

**CHESTER LOCAL PLAN  
SEALAND ROAD  
Agricultural Land Classification  
ALC Map and Report  
March 1998**

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**AGRICULTURAL LAND CLASSIFICATION REPORT  
CHESTER LOCAL PLAN  
SEALAND ROAD**

**INTRODUCTION**

1. This report presents the findings of a detailed Agricultural Land Classification (ALC) survey on 8.2 hectares of land. The results of this survey supersede any previous ALC information for this land. The land is located west of Chester, north of the A548 Sealand Road and to the west of Clifton Drive. The survey was in connection with the Chester Local Plan.
2. The survey was undertaken on behalf of the Ministry of Agriculture, Fisheries and Food (MAFF) in February 1998 by the Resource Planning Team of the Farming and Rural Conservation Agency (FRCA)- Northern region of FRCA.
3. The land has been graded in accordance with the publication "Agricultural Land Classification of England and Wales - Revised guidelines and criteria for grading the quality of agricultural land" (MAFF 1988) .
4. *At the time of survey the agricultural land on this site was under pasture.*

**SUMMARY**

5. The findings of the survey are shown on the enclosed ALC map. The map has been drawn at a scale of 1:10000 with an average auger boring density of 1 per hectare. The ALC map is only accurate at this base map scale and any enlargement would be misleading.
6. The area and proportions of the ALC grades and subgrades on the surveyed land are summarised in Table 1.

Table 1: Area of grades and other land

Grade/Other land	Area (hectares)	% surveyed area	% site area
2	8.2	100	100
Total surveyed area	8.2	100	
Total site area	8.2		100

7. The agricultural land on this site has been classified as Grade 2 (very good quality). The key limitation to the agricultural use of this land is soil wetness.
8. Very good quality land is located throughout the site. The soils commonly comprise fine sandy loam topsoils overlying fine sandy loam upper subsoils passing to fine sand lower subsoils.

## FACTORS INFLUENCING ALC GRADE

### Climate

9. Climate affects the grading of land through the assessment of an overall climatic limitation and also through interactions with soil characteristics.

10. The key climatic variables used for grading this site are given in Table 2 and were obtained from the published 5km grid datasets using standard interpolation procedures (Meteorological Office, 1989).

Table 2: Climatic and altitude data

Factor	Units	Values
Grid reference	N/A	SJ 384 671
Altitude	m, AOD	5
Accumulated Temperature	day°C (Jan-June)	1463
Average Annual Rainfall	mm	684
Field Capacity Days	days	153
Moisture Deficit, Wheat	mm	105
Moisture Deficit, Potatoes	mm	97
Overall climatic grade	N/A	Grade 1

11. Climatic criteria are considered first when classifying land as climate can be overriding in the sense that severe limitations will restrict land to low grades irrespective of favourable site or soil conditions.

12. The main parameters used in the assessment of an overall climatic limitation are average annual rainfall (AAR), as a measure of overall wetness, and accumulated temperature (AT0, January to June), as a measure of the relative warmth of a locality.

13. The combination of rainfall and temperature at this site means that there is no overall climatic limitation. The site is climatically Grade 1.

### Site

14. The site lies at an altitude of 4-5 metres AOD and is generally level.

15. The three site factors of gradient, microrelief and flooding are considered when classifying the land.

16. The risk of flooding from Finchetts Gutter has been considered in the light of information from the EA, which has been conducting works in the area to alleviate the risk of flooding in the Sealand Road Industrial Estate. It is considered that risk of flooding imposes no further restriction on this site.

17. Gradient and microrelief do not impose any limitations on the agricultural use of this land.

### **Geology and Soils**

18. The solid and drift geology of the area is comprised of marine and estuarine alluvium. - British Geological Survey (1972, 1965).

19. The soils that have developed on this geology are generally of a silty or fine sandy texture.

### **Agricultural Land Classification**

20. The details of the classification of the site are shown on the enclosed ALC map and the area statistics of each grade are given in Table 1, page 1.

#### *Grade 2*

21. Land of very good quality occupies 8.2 hectares (100 %) of the site area and is found throughout the site in a single unit.

22. The soil has a fine sandy loam topsoil texture over a gleyed fine sandy loam upper subsoil passing to a fine sand lower subsoil. With no slowly permeable layer present, observations of the depths to gleying and the water table place these soils in Wetness Class III.

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

Resource Planning Team  
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## **SOURCES OF REFERENCE**

British Geological Survey Sheet 108, (1972) Flint Solid Edition.  
1:50 000 Scale.  
BGS: London.

British Geological Survey Sheet 108, (1965) Flint Drift Edition.  
1:63 360 Scale.  
BGS: London.

*Ministry of Agriculture, Fisheries and Food (1988) Agricultural Land Classification of England and Wales: Revised guidelines and criteria for grading the quality of agricultural land.*  
MAFF: London.

Meteorological Office (1989) *Climatological Data for Agricultural Land Classification.*  
Meteorological Office: Bracknell.

# CARTOGRAPHIC WORK REQUEST FORM

DATE WORK SUBMITTED 3/3/98

CONSULTANT / R.O. A. COOKE

JOB TITLE CHESTER LP, SEALAND RD

FILE No. 25/RPT/0780 JOB No. 91/97

WORK RECORDING CODE ME1AMQY

IS THIS PART OF A SERIES i.e Local Plan Y/N? Y

DATE/TIME REQUIRED 5/3/98 1000 if pass

DATE/TIME AREAS REQUIRED (where applicable)

MAP REFERENCE ST 36 NE

SCALE 1:10000 GRID INTERVAL (m) 100

SIZE (A4, A3 etc.) A4 COLOUR OR BW C

TO BE RETURNED TO R. METCALFE

ALTERNATIVE CONTACT A. COOKE

MAP TYPE AND NUMBER OF COPIES AFTER CHECKING

FIELD SHEET/MAP BORE		SOIL RESOURCE MAP	
ALC & AREAS	6	LOCATION MAP	
AUGER BORINGS & PITS	2	OTHER	

GRADES TO BE PLACED ON FOLIO SHEETS (Y/N)

CHECKED BY AND READY FOR FINAL COPIES

CARTOGRAPHER(S) PDB

TIME TAKEN 2 1/2 DATE RETURNED 04-3-98

AREA OF GRADES

1 Nil    2 Nil    3a 8.2    3b Nil    4 Nil    5 Nil

OTHER LAND Nil NOT SURVD. Nil

TOTAL AG. LAND 8.2 TOTAL SITE AREA 8.2

COMMENTS  
G2, 10/2/98

N.B. WORK SUBMITTED WITH INCOMPLETE REQUEST FORMS, MAY BE RETURNED!