

Date: 09 April 2021
Our ref: 343936
Your ref: LCC/2021/0007



Robert Hope
Lancashire County Council

BY EMAIL ONLY

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Dear Mr Hope

Planning consultation: Prior extraction of sand / gravel and subsequent restoration with inert engineering fill to facilitate a platform for employment development, or agriculture, with peripheral landscaping

Location: Land North of A674 Millennium Way, North East of M61 Junction 8

Thank you for your consultation on the above dated which was received by Natural England on 16 February 2021.

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.

SUMMARY OF NATURAL ENGLAND'S ADVICE

FURTHER INFORMATION REQUIRED TO DETERMINE IMPACTS ON BEST AND MOST VERSATILE AGRICULTURAL LAND

As submitted, the application could have potential significant effects on agricultural and soil (and peat) resources. Natural England requires further information in order to determine the significance of these impacts and the scope for mitigation.

The following information is required:

- Information on the Agricultural Land Classification (ALC) and soil resources (including peat) present on the site.
- A detailed soil management plan

Please re-consult Natural England once this information has been obtained.

Natural England's further advice is set out below.

Additional Information required

Based on the information provided in support of the planning application, we note that the proposed development would extend to approximately 9.9 ha and sets out prior extraction of sand/gravel and subsequent restoration with inert engineering fill to facilitate a platform for employment development, **or agriculture with peripheral landscaping**. Part of the Site (6.9 ha) is allocated for employment development in Policy EP1.3 of the Chorley Local Plan, which has been approved for

B2 industrial development (outline [17/00713/OUTMAJ](#)). This application is therefore has been reviewed as a minerals application with agricultural restoration.

The potential impact on agricultural and soil (and peat) resources has not been identified by the applicant. As the site is greater than 5 ha, further information is required to enable assessment of the proposal and impact it may have on the agricultural land and soil resources; and inform restoration criteria.

In order to facilitate appropriate restoration of the agricultural land and surrounding landscaping, the applicant will be required to provide site specific information on the Agricultural Land Classification (ALC) and soil resources (including peat) present on the proposal site.

In addition, a detailed soil management plan based on a soil survey will be necessary to demonstrate and ensure that the site working and reclamation proposals meet the requirements for sustainable minerals development. The proposals should be carefully considered against current [Minerals Planning Practice Guidance](#) particularly section 6 on restoration and aftercare of minerals sites; and the Gov.uk guidance; [Guide to reclaiming mineral extraction and landfill sites to agriculture - GOV.UK \(www.gov.uk\)](#) and [Planning and aftercare advice for reclaiming land to agricultural use - GOV.UK \(www.gov.uk\)](#).

The site specific soils (and peat) information can then also be used to inform future biodiversity enhancement and for site design and landscaping if the built development was to proceed (in line with the Defra [Construction Code](#))

Once this information has been provided, please re-consult Natural England and we will then consider this proposal in the light of our statutory duties under Schedule 5 of the Town and Country Planning Act 1990 (as amended) and the Government's policy for the sustainable use of soil as set out in paragraphs 170 and 171 of the [National Planning Policy Framework](#).

If you have any queries relating to the advice in this letter, for any new consultations, or to provide further information on this consultation please send your correspondences to consultations@naturalengland.org.uk.

Please consult us again once the information requested above, has been provided.

Yours sincerely

Helen Rogers
Development and Planning Adviser
Cheshire, Greater Manchester, Merseyside & Lancashire