

**AGRICULTURAL LAND CLASSIFICATION
CONGLETON BOROUGH LOCAL PLAN,
SITE 23, -HIND HEATH ROAD, SANDBACH**

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AGRICULTURAL LAND CLASSIFICATION REPORT FOR SITE 23 - HIND HEATH 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	41.1
3a	4.1	56.2
3b	0.2	2.7

- 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 is soil wetness.
- 1.4 The main limitation to the agricultural use of land in subgrade 3b is gradient

INTRODUCTION

- 2.1 The site was surveyed by the Resource Planning Team in January 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 7.3 ha site is situated to the south west of Sandbach. The site is bounded to the north by Hind Heath Road (B5079), to the South by the Trent and Mersey canal and to the east by residential housing and areas of disused land. The land immediately to the west of the site is 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 under permanent grass.

3 CLIMATE

3.1 The following interpolated data are relevant for the site (SJ 745 595)

Average Annual Rainfall (mm)	758
Accumulated Temperature above 0°C January to June (day °C)	1400

3.2 There is no overall climatic limitation on the site.

3.3 Other relevant data for classifying land include:

Field Capacity Days (days)	176
Moisture Deficit Wheat (mm)	91
Moisture Deficit Potatoes (mm)	79

4 SITE

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

4.2 Micro relief and flooding do not impose any limitations on the agricultural use of the land.

4.3 A small area of the site bordering the Trent and Mersey canal has by gradients of up to 11° limiting it to Subgrade 3b.

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 undifferentiated fluvio-glacial deposits .

5.2 The underlying geology influences the soils which either have a sandy loam texture across the north and east of the site and a clay loam texture over the remainder of the site.

6 AGRICULTURAL LAND CLASSIFICATION

6.1 Grade 2 - occupies 3.0 ha (41.1%) of the survey area and is found in the north and east site of the site.

6.1.1 These soils typically have a sandy loam texture overlying sandy clay loam and sandy loam 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 4.1 ha (56.2%) of the survey area and is found in the centre and southern half of the site.

6.2.1 The soil has a clay loam or sandy loam texture over sandy clay loam and clay to depth, observations of gleying and depth to the slowly permeable layer places these soils into Wetness Class III

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

6.3 Subgrade 3b - occupies 0.2 ha (2.7%) of the survey area and is found along the southern boundary, bordering the Trent and Mersey Canal.

6.3.1 Gradients of between 9° and 11° were identified in this area.

6.3.2 The main limitation to the agricultural use of this land is gradient.

6.4 SUMMARY OF AGRICULTURAL LAND CLASSIFICATION GRADES

Grade/Sub-grade	Area in Hectares	% of Survey Area
2	3.0	41.1
3a	4.1	56.2
3b	0.2	2.7
Totals	7.3	100