

Philip Birch

From: Stephanie Evans
Sent: 05 March 2021 09:46
To: dcplanning shared
Subject: RE: Chichester District Council Planning Consultation - 21/00545/EIA

Proposal: Screening opinion - commercial and high welfare, low impact and low intensity farming activity, the gradual development of a rural enterprise centre, a rural food and retail centre, equestrian centre, and glamping site.
Address: Crouchlands Farm, Rickmans Lane, Plaistow, Billingshurst, West Sussex, RH14 0LE

Screening Opinion

The EIA Screening Report correctly identifies that the proposed development exceeds the thresholds for requiring EIA as follows:

10. (b) Infrastructure Projects: Urban development projects, including the construction of shopping centres and car parks, sports stadiums, leisure centres and multiplex cinemas:

(iii) the overall area of the development exceeds 5 hectares.

9c) Tourism and Leisure: Holiday villages and hotel complexes outside urban areas and

associated developments:

The area of the development exceeds 0.5 hectare.

Therefore EIA will be required.

The report also details that habitat and protected species surveys will be required. The impact on designated sites will be a key consideration within the EIA and information will be needed to inform an appropriate assessment for the proposals. The site is within the SSSI Impact Zone for Chiddingfold Forest SSSI (Site of Special Scientific Interest) and also within the Zones of Influence of The Mens Special Area of Conservation (SAC) and Ebernoe Common SAC, both of which have been designated for their bat populations, particularly Bechstein and Barbastelle populations. There is extensive bat habitat and network in immediate proximity to the site, including Ancient Woodland directly to the south. The grassland and woodland to the West of the site has extensive bat records, including Bechstein and Barbastelle Bats records. The impact on the bat network and the integrity of the designated sites will need thorough investigation.

Stephanie Evans
Environmental Co-ordinator
Environment
Chichester District Council
Ext: 34523 | Tel: 01243534523 | sevans@chichester.gov.uk | Fax: 01243 776766
<http://www.chichester.gov.uk> | www.facebook.com/ChichesterDistrictCouncil |
www.twitter.com/ChichesterDC

For all the latest coronavirus and council news, sign up to our monthly email newsletter: <http://www.chichester.gov.uk/newsalerts>

-----Original Message-----

From: dcplanning shared
Sent: 02 March 2021 10:32

To: Environmental Strategy

Subject: Chichester District Council Planning Consultation - 21/00545/EIA

Planning Consultation