

Date: 28 March 2023
Our ref: 425626
Your ref: 23/0085/OUT



Mrs Sophie Adams
Planning Services
Castle Point Borough Council
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Customer Services
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BY EMAIL ONLY

Dear Mrs Adams

Planning consultation: 23/0085/OUT: Outline planning application for the development of up to 455 new homes, a new multi-use community hall, land for the provision of a healthcare facility, land for a stand-alone early years and childcare nursery, new vehicular/pedestrian access points from Stadium Way in the north and Daws Heath Road in the south, new greenways and green links, multi-functional open space, green infrastructure, surface water attenuation, landscaping and associated infrastructure. All matters reserved except access

Location: Land East Of Rayleigh Road Thundersley Essex

Thank you for your consultation on the above dated 10 March 2023 which was received by Natural England on the same date.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Insufficient information provided

There is insufficient information to enable Natural England to provide a substantive response to this consultation as required under the Town and Country Planning (Development Management Procedure) (England) Order 2015. Please provide the information listed below and re-consult Natural England. Please note that you are required to provide a further 21 day consultation period, once this information is received by Natural England, for us to respond.

Best and most versatile agricultural land

The application site is not allocated in a development plan and may comprise more than 20 ha of best and most versatile agricultural land (Agricultural Land Classification grades 1,2 and 3a).

No assessment has been provided of the potential impacts that the proposal will have on best and most versatile agricultural land.

We advise you to obtain the following information in order to assess potential impacts of the proposal:

- A detailed Agricultural Land Classification (ALC) survey in accordance with '[Agricultural Land Classification of England and Wales](#)' (MAFF, 1988). Further information is also contained in [Natural England Technical Information Note 049](#). The ALC survey should include a map of the grades and numbered sampling locations, and a report of the findings, including a detailed description of auger borings and soil pits.

Please note that we are not seeking further information on other aspects of the natural environment, although we may make comments on other issues in our final response.

On receipt of the information requested, we will aim to provide a full response within 21 days of receipt. Please be aware that if the information requested is not supplied, Natural England may need to consider objecting to the proposal on the basis of potential harm to best and most versatile land, as indicated above.

Should the developer wish to explore options for avoiding or mitigating effects on the natural environment with Natural England, we recommend that they use our [Discretionary Advice Service](#).

Please send further correspondence, marked for my attention, to consultations@naturalengland.org.uk quoting our reference 425626.

Yours sincerely

Tessa Lambert
Lead Advisor, Sustainable Development
West Anglia Area Team