

From: Simon Davis
Sent: 22 May 2020 15:15
To: Maddi Simpson [REDACTED]
Subject: BN/50/20/PL West of Fontwell Avenue - Agricultural Land

Dear Maddi,

I note in your statement that you argue that the need for housing outweighs the conflict with Policy SO DM1 (Soils).

Please be aware though that on this basis, we will have to report conflict with SO DM1 and if the app is to be recommended for approval, we will have to do so in the overall planning balance. You may wish to consider instead submitting reports to satisfy either criteria (a) or (b) of the policy which would then allow the proposal to be considered in accordance with SO DM1. I just thought I would mention this.

SO DM1 - *"The requirement to protect the best and most versatile land can be outweighed if it is demonstrated through sustainability and options appraisals that:*

- 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);*
- 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;"*

Kind Regards

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