



Agricultural Land Classification:

West Lavington, Wiltshire

Prepared for:
C G Fry Limited

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REFERENCES

1 INTRODUCTION

1.1 Background

1.1.1 C G Fry Limited commissioned this report to determine the quality of approximately 2.16-hectares (ha) of agricultural land proposed for residential development to the northwest of West Lavington (the 'Study Area'), as shown in **Figure 1**. The approximate centre of the Study Area is located at British National Grid (BNG) reference SU004533. The Study Area is bordered by residential development to the north and east, White Street to the south, and agricultural land to the west.

1.1.2 The assessment was made following the Agricultural Land Classification (ALC) system for England and Wales (see 'Methodology' below).

1.2 Competency

1.2.1 The work has been carried out by a Chartered Scientist (CSci), who is a Fellow (F.I. Soil Sci) of the British Society of Soil Science (BSSS). The soil surveyor meets the requirements of the BSSS Professional Competency Standard (PCS) scheme for ALC (see BSSS PCS Document 2 '*Agricultural Land Classification of England and Wales*'¹). The BSSS PCS scheme is endorsed, amongst others, by the Department for Environment, Food and Rural Affairs (Defra), Natural England, the Science Council, and the Institute of Environmental Assessment and Management (IEMA).

1.3 Methodology

1.3.1 This assessment is based upon the findings of a study of published information on climate, geology and soil in combination with a soil investigation carried out in accordance with the Ministry of Agriculture, Fisheries and Food (MAFF)² '*Agricultural Land Classification of England and Wales: Revised Guidelines and Criteria for Grading the Quality of Agricultural Land*', October, 1988, updated in December 2025 (henceforth referred to as the 'the ALC Guidelines')³.

1.3.2 The ALC system provides a framework for classifying land according to the extent to which its physical or chemical characteristics impose long-term limitations on agricultural use. The ALC system divides agricultural land into five grades (Grade 1 '*Excellent*' to Grade 5 '*Very Poor*'), with Grade 3 subdivided into Subgrade 3a '*Good*' and Subgrade 3b '*Moderate*'. Agricultural land classified as Grade 1, 2, and Subgrade 3a falls in the '*best and most versatile*' category in Paragraphs 187 and 188 (and Footnote 65) of the National Planning Policy Framework (NPPF) revised on the 12th of December 2024. Further details of the ALC system and national planning policy implications are set out in Natural England's '*Guide to assessing development proposals on agricultural land*' online⁴.

- 1.3.3 A detailed soil survey and ALC of the approximately 2.16ha Study Area was conducted on the 3rd November 2025. The ALC survey involved the examination of the soil's physical properties at three sampling points at a density of approximately one auger bore per hectare of agricultural land. The soil profile was examined at each sample location to a maximum depth of approximately 1.2 m by hand using a 5cm diameter Dutch (Edleman) soil auger. One soil pit, i.e., Pit 1, near auger bore 2, was excavated by hand with a spade to examine specific soil physical properties, such as stone content and the structural condition of the subsoil, more closely. The locations of the auger bores and the soil pits are shown in **Figure 1**. A log of the soil profiles recorded at each auger bore location within the Study Area is given in **Appendix 1**, and a detailed description of the soil pit is given in **Appendix 2**.
- 1.3.4 The auger-bore locations were located using a hand-held Garmin E-Trec Geographic Information System (GIS) to enable the sample locations to be relocated for verification, if necessary. Where auger locations on a 100 m grid pattern fall on headland, tramlines, or within 3 m of a hedgerow or tree, they were relocated on agricultural land close by, i.e., to avoid compacted ground or land affected by tree roots, etc.
- 1.3.5 The soil profile at each sample location was described using the '*Soil Survey Field Handbook: Describing and Sampling Soil Profiles*' (Ed. J.M. Hodgson, Cranfield University, 1997). Each soil profile was ascribed an Agricultural Land Classification (ALC) grade following the MAFF ALC Guidelines.
- 1.3.6 The texture of the topsoil and subsoil was determined on site by hand-texturing following Natural England's best practice guidance⁵. To validate the hand-texturing, a topsoil sample was collected at one auger bore location, i.e., 2 (Pit 1), as shown in **Figure 1**. The samples were sent to an accredited laboratory for particle size analysis, i.e., the proportions of sand, silt, and clay. This is to determine the definitive texture class of the topsoil and especially to differentiate medium clay loams (i.e., <27% clay) from heavy clay loams (27% to 35% clay). A test report setting out the findings of the laboratory topsoil texture analysis is given in **Appendix 3**.

1.4 Structure of the Remainder of this Report

- 1.4.1 The remainder of this report is structured as follows:
- Section 2 – Planning Policy Framework
 - Section 3 – Agricultural Land Classification;
 - Climate;
 - Site (Gradient, Micro-relief, Risk of Flooding);
 - Soil (Geology, Soil Properties);
 - Interactive Limitations (Soil Droughtiness, Soil Wetness);
 - ALC Grading within the Study Area.
 - Section 4 - ALC in the Study Area in a Wider Geographical Context;
 - Section 5 – Summary and Conclusions.

2 NATIONAL PLANNING POLICY FRAMEWORK AND RELEVANT GUIDANCE

2.1 Background

- 2.1.1 This section of the report sets out the national and local planning framework to assess the opportunities and constraints to development at the Site in agricultural land quality terms.

2.2 National Planning Policy Framework (NPPF) December 2024

- 2.2.1 National planning policy guidance on development involving agricultural land is set out in National Planning Policy Framework (NPPF), revised on the 12th of December 2024. The NPPF aims to provide a simplified planning framework that sets out the Government's economic, environmental, and social planning policies for England. The NPPF includes policy guidance on '*Conserving and Enhancing the Natural Environment*' (Section 15). Paragraphs 187 and 188 (and Footnote 65) are relevant to this assessment of agricultural land quality and soil, as follows:

'187...Planning policies and decisions should contribute to and enhance the natural and local environment by:

a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);

b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;...'

- 2.2.2 Paragraph 188 states that '*Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework⁶⁵...*'. Footnote number 65 states that '*Where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of a higher quality.*'

2.3 Soil Functions and Soil Health

- 2.3.1 Aims and objectives for safeguarding and, where possible, improving soil health are set out in the Government's '*Safeguarding our soils: A strategy for England*'⁶. The Soil Strategy for England, which builds on Defra's '*Soil Action Plan for England (2004-2006)*', sets out an ambitious vision to protect and improve soil to meet an increased global demand for food and to help combat the adverse effects of climate change.
- 2.3.2 The Soil Strategy for England states that '*...soil is a fundamental and essentially non-renewable natural resource, providing the essential link between the components that make up our*

environment. Soils vary hugely from region to region and even from field to field. They all perform a number of valuable functions⁷ or ecosystem services for society’.

2.3.3 The main soil functions are:

- Food and other biomass production;
- Environmental Interaction: storage (including carbon sequestration), filtering, and transformation;
- Biological habitat and gene pool;
- Source of raw materials;
- Physical and cultural heritage; and
- Platform for man-made structures: buildings, highways.

2.3.4 The vision of the Soil Strategy for England has been developed in the Government’s 25-Year Plan for the Environment⁸. Soil is recognised as an important national resource, and the Plan states that:

‘We will ensure that resources from nature, such as food, fish and timber, are used more sustainably and efficiently. We will do this (in part) by:

....improving our approach to soil management: by 2030 we want all of England’s soils to be managed sustainably, and we will use natural capital thinking to develop appropriate soil metrics and management approaches...’

2.3.5 The maintenance and improvement of soil health is, therefore, a material consideration when deciding if development is appropriate on agricultural land. Soil health can be defined as a soil's ability to function and sustain plants, animals, and humans as part of the ecosystem.

2.4 Best Practice Guidance

2.4.1 This assessment of agricultural land and soil has drawn on best practice guidance set out in the key documents below:

- The Institute of Civil Engineering (ICE) provides guidance on assessing agricultural land quality and soil in the *‘Environmental Impact Assessment Handbook: A practical guide for planners, developers and communities’*⁹.
- The Institute of Environmental Assessment and Management (IEMA) has produced a *‘New Perspective on Land and Soil in Environmental Assessment’*¹⁰, encouraging a new approach to assessing soil functions, ecosystem services and natural capital provided by land and soils.
- The Department for Environment, Food and Rural Affairs (Defra) has published *‘Safeguarding our Soils – A Strategy for England’* (24th September 2009)¹¹. The Soil

Strategy was published in tandem with a '*Code of Practice for the Sustainable Use of Soils on Construction Sites*'¹². The Soil Strategy for England, which builds on Defra's '*Soil Action Plan for England (2004-2006)*', sets out an ambitious vision to protect and improve soil to meet an increased global demand for food and to help combat the adverse effects of climate change.

- This project also follows best practice published by the British Society of Soil Science on 'Benefitting from Soil Management in Development and Construction.'
- Best practice will also be followed for soil handling published by the Institute of Quarrying (2021) '*Good Practice for Handling Soils in Mineral Workings*' (Sheets A to E are mainly relevant to this assessment)¹³.
- This assessment also considers recent guidance produced by the Soils in Planning Construction Task Force (Lancaster University *et al*) regarding '*Building on soil sustainability: Principles for soils in planning and construction*' (September 2022)¹⁴. This report contains guidance for local authorities, contractors, clients, developers, and design teams on managing soil in construction and planning. This guidance for conserving soil resources on-site follows the principles of sustainable development and the circular economy (defined as '*The circular economy is a model of production and consumption, which involves sharing, leasing, reusing, repairing, refurbishing and recycling existing materials and products as long as possible. In this way, the **life cycle of products is extended**. In practice, it implies **reducing waste** to a minimum. When a product ends its life, its materials are kept within the economy wherever possible. These can be productively used repeatedly, thereby **creating further value***'¹⁵.

3 AGRICULTURAL LAND CLASSIFICATION

3.1 Background

3.1.1 This section of the report sets out the Agricultural Land Classification (ALC) findings. It is based on a desktop study of relevant published information on climate, topography, geology, and soil in conjunction with a soil survey. As described in the ALC Guidelines, the main physical factors influencing agricultural land quality are:

- climate;
- site;
- soil; and
- interactive limitations.

3.1.2 These factors are considered in turn below.

3.2 Climate

3.2.1 Interpolated climate data relevant to the determination of the Agricultural Land Classification (ALC) grade of land at the Site is given in Table 3.1 below.

Table 3.1: ALC Climate Data for West Lavington	
Climate Parameter	Grid Ref: SU004533
Average Altitude (m)	86
Average Annual Rainfall (AAR) (mm)	749
Accumulated Temperature above 0°C (AT0) (January – June) ¹⁶	1450
Field Capacity Days (FCD)	168
Moisture Deficit (mm) Wheat	107
Moisture Deficit (mm) Potatoes	98
Grade According to Climate	1

3.2.2 Regarding Figure 1 ‘Grade according to climate’ on page 6 of the ALC Guidelines, the quality of agricultural land at the Site is not limited by climate. As a result, agricultural land at the Site can be graded as high as Grade 1 in the absence of any other limiting factor (i.e. site and/or soil). Based on the relationship between the amount of energy (sunlight) available for photosynthesis during the growing season (i.e., AT0) and the water supplied to plant roots (i.e., AAR) at this location.

3.2.3 Agricultural land in the Study Area is predicted to be at field capacity (i.e., the amount of soil moisture or water content held in the soil after excess water has drained away) for 168 Field

Capacity Days (FCD) per year, mainly over the late autumn, winter, and early spring. The combination of topsoil texture, drainage status (Wetness Class) of the profile, and the number of FCD affects the degree to which agricultural land is limited by soil wetness. The climate at the Site falls in the 151-175 category (regarding Table 6 of the ALC Guidelines), as described in more detail under '*interactive limitations*' below.

3.3 Site

3.3.1 As described in the introduction, the approximate centre of the Study Area is located at British National Grid (BNG) reference SU004533. The Study Area is bordered by residential development to the north and east, White Street to the south, and agricultural land to the west (**Figure 1**).

3.3.2 Regarding the ALC Guidelines, agricultural land quality can be limited by one or more of three main site factors as follows:

- gradient;
- micro-relief (i.e., complex change in slope angle over short distances); and
- risk of flooding.

I. Gradient and Micro-Relief

3.3.3 The Study Area is located on broadly level ground at approximately 86 metres (m) above ordnance datum (AOD). The quality of agricultural land is not limited by gradient (i.e., less than 7°, as per Table 1 of the ALC Guidelines). The quality of agricultural land in the Study Area is not limited by micro-relief, i.e., by complex slope-angle and direction changes over short distances.

II. Risk of Flooding

3.3.4 From the Government Flood Map for Planning website¹⁷, the Study Area is in Flood Zone 1 at a low risk of flooding. The MAFF ALC Guidelines (1988) take account of the frequency, duration, and timing of flooding in the summer and winter (re Table 2 '*Grade according to flood risk in summer*' and/or Table 3 '*Grade according to flood risk in winter*'). There is no evidence (i.e., data for frequency, duration, and timing of flood events) that the grade of agricultural land at the Site is limited by flooding during the summer or winter following the criteria in the ALC Guidelines.

3.4 Soil

I. Geology/Soil Parent Material

3.4.1 British Geological Survey (BGS) information online¹⁸ has been used to identify the Bedrock underlying the Site and any Superficial (Drift) Deposits over the Bedrock. This information helps to determine the parent material in which the soil has formed.

- 3.4.2 The BGS information shows the Study Area is underlain by glauconitic sandstone of the Upper Greensand Formation. The bedrock is not covered by any superficial deposits.

II. Published Information on Soil

- 3.4.3 The National Soil Map¹⁹ reports that the agricultural land in the eastern half of the Study Area is covered by soils in the Ardington association, with soils in the Blewbury association in the west.
- 3.4.4 As described by the Soil Survey of England and Wales (SSEW)²⁰, the Ardington association consists of well drained loamy soils and some wetter soils on glauconitic Upper Greensand in Wiltshire and Dorset. The principal soil, the Ardington series is a typical argillic brown earth with an olive sandy clay loam subsoil which passes to green glauconitic sandy loam or sandstone. Associated Urchfont soils are coarse loamy typical brown earths passing to glauconitic sand and sandstone. Slowly permeable fine loamy Coate and coarse loamy Puckshipton soils occupy valley bottoms and concave footslopes below springlines. Ardington and Urchfont soils are permeable and naturally well drained (Wetness Class I) and surplus winter rainfall passes readily downwards through the profile. Coate and Puckshipton soils are affected by the lateral flow of springwater and are seasonally waterlogged (Wetness Class II and III). Field drainage measures are often very effective though some systems have become blocked by deposits of iron ochre. Because of their large fine sand content most component soils have good reserves of water for plant growth, but in soils mismanaged by untimely cultivations or overstocking, a compact platy structure can reduce the depth of rooting.
- 3.4.5 The SSEW describes how the Blewbury association is confined to the greyish argillaceous Lower Chalk of Wiltshire, Dorset and Hampshire. Most component soils are naturally well drained but some soils suffer winter waterlogging. On gently sloping benches and footslopes there are well drained typical brown calcareous earths of the Blewbury and Yatesbury series. These olive-brown clayey and fine silty over clayey soils are sticky when wet and less calcareous than soils on white chalk. In basins and on occasional flat sites there are fine silty over clayey stagnogleyic brown calcareous earths, Winterbourne series, and extremely calcareous gleyic rendzinas, Burwell series. Clayey Thames soils are found near small streams. Wantage and Upton soils occur only on convex brows and Gore soils are in extremely calcareous colluvium below the chalk scarp. Brief profile descriptions of the main soils are given below. The predominant soils, Blewbury and Yatesbury series are naturally well drained (Wetness Class I) and water passes readily downward through the soil and chalk below. Winterbourne soils are seasonally waterlogged because water is held up by slowly permeable chalk (Wetness Class III). Narrow strips of clayey Thames soils near streams are influenced by groundwater (Wetness Classes III and IV). The soils are only slightly droughty for cereals and most are moderately droughty for grass.

III. Soil Survey

- 3.4.6 A log of the soil profiles recorded in the Study Area (see **Figure 1**) is given in **Appendix 1**. A description of Soil Pit 1 is given in **Appendix 2**. The detailed soil survey determined one main soil type. This consists of a very dark brown (Munsell colour 10YR2/2) sandy clay topsoil over olive or olive grey (5Y4/3 or 5YR5/2) clay upper subsoil, over olive or olive yellow (5Y4/4 or 5Y6/6) clay subsoil. The soil profiles show no signs of gley and have been placed in Wetness Class I as a result.

Topsoil Particle Size Analysis

- 3.4.7 As described under 'Methodology' earlier, to validate soil texture recorded on site, a topsoil sample was collected at auger bore location 2 (Pit 1), as shown in **Figure 1**. Based on the British Standard Institution particle size grades, the topsoil samples were sent to an accredited laboratory for particle size (texture) analysis. The certificate of analysis is given in **Appendix 3**. The findings of the topsoil texture analysis are shown in Table 3.2 below:

Table 3.2: Topsoil Texture (re Table 10, ALC Guidelines)				
Topsoil Sample Location (See Fig. 1)	% sand 0.063-2.0 mm	% silt 0.002-0.063 mm	% clay <0.002 mm	ALC Soil Texture Class
2 (Pit 1)	47	19	34	Sandy Clay

3.5 Interactive Limitations

- 3.5.1 From the published MAFF ALC information above, it has been determined that the quality of agricultural land within the Study Area is limited by soil wetness, as described below.

I. Soil Wetness

- 3.5.2 From the ALC Guidelines, a soil wetness limitation exists where '*the soil water regime adversely affects plant growth or imposes restrictions on cultivations or grazing by livestock*'. Agricultural land quality at the Site is limited by soil wetness according to the combination of (i) number of Field Capacity Days (FCD), (ii) topsoil texture, and (iii) soil wetness class, as set out in Table 3.3 below (based on Table 6 '*Grade According to Soil Wetness – Mineral Soils*' in the ALC Guidelines):

Table 3.3: ALC Grade According to Soil Wetness		
Wetness Class	Texture of the Top 25 cm	151-175 Field Capacity Days
I	Sand, Loamy Sand, Sandy Loam, Sandy Silt Loam	1
	Sandy Clay Loam/Medium Silty Clay Loam /Medium Clay Loam*	1
	Heavy Clay Loam**	2
	Sandy Clay/Silty Clay/Clay	3a

II	Sand, Loamy Sand, Sandy Loam, Sandy Silt Loam	1
	Sandy Clay Loam/Medium Silty Clay Loam /Medium Clay Loam*	2
	Heavy Clay Loam**	3a
	Sandy Clay/Silty Clay/Clay	3b
III	Sand, Loamy Sand, Sandy Loam, Sandy Silt Loam	2
	Sandy Clay Loam/Medium Silty Clay Loam /Medium Clay Loam*	3a
	Heavy Clay Loam**	3b
	Sandy Clay/Silty Clay/Clay	3b
IV	Sand, Loamy Sand, Sandy Loam, Sandy Silt Loam	3a
	Sandy Clay Loam/Medium Silty Clay Loam /Medium Clay Loam*	3b
	Heavy Clay Loam**	3b
	Sandy Clay/Silty Clay/Clay	3b
Key * <27% clay; and ** >27% clay		

3.5.3 In a climate area with 163 Field Capacity Days (FCD), soil profiles that are well drained (Wetness Class I) are limited by soil wetness to Subgrade 3a where the topsoil is sandy clay.

3.6 ALC Grading at the Site

3.6.1 A detailed ALC survey has determined that agricultural land within the 2.16ha Study Area is limited by soil wetness to Subgrade 3a. A small section of White Street that is included in the planning application boundary along the southern boundary is classified as non-agricultural land for ALC grading purposes.

3.6.2 The land area in each ALC grade in The Site has been measured from **Figure 2**, and the area (ha) and proportion (% of Site) are given in Table 3.4.

Table 3.4: Agricultural Land Classification – West Lavington, Wiltshire		
ALC Grade	Area (Ha)	Area (%)
Grade 1 (Excellent)	0	0
Grade 2 (Very Good)	0	0
Subgrade 3a (Good)	2.10	97.2
Subgrade 3b (Moderate)	0	0
Grade 4 (Poor)	0	0
Grade 5 (Very Poor)	0	0
Other Land / Non-agricultural	0.06	2.8
Total	2.16	100

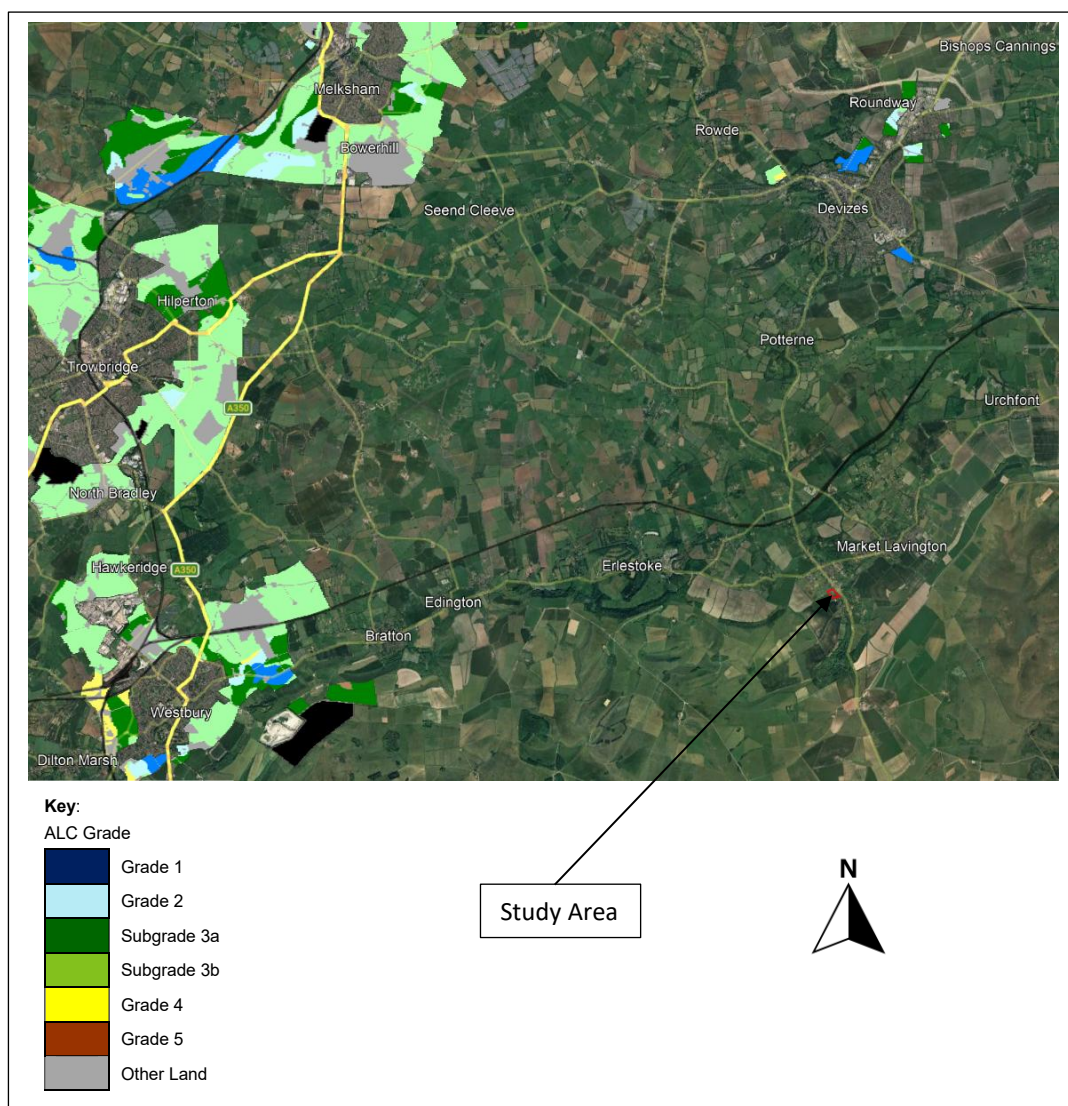
4 ALC AT THE SITE IN A WIDER GEOGRAPHICAL CONTEXT

4.1 Introduction

- 4.1.1 This section aims to examine agricultural land quality in the Study Area in a wider geographical context.

4.2 Post-1988 ALC Information

- 4.2.1 The former MAFF has not carried a Post-1988 ALC survey of agricultural land covering the Study Area. However, MAFF surveyed land to the north and west. An extract from the Post-1988 Agricultural Land Classification map online²¹ around the Study Area is given below.



- 4.2.2 As shown on the Post-1988 ALC survey above, MAFF determined there is a mixture of Grade 1 (dark blue), Grade 2 (light blue), Subgrade 3a (dark green) and Subgrade 3b (light green) to the north and west of the Study Area.

5 SUMMARY AND CONCLUSIONS

- 5.1.1 C G Fry Limited commissioned this report to determine the quality of approximately 2.16-hectares (ha) of agricultural land proposed for residential development to the northwest of West Lavington (the 'Study Area'), as shown in Figure 1. The approximate centre of the Study Area is located at British National Grid (BNG) reference SU004533. The Study Area is bordered by residential development to the north and east, White Street to the south, and agricultural land to the west.
- 5.1.2 A detailed soil survey and ALC of the approximately 2.16ha Study Area was conducted on the 3rd November 2025. The ALC survey involved the examination of the soil's physical properties at three sampling points at a density of approximately one auger bore per hectare of agricultural land. The soil profile was examined at each sample location to a maximum depth of approximately 1.2 m by hand using a 5cm diameter Dutch (Edleman) soil auger. One soil pit, i.e., Pit 1, near auger bore 2, was excavated by hand with a spade to examine specific soil physical properties, such as stone content and the structural condition of the subsoil, more closely. The locations of the auger bores and the soil pits are shown in **Figure 1**. A log of the soil profiles recorded at each auger bore location within the Study Area is given in **Appendix 1**, and a detailed description of the soil pit is given in **Appendix 2**.
- 5.1.3 The Study Area is located on broadly level ground at approximately 86 metres (m) above ordnance datum (AOD). The quality of agricultural land is not limited by gradient (i.e., less than 7°, as per Table 1 of the ALC Guidelines). The quality of agricultural land in the Study Area is not limited by micro-relief, i.e., by complex changes in slope angle and direction over short distances.
- 5.1.4 British Geological Survey (BGS) information shows the Study Area is underlain by glauconitic sandstone of the Upper Greensand Formation. The bedrock is not covered by any superficial deposits. The National Soil Map reports that agricultural land in the Study Area is covered by soils in the Ardington Association in the east, and the Blewbury Association in the west.
- 5.1.5 A detailed ALC survey has determined that agricultural land within the Study Area is limited to Subgrade 3a (i.e., 2.1ha or 97.2% of the Study Area), with a small portion of White Street classified as non-agricultural (i.e., 0.06ha or 2.8% of the Study Area). MAFF Post-1988 ALC surveys have determined a mixture of Grade 1, Grade 2, Subgrade 3a, and Subgrade 3b to the north and west of the Study Area
- 5.1.6 The proposed scheme will follow best practices for soil management following the approach of Defra's Construction Code of Practice for the Sustainable Use of Soil on Construction Sites¹².

Figures



Key

- Study Area
- Auger Location
- Auger and Topsoil Sample Location
- Soil Pit

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Client:
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Project:
West Lavington, Wiltshire

Title:
Figure 1: Sample Locations

Scale @ Size:
Not to Scale

Date:
06/03/2026

Project No: C1307

Drawing No: RWA/01



Key:

Study Area

ALC Grade

Grade 1	Grade 2
Subgrade 3a	Subgrade 3b
Grade 4	Grade 5
Other Land	

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West Lavington, Wiltshire

Title:

Figure 2: Agricultural Land Classification

Scale @ Size:

Not to Scale

Date:

06/03/2026

Project No:

C1307

Drawing No: RWA/01

Appendix 1: Soil Profile Logs

Project Number	Project Name	Parcel
C1307	West Lavington, Wiltshire	

Date of Survey	Survey Type	Surveyor(s)	Company
	ALC		Askew Land and Soil

Weather	Relief	Land use and vegetation
	Level	CER (Cereals)

Grid Reference	Postcode	Altitude	Area
SU004533	SN10 4HR	86	2

MAFF prov	MAFF detailed	Flooding
Grade 2	No Post 1988	Flood Zone 1

AAR	AT0	MDw	MDp	FCD	Climate grade
749	1450	107	98	168	1

Bedrock	Superficial deposits
Upper Greensand Formation, Sandstone, Glauconitic	None

Soil association(s) 1:250,000	Detailed soil information
E half: Ardington W half: Blewbury Association	1:250,000

Revision Number	Date Revised
2	15/01/2026

Point	Grid ref.			Alt (m)	Slope °	Aspect	Land use	Depth (cm)			Matrix		Ochreous Mottles		Grey Mottles		Gley	Texture	Stones - type 1				Stones - type 2				Ped			SUBS STR	CaCO3	Mn C	SPL	Drought			Wet		Final ALC			
	NGR	X	Y					Top	Bttm	Thick	Munsell colour	Form	Munsell colour	Form	Munsell colour	%			> 2cm	> 6cm	Type	%	> 2cm	> 6cm	Type	Strength	Size	Shape	MBw					MBp	Gd	WC	Gw	Limitation 1	Limitation 2	Limitation 3	Grade	
1	SU 004000	53300	400400	153300	86	≤7	Level	CER	0	30	30	10YR2/2				No	SC - Sand	2	1	0	HR - All hard rocks or stones (i.e. those which cannot be scratched w	Not Applic	NON - N	No	No	28	15	2	WC I	3a	Wetness				3a							
									30	80	50	5Y4/3				No	C - Clay	2			HR - All hard rocks or stones (i.e. those which cannot be scratched w	Moderate	NON - N	No	No																	
									80	120	40	5Y4/4				No	C - Clay	6			HR - All hard rocks or stones (i.e. those which cannot be scratched w	Moderate	NON - N	No	No																	
2	SU 004000	53236	400400	153236	86	≤7	Level	CER	0	30	30	10YR2/2				No	SC - Sand	2			HR - All hard rocks or stones (i.e. those which cannot be scratched w	Not Applic	NON - N	No	No	26	15	2	WC I	3a	Wetness			3a								
									30	70	40	5Y5/2				No	C - Clay	2			HR - All hard rocks or stones (i.e. those which cannot be scratched w	Moderate	NON - N	No	No																	
									70	120	50	5YR6/6				No	C - Clay	10			HR - All hard rocks or stones (i.e. those which cannot be scratched w	Moderate	NON - N	No	No																	
3	SU 004071	53234	400471	153234	86	≤7	Level	CER	0	30	30	10YR2/2				No	SC - Sand	2	1	0	HR - All hard rocks or stones (i.e. those which cannot be scratched w	Not Applic	NON - N	No	No	28	15	2	WC I	3a	Wetness			3a								
									30	80	50	5Y4/3				No	C - Clay	2			HR - All hard rocks or stones (i.e. those which cannot be scratched w	Moderate	NON - N	No	No																	
									80	120	40	5Y4/4				No	C - Clay	6			HR - All hard rocks or stones (i.e. those which cannot be scratched w	Moderate	NON - N	No	No																	
END																																										

Mottle form

FF - Few Faint
 FD - Few Distinct
 FP - Few Prominent
 CF - Common Faint
 CD - Common Distinct
 CP - Common Prominent
 MF - Many Faint
 MD - Many Distinct
 MP - Many Prominent
 VF - Very many Faint
 VD - Very many Distinct
 VP - Very many Prominent

Texture

C - Clay
 CHK - Chalk
 CS - Coarse Sand
 CSL - Coarse sandy loam
 CSZL - Coarse sandy silt loam
 FP - Fibrous and semifibrous peats
 FS - Fine Sand
 FSL - Fine sandy loam
 FSZL - Fine sandy silt loam
 HCL - Clay loam (heavy)
 HP - Humified peats
 HZCL - Silty clay loam (heavy)
 IMP - Impenetrable to roots
 LCS - Loamy Coarse Sand
 LFS - Loamy fine sand
 LMS - Loamy medium sand
 LP - Loamy peats
 MCL - Clay loam (medium)
 MS - Medium Sand
 MSL - Medium sandy loam
 MSZL - Medium sandy silt loam
 MZ - Marine Light Silts
 MZCL - Silty clay loam (medium)
 OC - Organic clays
 OL - Organic loams
 OS - Organic sands
 PL - Peaty loams
 PS - Peaty sands
 SC - Sandy clay
 SCL - Sandy clay loam
 SP - Sandy peats
 ZC - Silty clay
 ZL - Silt loam

Stone Type

CH - Chalk or chalk stones
 FSST - Soft fine grained sandstones
 GH - Gravel with non-porous (hard) stones
 GS - Gravel with porous stones (mainly soft stone types listed above)
 HR - All hard rocks or stones (i.e. those which cannot be scratched with a finger nail)
 MSST - Soft, medium or coarse grained sandstones
 SI - Soft 'weathered' igneous or metamorphic rocks or stones
 SLST - Soft oolitic or dolomitic limestones
 ZR - Soft, argillaceous or silty rocks or stones

Ped. Shape

SG - Single grain
 GRA - Granular
 SAB - Subangular Blocky
 AB - Angular Blocky
 PRIS - Prismatic
 PLAT - Platy
 MASS - Massive
 NA - N/A

Subsoil Structure Condition

Not Applicable
 Good
 Moderate
 Poor

Soil or Ped. Strength

Loose
 Very friable
 Friable
 Firm
 Very firm
 Extremely firm
 Extremely hard
 N/A

Calcareousness

NON - Non-calcareous (<0.5% CaCO₃)
 VSC - Very slightly calcareous (0.5 - 1% CaCO₃)
 SC - Slightly calcareous (1 - 5% CaCO₃)
 MC - Moderately calcareous (5 - 10% CaCO₃)
 VC - Very calcareous (>10% CaCO₃)

Ped. Size

VF - Very Fine
 F - Fine
 M - Medium
 C - Coarse
 VC - Very Coarse
 NA - N/A

Degree of Ped. Development

W - Weak
 M - Moderate
 S - Strong
 NA - Not applicable

Wetness Class

WC I
 WC II
 WC III
 WC IV
 WC V
 WC VI

ALC Grades

1
 2
 3a
 3b
 4
 5
 Non-Ag

Gley

None
 Gley
 N/A

Appendix 2: Soil Pit Description

Soil Survey					Surveyor	
Easting (X)400400		Northing (Y)153236		Alt (m)86		Grid ReferenceSU 0040053236
Land UseCER		Reference2 (Pit 1)		Slope °≤7		Date
BedrockUpper Greensand Formation		SuperficialNone recorded		AspectLevel		

Layer		Topsoil	2	3	4	5	6	7
Lower Depth (cm)		30	70	120				
Texture		SC - Sandy clay	C - Clay	C - Clay				
Matrix Colour		10YR2/2	5Y5/2	5YR6/6				
Gley (Y/N)		No	No	No				
Ochreous Mottles	Form							
	Munsell Colour							
Grey Mottles	Form							
	Munsell Colour							
Manganese (Y/N)		No	No	No				
% Stones (type 1)		2	2	10				
Stones > 2cm								
Stones > 6cm								
Stone Type		HR - All hard rocks	HR - All hard rocks or stones	HR - All hard rocks or stones (i.e. those which cannot be scratched with a finger)				
% Stones (type 2)								
Stones > 2cm								
Stones > 6cm								
Stone Type								
CaCO ₃		NON - Non-calcareous	NON - Non-calcareous (<0.5% CaCO ₃)	NON - Non-calcareous (<0.5% CaCO ₃)				
Shape of Peds.								
Size of Peds.								
Subsoil Structure		Not Applicable	Moderate	Moderate				
Soil or Ped. Strength								
Degree of Ped. Development								
Slowly Permeable Layer (Y/N)		No	No	No				

MDw	MDp	FCD
107	98	168

Wetness	Class (WC)	WC I
	Grade (WE)	3a

Notes	Moisture Balance (MB): Wheat = 26; Potatoes = 15mm (Grade 3a according to soil droughtiness)
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Appendix 3:

Topsoil Texture Analysis

ANALYTICAL REPORT

Report Number	28184-25	N717	ROB ASKEW
Date Received	10-NOV-2025		RW ASKEW
Date Reported	14-NOV-2025		THE OLD STABLES
Project	C1307		UPEXE
Reference	WEST LAVINGTON		EXETER
Order Number	C1307		DEVON EX5 5ND

Laboratory Reference	SOIL773144										
Sample Reference	AB2										
Determinand	Unit	SOIL									
Sand 2.00-0.063mm	% w/w	47									
Silt 0.063-0.002mm	% w/w	19									
Clay <0.002mm	% w/w	34									
Textural Class **		SC									

Notes											
Analysis Notes	The sample submitted was of adequate size to complete all analysis requested. The results as reported relate only to the item(s) submitted for testing. The results are presented on a dry matter basis unless otherwise stipulated.										
Document Control	This test report shall not be reproduced, except in full, without the written approval of the laboratory.										

Reported by	** Please see the attached document for the definition of textural classes. Ella Knowles Natural Resource Management, a trading division of Cawood Scientific Ltd. Coopers Bridge, Braziers Lane, Bracknell, Berkshire, RG42 6NS Tel: 01344 886338 Fax: 01344 890972 email: enquiries@nrm.uk.com
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ADAS (UK) Textural Class Abbreviations

The texture classes are denoted by the following abbreviations:

Class	Code
Sand	S
Loamy sand	LS
Sandy loam	SL
Sandy Silt loam	SZL
Silt loam	ZL
Sandy clay loam	SCL
Clay loam	CL
Silt clay loam	ZCL
Clay	C
Silty clay	ZC
Sandy clay	SC

For the *sand*, *loamy sand*, *sandy loam* and *sandy silt loam* classes the predominant size of sand fraction may be indicated by the use of prefixes, thus:

vf	Very Fine (more than 2/3's of sand less than 0.106 mm)
f	Fine (more than 2/3's of sand less than 0.212 mm)
c	Coarse (more than 1/3 of sand greater than 0.6 mm)
m	Medium (less than 2/3's fine sand and less than 1/3 coarse sand).

The subdivisions of *clay loam* and *silty clay loam* classes according to clay content are indicated as follows:

M	medium (less than 27% clay)
H	heavy (27-35% clay)

Organic soils i.e. those with an organic matter greater than 10% will be preceded with a letter O.

Peaty soils i.e. those with an organic matter greater than 20% will be preceded with a letter P.

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