

**AGRICULTURAL LAND CLASSIFICATION  
CONGLETON BOROUGH LOCAL PLAN,  
SITE 17 - LAND NORTH OF CONGLETON ROAD, SANDBACH.**

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

**ADAS Ref: 25/RPT/0568  
Job No: 122/95  
MAFF Ref: EL06/00051**

**AGRICULTURAL LAND CLASSIFICATION REPORT FOR CONGLETON  
BOROUGH LOCAL PLAN , SITE 17-LAND NORTH OF CONGLETON 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	0.9	10.8
3a	7.1	85.6
Other land	0.3	3.6

- 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 3a is soil wetness.

**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 8.3 ha site is situated to the north of Sandbach. The land immediately to the north of the site is predominantly in agricultural use, the remainder of the site is surrounded by Residential housing, a school and a rugby football ground.
- 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. The four central fields are used as horse paddocks.

### 3 CLIMATE

3.1 The following interpolated data are relevant for the site (SJ 759 617) :

Average Annual Rainfall (mm)	762
Accumulated Temperature above 0°C January to June (day °C)	1386

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)	90
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 undifferentiated fluvio-glacial deposits.

5.2 The underlying geology influences the soils which generally have either a sandy loam or clay loam topsoil texture .

## 6 AGRICULTURAL LAND CLASSIFICATION

6.1 Grade 2 - occupies 0.9 ha (10.8%) of the survey area and is found across a small area in the central north of the site.

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.

6.3 Subgrade 3a - occupies 7.1 ha (85.6%) of the survey area and is found across the majority of the site.

6.3.1 The soil typically has a clay loam texture overlying sandy clay loam and clay to depth. Observations of gleying and the depth to the slowly permeable layer place these soils in Wetness Class III

6.3.2 Isolated borings were identified as falling into Wetness Class IV and hence Subgrade 3b but these were too small to map at this scale.

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

6.4 Other land occupies 0.3 ha (3.6%) of the site as residential housing and a trackway.

### 6.5 SUMMARY OF AGRICULTURAL LAND CLASSIFICATION GRADES

Grade/Sub-grade	Area in Hectares	% of Survey Area	% of Agricultural Land
2	0.9	10.8	11.25
3a	7.1	85.6	88.75
Other land	0.3	3.6	
<b>Totals</b>	<b>8.3</b>	<b>100</b>	<b>100</b>