

6.1 Grade 2 - occupies 4.9 ha (16.6%) of the survey area and is found in the central part of the site, to the south of the track which crosses the site in an east, west direction.

6.1.1 *These soils typically have a sandy loam or medium clay loam texture overlying sandy clay loam and clay to depth, with few or no stones within the profile.*

6.1.2 Agricultural use of this land is limited in some areas by soil wetness and in other areas by droughtiness.

6.2 Subgrade 3a- occupies 11.8 ha (39.9%) of the survey area and is found in two blocks, one covering the northern end of the site the other being found in the central area of the site mainly to the north of the track.

6.2.1 These soils typically have a sandy silt loam texture overlying sandy clay loam or clay to depth with few or no stones within the profile.

6.2.2 Agricultural use of this land is limited in some areas by soil wetness and in other areas by droughtiness.

6.3 Subgrade 3b - occupies 12.5 ha (42.2%) of the survey area and is found in two distinct blocks one at the southern end of the site, the other at the northern end of the site between the two blocks of subgrade 3a land.

6.3.1 The soil typically has a medium clay loam texture overlying clay to depth.

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

6.4 Other land includes urban covering 0.1 ha (0.3%) of the survey area as residential housing in the west of the site and land primarily in non-agricultural use which covers 0.3 ha (1.0%) of the survey area as a trackway leading from Crown East Lane in the west to Oldbury Farm (beyond the site boundary) in the east.

6.5 Over the site areas have been planted with saplings. These areas of saplings have not been illustrated on the ALC map as they have been planted amongst the crops currently growing on site. These areas have been classified as agricultural rather than woodland or non-agricultural land.

6.6 SUMMARY OF AGRICULTURAL LAND CLASSIFICATION GRADES

Grade	Area in Hectares	% of Survey Area	% of Agricultural Land
2	4.9	16.6	16.8
3a	11.8	39.9	40.4
3b	12.5	42.2	42.8
Urban	0.1	0.3	
Non-agricultural land	0.3	1.0	
Totals	29.6	100.0	100.0

Resource Planning Team
ADAS Wolverhampton

September 1993