

From: Laura Downs <Laura.Downs@naturespaceuk.com>
Sent: 29 July 2025 18:14:22 UTC+01:00
To: "Joanne Fisher" <joanne.fisher@midsussex.gov.uk>
Cc: "planninginfo" <planninginfo@midsussex.gov.uk>; "Jennie Shea" <jennie.shea@naturespaceuk.com>
Subject: NatureSpace Consultation- DM/25/1650 | Demolition of the remaining parts of the redundant buildings in the western and southern part of the site; the development of a new specialist dementia care home (Use Class C2)....

Good afternoon Joanne,

Planning reference: DM/25/1650 | Demolition of the remaining parts of the redundant buildings in the western and southern part of the site; the development of a new specialist dementia care home (Use Class C2); the retention of an existing acquired brain injury (ABI) unit in the northern part of the site (Use Class C2), a retained access from Plawhatch Lane and associated car and cycle parking and landscaping.

I am just getting in touch on behalf of Jennie Shea in relation to the above application, thank you for consulting us on this. The applicant has provided an ecological report in the form of - *"Preliminary Ecological Appraisal, Horncastle, Plawhatch Lane, Sharpthorne, East Grinstead, West Sussex, RH19 4JH, PJC, May 2024, which states:*

- "Habitats recorded within the Site particularly the poor semi-improved grassland, dense scrub, scattered trees and hedgerow were considered to provide foraging, commuting, and sheltering opportunities"*
- "Direct impacts on suitable waterbodies for breeding GCN are not anticipated."*
- "The development proposals, during the writing of this report, included the removal of approximately 0.15ha of dense scrub, and the retention of the woodland, hedgerows and treelines. Therefore, in the first instance, and following the mitigation hierarchy, it is recommended that the development proposals are updated to include the retention of the dense scrub within the Site."*
- "It is therefore recommended that a GCN HSI assessment (ARG, 2010) of all waterbodies within a 500m radius of the Site be undertaken to determine the value and potential of the waterbodies to support breeding GCN. A HSI assessment is a tool, which can be undertaken at any time of the year and enables a quick assessment of the likelihood of a waterbody to support GCN, which can be used as a guide to determine the need for further GCN surveys. Depending on the HSI findings, further GCN presence/likely absence surveys may be required"*

As current plans stand according to the above report, it is understood that vegetation removal will be limited to the scrub surrounding the buildings to be demolished, and that woodland and hedgerows will be retained. Due to the likely impacts of the works and the extent of hardstanding in the planned development area, we would in this case accept a robust

Precautionary Working Methods Statement (PWMS). This statement should detail how vegetation clearance and other aspects can be appropriately managed to adequately protect great crested newts. It is recommended that this statement is written prior to determination, or secured within a condition.

Best wishes,

Laura Downs (*she/her*)
Assistant District Licensing Officer

NatureSpace Partnership

e: Laura.Downs@naturespaceuk.com

m: 07356 159774

w: www.naturespaceuk.com

Company operating hours: Monday to Thursday 09:00 - 17:00



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