Dear Tim Bettany-Simmons

Re: SDNP/13/02300/FUL – New heathland golf course. Land North Of Allington Cottage Langley Lane Langley Rogate West Sussex

It has been drawn to the Sussex Wildlife Trust’s attention that a new consultation on this application has been opened following the submission of new surveys. Despite having previously submitted comments to this application back in January 2014, the Sussex Wildlife Trust has not been informed of this consultation.

As a result of this lack of consultation we have had insufficient time to formulate detailed comments in relation to the survey work. However having viewed the information that we have been able to find via the website we wish to lodge the following comments.

The Sussex Wildlife Trust strongly objects to the above planning application. Hampshire and Isle of Wight Wildlife Trust (H&IoWWT) manages land in the adjacent Woolmer Forest Site of Special Scientific Interest (SSSI), and Wealden Heaths Special Protection Area (SPA). The Sussex Wildlife Trust supports comments submitted by H&IoWWT.

Despite the additional survey work we feel that this not altered the impacts of this development proposal. The new survey work simple highlights the importance of this site for biodiversity and that it is not suitable for the proposed development. The site represents a significant area of valuable habitat such as unimproved acid grassland and lowland heath. The surveys also highlight the presence of reptiles and breeding birds for which the SPA is designated including 4 pairs of breeding woodlark and 1 pair of nightjar. The Sussex Wildlife Trust would suggest that rather than imposed development on a site of such significant biodiversity value, those steps should be taken to afford the site greater protection for the suite of nationally and internationally rare species present on the site and in the surrounding area.

The proposals will result in the loss of SPA habitat and adversely impact upon European protected species and UK priority BAP habitats and species. We stress the importance of evidence based decision making. We ask that you ensure that your decisions are based on solid interpretation and evaluation of the updated ecological information across all species groups. The Trust does not feel that the information included with this application is sufficient to assess the potential cumulative impact of this development when considered in combination with other nearby developments, as is required by the Habitats Regulations.
The proposals are contrary to paragraphs 115, 117 and 118 of the National Planning Policy Framework, saved policies RE7 and RE8 from the Chichester Local Plan (1999), and policy 49 of the proposed Chichester Local Plan (2014 – 2029).

I ask that you please keep the Sussex Wildlife Trust informed should any further related information be submitted and of the outcome of this application.

Kind Regards

Laura Brook
Conservation Officer
Sussex Wildlife Trust