

From: Simon Davis
Sent: 02 July 2020 13:35
To: 'Chris Brake' [REDACTED]
Cc: 'Megan Hodges' [REDACTED]
Subject: RE: AL/46/20/PL Wings Nursery

Dear Chris,

Regarding my point (3) in my email of 24/06/20, I have now obtained legal advice on the matter of agricultural land. I am advised that notwithstanding the previous outline approval, this should be treated as a new application and considered on its own merits. Therefore, we will require the reports stated in respect of ALP policy SO DM1. You will note that this includes:

- Sustainability & Options Appraisals to demonstrate that either (a) preservation of land of lower agricultural quality has greater benefits in terms of ecosystem services (for example carbon storage, flood water retention, support of biodiversity); or (b) that any site preferred for development is demonstrated to be the best and most sustainable option, including but not limited to the terms of land quality, ecosystem services, infrastructure and proven need;
- Soil Survey which references DEFRA's Soil Strategy for England and a methodology for assessing gross margins as per Appendix 1 of the Arun Soils and Agricultural Land Assessment Report prepared by Reading Agricultural Consultants, March 2013; and
- Soil Resources Plan for the development site which demonstrates that care will be taken to preserve the soil resource, such that it can be incorporated into a Productive Green Environment following development.

In practice, I would imagine that these could be combined into a single document.

Without these, we would have to report conflict with the policy and whilst we may then outweigh this conflict in the overall planning balance, our Members are keen that the policy is adhered to and we have seen recent Ctte overturns (refusals) where certain required reports under SO DM1 have not been provided.

Kind Regards

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place

T: 01903 737674
E: simon.davis@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

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