

**AGRICULTURAL LAND CLASSIFICATION
CONGLETON BOROUGH LOCAL PLAN
SITE 16, LAND OFF COOKESMERE LANE, SANDBACH**

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

**ADAS Ref: 25/RPT/0568
Job No: 121/95
MAFF Ref: EL 06/00051**

**AGRICULTURAL LAND CLASSIFICATION REPORT FOR
CONGLETON BOROUGH LOCAL PLAN
SITE 16, LAND OFF COOKESMERE LANE, 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	4.5	76
3b	0.7	12
Other land	0.7	12

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

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 5.9 ha site is situated to the north west of Sandbach. The site is bounded to the north by Cookesmere Lane and to the east by residential development, land to the south and west of the site is predominantly in agricultural use.
- 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.

3 CLIMATE

3.1 The following interpolated data are relevant for the site (SJ 749 615) :

Average Annual Rainfall (mm)	1394
Accumulated Temperature above 0°C January to June (day °C)	760

3.2 There is no overall climatic limitation on the site.

3.3 Other relevant data for classifying land include:

Field Capacity Days (days)	176
Moisture Deficit Wheat (mm)	91
Moisture Deficit Potatoes (mm)	79

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 sandy loam texture.

6 AGRICULTURAL LAND CLASSIFICATION

6.1 Subgrade 3a - occupies 4.5 ha (76%) of the survey area and is found across the north and centre of the site.

6.1.1 The soil has a sandy loam or loamy sand texture over sand to depth, with 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 Subgrade 3b - occupies 0.7 ha (12%) of the survey area and is found across the south of the site.

6.2.1 The soil typically has a sandy 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 IV.

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

6.3 Other land occupies 0.7 ha (12%) of the survey area in the north of the site as non agricultural land containing trees and a tarmac track.

6.4 SUMMARY OF AGRICULTURAL LAND CLASSIFICATION GRADES

Grade/Sub-grade	Area in Hectares	% of Survey Area	% of Agricultural Land
3a	4.5	76	86
3b	0.7	12	14
Other land	0.7	12	-
Totals	5.9	100	100