

From: Simon Davis

Sent: 18 August 2020 14:25

To: Sarah Roberts - CAAD Ltd [REDACTED]

Subject: RE: Y/70/20/OUT - Soils Policy

Dear Sarah,

Thanks for the email and the attachments.

I am not clear as to what the attached documents demonstrate and so do not propose to add these to the public files. The issue is not whether land is in agricultural use or not but whether it has potential to be used so in the future due to the grade of the soil. I also note that your email does not consider the land to the east of the industrial units. The proposal for allotments is welcome but our policy does not allow for its requirements to be waived because allotments are proposed. You need to review the requirements of policy SO DM1 and provide the required documents.

Whilst writing, I have received consultation comments from our ecologist. She notes that dormice and reptile surveys are ongoing. We will need these submitted before any positive officer recommendation can be made. As the Dormice survey is due to be completed in November 2020, this will affect our ability to make any kind of positive recommendation (noting the application expiry is 11/11/20). Our ecologist also requests that you provide a wildlife enhancement plan to demonstrate biodiversity net gain within the scheme (this will need to be provided, not reserved to a condition). This should take the form of a plan and accompanying specification.

Kind Regards

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From: Sarah Roberts - CAAD Ltd [REDACTED]
Sent: 17 August 2020 15:36

To: Simon Davis <Simon.Davis@arun.gov.uk>

Subject: Y/70/20/OUT - Soils Policy

Good Morning Simon,

Ref: Y/70/20/OUT - Soils Policy

We note your comments dated 13th August as below, and wanted to reply solely to these comments as the land use stated in the HELAA is currently under dispute.

"I also note that despite being raised at PreApp stage, the application is not accompanied by any of the reports required by our soils policy (SO DM1). Please review this policy as failure to provide the supporting documents may result in a refusal on grounds of insufficient information."

The Soils Policy relates to Agricultural land only. The southern Ha of the site has been previously used/defined as Agricultural, however, the Ag land use ended in 2008 when the ownership was transferred. The land has been vacant for over 12 years, which is proved as attached and therefore this proposal does not include the loss of any agricultural land.

This aside, we recognise that the soil in this location is Grade 2 and currently being underutilised. It will not ever be feasible for this hectare of land to be used agriculturally given the mixture of land uses on the site. As a compromise with the LPA, and to overcome this potential problem, our idea is to propose allotments in this area of the site (alongside the self build housing), which will utilise the good quality soil as well as providing an additional open space for the Yapton community.

This is in line with Policy HWB SP1 'Health and Wellbeing', which is increasingly important given the current pandemic and additional pressures for healthy outdoor activities, as well as Policies GI SP1 'Green Infrastructure and Development' and OSR SP1 'Allotments'. Given this, we deem the benefit of providing the allotments and meeting the above policies outweighs the loss of land that has been vacant for over 12 years.

We wanted to mention this to you 'informally' before any drawings are formally substituted. Can you please let us know your thoughts on the above?

Kind Regards,

Sarah