

[REDACTED]

From: [REDACTED]
Sent: 30 September 2026 10:38
To: Planning
Subject: Re: DC/25/2114 + Attachment
Attachments: Hd3 .pdf

Categories: Comments Received

DC/25/2114

Dear Mr Holmes

The attached pictorial comparison is provided for the Council's consideration. It highlights a discrepancy between the condition reported by Eco Co-op for the western off-site H3d area and the condition shown by the photographic evidence.

Yours faithfully

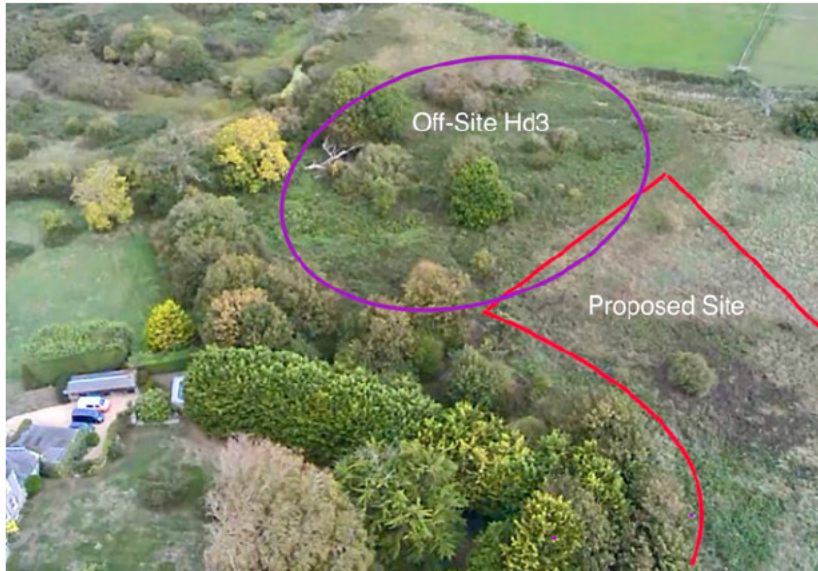
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Oxcroft
Church Farm Walk

Sent from my iPad

An area known as Western off-site hd3 Claimed for BNG by The Eco Co- op

3 x Pages



Ariel photo taken 28/09/2026
Showing area Western Off-Site hd3

It is clear to see that this area was **never** flailed or cleared and is not just Bramble scrub as described by The Eco Co-op.....it is Mixed Scrub and is already thriving area of Biodiversityan undisturbed haven full of Wildlife.

Eco Co-op— tell us in their Impact Assessment letter dated 10th December 2025....

'The presence of juvenile slow worms and grass snakes confirms that these are breeding populations. The site is directly connected to suitable reptile habitat, including scrub and woodland to the west and grassland to the north.'

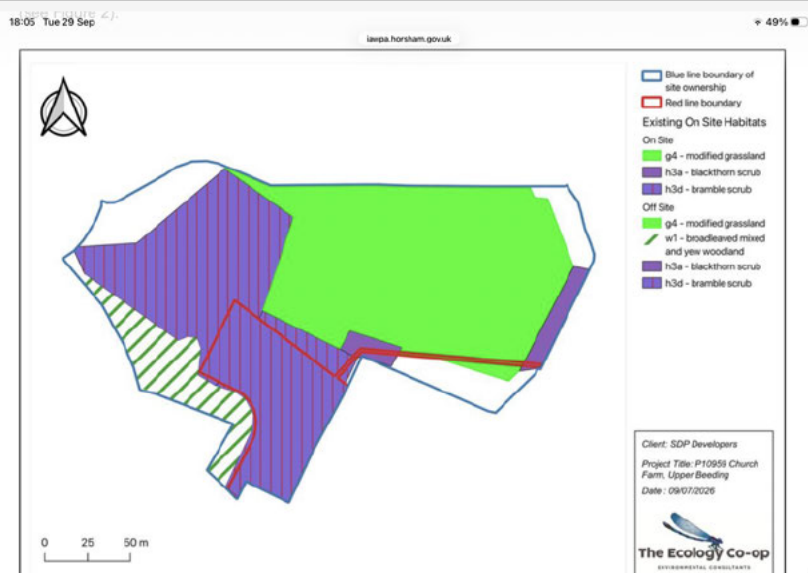
Church Farm, Upper Beeding - Ecological Impact Assessment

.....The site is therefore considered to be of local importance to common reptiles.'

Overall, the on-site calculated baseline is 2.04 habitat units. The off-site calculated baseline is 10.93 habitat units.

Table 1. Existing habitat conditions for Church Farm.

On-site habitats		Condition Assessments
Bramble scrub (h3d)	Recently cleared/ flailed bramble <i>Rubus fruticosus</i> scrub throughout the site.	N/A
Blackthorn scrub (h3a)	One stand of blackthorn <i>Prunus spinosa</i> scrub in the northeast of the site.	Moderate
Blackthorn scrub (h3a)	One stand of blackthorn <i>Prunus spinosa</i> scrub towards the western end of the strip where the drainage pipe will be laid.	Poor
Modified grassland (g4)	A small parcel of modified grassland in the central section of the strip where the drainage pipe will be laid.	Poor
Rural tree	One small sycamore tree	Moderate
Off-site habitats		Condition Assessments
Blackthorn scrub (h3a)	One stand of blackthorn <i>Prunus spinosa</i> scrub bordering the northeastern end of the site.	Moderate
Blackthorn scrub (h3a)	One stand of blackthorn <i>Prunus spinosa</i> scrub surrounding the western end of the strip where the drainage pipe will be laid.	Poor
Bramble scrub (h3d)	Recently cleared/ flailed bramble <i>Rubus fruticosus</i> scrub west of the site.	N/A
Modified grassland (g4)	A large parcel of modified grassland east of the main site, north of the strip where the drainage pipe will be laid.	Poor
Broadleaved and mixed woodland (w1)	A copse of woodland in the southwest of the wider site.	Poor



Taken from a letter written by Paul Whitby from The Eco Co- op 18th August 2026.....this is the Western area of the site.
Had this been ‘Bramble Scrub’ it would have been impossible.

The location of Pond B was explored extensively, despite challenging scrub growth. Figure 2 below identified the location explored with respect to the illustrated location of Pond B. A search of this area failed to identify any waterbodies, or any natural topography that might lead to the formation of a pond (ground depressions or slopes etc.). Photographs 3-6 illustrate the landscape in this location.

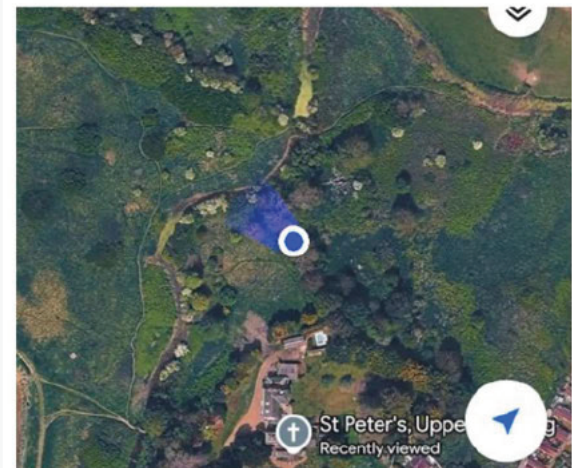


Figure 2. The surveyors location of exploration around the indicated position of Pond B (refer to Figure 1).

