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Sent: 02 October 2025 11:48:49 UTC+01:00
To: "Andrew Horrell" <andrew.horrell@midsussex.gov.uk>
Cc: "planninginfo" <planninginfo@midsussex.gov.uk>
Subject: NatureSpace Consultation- DM/25/2271 | Proposed access track

Good morning Andrew,

Planning reference: DM/25/2271 | Proposed access track

Thank you for consulting us on the above planning application. The applicant has provided an ecological report in the form of - *Preliminary Ecological Appraisal, Land at Hill House Farm Cottages, Handcross Road, Staplefield, West Sussex, RH17 6EE, Ecology Partnership, August 2025*, which states:

- *"Dominated by mostly short sward grassland, the majority of the site was considered to support unsuitable terrestrial habitat for GCN, however taller areas of thistles may be more suitable. "*
- *"The closest pond 85m to the east of the site was inspected and found to be dry with no sign of any pond related vegetation. The only other pond within 250m is located 170m to the west and is located in a private garden and appears to be ornamental in nature with paved edges."*
- *"As such, the potential for GCN to be present on site is considered low."*
- *"Reasonable avoidance measures are recommended"*

Due to small scale nature of works, and the distance of the nearest existing waterbody, it is considered that the works would be low risk enough to be mitigated for through reasonable avoidance measures, and therefore we agree with the approach suggested within the above report. However, it is recommended that these measures are written out in full including measures regarding vegetation clearance and material storage, and should be written by a suitably qualified ecologist. We suggest that this statement is either submitted to the LPA in support of the application prior to determination or secured via a condition.

Best wishes,

Laura Downs (*she/her*)
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