

[REDACTED]
90 Lewes Road
Haywards Heath
West Sussex
RH17 7SX

25 March 2025

Re: Outline application for Land at Colwell Farm Lewes Road under reference DM/25/0445

Dear Ms Fisher,

I write in connection with the above planning application. My family live in one of the properties close to the site.

A request was submitted to the Sussex Biodiversity Centre (SxBRC) regarding the proposed site DM/25/0445 (Land at North Colwell Farm). Apologies for the delay in providing this information – the SxBRC can take up to 3 weeks to provide data.

The request to SxBRC included the site and a 1km buffer around the site.

Key findings of the SxBRC results:

Habitat

Ancient Woodland is adjacent along much of the eastern and southern boundaries: proposals should have a buffer of at least 15m along boundaries to avoid damage and disturbance to the woodland. An ecologist has advised me that light should be included in consideration of impacts, as well as people disposing of plants from their garden, domestic pets, pollution run off.

Amphibians

There are seven records of Great Crested Newt (GCN) from three sites, all are to the south of the A272/Lewes Road. The most recent are from Greenhill Gardens Estate to the west. Other older records are from Slugwash Lane. With records of GCN to both sides of the site, it is even more important to make a thorough assessment of GCN presence/likely absence and present the results transparently.

Bats

Five species: Alcahoie Bat (an uncommon species/possibly overlooked as it is another *Myotis* and difficult to separate without capture and handling), Whiskered Bat, Serotine, Common Pipistrelle, Brown Long-eared Bat.

Birds

104 species of birds recorded. Some of the Birds of Conservation Concern recorded within the area (site plus 1km buffer) for which suitable habitat is present at or adjacent to the site include: Goshawk, Snipe (non-breeding), Woodcock (non-breeding), Stock Dove, Turtle Dove, Kestrel, Yellowhammer, Linnet, Bullfinch, Nightingale, Spotted Flycatcher, Marsh Tit, Whitethroat, Song Thrush, Mistle Thrush.

The inadequacy of the Millers Homes' bird survey methodology and lack of transparency in reporting the results (as highlighted in my initial Ecological Impact Assessment analysis) means these species are less likely to have been picked up.

Hazel Dormouse

Fifteen records, mostly to the north of the A272, but we know they are present on the site (from the Millers Homes EclA). There are some large blocks of woodland linked to the site so it is feasible there is a resilient population within this area, which could be impacted by a development here.

Reptiles

Common Lizard, Grass Snake and Slow-worm, nine, twelve and three records respectively. This contradicts Millers Homes' statement based on their incorrect survey methodology (as highlighted in my EclA) that there is a "low" population.

I have provided further detail and evidence to support the above points in the attached reports. The PDF document provides an overview of what was found. The spreadsheet provides further details of where each species was found.

Yours faithfully

A solid black rectangular box used to redact a signature.