

**AGRICULTURAL LAND CLASSIFICATION
CONGLETON BOROUGH LOCAL PLAN
SITES 1-3**

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**AGRICULTURAL LAND CLASSIFICATION REPORT FOR
CONGLETON BOROUGH LOCAL PLAN
SITES 1-3**

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	15.7	96
Other land	0.6	4

- 1.2 The main limitation to the agricultural use of land on this site is soil droughtiness.

2 INTRODUCTION

- 2.1 The site was surveyed by the Resource Planning Team in August 1994. 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 16.3 ha site is situated to the north of Congleton. The land to the south east, south and south west of the site is in urban use, and to the north west and north is in agricultural 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 863645) :

Average Annual Rainfall (mm)	825
Accumulated Temperature above 0°C January to June (day °C)	1333

3.2 Climate is limiting to Grade 2 over this site.

3.3 Other relevant data for classifying land include:

Field Capacity Days (days)	203
Moisture Deficit Wheat (mm)	80
Moisture Deficit Potatoes (mm)	65

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 comprises Lower Keuper Marl - British Geological Survey Sheet 110 Macclesfield 1 Inch to 1 mile. This is overlain by Glacial drift deposits.

5.2 The soils developed from these parent materials have a sandy loam, loamy sand or sand texture.

6 AGRICULTURAL LAND CLASSIFICATION

6.1 Subgrade 3a - occupies 15.7 ha (96%) of the survey area.

6.1.1 The soils have a sandy loam or loamy sand texture over sand to depth, with stony horizons in some profiles. The moisture balance places this land in Subgrade 3a.

Profiles of Grade 2 do occur on the site but cannot be mapped separately at this scale.

On the land between Giantswood Lane and Manchester Road some profiles have clay at depths below 25 cms, and there are some signs of possible disturbance in places. These areas cannot be delineated at this scale.

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

6.2 Other land on the site includes agricultural buildings at Moss Farm and an area of scrub behind urban land at Walfield Avenue.

6.3 SUMMARY OF AGRICULTURAL LAND CLASSIFICATION GRADES

Grade/Sub-grade	Area in Hectares	% of Survey Area	% of Agricultural Land
3a	15.7	96	100%
Other land	0.6	4	
Totals	16.3	100.0	100.0