

Director of Planning
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

20 July 2020

Dear Sir,

Planning application P/116/19/OUT – Land at Sefter Road, Bognor Regis.

I have been asked to comment on the land classification grade of a small parcel of land lying to the south of The Old School House Sefter Road, Bognor Regis.

The parcel in question is approximately 0.6 areas and comprises a former builder's yard, that was operated from the site for many years. The land has not been used for grazing or the growing of crops for many years and is not associated with any nearby farm land.

Under the strategically drawn Agricultural Land Classification this land is graded as Grade 2, which is typical of Park Gates series soils in which there is an abundance in this vicinity. Grade 2 land is defined as being of very good quality. It is land with minor limitations which affect crop yield, cultivations or harvesting and a wide range of agricultural and horticultural crops can usually be grown. As advised by MAFF and within the Defra Soil Strategy the land classifications are for strategic use and are not sufficiently accurate for use in the assessment of individual fields or sites.

Clearly, in view of the strategic designation of the land in the locality, one must also consider the limitations of the land including access, size and the state of the ground.

With modern agricultural machinery getting larger and for example a spray boom can extend to 26 metres clearly such small parcels such as this are not viable to farm for normal combinable or horticultural crops.

Over the past couple of years a considerable amount of deposited rubble has been cleared from the site. Whilst visually this has tidied up the site, there is little topsoil left on the site and the ground itself is full of rubble and debris. To remove it would likely result in the removal of what little topsoil is left. This would further reduce the productive capacity of the land.

For these reasons the proposed development, in my opinion, would not result in the loss of high quality agricultural land and would not cause harm due to the loss of an important natural resource in conflict with the National Planning Policy Framework (2019) and policy SO DM 1 of the Arun Local Plan (2018).

If you require further clarification please contact me.

Yours faithfully,



Simon Lush