

**AGRICULTURAL LAND CLASSIFICATION
VALE ROYAL LOCAL PLAN
WHITEGATE WAY**

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ADAS Statutory Group
WOLVERHAMPTON**

**ADAS Ref: 25/RPT/0710
Job No: 043/95
MAFF Ref: EL 06/10816**

**AGRICULTURAL LAND CLASSIFICATION REPORT FOR
VALE ROYAL LOCAL PLAN
WHITEGATE WAY**

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	33.0	80.1
3a	5.6	13.6
3b	0.4	0.9
4	0.6	1.5
Other land		
Agricultural Buildings	0.3	0.7
Woodland	0.6	1.5
Non-agricultural	0.5	1.2
Open water	0.2	0.5

- 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 Subgrades 3a and 3b and Grade 4 is soil wetness.

2 INTRODUCTION

- 2.1 The site was surveyed by the Resource Planning Team in June 1995. 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 41.2 ha site is situated to the north of Winsford. The site is bounded to the north by a dismantled railway. The land to the west is predominantly urban whilst land to the east and south is in agricultural use.
- 2.3 The survey was requested by MAFF in connection with the Vale Royal 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 predominantly under permanent grass with a small area under cereals and potatoes.

3 CLIMATE

3.1 The following interpolated data are relevant for the site (SJ 633668) :

Average Annual Rainfall (mm)	828
Accumulated Temperature above 0°C January to June (day °C)	1394

3.2 There is no overall climatic limitation on the site

3.3 Other relevant data for classifying land include:

Field Capacity Days (days)	192
Moisture Deficit Wheat (mm)	88
Moisture Deficit Potatoes (mm)	76

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 Triassic Mudstones - British Geological Survey Sheet 109 Chester 1:50000. This is overlain by deposits of Boulder Clay and Glacial Sand and Gravel.

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

6 AGRICULTURAL LAND CLASSIFICATION

6.1 Grade 2 - occupies 33.0 ha (80.1%) of the survey area.

6.1.1 These soils typically have a sandy loam texture overlying loamy sand and 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 Subgrade 3a - occupies 5.6 ha (13.6%) of the survey area and is found mainly in the south east of the site.

6.2.1 The soil typically has a sandy clay loam texture over sandy clay loam and clay. The clay forms a slowly permeable layer and places these soils in Wetness Class III.

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

6.3 Subgrade 3b - occupies 0.4 ha (0.9%) of the survey area and is found in 2 isolated areas in the east of the site.

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 place 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 0.6 ha (1.5%) of the survey area and occurs in 2 areas.

6.4.1 The soil has an organic sandy loam texture over sandy loam and sand. Observations of severe poaching and the presence of rushes cause these areas to be placed in Grade 4.

6.4.2 The main limitation to the agriculture use of this area is soil wetness.

6.5 Other land includes agricultural buildings which occupy 0.3 ha (0.7%) of the survey area and non agricultural land which occupies 0.5 ha (1.2%) of the survey area, both at Marton Bank Farm. Woodland - occupies 0.6 ha (1.5%) and open water 0.2 ha (0.5%) of the survey area.

6.6 SUMMARY OF AGRICULTURAL LAND CLASSIFICATION GRADES

Grade/Sub-grade	Area in Hectares	% of Survey Area	% of Agricultural Land
2	33.0	80.1	83.3
3a	5.6	13.6	14.2
3b	0.4	0.9	1.0
4	0.6	1.5	1.5
Other land			
Non-Agricultural	0.5	1.2	
Woodland	0.6	1.5	
Agricultural buildings	0.3	0.7	
Open Water	0.2	0.5	
Totals	41.2	100.0	100.0

**Vale Royal Local Plan
Whitegate Way**

Grade/Subgrade	Area (ha)	% Agricultural land	% Survey area
2	33.0	83.3	80.1
3a	5.6	14.2	13.6
3b	0.4	1.0	0.9
4	0.6	1.5	1.5
Other land			
Non agricultural	0.5		1.2
Woodland	0.6		1.5
Agricultural buildings	0.3		0.7
Open water	0.2		0.5

Total area surveyed is 41.2 ha. Total agricultural area is 39.6 ha.

CARTOGRAPHIC WORK REQUEST FORM

DATE WORK SUBMITTED 4 July 1995

CONSULTANT / R.O. V. Redfern

JOB TITLE ~~land near Whitgate Way, Winsford~~

Vale Royal Local Plan, Whitgate Way

FILE No. 0710 JOB No. 043/95

WORK RECORDING CODE ME20 WJD

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

DATE/TIME REQUIRED 5/7/95

DATE/TIME AREAS REQUIRED (where applicable) 4/7/95

MAP REFERENCE SJ 633 668

SCALE 1:10 000 GRID INTERVAL (m) 100

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

TO BE RETURNED TO V. Redfern

ALTERNATIVE CONTACT

MAP TYPE AND NUMBER OF COPIES AFTER CHECKING

FIELD SHEET/MAP BORE		SOIL RESOURCE MAP	
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ALC & AREAS	6	LOCATION MAP	✓
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AUGER BORINGS & PITS		OTHER	
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GRADES TO BE PLACED ON FOLIO SHEETS (Y/N) Y

CHECKED BY AND READY FOR FINAL COPIES

CARTOGRAPHER(S) Chris Bentley

TIME TAKEN 2 hours DATE RETURNED 6/7/95 late

AREA OF GRADES (ha)

1 /	2 33.0	3a 5.6	3b 0.4	4 0.6	5 /
URBAN /	NON-AG 0.5	WOOD 0.6			
AG. BLDNGS. 0.3	WATER 0.2	NOT SURVD. /			
TOTAL AG. LAND <u>39.6</u>			TOTAL SITE AREA <u>41.2</u>		

COMMENTS
+ 36 3711 36810
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