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Sent: 12 October 2023 15:21
To: planning@castlepoint.gov.uk
Cc: Liam Ryder | Code DP
Subject: 450728 23-0085-OUT ALC report for the land east of Rayleigh Rd Thundersley
Essex (Castle Point) NE RESPONSE

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Thank you to Code DP for reconsulting Natural England on the Agricultural Land Classification Survey.

I can confirm that our previous concerns (under 425626) have now been addressed.

From the documents accompanying the consultation we consider this application falls outside the scope of the Development Management Procedure Order (as amended) consultation arrangements, as the proposed development would not appear to lead to the loss of over 20 ha 'best and most versatile' (BMV) agricultural land.

For this reason, we do not propose to make any detailed comments in relation to agricultural land quality and soils, although sustainable soil management should aim to minimise risks to the ecosystem services which soils provide, through appropriate site design / masterplan / Green Infrastructure. Natural England would advise that any grant of planning permission should be made subject to conditions to safeguard soil resources, including the provision of soil resource information in line with the Defra guidance [Construction Code of Practice for the Sustainable Use of Soils on Construction Sites](#).

Further guidance is available in The British Society of Soil Science [Guidance Note](#) Benefitting from Soil Management in Development and Construction which we recommend is followed in order to safeguard soil resources as part of the overall sustainability of the development.

If, however, you consider the proposal has significant implications for further loss of BMV agricultural land, we would be pleased to discuss the matter further.

Kind regards

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www.gov.uk/natural-england

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