

## ~~NC12 High grade agricultural land~~

~~Development will not be permitted if it would result in the loss of best and most versatile agricultural land (grades 1, 2 and 3a of the Agricultural Land Classification [ALC] system) unless it can meet all of the following criteria:~~

- ~~a. there is an overriding need for the development;~~
- ~~b. there is a lack of development opportunities in already developed areas; and~~
- ~~c. there is little land in grades below 3a, or little lower grade land which does not have environmental value recognised by a statutory and / or local designation.~~

~~Where there is an overriding need for the development of land in ALC grades 1, 2 or 3a, and there is a choice between sites of different grades, development should be proposed on land of the lowest grade.~~

- ~~7.51- High grade agricultural land is a finite natural resource, which, for reasons of sustainability should be protected. Once agricultural land is developed, even for 'soft' uses such as golf courses, its return to best quality agricultural use is seldom practicable. It is therefore important to protect it from any type of development unless exceptional circumstances arise. It is recognised, however, that a balance may need to be struck between the protection of the best and most versatile agricultural land and that which is important for nature conservation, as wildlife sites are often more akin to poor quality rather than good quality agricultural land.~~
- ~~7.52- Regard should be given to the Wildlife Strategy, Local Agenda 21 Strategy, the (emerging) Open Spaces Strategy, Biodiversity Action Plans and strategies from other organisations such as the South Downs Joint Committee and Natural England. It is felt this Policy has particular links with the following policies in this Plan: the policies relating to the Sussex Downs Area of Outstanding Natural Beauty; countryside / downland; nature conservation; geology; greenways; archaeology; design; landscape design; trees and hedgerows; park and ride; and, the community stadium.~~

## Remote and tranquil areas

- 7.53- It is hard to measure the importance of remote and tranquil areas to human health and wellbeing but it is felt fair to say that such areas are greatly valued by many for a variety of reasons. For example, such areas can help with stress relief, they can offer a place for quiet reflection, and, are important in sustaining diversity in the environment. Usually these areas are unspoiled landscapes where the traditional, and distinctive, local landscape survives largely intact and urban related activity is at a minimum. However, there may also be areas within the built up area greatly valued for their tranquillity.
- 7.54- Remote and tranquil areas form a valuable resource and will therefore be protected against damage. Proposals that threaten their remoteness and / or tranquillity will not be granted.

