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**AGRICULTURAL LAND CLASSIFICATION
JACK LANE, WINSFORD
VALE ROYAL LOCAL PLAN**

**Resource Planning Team
ADAS Statutory Group
WOLVERHAMPTON**

**ADAS Ref: 25/RPT/0205
Job No: 068/95
MAFF Ref: EL 06/10520**

**AGRICULTURAL LAND CLASSIFICATION REPORT FOR
JACK LANE, WINSFORD
VALE ROYAL LOCAL PLAN**

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	1.0	6
3b	15.4	94

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

2 INTRODUCTION

- 2.1 The site was surveyed by the Resource Planning Team in October 1995. 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 16.4 ha site is situated to the north of Winsford. The land immediately to the north, south and east of the site is predominantly in agricultural use. The land to the west is occupied by the Smokehall Lane Industrial Estate.
- 2.3 The survey was requested by MAFF in connection with the Vale Royal 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. The field adjacent to Bostock Road showed signs of previous ridge and furrow cultivation.

3 CLIMATE

3.1 The following interpolated data are relevant for the site (SJ 665682) :

Average Annual Rainfall (mm)	804
Accumulated Temperature above 0°C January to June (day °C)	1415

3.2 There is no overall climatic limitation on the site

3.3 Other relevant data for classifying land include:

Field Capacity Days (days)	188
Moisture Deficit Wheat (mm)	92
Moisture Deficit Potatoes (mm)	80

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 Lower Keuper Saliferous Beds - British Geological Survey Sheet 109 Chester 1:63 360. This is overlain with deposits of boulder clay.

5.2 The soils derived from this parent material have a clay loam texture.

6 AGRICULTURAL LAND CLASSIFICATION

6.1 Subgrade 3a - occupies 1.0 ha (6%) of the survey area and is found adjacent to the industrial estate.

6.1.1 The soil has a sandy silt loam texture over medium clay loam, sand and clay to depth, with few stones within the profile. Observations of gleying and the depth to the slowly permeable layer place these soils in Wetness Class III. Occasionally there are soil profiles which have a sandy loam texture over loamy sand and sand to depth.

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

6.2 Subgrade 3b - occupies 15.4 ha (94%) of the survey area and is found over the majority of the site.

6.2.1 The soil typically has a clay loam texture overlying heavy 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 There is a pond in the south east corner of the site which could not be shown separately at this scale of mapping.

6.4 SUMMARY OF AGRICULTURAL LAND CLASSIFICATION GRADES

Grade/Sub-grade	Area in Hectares	% of Survey Area
3a	1.0	6
3b	15.4	100
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Totals	16.4	100
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