

[REDACTED]

From: Rhiannon Lloyd on behalf of Planning.Responses
Sent: 02 April 2024 11:13
To: Planning Scanning
Subject: FW: AL/11/24/OUT land to east of Westergate objection
Attachments: Objection.odt

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From: Jill Sutcliffe [REDACTED]
Sent: Saturday, March 30, 2024 8:38 AM
To: Planning [REDACTED]
Cc: [REDACTED] GRIFFITH, Andrew [REDACTED]
Subject: AL/11/24/OUT land to east of Westergate objection

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Please find an objection to the application AL/11/24/OUT referring to land to the east of Westergate. Thank you for your attention.
Best wishes,
Dr Jill Sutcliffe
Co-founder Manhood Wildlife and Heritage Group, MWHG
and member of Management Team



The Manhood Wildlife and Heritage Group

Registered Office Selsey Town Hall, 55 The High Street, Selsey, West Sussex

March 29th 2024

AL/11/24/OUT

FAO: Case Officer Jessica Riches, Arun District Council

- 1) Outline permission for all matters reserved (except access) for up to 400 No dwellings and associated works and
- 2) Full planning permission for alterations to site access off Westergate Street and through Pine Close and east-west link road including a bridge over the Lidsey Rife.

This application also lies within the parish of Barnham, falls within Strategic Site SD5, CIL Zone 1 (Zero Rated), affects the setting of listed buildings, affects the character and appearance of the Eastergate Church Lane Conservation Area, affects public rights of way. This application is the subject of an Environmental Statement. Land east of Westergate

MWHG recommends that the application be **REFUSED** on the for the reasons outlined overleaf.

Objection submitted by Dr Jill Sutcliffe,
Trustee CPRE-Sussex; co-founder MWHG and member of Management Team.
c/o Ingrams Farm, Fittleworth Road, Wisborough Green RH14 0JA, West Sussex

The application site and its context. The proposed site for 400 buildings is located on the edge of Chichester, within the setting of the South Downs National Park, SDNP. NB: The application is incomplete and details relating to both species surveys and to highways are yet to be submitted. The site lies within Coastal Plain, South Coast Plain SC9 Yapton to Littlehampton.

The application has been assessed in view of relevant legislation and policy and does **not** conform with them. It is a strategic allocation (SD5) within the Arun District Local Plan 2011-2031

Arun District Local Plan policies

1. The ADC Local Plan included policies with which this application does not conform.
 - 1.1 **C SP1 Countryside:** Countryside of the Arun Local Plan relates to development of land outside the defined built-up area Boundaries (BUAB) and ensure that it “*will be recognised for its intrinsic beauty*”. The policy sets out the types of development which will be permitted in the countryside.
 - 1.2 **SD SP3: Gaps between Settlements:** The generally open and undeveloped nature of gaps between settlement will be protected to prevent coalescence and retain their separate identity. “*The open land, to be found at rural urban fringe locations, is a vital stepping stone into the open countryside... The gaps also provide a multitude of Green Infrastructure, GI, functions such as flood mitigation, biodiversity and tranquillity*” ADC Local Plan 2018.
Biodiversity and development: All development should enhance biodiversity.
2. **ENV DM5: Environment and Biodiversity.** This policy refers to the need for development schemes to achieve Biodiversity Net Gain, BNG. An exceptional number of bat species have been recorded at the site including the European Protected Species, EPS, Barbastelle Bat, which is rare and as such attracts additional protection.
 - 2.1 **SD SP2 Built Up Area Boundary:** Chapter 7: 2: In recognising the importance of the natural environment, ADC identifies a “Built Up-Area-Boundary” BUAB which will strictly control development in the countryside. 7;2;5;3 provides a useful tool to protect against inappropriate development. The boundary serves to preserve the setting of existing settlements from unnecessary development.
3. **LAN DM1: Protection of Landscape Character:** Development within the setting of the SDNP must have special regard to the conservation of

that setting, including views into and out of the Park and development will **not** be permitted where there would be harmful effects on these considerations. This application does *not* conform with this criterion.

- 3.1** Chichester to Yapton. As the WSCC guidance states: *“Over time a large part of this area has been reclaimed from the sea, and remains below the current high spring tide level. It comprises a mainly flat, open landscape crossed by meandering rife. Dominated by highly productive arable fields and modern farm buildings, it has a fragmented hedgerow and hedgerow tree pattern.”*

- 3.2** **ECC SP1: Adapting to Climate Change:** the Council will support development which is located and appropriately designed to adapt to changes as a result of climate change ie building design, location and potential damage from flooding etc. All major development must produce 10% energy from renewable sources. Lord Deben who recently stood down from chairing the independent Climate Change Committee observed that there are 9 large housing developers in the UK but only one of these constructs houses that are sustainable. Scientists fear the world *has reached a new tipping point*

- 3.3** **ENV SP1: Natural Environment:** Designated Sites of Biodiversity or Geological Importance: This policy refers to the important wildlife designated sites such as Pagham Harbour, Arun Valley, Solent and Dorset SPAs.

- 3.4** **ENV DM2 Pagham Harbour.** Development within 400 ms of PH will only be allowed in exceptional circumstances, New development within 5 kms of the site will require mitigation. Development on wildlife sites with the highest value will not be permitted unless there is no alternative. Zone A: 0-400ms from the boundary; Zone B; 0-5 kms. Westergate is **7.9 kms** from Pagham Harbour. Major developments taking place outside zone B but close to the Reserve’s boundary will be considered on a case by case basis (Ecosupport, Ltd EIA, Land East of Westergate page 12). This is such a case. *“Where possible it shall also promote the creation of new areas for habitats and species. In relation to designated sites, development will be permitted where it protects sites listed in Tables 17.1-17.7 that are recognised for the species and habitats contained within them”*.

- 3.5** **ENV DM3: Biodiversity Opportunity Areas** –Retain and sympathetically incorporate highly valued and important habitats including wildlife corridors and schemes designed to minimise disturbance to habitats. Within BOAs properly conducted species and habitat surveys will be conducted and impacts that development may have on the BOA assessed.

Where there is evidence of a protected species on a proposed development site, planning applications shall include a detailed survey of the subject species with details of measures to avoid loss of the species. All development shall have regard to NE's standing advice for protected species See Section 5.3.

.....as well as retaining important wildlife habitats. The retention of trees should be considered at the design stage of all developments

3.6 W DM2 Flood risk:

Development in areas at risk from flooding identified as risk from flooding, identified on the latest EA flood risk maps and the Council's Strategic Flood Risk Assessment (SFRA) may only be permitted where all criteria have been satisfied -see page 227).

3.7 ENV DM4: Protection of Trees

Sustainable Development: involves the Social, Economic and Environment aspects of an application (Brundtland, 1987). This application generates aspects which would require increased infrastructure such as transport, including bus services, Sewage treatment works and access to schools and medical centres.

3.8 ENV DM5

All developments shall have reference to Natural England's protected species advice (See section 5.3).

- 4. Tranquillity:** "Tranquillity is a natural resource, and an essential quality of the countryside. It is a much valued aspect of human experience that the Council for the Protection of Rural England, CPRE, has long championed. Although found in many places, it is the countryside that gives us the best chance to experience it. With its broad views, woodlands and heaths, wildlife, the sounds of nature, massive skies, and open water, the rural environment offers us many opportunities to experience deep tranquillity. It enables us to appreciate the beauty and harmony of the natural world. Tranquillity is a central part of why the countryside matters deeply to so many people and the reason many want to spend time there." This factor was amplified during the pandemic when many people found new places to walk and experience the sounds of birds singing etc.

- 4.1** Not only does the application site include important habitats and species it includes a proposed wildlife corridor based on evidence of the use of the area by the European Protected Species, EPS, Barbastelle Bat into account (ADC BNG report).

5. PEA

The PEA was initially drawn up June 2023. It is a tool which enables consultants to identify gaps in the evidence which need to be addressed

and considered but provides an inadequate basis on which to take a decision (CIEEM, 2017). It aims to identify those areas which need to be included in an Ecological report, The PEA document has subsequently been updated.

5.1 Mind the Gaps

However, it clearly states that the full extent of the development was not known when it was drawn up so it cannot be considered as the final version and indeed further work is required. On page 23 “*this assessment does not constitute a formal Ecological/Environmental Impact Assessment, the CIEEM guidelines provide a useful framework for assessing ecological impacts at any level.*” p 23. EIA document.

5.2 GAPS: The missing items reported in the PEA included a range of species surveys and these have not been completed so yet more survey work is required so the information base is incomplete and a decision cannot be taken. In addition, the Highways comments are not due to be received until March 31st so are not available for scrutiny and comment.

SURVEY ADVICE

5.3 Natural England. NE, has updated its advice to local planning authorities, LPAs, on protected species and development. Section 2 of the advice states: ‘Assess the information provided with the planning application,’ where it states that “*You can refuse planning permission if surveys:*

- *are carried out at the wrong time of year*
- *are not up to date*
- *do not follow standard survey guidelines without appropriate justification*
- ***do not provide enough evidence to assess the likely negative effects on protected species.***

The application has failed this latter criterion ie to produce enough evidence to assess the likely negative effect on protected species. The partial list of species outlined recorded on the site includes Barbastelle Bats which are European Protected Species, EPS. These require a greater level of protection. See the Interim Bat Protocol drawn up by SDNP and NE, 2019. The important status of both Barbastelle and Bechstein Bats as EPS is not given. See Appendix 2.

5.4 Species

We will retain the protection and improvement of the natural environment as core objectives of the planning system. There are some limitations referred to with regard to the surveys. For example, the habitat survey was undertaken in January which is “*outside of the period when vascular plants are flowering*”. However, some species are referred to

including Burnet Saxifrage, Lesser Stitchwort, Sharp-leaved Fluellen, Field Pansy and Marsh Cudweed.

Vascular plants

5.4.1 The Lesser Stitchwort is facing threats from habitat loss and other environmental factors. As urbanization and agricultural practices continue to encroach on natural habitats, this delicate plant is at risk of disappearing from many areas.

5.4.2 The delicate Field pansy is a wild relative of our garden pansy and can be found in fields and on waste ground and roadside verges - anywhere the ground has been disturbed. Its long-stalked, pale yellow flowers can be found winding their way through the grasses from April to October

i) **Petty Spurge** Cultivated fields, gardens and allotments April to October.

ii) **Chenopodium**: Certain species grow in large thickets, providing cover for small animals. Goosefoot foliage is used as food by the caterpillars of certain Lepidoptera. The seeds are eaten by many birds, such as the yellowhammer (*Emberiza citrinella*) which is recorded on the site and is a Red listed species of bird.

iii) **Scentless Mayweed**: flowers from June to October. It is self-incompatible in Britain and isolated plants may not set seed. The flowers are insect pollinated. Seeds start to become viable 12 days after flowering and are fully ripe 4 weeks after the outer florets open. Seed is set from August to October

iv) **Marsh Cudweed**: dense grey-white woolly hairs on upper side of leaves; flowers in loose, leafy inflorescences; phyllaries pale brown with darker brown tips

v) **Burnet Saxifrage**: vulnerable to loss of established grassland.

5.6 Birds:

The EA refers to the SxBRC report of a total of 66 “notable and protected” bird species including a number of NERC S41 listed species and then refers to 5 red listed and 5 amber listed birds ie 10 spp. I may have missed it but the full list of species should have been included /referred to by page numbers. 32 species were recorded as breeding on the site in the EIA. Of particular note is the sighting of the Lesser Spotted Woodpecker which is extremely rare in the UK. It is also an important consideration not just to focus on the rare but to understand the wider picture and the “ordinary” species is just as vital to understanding the full picture, hence the need to see the full list.

5.6.1 Two different lists are referred to:

- Notable birds of Sussex

- UK National list Birds of Conservation Concern 5 - grouping birds as RED, threatened; AMBER or GREEN reflecting an decreasing state of threat to the species.

5.7 Bats

Record provided for the site indicate the presence of rare species. Severance of habitat corridors is damaging to bats as is light. The site is within 10kms of the Mens Special Area of Conservation designated for its maternity roost of Barbastelle bats. This is a European Protected Species subject to the highest form of protection. Bats are widely recognised as indicators of biodiversity and the Barbastelle is a good example. It is an Annex 2 listed species in the EC Habitats Directive with a limited number of confirmed roosting populations in southern England including the Mens and Ebernoe Common which are both designated as SACs. This bat is dependent on sensitive management at a landscape scale (Howarth, 2008).

The application does not prioritise this important European Protected Species EPS and should be REFUSED.

Birds:

Two lists are used by which to assess the status of birds including in section 4.8 Notable and Birds of Conservation Concern (BoCC, 2021) refers to 66 notable and protected species included a number of NERC S41 listed species, BoCC or those protected under the W&CA Schedule 1 Part 1. Notable species in Sussex drawn up by the Sussex Ornithological Society, SOS; and,

UK rare species, RED listed or AMBER listed

- ten species are named 5 red and 5 amber

but these referred to in the EIA text do not include all the relevant species on the SxBRC list of records included in the EIA report on Land East of Westergate. The EIA recorded a number of species which were noted as breeding including those of Cettis Warbler, Schedule I species; Linnet, a decreasing resident species which is a Red listed species of high conservation concern and a S 41 species; Song Thrush Amber species and S 41 species, Yellowhammer which is a red listed species of high conservation concern and a Section 41 species and Dunnock, an Amber listed species of medium conservation concern and a S 41 species.

There are 245 different bird species in the UK included in the report, Birds of Conservation Concern 5. Each species is added to a list - RED,

AMBER or GREEN - depending on different factors including population levels, number of breeding birds and global threats. Birds on the red list are at the highest risk, while birds on the green list are at the least risk.

The section then refers to suitable habitat for which there is potential for breeding and nesting birds to be present on site. The breeding bird Surveys refer to 7 red listed birds and 5 amber listed species and highlights the Song Thrush, Yellowhammer and Lesser Spotted Woodpecker Scarce and declining resident a red listed species of high conservation concern and a Section 41 species which are “priority species within England”.

The distinction between these lists has not been made clear in the PEA.

Great Crested Newts:

Species including GCN have been gradually expanding their range in West Sussex to the west of the county so it was good to have tested the water in the pond for their presence.

Biodiversity:

- 5.4** The NERC Act, 2006 Para 41 places a **DUTY** on LPAs to take care of the wildlife identified in the surveys. It requires local authorities and government departments to have regard to the purposes of conserving biodiversity in a manner that is consistent with the exercise of their normal functions such as policy and decision-making.
- 5.5** **Habitat:** There is a section of Chalk stream along the edge of the proposed site. These streams occur only where chalk bedrock meets the Earth’s surface, making them globally rare. Their stable, cool, nutrient-rich waters allow chalk streams to support an exceptionally high number of species and Sir David Attenborough refers to them as one of the rarest habitats on land and 85% of them occur in southern England and are under serious threat. As Tony Juniper, CEO of Natural England, NE, stated, these habitats are subject to a complex range of pressures arising from pollution from road runoff, agriculture and sewage, to low flow resulting from abstraction for public water supply and physical damage to the water courses and climate change.
- 6. Key issues:**
A Biodiversity Emergency was declared May 2019 by the IPBES, the Inter-governmental Science-Policy Platform on Biodiversity and Ecosystem Services **referring** to the Irreplaceable nature of habitats and the need to save our wild places. Sir David Attenborough says:

“It may sound frightening, but the scientific evidence is that if we have not taken dramatic action within the next decade, we could face irreversible damage to the natural world and the collapse of our societies.”

6.1 Climate Change Emergency, 2019

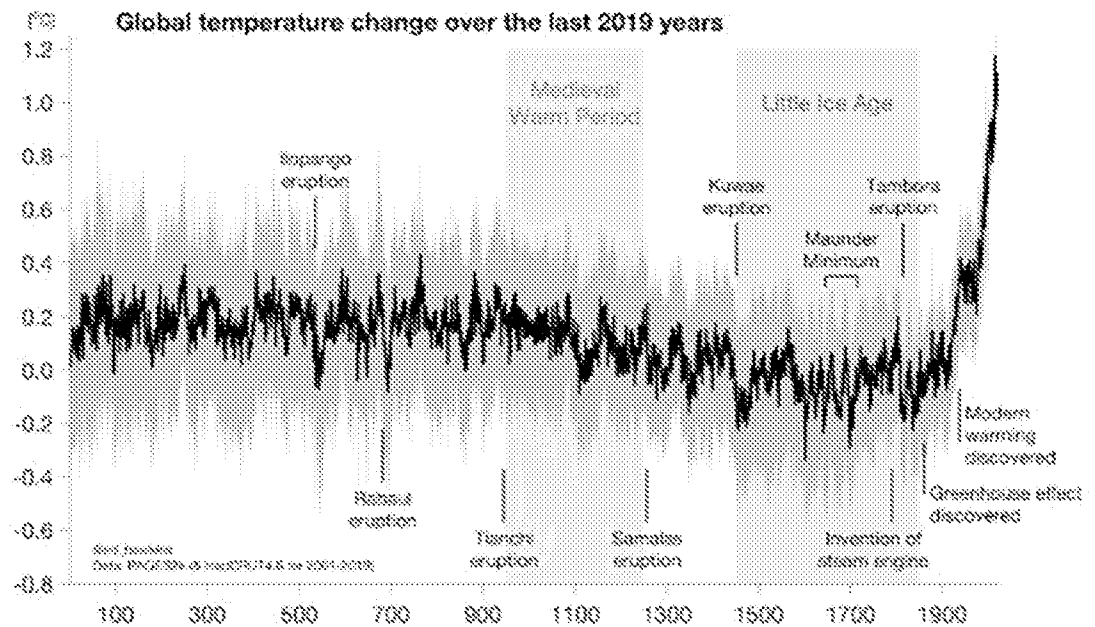
The coastal plain is very low lying and is at threat from Sea Level Rise, SLR. The County faces more rainfall and increasing intensity as well as SLR. The independent Climate Change Committee latest report, 2023, pointed to the government lagging on its commitments and the latest IPCC report points to the commitments which could keep average temperature increase to 1.5 degrees are not being kept which points to an average increase of 2 degrees at which point much of the Coastal plain will be inundated by the sea and that will include spreading inland up the river valleys. Sea levels are rising. By 2050, flooding could force nearly 4 million Britons out of their homes and we could lose thousands of acres of farmland.



Fig 4: Predicted Sea Level Rise

6.2 Which would mean: The corresponding impact of Sea Level Rise at an average 2 degrees C temperature and the inundation of the coastal plain as shown on the Surging Seas and NASA website maps as shown in Figure 4 above.

Fig 5: Temperature change



7.1 Climate change is the greatest long-term challenge facing the world today. Addressing climate change is therefore the Government's principal concern for sustainable development. Achieving sustainable development includes securing the mitigation of, and adaptation to, climate change. All planning strategies, and the decisions taken in support of them, must reflect the Government's ambition to help business and communities build a zero carbon future and prepare for the impacts of climate change. Accordingly, planning policies and all planning decisions must be in line with the objectives and provisions of Climate Change Act 2008 including the 2050 net zero carbon target.

7.2 Implications flow thick and fast into nearly every aspect of planning. Four things are needed if we're to get to net zero emissions nationally:

7.2.1 New buildings will need to be net zero, or ideally carbon negative. - our existing, leaky old buildings is a massive challenge without new buildings adding to it.

7.2.2 **Transport:** there needs to be less reliance on the car and more walking and cycling. New development needs to be designed to facilitate this. The Department of Transport states. “Cycling and walking will be the natural first choice for many journeys with half of all journeys in towns and cities being cycled or walked by 2030” they wrote in 2020. "Routes

must be designed for larger numbers of cyclists, for users of all ages and abilities.” This aspect is reflected in the associated brochure for this proposed development.

- 7.2.3 Energy:** that used needs to be based on using less and relying more on renewable sources. The current strategy is to cut emissions from buildings by 75% and to electrify heating, as the UK will only get to net zero emissions if the electricity itself is renewable. Decarbonising electricity is key to it all, and local authorities must take this up (CCC Local Authorities report, 2020)
- 7.2.4 High-carbon developments** such as airport expansions, fossil fuel developments and coal-mines should not be permitted. How should planners apply the national carbon reduction targets of the Climate Change Act and Paris Climate Accord to these projects?

The application does not prioritise this important European Protected Species EPS and should be REFUSED

8. During the first week of the New Year, 2023, Lord Deben was interviewed by Amal Rajan on Radio 4. When asked what was the ONE thing he would do regarding climate change the former UK government Environment Secretary and the previous Chair of the independent Climate Change Committee, the Rt Hon John Gummer MP, stated that **ALL** planning decisions would need to take 2 issues into account, those of climate change and sustainability.
- 9 **Until recently**, the NPPF has been silent, with the relevant sections not mentioning carbon emissions or climate change. Thus applications are fought locally with unpredictable outcomes, like, for example, fossil fuel drilling applications in the Weald in Surrey and Sussex and any number of airport expansion proposals. Why is the outcome of these proposals so uncertain and the approach to assessing climate impacts so unclear, given they lock us into high carbon emissions for decades?
- 10 A recent report drawn up by CSE and TCPA, Sept 2023, for the independent Climate Change Committee evaluated the performance of Local Authorities with respect to Climate Change¹ It found that: “*The current*

¹ CSE and TCPA. report commissioned by the independent Climate Change Commission, *Spatial Planning for Climate Resilience & Net Zero Barriers and Opportunities for delivering Net Zero and climate resilience through the local planning system*, A Report for the Climate Change Committee July 2023 CSE and TCPA

planning system is not delivering ... with the necessary speed and ambition to align with the government's wider climate change objectives".

10.1 MIND THE GAP:

“There is a major gap between spatial planning as a social policy response to climate change + its actual performance on the ground.

“The cause of this ~~dysfunction~~ lies not in the intrinsic capability of spatial planning but in a series of defined legal, policy, skills and resource issues which surround the current operation of the system. Many of these issues stem from a *lack of clarity* in national policy as to the priority to be placed on climate change in decision making and the absence of detailed policy”. lead author, Neil Best, CSE.

11. “...The Environment Bill includes a requirement for development proposals to achieve Biodiversity Net Gain, BNG... The Government hopes that that this will help to discourage the loss of woodland to development, reduce the risk of pre-emptive habitat and tree clearance, and help to ensure that any losses are properly compensated for”. The proposal to remove trees on site should **not** take place.

- 11.1 The Natural Environment and Rural Communities (NERC) Act 2006 sets out NE's purpose: to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present + future generations, contributing to science and that the evidence base is strong and robust. To condition assess designated sites, NE must have an understanding of the changes in distribution, population, and quality of designated features to enable pressures or threats on wildlife to be identified and establish solutions.

- 11.2 NE has committed to condition assessing the designated sites at Pagham Harbour, PH, which will result in the publishing of a NE Research Report (NERR) and in updating the condition on the Designated Sites viewer. This update will be used widely to consider whether plans or projects could be detrimental to the site's biodiversity and conservation status. NERC Para 41 includes a DUTY for LPAs to take their local wildlife into account.

- 11.3 The draft Pagham Harbour report points to a lack of data on which to create a baseline at PH. The final report is awaited.

12. The final report of NE's assessments of Chichester Harbour during 2019/2020 (which is linked to Pagham Harbour by a rife) suggests that more than 3000 hectares of the intertidal parts of Chichester Harbour, which is the subject of several European designations, is now classified in an "unfavourable - declining" condition. The report highlighted the increasing pressures on the natural environment and revealed a dramatic decline in biodiversity, whilst setting out new ambitions to protect, restore and enhance the natural world.
13. In February 2021, NE's Condition Review Report downgraded Chichester Harbour Site of Special Scientific Interest (SSSI) to an Unfavourable Declining condition. The overall reason for this is due to the continued loss of saltmarsh, the poor quality of saltmarsh and mudflat habitat, and the continued decline of several bird species (wintering and nesting). These are all ecologically important habitats and species. Sites with SSSI designation are legally protected under the Wildlife and Countryside Act 1981. However, NE's report highlighted that despite being a highly designated area which is staffed, Chichester Harbour had not escaped the gradual deterioration of the natural environment and loss of biodiversity.
14. **UK Policy: National Planning Policy Framework, NPPF**
 - 14.1 The revisions to the NPPF failed to join the dots around the issue of the climate crisis; in the really high-carbon areas (fossil fuel development, buildings, renewable energy, transport) it lacks urgency. As others have said we need to treat the climate emergency as an emergency.
15. **Government Environment policy**

The Government's *25 Year Environment Plan* summarises the severity of these pressures:

"The effects on wildlife and habitats are stark. We are in danger of presiding over massive human-induced extinctions when we should instead be recognising the intrinsic value of the wildlife and plants that are our fellow inhabitants of this planet. Furthermore, human-induced climate change threatens unpredictable and potentially irreversible damage to our planet. It is in everyone's interest to be part of the solution. Over the next 25 years we must safeguard the environment for this generation and many more to come".

 - 15.1 The Government Green policy also includes the need for transport, to include cycling and walking, Greener buildings and, protecting our natural environment and leaving it in better condition than it was originally. 'A

Green Future: Our 25 Year Plan to Improve the Environment', 2021 sets out what the government intends to do to improve the environment, within a generation.

This application does *not* conform with this policy.

15.2. Designated Sites: The important wildlife sites in the UK include SSSIs, SACs, and SPAs. Of concern, the application site lies within 11 kms of Pagham Harbour wildlife designated sites. Key important wildlife sites include Zones of Influence ie areas within which there could be positive or negative effects as a result of any proposed application and its impacts. Insufficient information has been provided to enable a decision to be made. An interim protocol – NE+ SDNP 2019 exists which applies to SAC sites with respect to rare bat species including Barbastelle and this should have been applied.

15.3 Pagham Harbour Zone of influence

The application site is situated within the zone of influence of one of the internationally protected sites, that of Pagham Harbour. The mid-point of the entrance to the Harbour is from the less than 8 miles from the development site. Such Key important designated wildlife sites include Zones of Influence meaning an area within which there could be adverse impacts.

16 UK National legislation

for the benefit of present + future generations, contributing to

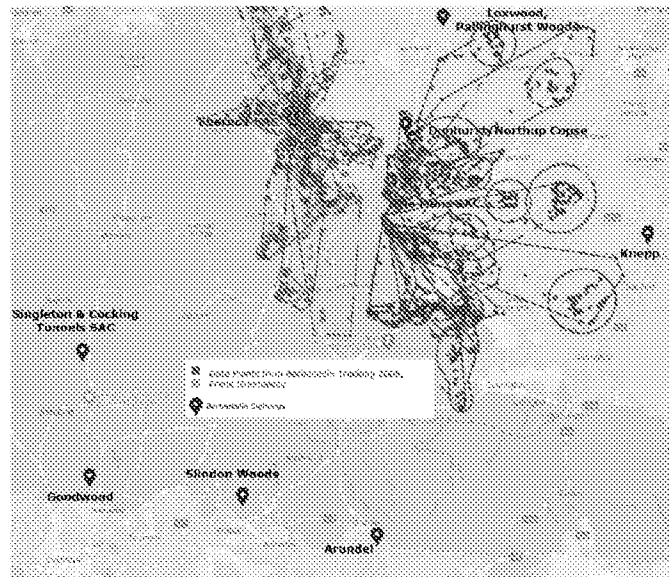
- promoting nature conservation and protecting biodiversity
- conserving and enhancing the landscape
- promoting access to the countryside, open spaces and encouraging open air recreation

contributing in other ways to social and economic wellbeing through management of the planet

As part of their remit, it is imperative that their decisions and actions are grounded in positive or negative effects as a result of the Project and its application.

.16.1 SAC requirements

The interim bat protocol, SDNP+NE, 2017 provides guidance on:



at siting records

measures

to avoid impacts to bats associated with the SACs,

- when surveys may be needed
- landscape- scale conservation opportunities that are required to maintain the integrity of the SACs the populations of bats as no/inadequate survey for bats was undertaken

16.2 Key Conservation Areas

for these species have been identified based on published data. Natural England, NE, recommends that the following impact zones around the SACs need to be assessed.

6.5km Key conservation area – all impacts assessed

- * 12 km – wider area taking into account impacts must be considered as habitats within this zone are considered critically
- 12km encompasses the wider conservation area which is the full extent of the range of foraging areas required by the bats. Such species of bats have been recorded in Singleton, Goodwood, the South Downs and Slindon (Illustrated on the map, Fig 6 above).

16.3 Species and Habitats

Patchy information is presented about species recorded on the site:

Various species names are mentioned and, on occasion, their status. The figures do not necessarily tie up. A range of sites which support barbas-

telle and Bechstein bats occur within 12 kms of the proposed development site See Figs 5 and 6 and the species was recorded flying over the site.

16.2 The interim Ecological Assessment Final Report states at Para 5.6.1 that “*the proposals will result in the loss of suitable nesting habitats for birds and foraging resources for wintering birds*”

16.3 Natural England condition assessment of Pagham Harbour: Condition data review of Pagham Harbour designated sites Draft Report March 2022, www.jbaconsulting.com. Condition assessment of Chichester Harbour which is linked to Pagham Harbour by a river so while there is only a draft report for PH it could well reach the same poor condition.

16.4 UK Depleted Nature

The UK is one of the most nature depleted countries in the world and despite nature struggling against all odds to survive, more than 1 in 6 native species face extinction and more than 40% are in decline. We desperately need a new, global deal for nature that protects and restores wildlife. The global assessment report on biodiversity and Ecosystem Services Summary for Policymakers. This means that the current priority habitats and species should require retention and enhanced protection.

17. Recreational pressure:

The following key environmental conditions have been identified for the Pagham Harbour site: *AECOM, Habitats Regulations Assessment Chichester Local Plan Review, CDC Nov 2018*. There needs to be:

- Sufficient space between the European site and development to allow for managed retreat of intertidal habitats (to avoid coastal squeeze);
- Maintenance of appropriate hydrological regime;
- Unpolluted water;
- Absence of nutrient enrichment of water;
- Absence of non-native species; and
- Absence of disturbance

Creating more housing would lead to an increase in disturbance and the other aspects have not been assessed within the application.

18. Biodiversity Net Gain, BNG

BNG is an approach to development that aims to leave the natural environment in a measurably better state than before and amounts to an additional 10% of habitat, and became a legal requirement for large developments on Feb 12th, 2024 in using a metric drawn up by NE and which is currently version no 4.

18.1 Given the current pressures on UK wildlife, it is vitally important that the needs and requirements of the range of wildlife habitats and species which occur within the District/Parish are taken into account, protected and safeguarded

18.2 This area of West Sussex is subject to drought and the area is water-stressed, NRA and NE, 2013. The District will experience very intensive rainfall, water shortages (NE/EA 2013 report), flooding and hot summers. Currently the UK is ***not*** on track to meet the Paris Agreement to keep global temperature from exceeding 1.5 0C above pre-industrial levels (Independent Climate Change Committee report, 2023).

Sir James Bevan, CEO of the EA, 2019:

“We need to mitigate the damage from climate change, by reducing or stopping the human activities which are causing it. We can do that...by cutting our emissions of greenhouse gases.”

18.4. These emissions have not stopped. The UN Intergovernmental Panel on Climate Change, IPCC, latest synthesis report, 2023, states that limiting global warming to 1.5° C or 2°C would require “rapid and deep” emissions reductions in “all sectors” of the global economy.

19 ADC and Biodiversity Net Gain Evidence Study

19.1 ADC retained ClearLead Consulting Limited from Devon to draw up a Report on Biodiversity (BNG) Evidence and a final report was presented on 9th November, 2022. The purpose was to provide a robust up-to-date biodiversity study to inform the policies in the updated ADC Local Plan.

19.2 The report included recommendations for current local policies in the adopted Arun Local Plan which are relevant to biodiversity.

20. ENV DM3: Biodiversity Opportunity Areas

Development shall:

- a. Retain and sympathetically incorporate locally valued and important habitat, including wildlife corridors and stepping stones

- b. Be designed in order to minimise disturbance to habitats
Development proposals that do not reasonably address opportunities for enhancing these through their design, layout and landscaping or access/shall not be permitted.

ENV DM5: Development and Biodiversity

Development schemes shall...seek to achieve a net gain in biodiversity and protect existing habitats on site.

All developments shall have regard to NE's standing advice for protected species.

- 19.3 What the report does suggest is to include a policy on BNG and to provide a Potential Wildlife corridor which is situated within the application area identified as a Potential Wildlife Corridor /Stepping Stone adjacent to Buffer B for Pagham Harbour. See map on page 4 (p 62 from the ClearLead report).

20. National Planning Policy

The National Planning Policy Framework, NPPF, July 2021, states:

- (i) the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed or
- (ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

Para 31 of the NPPF states: 'The preparation and review of all policies should be underpinned by relevant and up-to-date evidence. This should be adequate and proportionate, focused tightly on supporting and justifying the policies concerned, and take into account relevant market signals.'

170b: The site does not form part of a valued landscape in the context of Para 170(a) of the NPP Framework in as much as the area itself is not designated. However, Para 170(b) sets out the need to recognise the intrinsic character and beauty of the countryside.

Para 174 of the NPPF states: 'To protect and enhance biodiversity and geodiversity, plans should: Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors

and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation’

Para 179b of the NPPF states “plans should promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing, measurable net gains in biodiversity.”

- 20. The Preliminary Ecological Appraisal, PEA, as provided is considered inappropriate when making decisions as it is short on detail (CIEEM, 2017), it does not consider the impacts of the application site on the important nearby wildlife sites including Pagham Harbour.
- 20.1 Technically the later dated report should address some of the gaps identified in the earlier one. It does carry the results from the surveys which were suggested needed to be done BUT it also highlights the need for additional work.
- 20.2 The Environment Bill includes a requirement for development to achieve biodiversity net gain..... The Government hopes that that this will help to discourage the loss of woodland to development, reduce the risk of pre-emptive habitat and tree clearance, and help to ensure that any losses are properly compensated for.

This application does not conform with these policies
and should be **REFUSED**.

PLANNING LEGISLATION:

- 21.2 There is an important duty in Section 19 of the 2004 Planning Act which creates a general obligation to ensure that plan policy contributes to the mitigation of, and adaptation to, climate change. This clearly signals the priority to be given to climate change in plan-making. However, the requirement is framed in general terms, only refers to the Climate Change Act, in a footnote and does **not** apply to **decision taking**.
- 22. **The UK National Tree strategy:**
The England Tree Strategy is a plan drawn up by the Government setting out its forestry policy up to 2050. It focuses on expanding,

protecting and improving our woodlands, and how trees and woodlands can connect people to nature, support the economy, combat climate change and recover biodiversity.

- 22.1** The group, Re-Wilding Britain calls for Doubling woodland cover to at least 26% by 2030 for the benefit of people, nature and climate.; and, they argue that this could be done without harming other habitats etc.
- 21.2** Climate Change 2020, states that: “Planting trees has been considered to be one of the cheapest and most effective ways of taking CO₂ out of the atmosphere. However, for sequestration to occur, new trees need the right conditions to grow to maturity and that can take many years. {NB: the application is planning to remove trees. Furthermore, the rates of CO₂ sequestration are affected by a number of factors including the species, the location, and the physiological and physical condition of the tree, as well as the underlying air and water pollution levels. It is also worth noting that 70% of woodland carbon is in fact in the soils, typically built up through the process of decay, and that soil management greatly affects its storage capacity.”
- 23. Sustainable Development, SD**
Following the Brundtland report 1987, SD involves three aspects being considered together ie Social, Economic and Environment.
A social objective – the applications further cut across existing local communities rather than these applications which claim to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

Please refer to the loss of greenspace in this objection and refer to the PHE *Guide for Local Authorities with regards to greenspace*.
An **economic objective** - to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

An **environmental objective** - to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimise waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

These proposals do not achieve these aims, rather the plan would impact adversely on biodiversity and there are no plans included about “moving to a low carbon economy.”

24. The proposed removal of greenspace, natural drainage, habitat for wildlife is an environmental disaster particularly in an area which supports a series of residential areas which require the greenspace to provide open places for residents where they can relax and improve their wellbeing. Once greenspace has gone, it is gone forever.
25. The NPPF sets out a presumption in favour of sustainable development which is at the heart of the Framework including both plan-making and decision-taking. Para 11 states that, for decision making, this means:
- "Approving development proposals that accord with an up-to-date development plan without delay; or where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - “•The application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - “•Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Arun Local Plan.

This application does **not** conform with these policies.

- 25.1 **Nations** – including the UK - have agreed to pursue the 17 Global Goals for S D in the period to 2030. These address social progress, economic well-being and environmental protection. See App 1.

26. **Infrastructure:** The road and sewerage infrastructure are inadequate for the current population let alone any increase in numbers of cars and people. The area is mainly served by small country lanes/roads, with essentially . The sewage works are at capacity and failing – with regular discharges of untreated sewage.
27. Any house building will not be sustainable as the climate warms. Increases in rainfall and its intensity are predicted along with hotter summers and of 9 major building companies in the UK, only one is providing suitable housing to meet the challenge of climate change (Point made by Lord Deben, Chair of the independent Climate Change Committee on their last webinar).
- 28 The plan does not include facilities such as a medical centre or emergency services.
- 28.1 There is a strong indication that if the collective impacts on environment, drainage, access etc were properly evaluated the application would fail to reach even close to an acceptable development standard.
- 28.2 ADC produced a report emphasising the importance of the District's Green Infrastructure and the need to avoid coalescence of the various villages and build up areas across the coastal plain.
- 28.3 The approach to Environmental Impact Assessment underscores the importance with the impacts of traffic and sewerage. Such a proposal will significantly reduce areas suitable for wildlife via human disturbance, artificial light, noise and pollution.
29. In this regard, we note the objections and the requirement for additional surveys supplied, recommendations noted in the Interim Ecological Assessment provided by ECOSA Consultants in support of the application.
- 30 Water management and pollution
Recent research has established that run off from road traffic of oil and other materials can enter ditches and contaminate water /streams/rifes and rivers thus posing a threat to wildlife. The application would result in a loss of habitat, increased disturbance, a marked increase of road traffic close to the Rife.
31. There should be protection of the ditch, using a good wide buffer zone, planting of appropriate native trees (*not* silver birch), protection of the existing onsite hedges and a wide no compaction zone around the base of any mature trees to prevent damage any construction vehicles, storage or equipment.

- 32 **Any lighting** onsite during construction work needs to prevent interference to bats and also low level ground directional lighting after construction, again to impact bats the least. Obviously as part of the construction, there would ideally be swift boxes, bird boxes and bat boxes etc. placed appropriately on the proposed housing.

This application should be **REFUSED**

Appendix 1: UN Sustainable Development Goals

The Sustainable Development Goals are the blueprint to achieve a better and more sustainable future for all. They address the global challenges we face, including poverty, inequality, climate change, environmental degradation, peace and justice

The Sustainable Development Goals (SDGs) or Global Goals are a collection of 17 interlinked global goals designed to be a "blueprint to achieve a better and more sustainable future for all".[1] The SDGs were set up in 2015 by the United Nations General Assembly (UN-GA) and are intended to be achieved by the year 2030. They are included in a UN-GA Resolution called the 2030 Agenda or what is colloquially known as Agenda 2030.[2] The SDGs were developed in the Post-2015 Development Agenda as the future global development framework to succeed the Millennium Development Goals which ended in 2015.

Relevant SDG goals to this application are highlighted in red.

The 17 SDGs are:

- (1) No Poverty,
- (2) Zero Hunger,
- (3) Good Health and Well-being,
- (4) Quality Education,
- (5) Gender Equality,
- (6) Clean Water and Sanitation,
- (7) Affordable and Clean Energy,
- (8) Decent Work and Economic Growth,
- (9) Industry, Innovation and Infrastructure,
- (10) Reduced Inequality,
- (11) Sustainable Cities and Communities,
- (12) Responsible Consumption and Production,
- (13) Climate Action,
- (14) Life Below Water,
- (15) Life On Land,
- 16) Peace, Justice, and Strong Institutions,
- (17) Partnerships for the Goals.

The resolution identifies specific targets for each goal, along with indicators that are being used to measure progress toward each target.[3] The

year by which the target is meant to be achieved is usually between 2020 and 2030.[4] For some of the targets, no end date is given.

To facilitate monitoring, a variety of tools exist to track and visualize progress towards the goals. The intention is to make data more available and easily understood of the SDGs. There were serious impacts and implications of the COVID-19 pandemic on all 17 SDGs in the year 2020.

Planning Policy and Evidence Base

1. Planning Policy and Evidence Base
 - 1.1 The current context includes Emergencies declared on both Climate Change, Govt 2020 when Net Zero 2050 was declared by the UK Government and Biodiversity, IPBES, 2019.
 - 1.2 National Planning Policy Framework (NPPF) 2021, searchable version and updated twice in 2023.
HM Government (2005) Office of the Deputy Prime Minister (ODPM) Circular 06/05 Biodiversity and Geological Conservation- Statutory Obligations and their impact within the Planning System. Domestic Habitats Regulations 2019 which transposed the European legislation into UK law including protection for European Protected Species

UK GOVERNMENT POLICY COMMITMENTS

- Environmental Protection Act
Established in 1974, the Environment Protection Act is the environmental law in the UK that controls waste management and emissions into the environment.

Wildlife Environmental Laws

Of course, our environment extends to the wildlife that lives in the UK as well and as you can see below, there are numerous laws in place to help protect it. Everything from the countryside, wild birds, badgers, hunting and weeds are covered by UK law.

- Wildlife and Countryside Act
The Wildlife and Countryside Act was put in place in 1981 and complies with the European Council Directives on the conservation of wild birds.

Conservation Environmental Laws

Conservation of our national parks, listed buildings, monuments, countryside and right of way is another area of environmental law

in the UK. Below you will learn a little more about the current laws that are enforced in England, Wales and Scotland.

- **National Parks and Access to the Countryside Act 1949**
Under the UK Government Agency called English Nature, the National Parks and Access to the Countryside Act control the creation of National Parks and Areas of Outstanding Beauty in the UK as well as addressing public rights of way.

Wildlife and Countryside Act, 1981, as amended.

- **Countryside and Rights of Way Act 2000**
Established to give people the freedom and right to roam uncultivated areas of the UK such as mountains, moors, heaths and downs, the Countryside and Rights of Way Act was passed in 2000.

Natural Environment and Rural Communities Act, 2006, includes the species and habitats of principal importance and a Duty on bodies to take biodiversity into account

Conservation of Habitats and Species Regulations, 2017

Climate Change Environmental Laws

Laws concerning climate change are some of the most talked about when it comes to environmental laws in the UK and below you will find links and information regarding each of them. You will learn about laws set to reduce carbon emissions and the efficiency and use of energy across the UK.

- **Climate Change Act 2008**
Established in 2008, the Climate Change Act is an environmental law designed to reduce carbon dioxide emissions in the UK. Binding targets have been set that will reduce these emissions from levels recorded in 1990 by at least 80% by 2050.
- **Planning and Energy Act 2008**
The Planning and Energy Act 2008 is a law in the UK that allows planning authorities in England and Wales to impose requirements on local planning applications regarding energy use and efficiency.
- **Energy Act 2020**

The Energy Act 2011 relates to UK enterprise law which requires energy providers to meet certain energy efficiency requirements when providing energy to consumers. Obligations include carbon emissions reductions and home heating costs reductions.

Current UK policy commitments include Environment Bill, 2019 and Environmental net gain. A Green Future: Our 25 Year Plan to Improve the Environment, HM Government 2018 and 2019. New development has to ensure 10% Environmental gain and becomes law in Nov 2023.

3. Biodiversity 2020: A strategy for England's wildlife and ecosystem services

This biodiversity strategy for England provides a comprehensive picture of how the UK is implementing their international and EU commitments.

Net Zero policy

4. National Planning Policy Framework, NPPF, July 2021
SUSTAINABLE DEVELOPMENT

Biodiversity is essential for a good quality of life. It plays a critical role in providing food, clean water, energy, medicines and secure livelihoods; regulating climate, air quality, freshwater quantity and quality, and pollination services. It is also fundamental to social cohesion, spiritual fulfilment, preservation of cultural heritage, mental and physical well-being, identity and a sense of place. Biodiversity is, therefore, a strategic asset for sustainable long term development everywhere and this is clearly evident on the Manhood Peninsula.

5. **West Sussex Transport Plan**

- . West Sussex Transport Plan (2011-2016) was adopted in February 2011. The main objective of this Plan is to improve quality of life for the people of West Sussex by promoting economic growth;
- tackling climate change;
- providing access to services, employment and housing; and
- improving safety, security and health.

APPENDIX 2: Rare bat species

European Directive (92/43/EEC) on the Conservation of Natural Habitats and Wild Flora and Fauna (the Habitats Directive) protects habitats and species of European nature conservation importance. The Habitats Directive establishes a network of internationally important sites designated for their ecological status. These are referred to as Natura 2000 sites or European Sites, and comprise Special Areas of Conservation (SACs) and Special Protection Areas (SPAs).

The Habitats Directive require an ‘Appropriate Assessment’ (AA) to be undertaken on proposed plans or projects which are not necessary for the management of the site but which are likely to have a significant effect on one or more Natura 2000 sites either individually, or in combination with other plans and projects. The purpose of AA is to assess the impacts of a land use plan, including mineral plans such as this, in combination with the effects of other plans and projects, against the conservation objectives of a European Site and to ascertain whether it would adversely affect the integrity of that site. Where unacceptable negative effects are identified, alternative options should be examined to avoid any potential damaging effects. The scope of the AA is dependent on the location, size and significance of the proposed plan or project.

The Conservation of Habitats and Species Regulations (2017) provides a statutory basis for assessing the impacts of development proposals on European sites ‘in combination with other plans or projects’. For all other designations (referred to in Policy M17), Policy M22 aims to ensure that the cumulative impacts of successive or concurrent developments on the environment and communities are addressed

For a breeding bat population to survive and remain stable, both suitable roosting sites and productive foraging grounds are required. Development proposals should seek to retain and enhance existing habitats and / or features of value to bats such as those outlined here:

Bat activity

1. Barbastelle bats leave the home woodland as a group and ‘peel off’ into foraging territories. It is likely that female Barbastelle bats seek out male roosts in September, accompanied by their young, and return to their home woodland for the winter. It may be that bats from the colony of breeding females move considerable distances in late summer to find a mate. Bats need a range of habitats during the year in and raising young; Barbastelle bats tend to select roosts within old growth semi-natural woodland and there was significant positive selection of semi-natural broadleaved woodland and significant negative selection of other available habitat. Retention of semi-natural broadleaved woodland should be ensured as a main priority, as should the protection of veteran trees and standing deadwood
2. Barbastelle bats need to be able to move through the landscape between their roosts and their foraging areas in order to maintain ‘Favourable Conservation Status’. They require **linear features** in the landscape to provide landscape permeability, routes such as hedges and tree-lined streams. Barbastelle bats have three types of echolocation call. Compared to most other bat species, the amplitude of echolocation call of the Barbastelle bat is between ten and a hundred times lower than other bats and then at short range when hunting.
3. The Barbastelle bat tend to fly at tree top height, amongst the woodland canopy and margins and mostly alongside hedgerow cover in a continual forward progression. Over open ground and water they fly at low level. Radio tracking studies and observations in the field confirm that Barbastelle bats will use regular flyways associated with lines of hedgerows and woodland. Further studies have shown that landscapes with broadleaved woodland, large bushy hedgerows and watercourses are important as they provide habitat continuity up to 7km from the roost, after which it is considered dark enough to enable more open spaces to be crossed. Habitat is therefore very important to SAC bats in terms of quality (generation of insect prey) and structure (allowing them to commute and forage);
4. SAC bats are sensitive to light and will avoid well lit areas. Although Barbastelle bats will use areas of low intensity illumination the interruption of a flyway by light disturbance, as with physical

removal/ obstruction, would force the bat to find an alternative route which is likely to incur an additional energetic burden and will therefore be a threat to the viability of the bat colony. In some circumstances, an alternative route is not available and can lead to isolation and fragmentation of the bat population from key foraging areas and/or roosts. The exterior of roost exits must be shielded from any artificial lighting and suitable cover should be present to provide darkened flyways to assist safe departure into the wider landscape.

5. The feeding and foraging requirements of the Barbastelle bats have been reasonably well studied in southern England and Europe. From this work, we know that most feeding activity is concentrated in an area within 7km of the roost (even juvenile bats will forage up to 7km at a stage in their life when they are most susceptible to mortality). The most important types of habitat for feeding have been shown to be:
 - grassland,
 - hedgerows,
 - riverine vegetation,
 - wetlands and
 - **woodland that support an abundance of moths with ears.**
6. Consideration should be given to the site within the wider landscape. It is essential to note that bat surveys are seasonally constrained. For proposals which have the potential to impact on the SAC, a full season (April to August inclusive plus October) will be required. Surveys should determine the use of the site by Barbastelle bats, whether the site is being used as a commuting route or contains hunting territories or both.

Examples of habitats:

- **Hunting habitat** such as grassland; hedgerows; woodland; scrub; riparian vegetation; tree lines; arable margins; and ponds. They also need water to drink from.
- **Connecting habitat:** important to ensure continued functionality of commuting habitats including both sides of a track where it occurs. (Proposals must seek to retain existing linear commuting features as replacement of hedgerows is likely to require a significant period to establish). Strategic or key flyways are important to barbastelle bats

and are used by several members of a colony whilst dispersing to individual feeding areas

- **Seek to maintain the quality of all semi-natural habitats** and design the development around enhancing existing habitats to replace the value of that lost making sure that they remain accessible to the affected bats.

Foraging:

Barbastelle bats' foraging paths are generally within 200 metres of water features (Greenaway, 2008). Barbastelle bats prefer riparian vegetation, broad leaved woodland, unimproved grassland, improved grassland, scrub, mixed woodland, coniferous woodland and avoid urban, upland moor, arable habitats and areas of open water (Zeale, 2009).

Loss of habitat refers not only to physical removal but also to the effects of lighting. A development proposal will be expected to demonstrate that bats will not be prevented from using features by the introduction of new lighting or a change in lighting levels.

7. Barbastelle bats go out in groups from the roosting area then disperse to individual hunting grounds. Roost selection at the habitat scale showed that *B. barbastellus* disproportionately selected trees in semi-natural broadleaved woodland over trees in plantation broadleaved woodland where only one roost tree was located. Barbastelle bats are reliant on darkened connecting habitat features between roost sites and feeding areas. Typically, these are along vegetated rivers and streams or lines of trees and large hedgerows and paths. Barbastelle bats' foraging paths are generally within 200 metres of water features. Commutes were typically rapid and direct and bats moved freely across large open areas. When Barbastelle bats cross open ground they will fly at low level.

Table 1 Description of habitat types used to assess habitat selection by foraging *B. barbastellus*.

Habitat type	Description
Broadleaved woodland	Ancient semi-natural broadleaf wood broadleaf plantation, active coppice, and young trees.
Mixed woodland	Ten percentage or more of both broadleaf and coniferous in canopy, includes plantation mixed woodland.

Coniferous woodland	Ten percentage or less broadleaf in canopy, includes both plantation and natural conifer woodlands.
Scrub	Dense forestry scrub, small shrubs and bracken.
Unimproved grassland	May be rank and neglected, mown or grazed grassland on enclosed land. Not treated with application of artificial fertiliser or herbicide, or have been so intensively grazed or drained, as to alter the sward composition significantly, including all unimproved areas, neutral, acidic or calcareous.
Improved grassland	Enclosed meadows and pastures which have affected by heavy grazing, drainage, or the application of herbicides and/or inorganic fertilisers that they have lost many species which one could expect to find in an unimproved sward. Includes permanent improved, semi-improved, and amenity grasslands.
Riparian Marginal	Vegetation around any water body, including riparian woodland, tall vegetation along water courses, swamp vegetation around pools and all types of fen and mire.
Open water	Open water, including rivers, streams, brooks, lakes, ponds (including operational ponds), reservoirs, aquaculture, and estuary and coastal waters.

Inappropriate assessments:

At Bovey Tracy in Devon, 5 years ago, researchers from the University of Bristol began a radio tracking project to study a Barbastelle bat colony in the Bovey Valley on the east of Dartmoor. The Woodland Trust commissioned the work together with Natural England, and the researchers set out to firstly find the roost trees and then to track the bats to their foraging sites. The aim of this research was to provide the woodland managers with information that could *improve the habitat management* for the species which is an oak wood specialist.

B. barbastellus selects roosts within old growth semi-natural woodland. there is significant positive selection of semi-natural broadleaved woodland and significant negative selection of other available habitat. This agrees with previous research (Zeale, 2009) and strengthens the view that old growth woodland is important for *B. barbastellus*, and that loss of such woodland throughout Europe has contributed to population declines. Therefore retention of semi-natural broadleaved woodland should be ensured as a main priority, as should the protection of veteran trees and standing deadwood.

Site Improvement Plans (SIPs) have been drawn up for the main sites supporting rare bats in West Sussex eg the Mens Ancient Woodland and Ebernoe Common but none of the recommendations have been implemented.

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- Arun District Council *Local Plan* including Map 3
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