

From: Simon Davis
Sent: 15 July 2021 19:01
To: Susan Leeson [REDACTED]
Subject: RE: WA/58/21/PL Brookview Nursery

Hi Sue,

I take your point re ecology but given the location of the site in the bats 12km buffer area and the fact that on-site buildings/structures are to be removed, I think it should be provided. I have no experience with Walberton PC but if this was in Aldingbourne, I know I would be getting objections due to being in the bat area and no survey.

Simon.

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place

T: 01903 737874
E: simon.davis@arun.gov.uk



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From: Susan Leeson [REDACTED]
Sent: 15 July 2021 15:00
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: RE: WA/58/21/PL Brookview Nursery

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Hi Simon
Yes good thank you. I thought Anita would reallocate it.

It just never stop does it? Shadow HRA is new to me. I have enough trouble with nitrate mitigation.

We did not include a ecology phase 1 as the site is an outdoor storage and office site, so no ecology on the site.

I will forward to client and get these arranged.

Best regards
Susan

Susan Leeson B.Sc, M.Phil
Associate

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From: Simon Davis <Simon.Davis@arun.gov.uk>
Sent: 15 July 2021 14:17
To: Susan Leeson [REDACTED]
Subject: WA/58/21/PL Brookview Nursery

Dear Sue,

Hope you are well.

I have just been reallocated this case from Anita. I have done the initial application checks and have a few requests for you:

The site lies within the 12km buffer of the Singleton & Cocking Tunnels Special Area of Conservation. Policy advice is contained in SD10 of the South Downs National Park Local Plan and VE10 (2020) of the soon to be made Walberton NP 2. Advice from SDNPA is that we should be doing appropriate assessments to determine whether likely adverse will occur on barbastelle and Bechstein's bat flight lines. It would be helpful to me if you can provide a Shadow Habitat Regulations Assessment to assist me with this task.

I note that there is no evidence of any wildlife surveys. I appreciate that is an existing developed site but it's in the countryside and I consider that as a the minimum a phase 1 habitat survey should be provided to assess potential for wildlife habitat (with any follow-up surveys, should the ecologist recommend any). Notwithstanding, we have consulted our ecologist. Please also note that ALP policy ENV DM5 requires details of biodiversity net gain for new developments so this will need to be provided.

Lastly, ALP policy W DM1 states that major development within the Lidsey Treatment Catchment Area must be accompanied by a full Drainage Impact Assessment which must take account of surface water disposal and foul water disposal.

Can you advise whether you will be able to provide information to assess the above?

Kind Regards

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place

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