

## Andrew Horrell

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**From:** [REDACTED]  
**Sent:** 26 March 2026 14:00  
**To:** Andrew Horrell  
**Cc:** Carly Teague; Jen Booth  
**Subject:** Additional Information Required - DM/26/0305 - BNG discharge application at Greenacres Farm Bolney

Good Afternoon Andrew

Thank you for your email regarding Place Services comments.

Our ecologist, CT Ecology has responded below to the points raised by Place Services, so I hope this addresses their comments and allows you to discharge the condition.

CT Ecology's responses are in blue with Place Services comments in black.

I look forward to hearing from you.

All the best

Kathryn

**Kathryn Sadler**  
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**Subject:** Re: Additional Information Required - DM/26/0305 - BNG discharge application at Greenacres Farm Bolney

Hi Kathryn

Sorry for the delay I have been out on site this week. I have just looked through the comments from Place Services. To clarify the points raised:

- We do note that the post-intervention values included the creation of 117 small trees in poor condition, as well as enhancing 0.4686ha of 'modified grassland' in poor condition to 'Other neutral grassland' in moderate condition. However, as 117 trees are considered a considerable amount of tree planting and that these trees will be planted a minimum of 2.5 metres apart, we consider it more likely that the proposed habitats will meet the habitat criteria of either 'mixed scrub', 'Other woodland; broadleaved' at the end of the 30-year period as the trees will likely result in a closed canopy based on

the proposed tree spacing. As a result, updated calculations for the post-intervention values are required or further professional judgement must be provided by the applicant on why the habitat type will be delivered. - Boundary trees will be between 4m and 5m apart given the length of the fields (the 2.5m distance stated in the enhancement strategy was a *minimum spacing* for tree planting to avoid overplanting). A total of 28 trees will be planted in the enhanced meadow area, with the remaining trees being planted along the northern extent of the remaining fields. 52 trees (spaced approximately 4m apart) will form the main tree line with 37 smaller species planted to form a secondary row (these will be planted approximately 6m from the main tree line the field and these will be widely spaced to form more scattered trees within the grassland). The trees will be managed in keeping with the field boundaries in the wider farm estate. Management will involve regular pruning to maintain form and control growth/canopy spread. Management of the trees will not meet the habitat criteria for mixed scrub or woodland. Due to use of the site for horse grazing, creation of woodland and scrub is not appropriate and regular, on-going tree management will control the development of 'scrub'.

- Furthermore, we require further clarification on the numbers of trees proposed to be planted in the area of 'Other neutral grassland' in moderate condition. This is because this grassland will not be feasible to be delivered with dense numbers of trees planted a minimum of 2.5 metres apart. - A total of 28 trees will be planted in the enhanced meadow area, forming a single row near to the northern field boundary, the meadow grassland can then be managed as such throughout the meadow area. The trees will be spaced between 4m and 5m apart, given the length of the field. The trees will not result in significant shading throughout the meadow area due to the spacing, management and location of trees close to the northern field boundary.
- We also do not consider that any rural trees in the pre-development baseline and post-intervention values should be recorded as having high strategic significance. Therefore, these values should be recorded as 'low strategic significance' as part of the Biodiversity Gain Condition. This will not affect a 10% measurable biodiversity net gain being delivered for habitat units. - This is noted. These were assigned 'high strategic significance' due to Policy DP37 which directly relates to the retention and planting of trees. As this does not affect the measurable 10% gain and planning permission has been granted, we didn't think the LPA would require the metric to be updated.

I hope this clarifies things.

Kind regards  
Carly

Carly Teague  
Director

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**From:** Andrew Horrell <[Andrew.Horrell@midsussex.gov.uk](mailto:Andrew.Horrell@midsussex.gov.uk)>  
**Sent:** 20 March 2026 16:22

**Subject:** Dm/26/0305 - BNG discharge application at Greenacres Farm Bolney

Ms Sadler,

Regarding the above application, I have received the attached comments from our ecology consultants.

Please can you provide the further information requested.

I look forward to receiving this.

Kind regards,

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

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