

**CHESTER DISTRICT LOCAL PLAN  
LAND OFF WREXHAM ROAD  
Agricultural Land Classification  
June 1996**

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## **AGRICULTURAL LAND CLASSIFICATION REPORT FOR CHESTER DISTRICT LOCAL PLAN, LAND OFF CHESTER ROAD**

### **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	48.9	94
3b	1.4	3
Other land	1.4	3
Total Survey Area	51.7	100

- 1.2 The main limitation to the agricultural use of land in Subgrade 3a is soil wetness.
- 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 June 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).
- 2.2 The 51.7ha site is situated to the south east of Lache near Chester. The land immediately to the north, east and west of the site is predominantly in urban use. The land immediately to the south of the site is predominantly in agricultural use.
- 2.3 The survey was requested by MAFF in connection with the Cheshire District 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 (SJ 392 633) :

Average Annual Rainfall (mm)	699
Accumulated Temperature above 0°C January to June (day °C)	1454

3.2 There is no overall climatic limitation on the site.

3.3 Other relevant data for classifying land include:

Field Capacity Days (days)	156
Moisture Deficit Wheat (mm)	103
Moisture Deficit Potatoes (mm)	93

### 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 Lower Mottled Sandstone - British Geological Survey Sheet 109 Chester 1 inch. This is overlain with deposits of Boulder Clay.

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

## 6 AGRICULTURAL LAND CLASSIFICATION

6.1 Subgrade 3a - occupies 48.9ha (94%) of the survey area and is found over the majority of the site.

6.2.1 The soil has either a clay loam or silty clay loam texture over heavy clay loam and clay to depth, with few or no stones within the profile. Observations of gleying and the depth to the slowly permeable layer place these soils in Wetness Class III.

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

6.2 Subgrade 3b - occupies 1.4ha (3%) of the survey area and is found in the north of the site.

6.2.1 The soil typically has a silty clay loam texture overlying clay to depth. Observations of gleying and the depth to the slowly permeable layer place these soils in Wetness Class IV.

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

6.3 Other land occupies 1.4ha (3%) of the survey area and includes derelict agricultural buildings and ponds.

### 6.4 SUMMARY OF AGRICULTURAL LAND CLASSIFICATION GRADES

<b>Grade/Other Land</b>	<b>Area (hectares)</b>	<b>% of surveyed area</b>
3a	48.9	94
3b	1.4	3
Other land	1.4	3
<b>Total Survey Area</b>	<b>51.7</b>	<b>100</b>