

**AGRICULTURAL QUALITY
OF LAND OFF CARISBROOK ROAD
MITCHELDEAN**

Report 2735/2

2nd February 2026

**AGRICULTURAL QUALITY
OF LAND OFF CARISBROOK ROAD, MITCHELDEAN**

L Thomas, MSc, MSoilSci

Report 2735/2

Land Research Associates Ltd
Tapton Park Innovation Centre
Brimington Road
Chesterfield
www.lra.co.uk

2nd February 2026

SUMMARY

A desk study has been undertaken of the agricultural quality of 9.7 ha of land off Carisbrook Road, Mitcheldean.

The land is of Grade 1 agricultural quality (with no significant agricultural limitations).

1.0 Introduction

- 1.1 This report provides information on the agricultural quality of 9.7 ha of land off Carisbrook Road, Mitcheldean. The report is based on a desk study of published information, carried out in September 2025.

SITE ENVIRONMENT

- 1.2 The application site comprises a single field, bordered to the north by adjoining agricultural land, to the east by Bradley Road, to the south by Carisbrook Road and to the west by Ross Road and the B4224.
- 1.3 The land is gently sloping, with an average elevation of approximately 150 m AOD.

PUBLISHED INFORMATION

- 1.4 British Geological Survey 1:50,000 scale information records the land to be underlain by Brownstones Formation: interbedded sandstone and argillaceous rocks.
- 1.5 The National Soil Map (published at 1:250,000 scale)¹ shows the land as within the Eardiston 1 Association: mainly well drained reddish coarse loamy soils over sandstone that are shallow in places, especially on brows. Also included are some associated reddish fine silty soils over shale and siltstone.
- 1.6 A survey by the former Ministry of Agriculture Fisheries and Food (MAFF) to the current (post-1988) Classification shows the site as Grade 1 quality (Natural England reference: ALCB02198).

¹ Findley, D.C *et al.*, (1984). *Soils and their use in South Western England*. Soil Survey of England and Wales Bulletin No. 14, Harpenden.

2.0 Agricultural Land Quality

- 2.1 To assist in assessing land quality, MAFF developed a method for classifying agricultural land by grade according to the extent to which physical or chemical characteristics impose long-term limitations on agricultural use for food production. The MAFF Agricultural Land Classification (ALC) system² classifies land into five grades numbered 1 to 5, with grade 3 divided into two subgrades (3a and 3b). The system was devised and introduced in the 1960s and revised in 1988.

RESULTS OF THE MAFF SURVEY

Grade 1

- 2.2 The whole site has medium loamy soils with free drainage, high crop available moisture reserves and very low stone content. This is excellent quality agricultural land with no or very minor restrictions to agricultural land use.

Grade areas

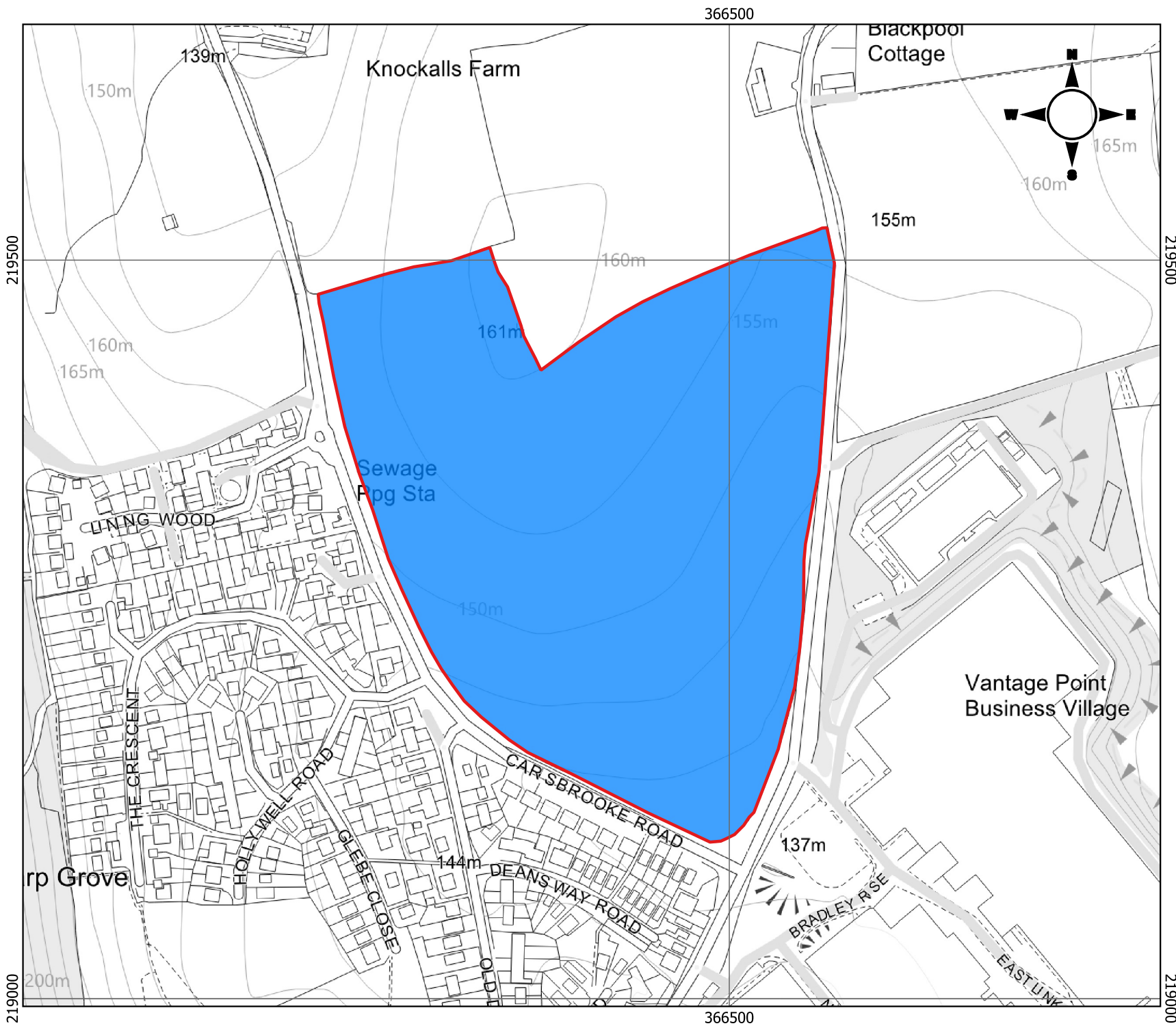
- 2.1 The land grade is shown on Map 1 and the area occupied is shown below.

Table 1: Area occupied by the land grades within the site

<i>Grade/subgrade</i>	<i>Area (ha)</i>	<i>% of the agricultural land</i>
Grade 1	9.7	100
Total	9.7	100

²MAFF, (1988). *Agricultural Land Classification for England and Wales: Guidelines and Criteria for Grading the Quality of Agricultural Land*.

APPENDIX
MAFF ALC MAP



Key

-  Survey area
-  Grade 1

Location:

Mitcheldean

Map:

Map 1 - Agricultural land
classification

Date: 02 / 02 / 2026

Scale: 1 : 3,500 at A4

**Land
Research**
ASSOCIATES

Tapton Park Innovation Centre
Brimington Road
Chesterfield
S41 0TZ
www.lra.co.uk