

From: Kathryn Sadler <kathryn@sadlerplanning.co.uk>
Sent: 17 June 2025 15:23:58 UTC+01:00
To: "Philippa Smyth" <philippa.smyth@southdowns.gov.uk>;
"maral.miri@hants.gov.uk" <maral.miri@hants.gov.uk>
Cc: "Rachel Richardson" <rachel.richardson@midsussex.gov.uk>; "Planning"
<planning@southdowns.gov.uk>
Subject: SDNP/25/01138/FUL - Cross Boundary Application at Eastwood Farm
(Equestrian) - ECOLOGY
Attachments: BNG Metric 11 June 2025.xlsx, Place Services MSDC Ecology Comments.pdf,
SDNP_25_01138_FUL-MS_HCC_ECOLOGY_TEAM-2183150.pdf

Good Afternoon Philippa

Re: SDNP/25/01138/FUL – Cross Boundary Application at Eastwood Farm (Equestrian) - Ecology

Thank you for your email and for making us aware of the SDNPA ecology response.

Our ecologist and I have read through the ecology response from Maral Miri at Hampshire County Council, and we have to say we are surprised at this response as it is at odds with the ecology response from Place Services that Mid Sussex District Council commissioned for the same project.

Place Services ecology response recommended approval subject to conditions for the same proposal. I attach a copy of Place Services ecology response for your information.

We also provide a response to the comments raised in your ecology response below:

Great Crested Newts

The Applicant will make payment to Nature Space and a copy of our initial contact is attached below. The payment will be made as soon as Rachel Richardson gives us an indication of MSDC's recommendation. Therefore, no further surveying will be required with a DLL.

Reptiles

Mid Sussex District Council's ecologist had no objection, and they are happy to condition the Precautionary Method Statements in Section 4.6 and 4.9 of the PEA.

Lucy Monday from Environmental Assessment Services Ltd (EAS) has visited the site over a number of years and seen the vegetation condition both during the growth season and winter months. The site is not being used for crops at present, but vegetation has been cut back regularly to ground level. In this case, given the likely impact, EAS believe they have sufficient information to prepare an appropriate mitigation and enhancement scheme, which will include but not be limited to the use of exclusion fencing, translocation prior to clearance / ground works (to immediately adjacent suitable habitat within the same ownership), together with the proposed planting which will include permanent and consistent habitat in the long-term.

Birds

As mentioned above, vegetation is being cut back to a very low level, regularly throughout the year. Suitable vegetation is present, but it is limited to the field boundaries adjacent to the woodland and hedgerows which is less suitable.

Bats

Mid Sussex District Council's ecologist had no objection and have said no further surveys are required.

However, bat surveying has been undertaken within the wider site for the replacement dwelling application (reference SDNP/25/01961/FUL), most recently in 2024. If you require these bat surveys to be submitted under this application, they can be. Just let me know. Brown long-eared, common and soprano pipistrelle, and myotis are present. A lighting plan could be conditioned to protect on site and adjacent habitats.

BNG

There will be a gain of 210 metres of hedgerow. EAS have confirmed that this is a decimal place typo which has now been amended. I attach an updated BNG Metric for your information. Suitable net gain is still achieved. EAS agree that the woodland should have been applied as Other Woodland, it was altered when making alternative option appraisals before Traditional Orchard was agreed. This has now been set back to Other Woodland, and the net gain has now increased to 26.29% (trading rules still satisfied).

The targeted conditions for each proposed habitat are modest, many likely to be exceeded. Full details of creation and management to achieve and maintain target conditions is to be provided within the Habitat Management and Monitoring Scheme which would usually be conditioned.

Pond

The banks of the pond are very shallow, and mapping varies. We took the worst case of loss for the BNG assessment, but it should also be noted that the majority of the pond is outside the application site. The pool is poor condition exposed to significant nutrification. The proposed change of land use, planting and maintenance will significantly enhance this pond habitat, and it is unlikely that there will be any loss in pond area overall.

We are happy to work with you but are aware that all the proposed built form and the areas that you have commented on and assessed are within Mid Sussex District Council area (outside the SDNP boundary) and they have recommended approval of the proposal on ecology grounds subject to conditions. Only the access track is within the South Downs National Park area.

Therefore, I hope that we can resolve your concerns and look forward to hearing from you in due course.

Kind regards,

Kathryn

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From: Robbie Whiteside <robbie.whiteside@naturespaceuk.com>

Sent: 23 April 2025 3:03 PM

To: Matthew Comber <mc@gouldbaxter.co.uk>

Cc: Info Mailbox <info@naturespaceuk.com>; Jennie Shea <jennie.shea@naturespaceuk.com>

Subject: NatureSpace Quote: LA Eastwood Farm (NSP ref: 202504050)



NATURESPACE
P A R T N E R S H I P

Dear Matthew, thank you for enquiring into Mid Sussex District Council's
great crested newt District Licensing scheme

Why choose NatureSpace?



QUICK

No requirements for GCN surveys, reducing the potential for survey seasons to impede your progress.

We issue reports and certificates within a guaranteed **10 or 5 working days** respectively.



SIMPLE

The District Licence can be dealt with **alongside planning**, so you can receive planning approval and be authorised under the licence, simultaneously. What's more, our **District Licensing Officers** will help support you and the Planning Authority through the process.

Once you have paid your first and second-stage fees, that's it. **No hidden fees, no ongoing costs.**



CERTAIN

Our Scheme is **guaranteed** to satisfy the Local Authority that great crested newts have been accounted for. All **compensatory** habitat is provided **off-site**, providing you with **maximum flexibility** to impact all land within the development boundary.

Once covered under the District Licence, if newts are found on or near your site, you're covered to move them and carry on with work.



SUSTAINABLE

Compensation habitats are designed and delivered by the Newt Conservation Partnership (NCP), our expert partners in the field.

Created habitats are managed and monitored for a **guaranteed 25 years**. That means even if the scheme ceases to exist, your money will continue to benefit the conservation of this species for years to come.



474
NUMBER OF PONDS

1,561
HECTARES OF TERRESTRIAL
HABITAT MADE AVAILABLE

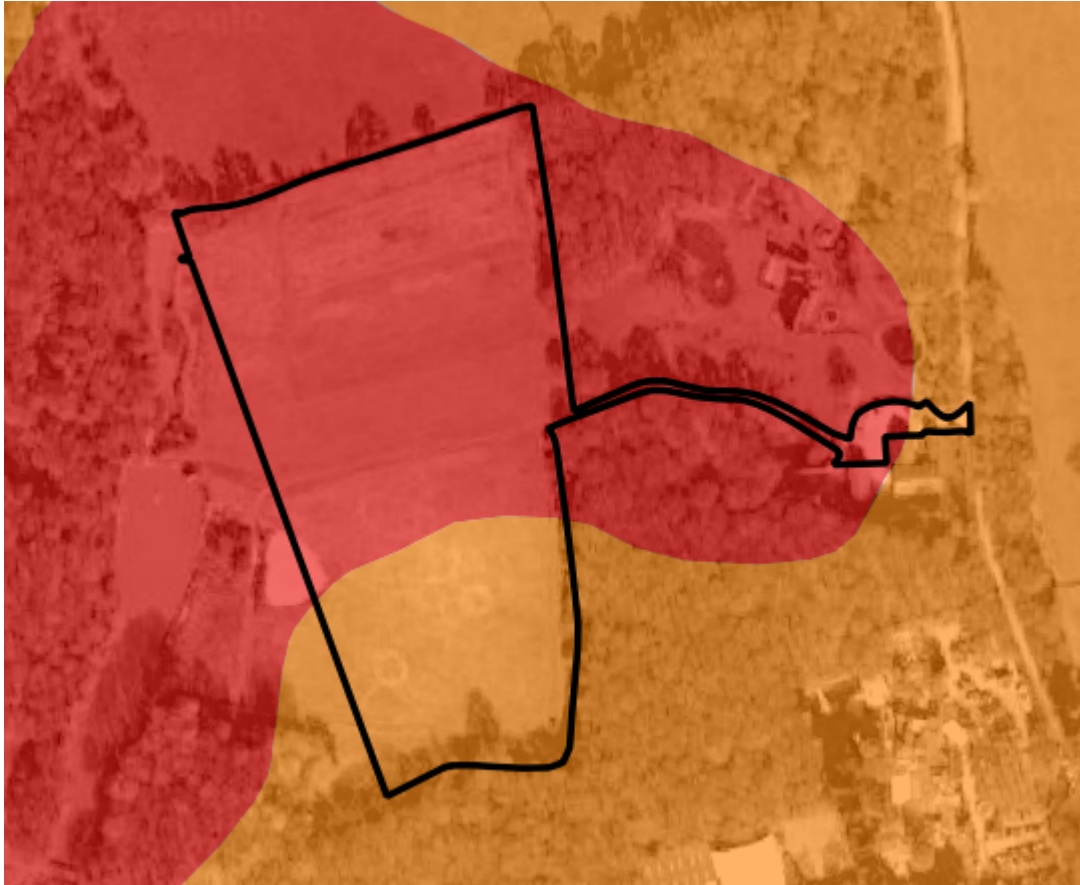


Data accurate as of April 2025



**amphibian and reptile
conservation** 

Your development - Quote



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NatureSpace case ref.:	202504050
Development scale:	Major
Impact Risk Zone:	Red
First-stage fee:	£10,000 (+VAT) to commission report (Split into 2 equal payments)
Second-stage fee:	Proportionate*
Mitigation during works:	Reduced & flexible No requirements
Timescale options:	1. 10 workings days (once first-stage fee paid) OR 2. 6 weeks (upfront assessment**)
Quote valid until:	23/07/2025

*Fee is proportionate to impacts in each case, calculated using the detailed NSP GCN Metric.

**Not guaranteed. Upfront assessment only available where planning application is validated.

Your development - Details

This development is situated in our Red impact risk zone, meaning there is a very high chance of encountering great crested newts. Considering that there are multiple ponds within 250m, a licensing option for this protected species is very sensible here. I do want to be frank and upfront at this stage - due to the size of the boundary and proximity of multiple waterbodies that could be directly or indirectly affected by the development, this project is likely to result in a significant second-stage compensation requirement; certainly 5 figures and potentially 6. The District Licence scheme is one of the licensing options available to your client and if they would like to proceed please see the your above quote, which outlines the first-stage cost of a two-stage payment scheme:

1. The first-stage fee is paid to join the scheme and receive a formal Report which you need to submit in support of your planning application. This is split into two £5k +VAT payments, one paid alongside application and the second paid post-consent alongside the second-stage fee.

2. The second-stage fee is a proportionate contribution to the conservation strategy, payable before or after planning.

Next steps

Once you apply, we'll conduct a detailed site assessment, considering hundreds of landscape and ecology factors to calculate the exact impacts of your proposed development on great crested newts. Then, we will use our Natural England-approved metric to calculate a proportionate compensation fee. This is your second-stage certificate fee, and payment of this will enable your works to be authorised under the District Licence (if/when planning consent is granted).

To kick this off, please complete and return our [application form](#), along with habitat survey data from the past two years and any other relevant reports/plans. From there you've two options to proceed:

1. Pay first-stage fee alongside application: receive your District Licence report within 10 working days (deadline taken from receipt of payment and completed application).

2. Apply before payment – ‘upfront assessment’: we’ll assess the site and provide an Assessment Summary within 6 weeks which confirms the second-stage fee. You’d still need to pay the first-stage fee to get a District Licence Report. As mentioned, this site may result in a significant second-stage requirement and this option is available so that that fee can be determined without any obligation to join the scheme.

Don’t hesitate to get in touch – I’d be happy to talk you through the scheme and answer any questions.

Kind regards,
Robbie

Robbie Whiteside (he/him)
Technical Officer

NatureSpace Partnership

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From: Philippa Smyth <Philippa.Smyth@southdowns.gov.uk>

Sent: 11 June 2025 14:53

To: Kathryn Sadler <kathryn@sadlerplanning.co.uk>

Subject: SDNP/25/01138/FUL Eastwood Farm (equestrian) - ECOLOGY

Hi Kathryn,

I hope you are well. I note that the application is now valid.

I am not sure if you've seen the comments from the Authority's ecologist online? There are a number of matters to be addressed within these comments. Please let me know if you have any queries.

Best wishes,
Philippa

Philippa Smyth MSc MA MRTPI
Principal Development Management Officer
South Downs National Park Authority

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