

**VALE ROYAL BOROUGH LOCAL PLAN
LAND EAST OF ROAD ONE, WINSFORD
Agricultural Land Classification**

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**AGRICULTURAL LAND CLASSIFICATION REPORT FOR
VALE ROYAL BOROUGH LOCAL PLAN,
LAND EAST OF ROAD ONE, WINSFORD**

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
2	5.2	42
3a	2.0	16
3b	4.9	39
Other land	0.4	3
Total Survey Area	12.5	100
Total Site Area	12.5	-

- 1.2 The main limitation to the agricultural use of land in Grade 2 is soil droughtiness.
- 1.3 The main limitation to the agricultural use of land in Subgrade 3a and 3b is soil wetness.

2 INTRODUCTION

- 2.1 The site was surveyed by the Resource Planning Team in August 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 12.5 ha site is situated to the North of Winsford. The land immediately to the north, south and east of the site is predominantly in agricultural use. The land immediately to the south west of the site is occupied by an industrial estate.
- 2.3 The survey was requested by MAFF in connection with the Vale Royal Borough 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 ley grass and forage maize.

3 CLIMATE

3.1 The following interpolated data are relevant for the site (~~SJ 670 670~~ ^{SJ 670 675}):

Average Annual Rainfall (mm)	795
Accumulated Temperature above 0°C January to June (day °C)	1422

3.2 There is no overall climatic limitation on the site.

3.3 Other relevant data for classifying land include:

Field Capacity Days (days)	167 188
Moisture Deficit Wheat (mm)	93 91
Moisture Deficit Potatoes (mm)	82 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 Lower Keuper Saliferous Beds - British Geological Survey Sheet 109 & 110 Chester and Macclesfield 1 inch. This is overlain with deposits of Boulder Clay.

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

6 AGRICULTURAL LAND CLASSIFICATION

- 6.1 Grade 2 - occupies 5.2 ha (42%) of the survey area and is found in the centre of the site.
 - 6.1.1 These soils typically have a clay loam texture overlying sandy loam and loamy sand to depth, with few or no stones within the profile. The moisture balance places these soils into Grade 2.
 - 6.1.2 The main limitation to the agricultural use of this land is soil droughtiness.
- 6.2 Subgrade 3a - occupies 2.0 ha (16%) of the survey area and is found in the north of the site.
 - 6.2.1 The soil has clay loam texture over 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.
- 6.3 Subgrade 3b - occupies 4.9 ha (39%) of the survey area and is found across the remainder of the surveyed area.
 - 6.3.1 The soil typically has a 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.
 - 6.3.2 The main limitation to the agricultural use of this land is soil wetness.
- 6.4 Other land includes woodland occupying 0.4 ha (3%).

6.5 SUMMARY OF AGRICULTURAL LAND CLASSIFICATION GRADES

Grade/Other Land	Area (hectares)	% of surveyed area
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