

[REDACTED]

Sent: 01 March 2026 17:13
To: Planning
Subject: Attention Mr Holmes.....DC/25/2114 Attachment included

Categories: Comments Received

Dear Mr Holmes

I am writing to highlight a number of concerns regarding the practical deliverability and internal consistency of the grassland and habitat management measures described within the Eco Cop Management Plan submitted as part of the planning application.

The document states that *the neutral grassland will be subject to annual late-summer hay or silage cuts in order to diversify the sward, and that areas of modified grassland will be mown regularly as part of ongoing site management*. However, it is unclear how these management activities could realistically be carried out in practice.

There appears to be no obvious or suitable access route for agricultural machinery such as a tractor or mower to reach the site, which raises questions as to how the proposed management regime could be implemented. I have attached a photograph for reference illustrating the apparent lack of access.....the diagram shows where the flailing tractor had initially entered the site due to there now....after many years of disuse and the erection of several stables and surrounding horse fieldsbeing no access from the lower end of the site.

In addition, the Management Scheme states that *existing scrub or bracken within newly created areas will be eradicated through annual cutting, pulling, and, if required, treatment with herbicides*. This appears inconsistent with statements made in a previously submitted report by The Eco CoOp, which emphasised that land below the proposed development site should be protected due to its ecological sensitivity.

The management plan further notes that, *where possible, citronella-based sprays could be used, described as a more “environmentally friendly” option*. However, citronella oil has been shown to have toxic effects on insects, causing high mortality — in some cases up to 100% — in species such as moths. As moths are understood to comprise approximately 73–94% of the barbastelle bat’s diet, and barbastelle bats are recorded as present within this area, the proposed use of citronella-based pesticides within foraging habitats such as woodland edges and wet meadow environments could potentially lead to reductions in prey availability and associated ecological impacts.

Taken together, these points suggest that elements of the Management Plan may not be fully aligned with the ecological sensitivity previously identified for the site, and that certain management measures may be difficult to implement in practice or could give rise to ecological consequences.

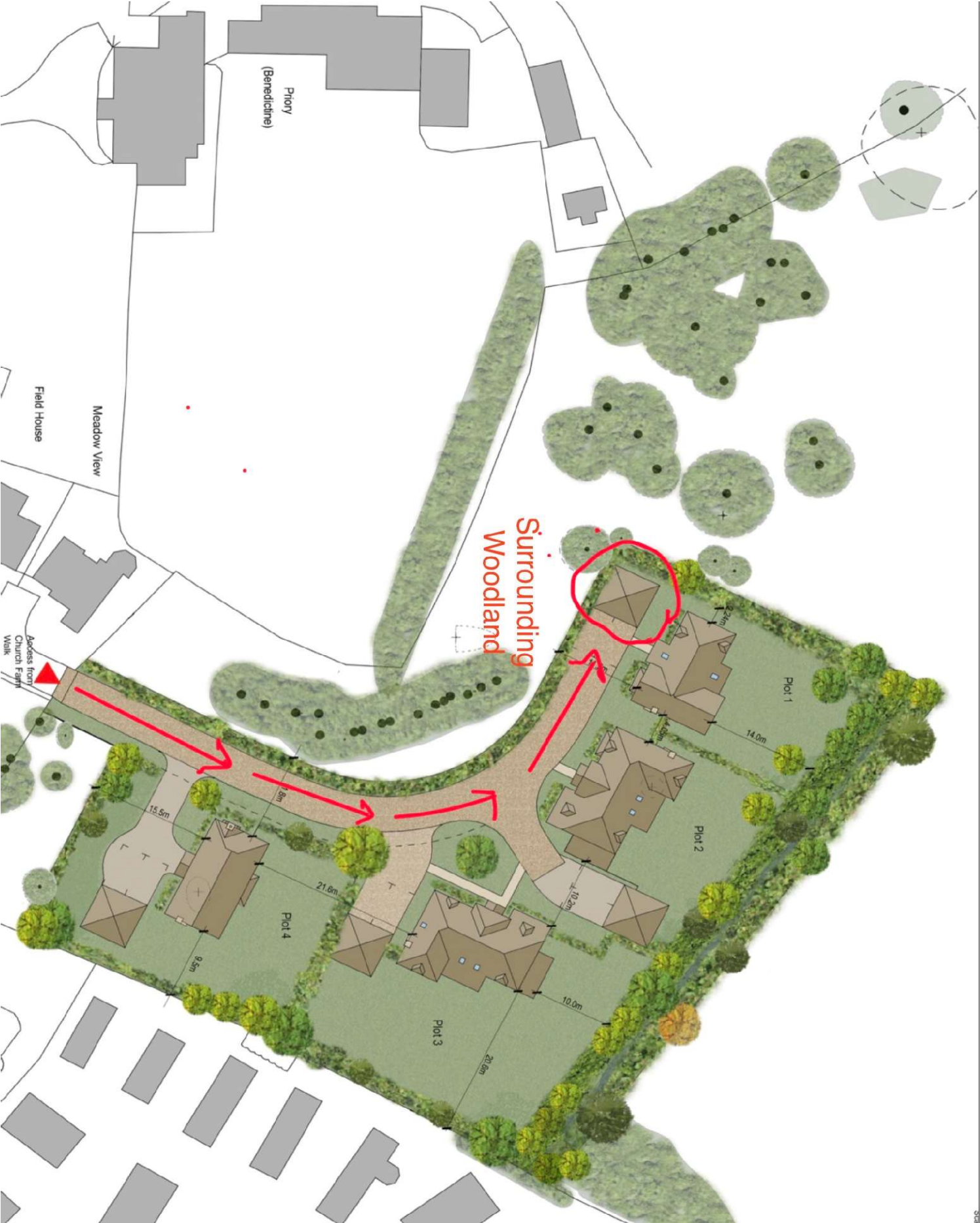
I would therefore ask that these apparent inconsistencies and practical limitations be carefully considered when reviewing the suitability and robustness of the submitted Management Plan.

Kind Regards

A black rectangular box used to redact a signature.

Oxcroft
Church Farm Walk
Upper Beeding
BN44 3HD

Below shows no access to surrounding fields



Surrounding
Woodland