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To:

Greentree Farm, High Street, Haywards Heath, RH17 6JZ

RE: Planning application DM/22/2432 - Erection of a folly in a field to the north-eastern side of the access drive leading to the wedding business main venue building and to the northern side of the highway. Amended drawings received on 20.06.2023 and 21.08.2023 for alternative location of folly.

Dear Mr. Lambor,

Margarita Smolderva and Ffion Maguire (ecologists at ROAVR Group) produced a preliminary ecological appraisal titled - Preliminary Ecological Appraisal Report (PEAR - 22_PEA_02_29 in March 2023 based on a desk study and site walkover carried out in the same month.

The original plans (20237-PA-001revA) showed the proposed folly located toward the middle of the surveyed area. Updated plans (20237-PA-001revB) were submitted in August 2023 showing the proposed folly relocated to the northern boundary of the survey area.

Following the latest Place Services comments, we have been asked to assess the validity of the supplied information.

The original ecological information was deemed to be appropriate and sufficient (15th June 2023) with several conditions recommended, one of which was a precautionary method statement for Great crested newts.

I have carried out a desktop review of the information we hold on the site and can see no material ecological change to impacts between the existing and the new location. The new northern location partly takes in an existing surfaced farm track reducing the loss of grassland.

The proposal results only in the loss of a small amount of grassland that is cut three times a year for agricultural use.

I am satisfied that the proposal could proceed using the existing information supported by a conditioned construction ecology management plan to avoid unnecessary and (disproportionate to the scheme size) duplication of work as there is no material difference to the siting of the Folly.

The Guidelines For Preliminary Ecological Appraisal 2nd Edition (CIEEM) 2017 states on page eleven within Box 4:

There are a limited number of circumstances where further surveys may not be necessary to the determination of the planning application. Instead they may be conditioned and submitted after determination of the application. These limited circumstances are set out in BS 42020:2013 Clause 9.2.4 and include where:

*'adequate information is already available and further surveys would not make any **material difference** to the information provided to the decision-maker to determine the planning permission...'*

Yours faithfully

Matt Harmsworth

Director

MW Harmsworth BSc

For and on behalf of ROAVR Group

Director & Lead Consultant.