

The Planning Inspectorate
Temple Quay House
2 The Square
Avon
Bristol
BS1 6PN

31 August 2021

Dear Sir/ Madam

Applicant: David Wilson Homes
Site: Land West of Tye Lane, Walberton
Proposal: Outline planning application with all matters reserved, other than means of access, for the construction of up to 155 dwellings (30% affordable homes) and amendment to boundary of garden land to serve adjoining property
LPA Ref: WA/68/20/OUT
Appeal Ref: APP/C3810/W/21/3278130

Having undertaken an Agricultural Assessment in relation to land to the west of Tye Lane, Walberton dated 2nd September 2020, in which I concluded that in my opinion the land should be assessed as Grade 3A under the Agricultural Land Classification. I am informed that in determining the planning application, Arun District Council concluded in their decision notice that the site comprised Grade 1 Agricultural Land.

I have looked back at the evidence when I prepared my assessment and I am still of the firm opinion that the land is not Grade 1 and enclose again, a copy of Appendix 4 which was attached to my report showing the location of the land in question and the land is shaded green, being Grade 3 and it will be noted that the Grade 1 soils are located to the south and I would suggest to the south of Walberton Lane.

I have again looked at the photographs taken and see that soils contained numerous flints which is not consistent with Grade 1 or even Grade 2 soils to the south.

Yours faithfully,

Simon Lush FRICS
Partner
Henry Adams LLP

Enc.

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