

**AGRICULTURAL LAND CLASSIFICATION  
CONGLETON BOROUGH LOCAL PLAN  
SITE 29 HEATH END ROAD**

**R D Metcalfe  
Resource Planning Team  
ADAS Statutory Group  
WOLVERHAMPTON**

**ADAS Ref: 25/RPT/0568  
Job No: 130/95  
MAFF Ref: EL 06/00051**

**AGRICULTURAL LAND CLASSIFICATION REPORT FOR  
CONGLETON BOROUGH LOCAL PLAN  
SITE 29 HEATH END ROAD**

**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	2.7	38
3b	3.2	44
Other land	1.3	18

- 1.2 The main limitation to the agricultural use of land in Grade 2 and Subgrade 3a is soil droughtiness.
- 1.3 The main limitation to the agricultural use of land in Subgrade 3b is gradient.

**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 7.2 ha site is situated to the north of Alsager and west of the B5078. The land immediately to the north, east and west of the site is predominantly in agricultural use. The land immediately to the south of the site is in urban 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 grass.

### 3 CLIMATE

3.1 The following interpolated data are relevant for the site (SJ 791 564):

Average Annual Rainfall (mm)	767
Accumulated Temperature above 0°C January to June (day °C)	1373

3.2 There is no overall climatic limitation on the site.

3.3 Other relevant data for classifying land include:

Field Capacity Days (days)	185
Moisture Deficit Wheat (mm)	89
Moisture Deficit Potatoes (mm)	75

### 4 SITE

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

4.2 Gradient and microrelief impose limitations on part of the site limiting it to Subgrade 3b.

### 5 GEOLOGY AND SOILS

5.1 The solid geology of the area is comprised of Triassic Upper Keuper Saliferous Beds and Middle Keuper Marl - British Geological Survey Sheet 110 Macclesfield 1 Inch. This is overlain with deposits of Glacial Boulder clay, glacial sand and gravel, and alluvium.

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

## 6 AGRICULTURAL LAND CLASSIFICATION

6.1 Grade 2 - occupies 2.7 ha (38%) of the survey area and is found in the south and west of the site bordering the urban area.

6.1.1 The soil typically has a sandy loam texture overlying loamy sand and sand to depth, with 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 3b - occupies 3.2 ha (44%) of the survey area and is found to the north and centre of the site.

6.2.1 The soil typically has a sandy loam texture overlying loamy sand and sand to depth.

6.2.2 The main limitation to the agricultural use of this land is gradient and microrelief.

6.3 Other land includes a riding arena and associated stables and other buildings which occupy 1.3 ha (18%) of the survey area and are found to the east of the site.

### 6.4 SUMMARY OF AGRICULTURAL LAND CLASSIFICATION GRADES

Grade/Sub-grade	Area in Hectares	% of Survey Area	% of Agricultural Land
2	2.7	38	46
3b	3.2	44	54
Other land	1.3	18	
<b>Totals</b>	<b>7.2</b>	<b>100</b>	<b>100</b>