

From: James Caldwell <james@virtueland.co.uk>
Sent: 23 February 2026 16:03:44 UTC+00:00
To: "Joanne Fisher" <Joanne.Fisher@midsussex.gov.uk>
Subject: Re: DM/25/2474 - Land South Hammerwood Road, Ashurst Wood
Importance: High

Dear Joanne,

Further to sending this, I have now visited the site and taken pictures as evidence. In response to Nature Space's email, it is good to see that they are considering the physical constraints of the site now, although it is disappointing that they do not conduct site visits, particularly with regards to the comment about disagreeing with "a lack of sheltering and hibernating opportunities on the site". Firstly, the quantum and quality of hibernating opportunities is important. Secondly, the dispersal barriers mean that if GCN did get onto the site, they will not get off the site and mortality will ensue. The development of the site will actually assist with this, providing a more solid barrier and ensuring that if GCN are dispersing around the site, they will not be caught up in this "trap".

The site survey enclosed, which shows contour lines around most of the tracks on the site. It is clear to see that there are changes to the spot levels between these. Furthermore, to the rear of the site, you will see that levels drop off quite significantly. They drop off further as you travel away from the site and further south. It also highlights the close board fence to the east and the road to the north.

The photos provided (files labelled to describe where they are taken) show a variety of these tracks within the site. We have also provided photos of the close board fence to the eastern boundary, the slot drains to the north on Hammerwood Road, and the views of the site from the southern land (off site), showing the grazing land beyond and then the steep gradient up towards the site. Also two photos of the land/maintained garden/houses to the west.

I can provide further information upon request, but this should clearly demonstrate the dispersal barriers within and surrounding the site.

I look forward to hearing from you further and whether there is any additional information Nature Space require.

With kind regards,

James



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Alma House Penthouse Suite, Alma Road, Reigate, Surrey, RH2 0AX
From: Joanne Fisher <Joanne.Fisher@midsussex.gov.uk>
Sent: 20 February 2026 13:47
To: James Caldwell <james@virtueland.co.uk>
Subject: DM/25/2474 - Land South Hammerwood Road, Ashurst Wood

Dear James,

I refer to the above application currently under consideration and the outstanding matter in relation to Great Crested Newts.

Following the further information of the 23rd January from your ecologists in relation to the consultation response from NatureSpace, please find attached the further response from NatureSpace in respect of this. I apologise for the delay in passing this over to you.

Unfortunately, they still disagree with the conclusion concerning the sheltering and hibernating opportunities on the site based on the photos provided. They are also requesting further details on the deep vehicle tracks on the site to aid their assessment. Notwithstanding this further information request they are inviting you to submit an enquiry to the District Licence scheme which needs to be done prior to the determination of an application. Further information on this can be found at the following link:

[Wildlife and Planning - Mid Sussex District Council](#)

I look forward to hearing from you in respect of this.

Kind regards

Joanne

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