

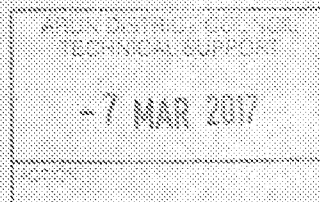
ATTENTION LUCY HARDING

PLANNING Y/1/17/OUT

Angela Broughton,

Elm Barn,

Yapton



Loss of Grade 1 Agricultural Land

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'.

I have also attached a photo of our barn and the surrounding farmland to show the charming entrance to the village that is under threat.

Rega

Angela

