

**AGRICULTURAL LAND CLASSIFICATION
CONGLETON BOROUGH LOCAL PLAN
SITE 21, LAND OFF HASSALL ROAD, SANDBACH**

**S Y Hunter
Resource Planning Team
ADAS Statutory Group
WOLVERHAMPTON**

**ADAS Ref: 25/RPT/0568
Job No: 126/95
MAFF Ref: EL 06/00051**

**AGRICULTURAL LAND CLASSIFICATION REPORT FOR
CONGLETON BOROUGH LOCAL PLAN
SITE 21, LAND OFF HASSALL 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
3a	1.2	86
Other land	0.2	14

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

2 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 1.4 ha site is situated to the south west of Sandbach. The site is bounded to the north, west and south by residential development and borders agricultural land along its north west - south west boundary.
- 2.3 The survey was requested by MAFF in connection with 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 grass and cereals.

3 CLIMATE

3.1 The following interpolated data are relevant for the site (SJ 749 602) :

Average Annual Rainfall (mm)	765
Accumulated Temperature above 0°C January to June (day °C)	1385

3.2 There is no overall climatic limitation on the site.

3.3 Other relevant data for classifying land include:

Field Capacity Days (days)	178
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 Quaternary Undifferentiated fluvio-glacial deposits.

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

6 AGRICULTURAL LAND CLASSIFICATION

6.1 Subgrade 3a - occupies 1.2 ha (86%) of the survey area.

6.1.1 The soil has either a sandy loam or loamy sand texture over sand to depth, with few or no stones within the profile. The moisture balance places these soils into Subgrade 3a.

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

6.2 Other land occupies 0.2 ha (14%) of the survey area as stables and housing

6.4 SUMMARY OF AGRICULTURAL LAND CLASSIFICATION GRADES

Grade/Sub-grade	Area in Hectares	% of Survey Area	% of Agricultural Land
3a	1.2	86	100
Other land	0.2	14	-
<hr/>			
Totals	1.4	100	100
<hr/> <hr/>			