

2014 Urban Fringe Assessment , Appendix 4

ERRATUM: Site 41 – Land at Wanderdown Road Open Space

Please note the following text and assessment score corrections for the ecology section. Red text denotes new text and strikethrough denotes deleted text:

Ecology		
<p>Over 95% of the site is designated as a Site of Nature Conservation Importance. During the review of SNCIs in the City, the SNCI Review Panel was unable to gain access to site. It was therefore agreed that the designation should remain unless a new survey indicated otherwise.</p> <p><i>The site's potential for future designation as a Local Wildlife Site has been called into question by the landowner through the 2013 review of SNCI sites for future designation as a Local Wildlife Site. As set out above, the selection panel concluded that an independent survey would be required to substantiate this view.</i></p> <p>More recently, the City Ecologist reviewed the site and the regional reasons for designation and concluded that the site is not appropriate for designation as a local wildlife site in the emerging City Plan. Therefore, the designation of the site as an SNCI has been disregarded.</p> <p>Nature Improvement Area.</p>	<p>--?</p>	<p>The site is designated as an SNCI; however this designation has been recently called in to question. The site has not been recommended by the City ecologist for inclusion in the forthcoming City Plan as a local wildlife site. Therefore, the site's designation as an SNCI has been disregarded and the site may be suitable for development.</p> <p>It is assumed that development would incorporate an element of provision for biodiversity assets, which may help to create new habitats and contribute to habitat connectivity along established hedgerows and treelines, which should be retained.</p> <p style="text-align: right;">+/--?</p>

Overall Conclusions
<p>The site is considered suitable for a small amount of low density residential development at the northern tip of the site.</p> <p>The site occupies the crest of a ridge which runs down from Mount Pleasant, separating the built area of northern Ovingdean into two. The northern end is largely open greenspace and the remainder is wooded. Both areas are prominent in SDNP views descending from Mount Pleasant, in which the village appears as houses surrounding a wooded ridge and development on the hill top would be uncharacteristic, detracting from the historic valley settlement form. However, a few new houses within the pony paddocks at the northern end of the site would retain the woodland on the hill top and have the least adverse impact on landscape character</p> <p>Despite over 95% of the site being recognised as a local SNCI, more recently, the City Ecologist reviewed the site and the regional reasons for designation and concluded that the site is not appropriate for designation as a local wildlife site in the emerging City Plan. Therefore, the designation of the site as an SNCI has been disregarded. Moreover, there are no recognised open spaces within the site.</p> <p><i>95% of the site is recognised as a Site of Nature Conservation Importance. Although the value of the site has been challenged by the landowner, the 2013 Review of SNCIs concluded that the designation should remain</i></p>

pending further independent survey work to verify objections from the landowner.