

From: Laura Downs <Laura.Downs@naturespaceuk.com>
Sent: 16 December 2025 09:31:45 UTC+00:00
To: "Andrew Horrell" <Andrew.Horrell@midsussex.gov.uk>
Subject: Re: Query as to whether there is need for nature space consultation
DM/25/2721

Good morning Andrew,

Planning reference: DM/25/2721 | Change of use of land to equestrian, erection of a sand school, an all-weather turnout area and creation of a porous track for private equestrian use

Thank you for consulting me on the above planning application. The applicant has provided an ecological report in the form of - *Preliminary Ecological Appraisal, Greenacres Farm, Wineham Lane, Bolney, West Sussex, RH17 5SD, CT Ecology, October 2025*, which states:

- *"There are no ponds within the site boundary. A total of two ponds are present within 250m of the site; these are located approximately 125m and 190m to the north-west respectively. Both of which are on the adjacent side of the A272 which will serve as a significant barrier to dispersal for this species in this direction."*
- *"The site supports well managed habitats which are subject to regular disturbance through their use within the curtilage of the farm estate. As a result, cover opportunities required by this species are largely absent, with the exception of spoil piles and an earth bund located within Field 1; these features within Field 1 have potential to provide sheltering opportunities for great crested newt during their terrestrial phase"*
- *"It is recommended that adopting a series of precautionary working measures will be sufficient to fully safeguard great crested newts that may pass through grassland within and adjacent to the working areas"*
- Precautionary measures for great crested newts are outlined in section 5.9 of the report

We are satisfied with the approach provided and therefore recommend the use of a compliance condition to secure the measures outlined within the report.

Best wishes,

Laura Downs (*she/her*)
District Licensing Officer (Great Crested Newts) – West Sussex

Season's Greetings from NatureSpace!

Please note I will be away for the festive period from the 25th of December to 4th of January. Any messages received during this time will be picked up when I return.

NatureSpace Partnership

e: Laura.Downs@naturespaceuk.com

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



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From: Laura Downs <Laura.Downs@naturespaceuk.com>

Sent: 15 December 2025 17:59

To: Andrew Horrell <Andrew.Horrell@midsussex.gov.uk>

Subject: Re: Query as to whether there is need for nature space consultation DM/25/2721

Good afternoon Andrew,

Thank you for getting in touch, I have just picked up your voicemail. I'll try and take a look at this case tomorrow morning and get back to you, apologies for the delay,

Best wishes,

Laura Downs (*she/her*)

District Licensing Officer (Great Crested Newts) – West Sussex

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From: Andrew Horrell <Andrew.Horrell@midsussex.gov.uk>

Sent: 11 December 2025 16:31

To: Laura Downs <Laura.Downs@naturespaceuk.com>

Subject: Query as to whether there is need for nature space consultation DM/25/2721

External: This email is from an external source. Please exercise caution with attachments, links, or requests for information.

Laura,

Sorry to bother you. I am contacting you regarding an application I have in Mid Sussex (Greenacres Farm, Wineham lane, Bolney). Application reference DM/25/2721.

It is for the Change of use of land to equestrian, erection of a sand school, an all-weather turnout area and creation of a porous track for private equestrian use.

As you can see from the screenshot it is within the red impact risk zone but there is neither a pond onsite or within 50m of the impacted areas.

Is this something your team wish to comment on or would wish me to add an informative on any approval?

I look forward to hearing from you.

Kind regards,

Andrew Horrell BA (Hons) MSc Town Planning
Planning Officer
Development Management

andrew.horrell@midsussex.gov.uk (mail to andrew.horrell@midsussex.gov.uk) <http://www.midsussex.gov.uk>

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Working together for a better Mid Sussex



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