

[REDACTED]

[REDACTED]

[REDACTED]

From: Mike Tristram [REDACTED]
Sent: 30 July 2017 16:26
To: Planning [REDACTED]
[REDACTED]

Subject: Comment on WA/44/17 Tupperts Field proposed development

Dear Mr Eastham,

I am writing to OBJECT to the Tupperts Field application WA/44/17, because it is contrary to the Local Plan, impacts adversely on the National Park, and is contrary to the Neighbourhood Plan.

Contrary to the Local Plan

It is contrary to the Local Plan because as a development on this scale on a green field site in this location it will have a significant adverse impact on the landscape, on nature conservation and biodiversity, as here evidenced.

This location is defined in social terms as adjacent to (though outside) the village's built-up area; in environmental terms, arable land will also have more ecological value where it hugs the margins of a built-up area with gardens, eg for slow-worms and lizards (providing open basking areas where the gardens provide winter shelter). This combined gardens-and-arable habitat will be lost from this part of the parish if the development is permitted.

However in environmental terms this site is more importantly defined by being adjacent to parkland surrounding the Avisford Hilton Hotel, the more so because this in turn is adjacent to the nationally important Binsted Woods Complex SNCI Ancient Woodland (of which the nearest compartments are the western block comprising Little Danes Wood, Hundred House Copse and Barns Copse).

This graduated mosaic of habitats, from Ancient Woodland, to Parkland with permanent grassland, to Arable land, is meeting the mixed habitat needs (eg when foraging) of protected species within the Ancient Woodland's species web, whether birds, invertebrates, or bats and other mammals. All of these categories would need to be investigated in ecological surveys.

I can provide some relevant evidence with regard to bats:

Reports on bat species active in the Binsted Woods Complex SNCI by Daniel Whitby (AEWC Ltd), surveys commissioned by local community environmental organisation MAVES (Mid Arun Valley Environmental Survey), can be found on

http://www.maves.org.uk/app/resources/documents/www.maves.org.uk/16-010-BS_Binsted%20Woods%20Bat%20Trapping%20Survey%202017_Interim%20-%20June%202017.pdf (2016 & 2017)

and on

http://www.maves.org.uk/app/resources/documents/www.maves.org.uk/16-010-BS_Binsted%20Woods%20Bat%20Trapping%20Survey%202016.pdf (2016)

13 species of bats were found out of a (just about) possible 17. These included 3 protected and notable species (Bechstein, Barbastelle, Alcahloe). These will be ranging over this area. Before any decision may be taken on the development, it is essential that further survey with trapping and radiotagging be commissioned in the Little Danes Wood/Hundred House Copse/Barns Copse western block of the SNCI, and in the Parkland surrounding the Hilton Hotel, with a view to establishing to what extent Tuppens Field is being used and to understand its importance as a foraging area for bats and particularly for these 3 key species, and what the adverse impacts would be. Such a survey will require the services of an expert such as Daniel Whitby and several seasons' research.

Impact on the National Park

The western block of Ancient Woodland forms part of the South Downs National Park. The loss of Tuppens Field to development will have an as yet unquantified adverse impact on the mixed habitats used and required by protected species such as these roosting and breeding within the Park, and thus on its biodiversity and Special Qualities. A comment should specifically be sought from the National Park Authority on the position they would take in regard to this impact, on any particular survey requirements they may have to quantify it, and on what mitigation might effectively meet their requirements. In addition to direct biodiversity impacts mentioned; the impact on dark night skies within the Park will need to be considered.

Contrary to the Neighbourhood Plan

In addition, the proposed Tuppens Field development is contrary to the well-supported Neighbourhood Plan because it would put a large number of dwellings in one location. It was agreed in the community that development should be spread about our villages to facilitate integration and to minimise landscape and community impact. The development of Tuppens Field diminishes green space near the centre of the village, changing the felt experience of villagers - which is currently (still) as a rural community with a character rooted in the tradition of that community.

Regards,

Mike Tristram
Stable Cottage
Binsted, Arundel
West Sussex BN18 0LL

