

**AGRICULTURAL LAND CLASSIFICATION**  
***GIANTS WOOD GOLF COURSE***  
***CONGLETON***

**V P Redfern**  
**Resource Planning Team**  
**ADAS Statutory Group**  
**WOLVERHAMPTON**

**ADAS Ref: 25/RPT/0680**  
**Job No: 083/94**  
**MAFF Ref: EL06/10662**

## AGRICULTURAL LAND CLASSIFICATION REPORT FOR GIANTS WOOD GOLF COURSE, CONGLETON

### 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
2	2.2	4.8
3a	18.8	41.1
3b	8.3	18.2
4	13.7	30.0
Other land		
Woodland	2.7	5.9

- 1.2 The main limitation to the agricultural use of land on this site is soil wetness.

### 2 INTRODUCTION

- 2.1 The site was surveyed by the Resource Planning Team in November 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 45.7 ha site is situated to the north of Congleton and south of the village of Hulme Walfield; the River Dane forms the southern and south western boundaries of the site. The land surrounding the site is in agricultural use.
- 2.3 The survey was requested by MAFF in connection with a proposed golf course development.
- 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 and oilseed rape.

### 3 CLIMATE

3.1 The following interpolated data are relevant for the site - SJ 848 644

Average Annual Rainfall (mm)	796
Accumulated Temperature above 0°C January to June (day °C)	1362

3.2 There is no overall climatic limitation on the site

3.3 Other relevant data for classifying land include:

Field Capacity Days (days)	198
Moisture Deficit Wheat (mm)	85
Moisture Deficit Potatoes (mm)	71

### 4 SITE

4.1 Three site factors of gradient, micro relief and flooding are considered when classifying land.

4.2 Gradient imposes a limitation of Subgrade 3b on the river terrace slopes in the south of the site, and the limitation of Grade 4 on the hill slope east of Church Wood. There was no visible evidence that flooding imposed any agricultural limitation and NRA were unable to provide suitable information. Micro relief does not impose any limitation on the agricultural use of the land.

### 5 GEOLOGY AND SOILS

5.1 The solid geology of the area is comprised of Middle Keuper Marl. This is overlain by deposits of Fluvio Glacial Sand and Gravel, Alluvium and River Terrace Deposits - British Geological Survey Sheet 110, Macclesfield 1 inch.

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

## 6 AGRICULTURAL LAND CLASSIFICATION

- 6.1 Grade 2 - occupies 2.2 ha (4.8%) of the survey area and is found on the first river terrace and on land to the east of the River Dane.
  - 6.1.1 These soils typically consist of a clay loam texture. The soils are not gleyed and do not have a slowly permeable layer. These soils are placed in Wetness Class I.
  - 6.1.2 The main limitation to the agricultural use of this land is soil wetness.
- 6.2 Subgrade 3a - occupies 18.8ha (41.1%) of the survey area and is found mainly to the centre and north of the site.
  - 6.2.1 These soils have either a clay loam texture over sand or clay loam to depth. Gleying is present within the subsoil placing these soils in Wetness Class II.
  - 6.2.2 The main limitation to the agricultural use of this land is soil wetness.
- 6.3 Subgrade 3b - occupies 8.3 ha (18.2%) of the survey 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 places these soils in Wetness Class IV.
  - 6.3.2 The main limitation to the agricultural use of this land is soil wetness.
- 6.4 Grade 4 occupies 13.7 ha (30%) of the survey area and occurs predominantly in the north of the site with a small area in the south. The area in the south had standing water on the surface and saturated soils with poor crop growth.
  - 6.4.1 The soils within this grade consist either of peats in the east of the site, or clay loams over clay. Within the latter, observations of gleying, the depth of the slowly permeable layer and the texture of the topsoil place these soils in Grade 4.
  - 6.4.2 The main limitation to the agricultural use of these soils is soil wetness.
- 6.5 Other land on the site includes woodland, occupying 2.7 ha (5.9%).

## 6.6 SUMMARY OF AGRICULTURAL LAND CLASSIFICATION GRADES

<b>Grade/Sub-grade</b>	<b>Area in Hectares</b>	<b>% of Survey Area</b>	<b>% of Agricultural Land</b>
2	2.2	4.8	5.1
3a	18.8	41.1	43.7
3b	8.3	18.2	19.3
4	13.7	30.0	31.9
Other land			
Woodland	2.7	5.9	
<hr/>			
<b>Totals</b>	<b>45.7</b>	<b>100.0</b>	<b>100.0</b>
<hr/>			