

Angela Broughton
Elm Barn (Bonhams Barn)
Main Road,
Yapton
BN18 0DX

Your Ref: OWPC13089
Our Ref: Y/1/17/OUT 03-01-2017
Please ask for:
Lucy Harding

7th March 2017

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)

Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 5

Outline Application with some matters reserved for the erection of 56 No. dwellings with associated open space and creation of new access. This application is a Departure from the Development plan & affects the character & appearance of the Yapton (Main Road) Conservation Area.

Bonhams Field Main Road Yapton

Thank you for your internet representation made on 7th March 2017 which has been recorded as **'an objection'** with the comments as follows:

I would like to make the following points and hope that they are taken into account when you consider the planning application.

The proposed development at Bonham's Field does not meet the national and local planning policy requirements that the Field as Grade 1

Agricultural land should be protected for both economic and environmental reasons.

The proposed development is clearly contrary to Policy 'GEN1' in the Arun Local Plan (2007), to Policies 'SO DM1' and 'C SP1' in the emerging Draft Local Plan document (2014), and to Policy 'E1' in the Yapton Neighbourhood Plan.

It is also not in accordance with the National Planning Policy Framework (NPPF para 112) requirement that "Local planning authorities should take into account the economic and other benefits of the best and most versatile agricultural land. Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality."

My understanding is that for the purposes of Agricultural land quality assessment "best and most versatile quality" means land that is assessed as being Grade 1, 2 and 3a, whilst poorer quality land is Grades 3b, 4 and 5. (MAFF Revised Guidelines).

Policy SO DM1 in the emerging Draft Local Plan (the one going through the Examination in Public process) says that development would not be permitted on Grade 1, 2 and 3a land unless the applicant has submitted "sustainability and options appraisals, mitigation measures, and a soil resources plan", demonstrating that "consideration has been given to DEFRA's 'Soil Strategy for England', and that the productivity of the land has been fully assessed in line with the Arun 'Soils and Agricultural Assessment Report'.

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published

you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish details of your comments on the internet on the Arun District Council Planning section. Please ensure that you only provide information that you are happy will be made available in this way. If you supply information belonging to a third party, please ensure you have their permission to do so. If you do not wish your comments to appear on the 'open file' please confirm this in writing and I will arrange for it to be destroyed although this means that its contents will then be disregarded.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application, any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours faithfully

Karl Roberts
Director Planning & Economic Regeneration