



February 2026

Crest Nicholson plc

Agricultural Land Classification and Soil Resources

at

Land at Lower Luton Road, Harpenden

**Beechwood Court,
Long Toll, Woodcote,
RG8 0RR**

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1. Introduction

- 1.1. Reading Agricultural Consultants Ltd (RAC) is instructed by Crest Nicholson plc to investigate the Agricultural Land Classification (ALC) and soil resources of land at Lower Luton Road, Harpenden by means of a detailed survey of site and soil characteristics.
- 1.2. Guidance for assessing the quality of agricultural land in England and Wales is set out in the Department for Environment, Food and Rural Affairs (Defra)/Welsh Government guidelines for grading the quality of agricultural land¹, and summarised in Natural England's Technical Information Note (TIN) 049².
- 1.3. Agricultural land in England and Wales is graded between 1 and 5, depending on the extent to which physical or chemical characteristics impose long-term limitations on agricultural use. The principal physical factors influencing grading are climate, site conditions and soil which, together with interactions between them, form the basis for classifying land into one of the five grades.
- 1.4. Grade 1 land is excellent quality agricultural land with very minor or no limitations to agricultural use. Grade 2 is very good quality agricultural land, with minor limitations which affect crop yield, cultivations or harvesting. Grade 3 land has moderate limitations which affect the choice of crops, timing and type of cultivation, harvesting or the level of yield, and is subdivided into Subgrade 3a (good quality land) and Subgrade 3b (moderate quality land). Grade 4 land is poor quality agricultural land with severe limitations which significantly restrict the range of crops and/or level of yields. Grade 5 is very poor quality land, with severe limitations which restrict use to permanent pasture or rough grazing.
- 1.5. Land which is classified as Grades 1, 2 and 3a in the ALC system is defined as best and most versatile (BMV) agricultural land.
- 1.6. As explained in Natural England's TIN049, the whole of England and Wales was mapped from reconnaissance field surveys in the late 1960s and early 1970s, to provide general strategic guidance on agricultural land quality for planners. This Provisional Series of maps was published

¹ **Welsh Government and Defra (2025).** *Joint Publication 069 - Agricultural Land Classification of England and Wales. Guidelines for grading the quality of agricultural land.*

² **Natural England (2012).** *Technical Information Note 049 - Agricultural Land Classification: protecting the best and most versatile agricultural land*, Second Edition.

on an Ordnance Survey base at a scale of One Inch to One Mile (1:63,360). The Provisional ALC map shows the site as undifferentiated Grade 3. However, TIN049 explains that:

"These maps are not sufficiently accurate for use in assessment of individual fields or development sites, and should not be used other than as general guidance. They show only five grades: their preparation preceded the subdivision of Grade 3 and the refinement of criteria, which occurred after 1976. They have not been updated and are out of print. A 1:250 000 scale map series based on the same information is available. These are more appropriate for the strategic use originally intended ..."

- 1.7. TIN049 goes on to explain that a definitive ALC grading should be obtained by undertaking a detailed survey according to the published guidelines, at an observation density of one boring per hectare. This survey follows the detailed methodology set out in the ALC guidelines.

2. Site and climatic conditions

General features, landform and drainage

- 2.1. The site extends to approximately 32.9ha located to the north-east of Harpenden and includes agricultural grassland as well as the buildings and facilities of Greenacres Equestrian. The site is bordered to the west by the B652 (Bower Heath Lane) and the B653 (Lower Luton Road), to the south by residential properties on the edge of Harpenden and to the east by Common Lane. Other agricultural land borders the site on its remaining boundaries, to the north and south-east.
- 2.2. The east of the site is typically flat to very gently sloping with an elevation between approximately 116m and 130m above Ordnance Datum (AOD). Land in the west generally slopes westwards down to an elevation of around 90m AOD.
- 2.3. The primarily method of drainage is through the soil profile.

Agro-climatic conditions

- 2.4. Agro-climatic data for the site have been interpolated from the Meteorological Office's standard 5km grid point dataset at representative altitude of 124m AOD. The data are given in Table 1. The site has a relatively moderate climate. Crop moisture deficits are moderate to moderately large. The number of Field Capacity Days (FCD) is smaller than is average for lowland England (150) and is favourable for providing opportunities for agricultural field work.

Table 1: Local agro-climatic conditions

Parameter	Value
Average Annual Rainfall	704mm
Accumulated Temperatures >0°C	1,353 day°
Field Capacity Days	140 days
Average Moisture Deficit, wheat	102mm
Average Moisture Deficit, potatoes	93mm

Soil parent material and soil type

- 2.5. The bedrock geology mapped by the British Geological Survey³ across the site is undifferentiated and includes the Lewes Nodular Chalk Formation and Seaford Chalk Formation. These formations comprise chalk with seams of flint.
- 2.6. Superficial deposits of the clay-with-flints formation are mapped across the centre of the site. Deposits comprise orange-brown and red-brown sandy clay with abundant flints.
- 2.7. No superficial deposits are mapped across the remainder of the site to the west and south-east.
- 2.8. The Soil Survey of England and Wales soil association mapping⁴ (1:250,000 scale) shows the Batcombe association at the site, which is characterised by fine silty over clayey and fine loamy over clayey soils with slowly permeable subsoils. Profiles are typically assessed as Wetness Class (WC) II⁵.

³ **British Geological Survey (2026).** *Geology Viewer*, <https://geologyviewer.bgs.ac.uk/>

⁴ **Soil Survey of England and Wales (1984).** *Soils of South East England* (1:250,000), Sheet 6.

⁵ **Jarvis et al (1984).** *Soils and Their Use in South East England*. Soil Survey of England and Wales Bulletin 15, Harpenden.

3. Agricultural land quality

Soil survey methods

- 3.1. In total, 29 soil profiles were examined across the site using an Edelman (Dutch) auger at an observation density of one per hectare in accordance with the established recommendations for ALC surveys. Small topsoil pits were dug at each point to examine topsoil stone content. One larger observation pit was also excavated to examine the subsoil. The locations of observations are shown on Figure RAC/10434/1. At each observation point the following characteristics were assessed for each soil horizon up to a maximum of 120cm or any impenetrable layer:
- soil texture;
 - stone content;
 - colour (including localised mottling);
 - consistency;
 - structural condition;
 - free carbonate; and
 - depth.
- 3.2. Two topsoil samples were submitted for laboratory determination of particle size distribution, pH, organic matter content and nutrient contents (P, K, Mg). Results are presented in Appendix 1.
- 3.3. Soil WC was determined from the matrix colour, presence or absence of, and depth to, greyish and ochreous gley mottling, and slowly permeable subsoil layers at least 15cm thick, in relation to the number of Field Capacity Days at the location.
- 3.4. Soil droughtiness was investigated by the calculation of moisture balance equations (given in Appendix 2). Crop-adjusted Available Profile Water (AP) is estimated from texture, stoniness and depth, and then compared to a calculated moisture deficit (MD) for the standard crops wheat and potatoes. The MD is a function of potential evapotranspiration and rainfall. Grading of the land can be affected if the AP is insufficient to balance the MD and droughtiness occurs.

Agricultural land classification and site limitations

- 3.5. Assessment of land quality has been carried out according to the revised ALC guidelines¹. Soil profiles have been described according to Hodgson⁶ which is the recognised source for describing soil profiles and characteristics according to the revised ALC guidelines.
- 3.6. There are two soil types present within the site, with agricultural land quality mostly limited by topsoil stone content to Subgrade 3b, with a small area limited to the same extent by gradient.

Soil Type 1

- 3.7. The first soil type is present to the west and includes profiles with chalk recorded at variable depth. The topsoil comprises dark greyish brown (10YR4/2 in the Munsell soil colour charts⁷), dark grey (10YR4/1) or very dark greyish brown (10YR3/2) heavy clay loam, heavy silty clay loam or clay. Stone content is slight to moderate, at 10-25% by volume. The topsoil has a medium subangular blocky structure and a friable consistency.
- 3.8. The upper subsoil comprises brown (7.5YR4/2, 7.5YR5/3 or 10YR5/3), yellowish brown (10YR5/4 or 10YR5/6) or pale brown (10YR6/3) heavy clay loam, heavy silty clay loam or clay. Stone content is variable, up to 50%, with weathered chalk fragments commonly making up a large portion of the overall stone. The upper subsoil has a medium subangular blocky structure and a friable consistency.
- 3.9. Chalk is observed within these profiles at a variable depth. At a few observations the topsoil directly overlays the chalk bedrock. Within the remainder, chalk is recorded at a depth of between 38cm and 75cm from ground level.
- 3.10. Soils with these characteristics are assessed as WC I and freely drain into the chalk bedrock. Soil profiles are predominantly restricted by topsoil stone content with relatively high levels of flint. Hard flint stone cause additional wear and tear to machinery as well as difficulties in the management of land including crop establishment and harvest. Observations 13, 23 and 28 were found to contain less topsoil stone. However, these profiles are isolated and do not form conformable units. These observations have been incorporated into the surrounding 3b unit. Observations 21 and 22 also contain less topsoil stone but are instead restricted to Subgrade 3b by gradient.

⁶ **Hodgson, J. M. (Ed.) (1997).** *Soil survey field handbook*. Soil Survey Technical Monograph No. 5, Silsoe.

⁷ **Munsell Color (2009).** *Munsell Soil Color Book*. Grand Rapids, MI, USA

Soil Type 2

- 3.11. The second soil type is present in the east and comprises profiles which extend to depth over yellowish brown clay. The topsoil comprises dark greyish brown (10YR4/2) or very dark greyish brown (10YR3/2) medium clay loam, heavy clay loam, or clay. Stone content is moderate, at 20-25% by volume. The topsoil has a medium subangular blocky structure and a friable consistency.
- 3.12. The upper subsoil comprises brown (10YR4/3 or 10YR5/3) or yellowish brown (10YR5/4 or 10YR5/6) medium clay loam, heavy clay loam or clay. Stone content is variable, between 5-20%. The upper subsoil has a medium subangular blocky to angular blocky structure and is typically firm.
- 3.13. The lower subsoil predominantly comprises yellowish brown (10YR5/4 or 10YR5/6) clay. Stone content is variable, between 5-20%, and comprises flint. Where permeable, the lower subsoil has a medium angular blocky structure and a firm consistency. Where permeability is poor, the lower subsoil has a medium angular to prismatic structure and is firm.
- 3.14. Profiles with these characteristics are assessed as WC I-II but agricultural land quality is also limited to Subgrade 3b by topsoil stone content. The whole site is classified as Subgrade 3b, as shown in Figure RAC/10434/2.

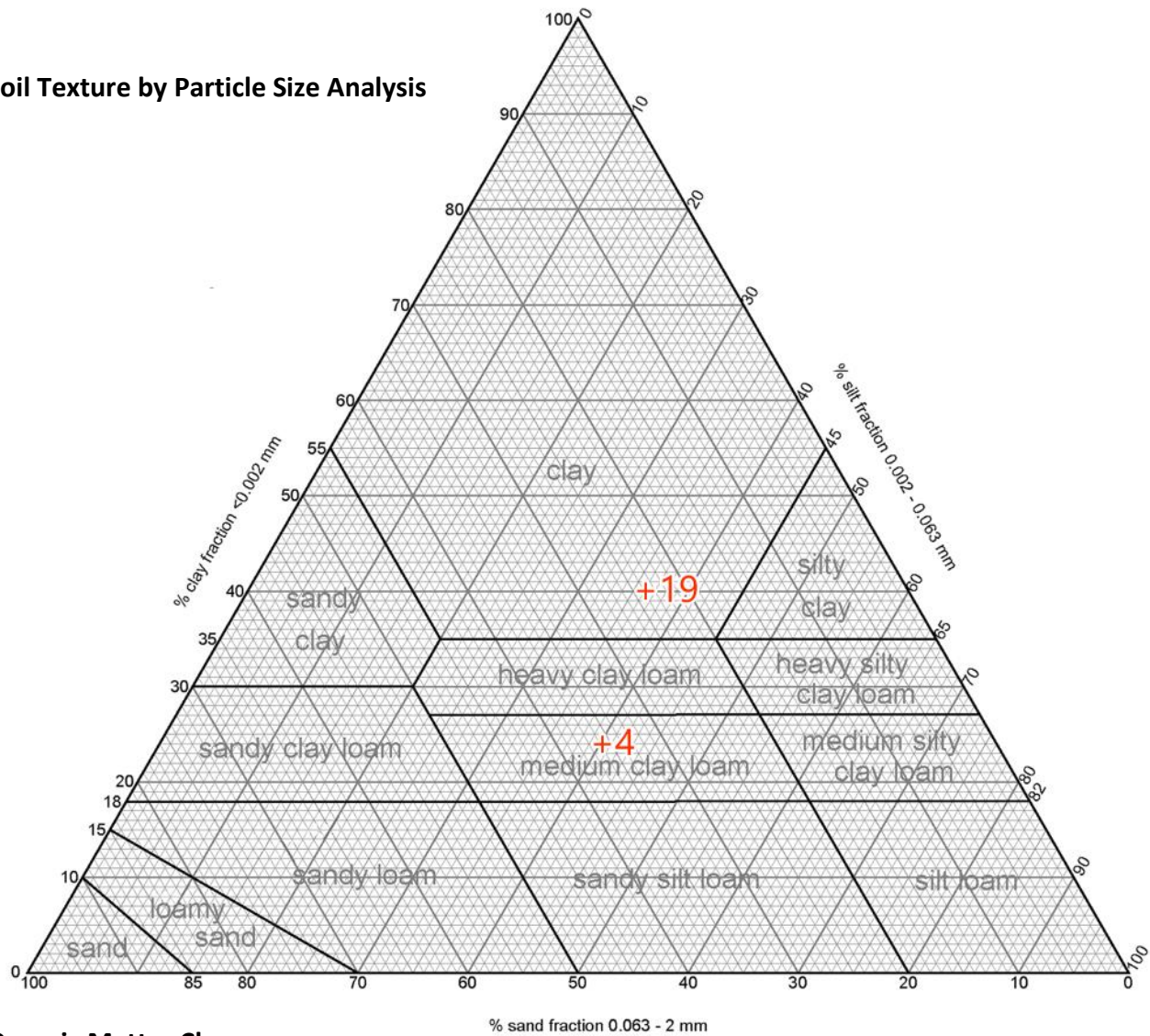
Appendix 1: Laboratory Data

Determinand	4 Topsoil	19 Topsoil	Units
Sand 2.00-0.063 mm	24	24	% w/w
Silt 0.063-0.002 mm	50	36	% w/w
Clay <0.002 mm	26	40	% w/w
Organic Matter	5.4	8.6	% w/w
Texture	Medium clay loam	Clay	

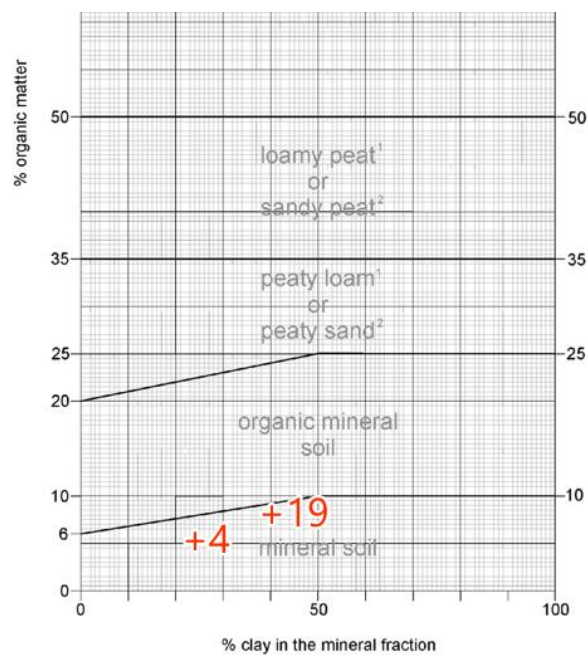
Determinand	4 Topsoil	19 Topsoil	Units
Soil pH	6.4	7.9	
Phosphorus (P)	37.4	79.4	mg/l (av)
Potassium (K)	86.6	365	mg/l (av)
Magnesium (Mg)	92.4	90.3	mg/l (av)

Determinand	4 Topsoil	19 Topsoil	Units
Phosphorus (P)	3	5	ADAS Index
Potassium (K)	1	3	ADAS Index
Magnesium (Mg)	2	2	ADAS Index

Soil Texture by Particle Size Analysis



Organic Matter Class



¹ Less than 50% sand in the mineral fraction

² 50% sand or more in the mineral fraction

Appendix 2: Soil Profile Summaries and Droughtiness Calculations

Wetness / workability limitations are determined according to the methodology given in Appendix 3 of the ALC guidelines

Droughtiness calculations are made according to the methodology given in Appendix 4 of the ALC guidelines

Grades are shown for drought, wetness and any other soil or site factors which are relevant. The overall Grade is set by the most limiting factor and shown on the right.

Stone types			Climate Data		Wetness Class Guidelines					Climate
%	TA _v	E _{av}	MDwheat	102		<i>II</i>	<i>III</i>	<i>IV</i>	<i>V</i>	
Hard	1	0.5	MDpotato	92		>65cm	38-65cm	<38cm		
Chalk	10	7	FCD	140		>48cm	<48cm			
					No SPL but gleying within 40cm	coarse subsoil	<i>I</i>	other cases	<i>II</i>	Grade 1

hard flint & pebble

AAR 704

Maximum depth of auger penetration is underlined

Site No.		Depth cm		Texture	CaCO ₃	Colour	Mottle colour	abundance	stone% Hard	stone% Chalk	Structure	APwheat mm	AP potato mm	Gley	SPL	WC	Wetness grade WE	Final Grade	Limiting Factor(s)
1	T	0	30	hCL	mod	7.5YR3/2			25	0		44	44	n	n	/	2	3b	ST
		30	46	C	calc	7.5YR4/2			15	0		22	22	n	n				
		46	56	C	v.calc	7.5YR4/2			10	20		10	13	n	n				
		56	120	Chalk							45	14	n	n					
												Total	120	93	ST.stone >2cm			>15%	3b
												MB	18	1					
											Droughtiness grade (DR)		2	2					
2	T	0	30	hZCL	calc	7.5YR3/2			20	0		46	46	n	n	/	2	3b	ST
		30	38	C	v.calc	10YR5/6			10	30		10	10	n	n				
		38	120	Chalk							61	32	n	n					
													Total	117	88	ST.stone >2cm			
												MB	15	-4					
												Droughtiness grade (DR)		2	2				
3	T	0	27	hCL	n	7.5YR3/2			22	0		41	41	n	n	/	2	3b	ST

27	60	hCL	n	7.5YR5/6	mn	com	10	0		42	48	n	n				
60	120	C	n	10YR5/6	mn	many	10	0		44	15	n	n				
										Total	127	103					
										MB	25	11					
Droughtiness grade (DR)											2	1					

ST.stone >2cm	>15%	3b
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4	T	0	33	mCL	n	7.5YR3/2			25	0	45	45	n	n	/	1	3b	ST
			33	65	mCL	n	10YR4/3			15	0	36	44	n	n			
			65	120	C	n	10YR5/4	mn	few	15	0	47	7	n	n			
											Total	129	96					
											MB	27	4					
Droughtiness grade (DR)											2	2						

ST.stone >2cm	>15%	3b
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5	T	0	28	mCL	n	7.5YR4/2			22	0		40	40	n	n	//	2	3b	ST
			28	48	mCL	n	10YR4/3			20	0		26	26	n	n			
			48	60	C	n	10YR5/6			7	0		10	18	n	n			
			60	120	C	n	10YR5/6			7	0		45	15	n	n			
												Total	121	99					
												MB	19	7					
Droughtiness grade (DR)											2	2							

ST.stone >2cm	>15%	3b
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6	T	0	23	mCL	n	10YR3/2			22	0		35	35	n	n	//	2	3b	ST
			23	65	C	n	10YR5/4	mn	com	20	0		45	55	n	n			
			65	120	C	n	10YR5/4, 10YR6/3	v.many	Femn/gr	5	0	poor	37	6	y	y			
											Total	116	95						
											MB	14	3						
Droughtiness grade (DR)												2	2						

ST.stone >2cm	>15%	3b
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7	T	0	25	mCL	n	10YR3/2			22	0	36	36	n	n	//	2	3b	ST
		25	50	mCL	n	10YR4/3			20	0	33	33	n	n				

50	105	C	n	10YR5/4			5	0		42	31	n	n			
105	120	C	n	10YR5/6	v.many	mn	5	0	poor	10	0	n	y			
										Total	120	99	ST.stone >2cm >15% 3b			
										MB	18	7				
Droughtiness grade (DR)											2	2				

8	T	0	25	C	n	10YR4/2		25	0		34	34	n	n	//	3b	3b	WE ST			
P1		25	54	C	n	10YR5/6		7	0		40	43	n	n							
		54	120	C	n	10YR5/4	com	mn/gr	5	0	poor	44	20	n	y						
											Total	119	98	ST.stone >2cm					>15%	3b	
										MB	17	6									
Droughtiness grade (DR)											2	2									

9	T	0	26	hCL	n	10YR3/2			25	0		36	36	n	n	//	3a	3b	ST		
			26	52	C	n	10YR5/6			5	0		38	40	n	n					
			52	120	C	n	10YR5/4, 10YR6/3	com	gr/red	5	0	poor	45	22	y	y					
													Total	119	98	ST.stone >2cm				>15%	3b
													MB	17	6						
Droughtiness grade (DR)													2	2							

10	T	0	26	hCL	n	10YR3/2			22	0		37	37	n	n	//	3a	3b	ST		
			26	45	hCL	n	10YR5/3				20	0		25	25	n	n				
			45	62	C	n	10YR5/6				5	0		17	26	n	n				
			62	120	C	n	10YR5/4	com	gr/red	5	0	poor	39	10	y	y					
											Total	117	98	ST.stone >2cm						>15%	3b
											MB	15	6								
Droughtiness grade (DR)												2	2								

11	T	0	23	hCL	n	10YR3/2		20	0		34	34	n	n	//	3a	3b	ST
		23	40	hCL	n	10YR5/4		20	0		22	22	n	n				

40	60	C	n	10YR5/6		15	0		21	28	n	n				
60	120	C	n	10YR5/6	com	gr/red	5	0	poor	40	12	n	y			
									Total	116	96	ST.stone >2cm >15% 3b				
									MB	14	4					
									Droughtiness grade (DR)	2	2					

12	T	0	30	mCL	n	10YR3/2	23	0	42	42	n	n	/	1	3b	ST
		30	47	hCL	n	10YR5/3	10	0	25	25	n	n				
		47	120	C	n	10YR5/6	5	0	58	35	n	n				
									Total	125	102	ST.stone >2cm >15% 3b				
									MB	23	10					
Droughtiness grade (DR)									2	2						

13	T	0	26	hCL	n	10YR3/2		15	0		40	40	n	n	/	2	3a	ST	
			26	60	hCL	calc	10YR5/4		5	30		41	46	n	n				
			60	120	Chalk							42	10	n	n				
										Total	123	96	ST.stone >2cm					>10%	3a
										MB	21	4							
									Droughtiness grade (DR)	2	2								

14	T	0	25	mCL	n	10YR3/2		20	0		37	37	n	n	/	1	3b	ST		
		25	45	C	n	10YR5/3		20	0		26	26	n	n						
		45	60	C	n	10YR5/6		20	0		13	20	n	n						
		60	120	C	n	10YR5/6		10	0		44	15	n	n						
											Total	119	97	ST.stone >2cm					>15%	3b
											MB	17	5							
											Droughtiness grade (DR)	2	2							

15	T	0	29	mCL	n	10YR3/2		25	0		40	40	n	n	/	1	3b	ST
		29	50	C	n	10YR5/3		20	0		27	27	n	n				
		50	60	C	n	10YR5/6		20	0		7	13	n	n				

		60	120	C	n	10YR5/6		10	0		44	15	n	n				
										Total	117	95			ST.stone >2cm	>15%	3b	
										MB	15	3						
										Droughtiness grade (DR)	2	2						
16	T	0	30	hCL	n	10YR3/2		25	0		52	52	n	n	/	2	3b	ST
		30	60	C	n	10YR5/3		20	0		30	30	n	n				
		60	120	C	n	10YR5/6		10	0		47	25	n	n				
										Total	129	107			ST.stone >2cm	>15%	3b	
										MB	27	15						
										Droughtiness grade (DR)	2	1						
17	T	0	27	hCL	n	10YR3/2		20	0		39	39	n	n	//	3a	3b	ST
		27	53	C	n	10YR5/4		15	0		34	36	n	n				
		53	120	C	n	10YR5/6	com	10	0	poor	43	20	n	y				
										Total	116	95			ST.stone >2cm	>15%	3b	
										MB	14	3						
										Droughtiness grade (DR)	2	2						
18	T	0	28	hCL	n	10YR3/2		20	0		43	43	n	n	/	2	3b	ST
		28	50	hCL	n	10YR5/3		15	0		30	30	n	n				
		50	63	C	sli	10YR5/4		10	0		9	19	n	n				
		63	75	C	mod	10YR6/3		10	20		8	9	n	n				
		75	120	Chalk							32	0	n	n				
										Total	123	102			ST.stone >2cm	>15%	3b	
										MB	21	10						
										Droughtiness grade (DR)	2	2						
19	T	0	30	C	mod	10YR3/2		23	0		45	45	n	n	/	3a	3b	ST
		30	40	C	calc	10YR5/4		10	20		13	13	n	n				

		40	50	C	calc	10YR6/3			10	60		11	11	n	n				
		50	120	Chalk								49	20	n	n				
												Total	118	89			ST.stone >2cm	>15%	3b
												MB	16	-3					
												Droughtiness grade (DR)	2	2					
20	T	0	21	hCL	mod	10YR3/2			20	0		32	32	n	n	/	2	3b	ST
		21	60	C	calc	10YR5/4			10	0		49	57	n	n				
		60	120	C	calc	10YR5/6			10	0		44	15	n	n				
												Total	125	103			ST.stone >2cm	>15%	3b
												MB	23	11					
												Droughtiness grade (DR)	2	1					
21	T	0	26	hCL	mod	10YR3/2			20	0		40	40	n	n	/	2	3b	ST
		26	78	hCL	mod	10YR5/4			15	0		59	64	n	n				
		78	120	C	mod	10YR5/6	mn	few	15	0		29	0	n	n				
												Total	128	104			ST.stone >2cm	>15%	3b
												MB	26	12					
												Droughtiness grade (DR)	2	1					
22	T	0	30	hCL	mod	10YR3/2			20	0		46	46	n	n	/	2	3b	ST
		30	52	C	v.calc	10YR5/4			10	20		28	29	n	n				
		52	120	chalk								48	18	n	n				
												Total	122	93			ST.stone >2cm	>15%	3b
												MB	20	1					
												Droughtiness grade (DR)	2	2					
23	T	0	27	hZCL	calc	10YR4/2			20	0		42	42	n	n	/	2	3b	ST
		27	50	hZCL	calc	10YR5/4			20	10		30	30	n	n				
		50	60	hZCL	calc	10YR5/4			20	10		8	13	n	n				
		60	120	chalk								42	10	n	n				

											Total	122	95	ST.stone >2cm					>15%	3b	
											MB	20	3								
											Droughtiness grade (DR)	2	2								
24	T	0	23	C	mod	10YR4/2				20	0		35	35	n	n	/	3a	3b	ST	
		23	50	C	calc	10YR5/6				20	10		33	33	n	n					
		50	120	chalk										49	20	n	n				
											Total	118	89	ST.stone >2cm					>15%	3b	
											MB	16	-3								
											Droughtiness grade (DR)	2	2								
25	T	0	25	hCL	calc	10YR4/2				12	10		40	40	n	n	/	2	2	WE ST	
		25	40	hCL	very	10YR6/3				10	50		17	17	n	n					
		40	120	chalk										59	30	n	n				
											Total	116	87	ST.stone >2cm					>5%	2	
											MB	14	-5								
											Droughtiness grade (DR)	2	2								
26	T	0	28	hCL	n	10YR4/2				25	0		41	41	n	n	//	3a	3b	ST	
		28	56	C	n	10YR5/4	com	mn	10	0		36	41	n	n						
		56	120	C	n	10YR5/6	v.many	mn/red	10	0	poor	46	20	n	y						
											Total	123	102	ST.stone >2cm					>15%	3b	
											MB	21	9								
											Droughtiness grade (DR)	2	2								
27	T	0	30	C	n	10YR4/2				25	0		44	44	n	n	//	3a	3b	ST	
		30	60	C	n	10YR5/4	com	mn	15	0		34	41	n	n						
		60	120	C	n	10YR5/6	v.many	mn/red	10	0	poor	44	15	n	y						
											Total	121	99	ST.stone >2cm					>15%	3b	
											MB	19	7								

Droughtiness grade (DR)													2	2							
28	T	0	30	hCL	n	10YR4/2			25	0		44	44	n	n	//	3a	3b	ST		
		30	60	C	n	10YR5/4	com	mn	15	0		34	41	n	n						
		60	120	C	n	10YR5/6	v.many	mn/red	10	0	poor	44	15	n	y						
												Total	121	99	ST.stone >2cm					>15%	3b
												MB	19	7							
Droughtiness grade (DR)													2	2							
29	T	0	32	hCL	n	10YR4/2			25	0		44	44	n	n	//	3a	3b	ST		
		32	60	C	n	10YR5/4	com	mn	15	0		32	39	n	n						
		60	120	C	n	10YR5/6	v.many	mn/red	10	0	poor	44	15	n	y						
												Total	119	97	ST.stone >2cm					>15%	3b
												MB	17	5							
Droughtiness grade (DR)													2	2							

Appendix 3: Site Photographs



Pit 1 overview



Topsoil within turf



Upper subsoil



Lower subsoil



Example of topsoil stone- Observation 4



Example of topsoil stone- Observation 9



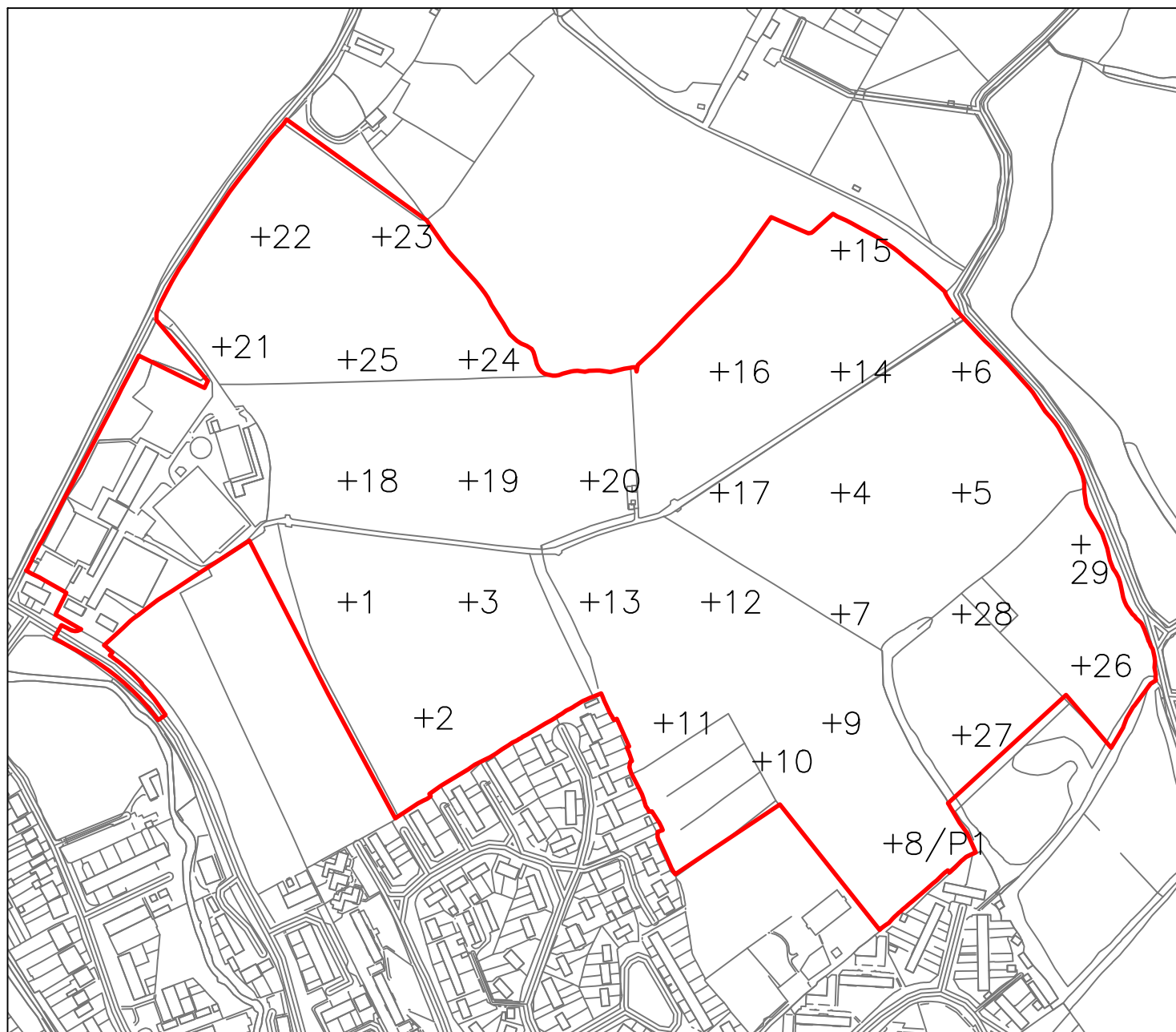
Example of topsoil stone- observation 15



Example of topsoil stone- observation 22



Example of topsoil stone- observation 24



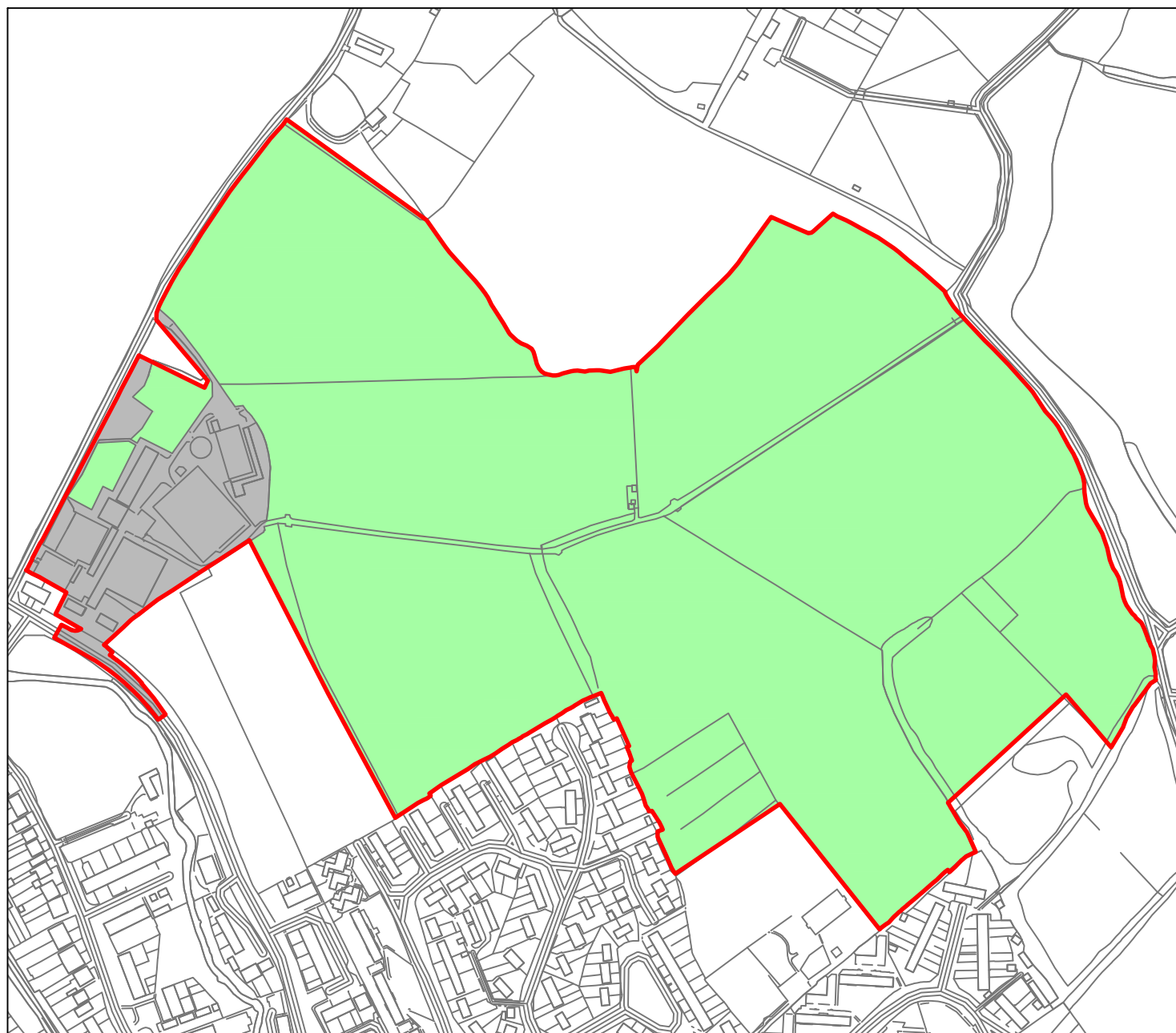
KEY	
	Survey boundary
+1	Observations
+P	Pit



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Contract LAND AT HARPENDEN, HERTFORDSHIRE	Scales LDSB	Checked by SW			
	Scales 1:5,000@A4	Date 02/2026			
		Rev.	Comment	Date	





KEY

Grade 1		Grade 4	
Grade 2		Grade 5	
Subgrade 3a		Non-agricultural	
Subgrade 3b		Not present	

1:5,000

0 100m 200m

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Drawing title AGRICULTURAL LAND CLASSIFICATION	Ref. RAC/10434/2	Rev.				Reading Agricultural Consultants Ltd Gate House Beechwood Court Long Toll Woodcote RGS ORR 01491 684233 www.reading-ag.com
Contract LAND AT HARPENDEN, HERTFORDSHIRE	Scales LDSB	Checked by SW				 READING AGRICULTURAL CONSULTANTS
	Scales 1:5,000@A4	Date 02/2026	Rev.	Comment	Date	