

From: Simon Davis
Sent: 19 March 2020 10:40
To: Nigel Jarvis

Subject: RE: BE/109/19/OUT - Land East of Shripney Road

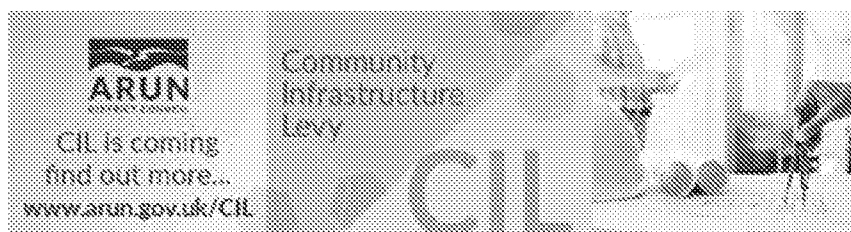
Dear Nigel,

Thank you for your note. I have not heard from Highways yet.

Please be aware that I am on leave next week (other than Thursday afternoon) but will be logging in periodically and so will forward anything if Highways respond next week.

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
Location: Planning, First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37874 | External: +44 (0) 1903 737874 | E-mail: simon.davis@arun.gov.uk



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From: Nigel Jarvis
Sent: 19 March 2020 10:21
To: Simon Davis <Simon.Davis@arun.gov.uk>

Subject: Re: BE/109/19/OUT - Land East of Shripney Road

Hi Simon, thanks for the below. We have reviewed and I have examined it for myself.

I note your point but also that the plan seems to show a dualled A29 all the way to the north of the village (e.g. up to level with the caravan park!) which is simply wrong. So its just not accurate enough and certainly less useful than the MAFF data. I also note that the page link below sets out the following disclaimer:

*"This map forms part of a series at 1:250 000 scale derived from the Provisional 1" to one mile ALC maps and is intended for strategic uses. **These maps are not sufficiently accurate for use in assessment of individual fields or sites and any enlargement could be misleading**"*

Anyway, we have taken the decision to proceed with the soil resources plan/report which will be completed by Reading Agricultural Consultants this week. They have been asked to examine the categorisation of the land as part of their assessment.

Further to my email yesterday have you heard anything from WSCC yet? I strongly suspect that they can confirm no objection subject to conditions.

Kind regards,
Nigel

Nigel Jarvis | MRTPI | Director



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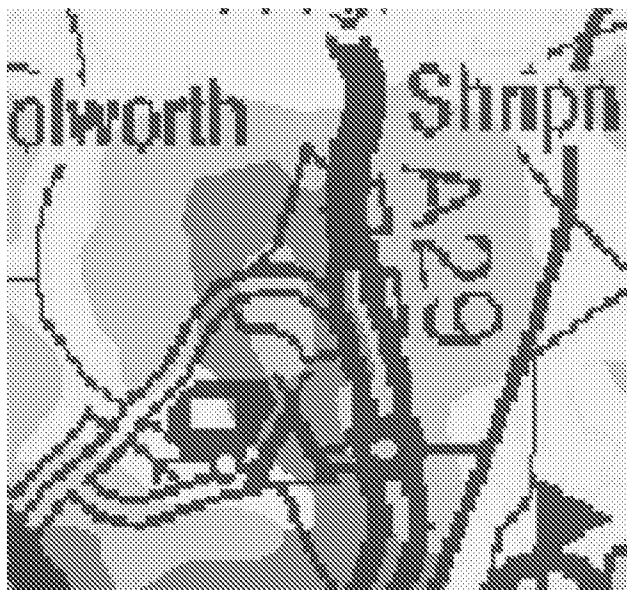
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From: Simon Davis <Simon.Davis@arun.gov.uk>
Date: Friday, 13 March 2020 at 17:10
To: Nigel Jarvis
Cc: Joe Godfrey
"Mike Davies (Davies Landscape Architects)"
Subject: RE: BE/109/19/OUT - Land East of Shripney Road

Dear Nigel,

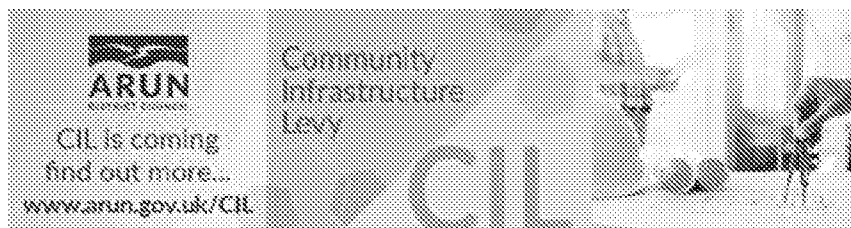
My colleague in Policy has confirmed that the map in the ADC 2017 LCA is based on the updated Natural England mapping so therefore this would supersede the Magic mapping. However, it does appear from the online NE maps (<http://publications.naturalengland.org.uk/publication/141047?category=5954148537204736>) on which the map in the LCA and your LVA are based, that the urban area classification does not extend onto or beyond the southbound

carriageway/eastern side of the A29. The NE mapping suggests that the land on the eastern side of the A29 is entirely within Grade 1. See below extract.



Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, [Arun District Council](#) |
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From: Nigel Jarvis [REDACTED]
Sent: 13 March 2020 12:15
To: Simon Davis <Simon.Davis@arun.gov.uk>

Subject: Re: BE/109/19/OUT - Land East of Shripney Road

Simon,

I'm pretty sure the LVA map is from the Arun Landscape Study 2017 (see <https://www.arun.gov.uk/landscape-planning-policy> within which; [Arun_Landscape_Capacity-a.pdf](#) [pdf] 13MB). (Mike by copy perhaps you can confirm this is the case).

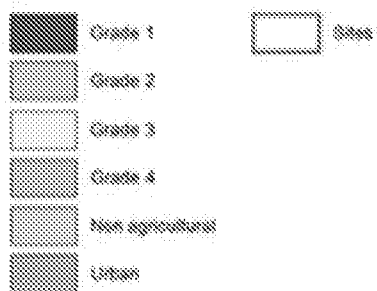
On Page 6 of that you'll find the plan below, but which doesn't list its source. As it doesn't match the 1994 MAFF data, I've assumed it's the 2010 NE mapping.

The Arun Landscape Study supported the Local Plan examination and you'll see the shape of the grey coloured 'donut' matches that overlaid in the LVA. Hope this assists.



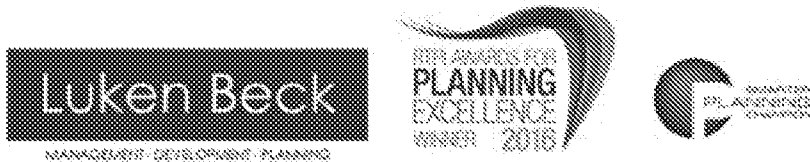
Figure 3:
Agricultural Land Classification

KEY



Kind regards,

Nigel Jarvis | MRTPI | Director



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From: Simon Davis <Simon.Davis@arun.gov.uk>

Date: Friday, 13 March 2020 at 11:02

To: Nigel Jarvis [REDACTED]

Subject: RE: BE/109/19/OUT - Land East of Shripney Road

Dear Nigel,

We as officers use the Magic mapping to determine agricultural land quality and I was not aware of any other sources. Please can you advise where the extract transposed into DLA's LVA comes from. I have been reviewing our 2017 LCA and also our "Landscape & Visual Amenity Aspects of Development Choices in Arun District 2006" and cannot see where the map was taken from. I will then need to speak to the Group Head of Planning to see whether the mapping that shows it as urban land takes precedence over the ALC.

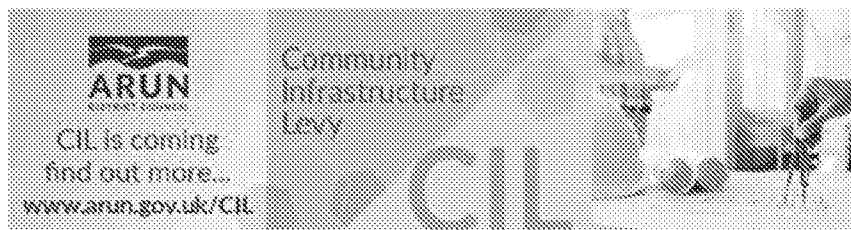
Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |

Location: Planning, First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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From: Nigel Jarvis [REDACTED]

Sent: 12 March 2020 18:23

To: Simon Davis <Simon.Davis@arun.gov.uk>

Simon,

I appreciate you have a significant workload but it's really frustrating to receive this request so late in the day.

I have today liaised with a specialist consultant and my client and confirm that we will instruct a report to be prepared for you before the 6th April and this is achievable. Thank you for the examples provided of other sites which has assisted in respect of the scope of such.

I have reviewed the MAFF data on Magic and so understand your conclusion that the land is Grade 2. This is based on the closer detailed 1994 survey (see attached) and not the regional mapping update in 2010 by Natural England (which I assume informs ADC's 2017 LCA) which is at a broader scale. I would note however that the Council's 2017 Landscape Character Assessment which Davies Landscape Architects transposed into the submitted LVA as shown on pp17 Figure 10 highlights the site is within an urban area classification instead, see below. Any information / clarification you can provide on this might be helpful ahead of the report being produced as based on the LCA we need not undertake this work.

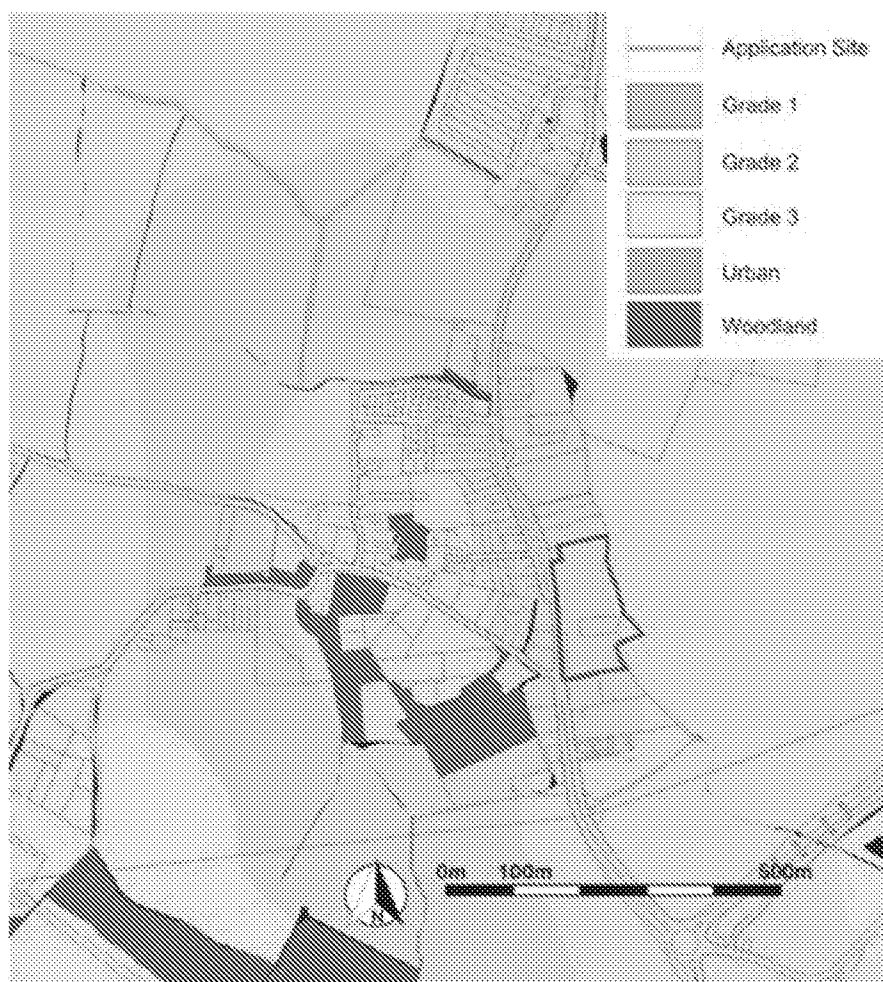


Figure 10 - Agricultural Land Classification

I don't know the precise reasons why the classification might have changed (assuming it has) but I have considered that this might logically be because (as detailed in the submitted Utility Assessment) the land as it hosts an 18-inch water main laid which runs diagonally through the centre of the site (with easement restrictions), and a sewer main running north/south through the western part of the site (again with applicable easement restrictions). It strikes me that these features may well undermine the land classification as in combination with the small parcel size, it further

undermines the versatility of the land impeding the siting of buildings and likely intrusive farming activities like ploughing.

Therefore we will ask the consultant to also attempt to accurately conclude on the land classification as this is also important for your determination.

Kind regards,

Nigel Jarvis | MRTPI | Director

Luken Beck, 30 Carlton Crescent, Southampton SO15 2EW
www.lukenbeck.com

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From: Simon Davis <Simon.Davis@arun.gov.uk>

Date: Thursday, 12 March 2020 at 12:06

Subject: BE/109/19/OUT - Land East of Shripney Road

Dear Nigel,

Whilst writing the report, I have noted that the site is Grade 2 Agricultural land as per the Post 1988 Agricultural Land Classification (England) mapping which I believe is based on MAFF surveys between 1989 & 1999. I can proceed with the recommendation but in accordance with policy SO DM1, you will need to provide us with mitigation measures and a soil resources plan for the development site. Our legal advice is that it has to be provided before determination and cannot be a condition. This approach was demonstrated with recent applications Y/103/19/PL & Y/83/19/OUT to name a couple. I believe that I can get this on the agenda on the basis that they will be with us before the Committee Meeting on 8th April. Can you provide this/these by the start of that week (6th April)?

Kind Regards

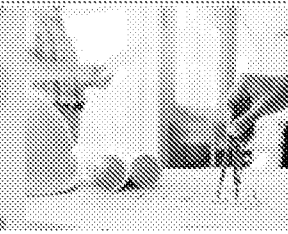
Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
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