

From: Simon Davis
Sent: 26 October 2020 10:50
To: 'Angela Broughton' [REDACTED]
Subject: RE: Soil Survey Plan - Bonhams Field

Dear Mrs Broughton,

The requirements under Policy SO DM1 are not listed in our planning validation criteria (<https://www.arun.gov.uk/download.cfm?doc=docm93jjm4n15087.pdf&ver=15492>) therefore, the application can be validated without them.

By, *it will be considered through the application determination*, I mean that we will consider this through the assessment of the application. If no documents are received then this will have to be reported as a policy conflict to be weighed up in the final balancing exercise of the report. However, it is also a material consideration that planning permission already exists for the residential development of this site and that the loss of the agricultural land has already been sanctioned by the Council. Please note though that it would not be appropriate to secure the documents through a planning condition.

Kind Regards

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From: Angela Broughton [REDACTED]
Sent: 24 October 2020 09:01
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: Soil Survey Plan - Bonhams Field

Dear Mr. Davis

Thank you for your email of 20 October.

I am confused by your response.

If as you confirm the applicant's did not submit the relevant and required documents, why has the planning application been validated.

Surely it is not a valid planning application if the required documents are not submitted at the correct time.

I would be grateful for clarification as to what you mean by *"it will be considered through the application determination"*.

If you mean it can be dealt with through a pre-commencement planning condition, then this is clearly inappropriate.

The Soil Resources and Survey Plan relates to the assessment as to whether the loss of this valuable Grade 1 Agricultural land is justified. It is required in order to make an assessment against the relevant national and local planning policies on loss of agricultural land.

I look forward to your further reply.

Regards.

Angela Broughton