

**AGRICULTURAL LAND CLASSIFICATION
CONGLETON BOROUGH LOCAL PLAN SITE 20 :
LAND SOUTH OF MANOR ROAD, SANDBACH**

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**ADAS Ref: 25/RPT/0568
Job No: 125/95
MAFF Ref: EL 06/0051A**

**AGRICULTURAL LAND CLASSIFICATION REPORT FOR
CONGLETON BOROUGH LOCAL PLAN SITE 20 : LAND SOUTH OF
MANOR ROAD, SANDBACH**

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	3.0	100

- 1.2 The main limitation to the agricultural use of land in Grade 2 is soil droughtiness.

2 INTRODUCTION

- 2.1 The site was surveyed by the Resource Planning Team in February 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 3 ha site is situated to the south east of Sandbach. The land immediately to the north, south and west of the site is predominantly in urban use. Land immediately to the east of the site is predominantly in agricultural use.
- 2.3 The survey was requested by MAFF in connection with the Congleton 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 fallow.

3 CLIMATE

3.1 The following interpolated data are relevant for the site (SJ767605) :

Average Annual Rainfall (mm)	765
Accumulated Temperature above 0°C January to June (day °C)	1383

3.2 There is no overall climatic limitation on the site.

3.3 Other relevant data for classifying land include:

Field Capacity Days (days)	179
Moisture Deficit Wheat (mm)	89
Moisture Deficit Potatoes (mm)	77

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 Upper Keuper Saliferous Beds -British Geological Survey Sheet 110 Macclesfield 1 inch. This is overlain by fluvio-glacial deposits.

5.2 The underlying geology influences the soils which have a sandy texture.

6 AGRICULTURAL LAND CLASSIFICATION

6.1 Grade 2 - occupies 3ha (100%) of the survey area and is found over the whole of the site.

6.1.1 These soils typically have a sandy loam texture overlying 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 SUMMARY OF AGRICULTURAL LAND CLASSIFICATION GRADES

Grade/Sub-grade	Area in Hectares	% of Survey Area	% of Agricultural Land
2	3.0	100	100
Totals	3.0	100	100