

**PROPOSED PARK AND RIDE FACILITY ON LAND ADJACENT TO MOAT  
FARM, WREXHAM ROAD, CHESTER  
Agricultural Land Classification  
May 1996**

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**AGRICULTURAL LAND CLASSIFICATION REPORT FOR  
PROPOSED PARK AND RIDE FACILITY ON LAND ADJACENT TO MOAT  
FARM, WREXHAM ROAD, CHESTER**

**1. SUMMARY**

- 1.1 The Agricultural Land Classification (ALC) Survey for this site shows that the following ALC grade is present:

Grade/Subgrade	Area ha	% Surveyed Area
3a	9.4	100

- 1.2 The main limitation to the agricultural use of the land in Subgrade 3a is soil wetness.

**2 INTRODUCTION**

- 2.1 The site was surveyed by the Resource Planning Team in May 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 9.4ha site is situated to the south of Chester to the west of the A483 and north of the A55. The land immediately to the north, south and west of the site is predominantly in agricultural use. The land immediately to the east of the site is in urban use.
- 2.3 The survey was requested by MAFF in connection with a proposed park and ride 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 permanent grass.

### **3 CLIMATE**

3.1 The following interpolated data are relevant for the site (SJ 390631) :

Average Annual Rainfall (mm)	701
Accumulated Temperature above 0°C January to June (day °C)	1458

3.2 There is no overall climatic limitation on the site.

3.3 Other relevant data for classifying land include:

Field Capacity Days (days)	157
Moisture Deficit Wheat (mm)	103
Moisture Deficit Potatoes (mm)	94

### **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 a clay loam texture over the whole site.

## 6 AGRICULTURAL LAND CLASSIFICATION

6.1 Subgrade 3a - occupies 9.4 ha (100%) of the survey area and is found over the whole site.

6.1.1 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 III.

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

6.1.3 An area of land in the north east of the site opposite the roundabout to the Business Park is covered with young trees. The area is very small and has been included within the mapped area of Subgrade 3a land.

### 6.2 SUMMARY OF AGRICULTURAL LAND CLASSIFICATION GRADES

Grade/Other Land	Area (Hectares)	% Surveyed Area
3a	9.4	100
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<b>Totals</b>	<b>9.4</b>	<b>100</b>