

[REDACTED]

From: Simon Davis
Sent: 26 February 2021 16:37
To: 'Megan Green' [REDACTED]
Cc: Chris Brake [REDACTED]
Subject: AL/20/21/PL - Wings Nursery, Lidsey Road, Woodgate

Dear Megan,

I have had an initial look at the resubmission and have a couple of queries/requirements:

- (1) You previously provided an Accommodation Schedule but I can't see one with this submission. Can you submit one please.
- (2) I previously queried with you whether the cycle store (which I make to be 11.2m2) has been included in the new floorspace figure on the CIL form. Can you confirm it is now included. I haven't been able to work this out for myself as I don't have the accommodation schedule.
- (3) The application site is within the 12km buffer of the Singleton & Cocking Tunnels Special Area of Conservation (SAC). ALP policy ENV DM1 is of general relevance but policy SD10 of the South Downs National Park Local Plan provides more specific policy and advises that in the 12km buffer, significant impacts on bats or severance of flight lines should be considered. There is also relevant policy in the emerging ANDP Review Plan. I am unsure whether this has been considered in your submission?
- (4) Further to (3), we are required to undertake an Appropriate Assessment as per Habitats Regulations 2017 to determine whether there is any impact on the SAC. In order to do this I will need from you a Shadow Habitat Regulations Assessment and so I am formally requesting one.

Lastly, please note the comments of our ecologist particularly the point about the reptile surveys being out of date. Please speak to your ecologist to determine when such surveys can be carried out. Please advise me of timescales.

Kind Regards

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place

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