[redacted]

From: [redacted]
Sent: 04 November 2026 14:59
To: Bethan.Tinning
Subject: DC/26/1335 | Land South of Sunningdale Horsham Road Steyning West Sussex BN44 3AA

Good afternoon Bethan,

Planning reference: DC/26/1335 | Land South of Sunningdale Horsham Road Steyning West Sussex BN44 3AA

Thank you for consulting me on the above planning application. The applicant had provided an ecological report in the form of - *Preliminary Ecological Appraisal Report, Sunningdale, Horsham Road, Steyning, West Sussex, BN44 3AA, Tom Haley Ecology, June 2026,* which states:

- *"The majority of the site is dominated by short mown grassland which forms the garden area for the existing residential property known as Sunningdale."*
- *"The western edge of the site is dominated by mix scrub, including hazel, bramble, hawthorn."*
- *"Seven ponds were identified within 250 m of the proposed development site. The closet of which is located 95 m south. No ponds were present within the site."*
- *"The predominant habitat within the site comprises heavily managed amenity grassland, which is of negligible value for great crested newts as foraging, sheltering or dispersal habitat. Of the areas subject to proposed works, only a small area of scrub along the western boundary provides any terrestrial suitability for the species."*
- *"To minimise the risk of harm to any individuals that may be present, precautionary working measures (detailed below) should be followed during the removal of scrub on the western boundary."*
- Precautionary measures for great crested newts are outlined in section 11 of the report

The proposed development is of a small scale, and the impacts to suitable habitat will be limited to a very small section of scrub to facilitate access. As such, it may be considered disproportionate to request surveys are undertaken on the nearby waterbodies. However, as some suitable habitat is being impacted, and given the density of ponds within the landscape for which survey information could not be collected, we are in agreement that some mitigation is required here. Whilst sensitive vegetation clearance has been recommended within the reptile statement which will afford some protection to GCN, we would recommend the measures within the GCN statement which cover excavation management and material storage are made more robust by extending these measures to be carried out year-round rather than just in the active period.

Once this has been amended, we would recommend that the measures within the statement for reptiles and GCN are secured via a compliance condition.

Best wishes,

Laura Downs *(she/her)*

NatureSpace Partnership
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