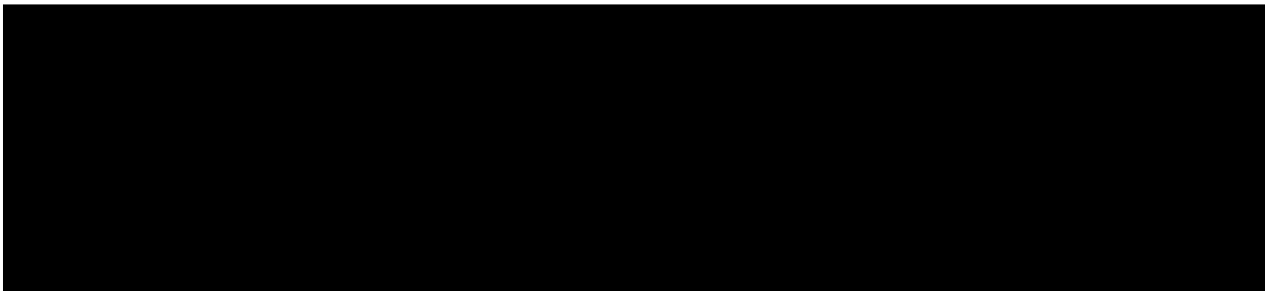


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From: Jennifer Pollitt [redacted]
Sent: 21 January 2022 17:13
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: RE: AL/129/21/OUT Land adjacent to Woodgate Nurseries

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Hi Simon,

Apologies. I think Steph was going to respond to this one before she left because we were consulted around the time that I started in post.

The black and white ecology report (EIA, Nov 2021) means that it is hard to identify, on maps that use a colour key, where different species are. This means that we cannot fully and accurately assess the site surveys.

We had some concerns surrounding the impacts to Slindon Barbastelles and the other light sensitive (Myotis sp) and rare and threatened bat species identified during the surveys. We note that an AA will be completed by yourself.

Looking at the master plan, there is no buffer or 'dark corridor' protecting the trees and hedgerows on the margins of the site from light spill. This has been proposed as mitigation in the EIA. We would like to see the dark corridors – 5m or more reflected in the landscape plans and a more detailed bat mitigation scheme. These should be submitted prior to determination of the outline application for our approval. The reason for this is because, even with a sensitive lighting scheme, post construction the impacts of lighting are likely to be worse where gardens and roads take in the margins. Lighting can be installed in an uncontrolled manner (security, garden and even Christmas lights).

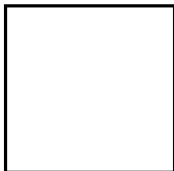
Five of the seven reptile surveys were conducted as part of the EIA (Nov 2021) during suboptimal weather (~20c) and deviates from best practice guidelines. This means the accuracy of these surveys may not be reliable. We would like the proposed reptile receptor site and method statement to be submitted prior to the determination of the outline application for our approval. This will ensure reptiles will not be harmed by the proposal

The mitigation and enhancements for nesting and overwintering birds are suitable and sufficient for the site.

The proposed enhancements in Section 6 of the EIA (Nov 2021) are a welcome addition to the scheme. These should be included on the finalised landscape plans (LEMP) and submitted as part of a reserve matters application.

Kind Regards,

Jen



Jennifer Pollitt
Environment Officer
Environmental Strategy
Chichester District Council

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East Pallant House opening hours: 9am-5pm on Monday, Tuesday, Wednesday and Friday, and 10am- 5pm on Thursday



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

Sent: 20 January 2022 17:41

To: Environmental Strategy [REDACTED]

Subject: AL/129/21/OUT Land adjacent to Woodgate Nurseries

Hi,

I'm just following up on a consultation request sent 12/11/21 for this application. Would you be able to respond with any comments?

Note that I will be doing an Appropriate Assessment to consider impact on bats re the Singleton & Cocking Tunnels SAC.

Thanks

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place



T: 01903 737874

E: simon.davis@arun.gov.uk

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