Sam.Nye

Subject: FW: DC/26/1542 | Greenfield Farm Valewood Lane Barns Green West Sussex RH13 0QJ

From: Laura Downs
Sent: 11 November 2026 17:00
To: Sam.Nye
Subject: DC/26/1542 | Greenfield Farm Valewood Lane Barns Green West Sussex RH13 0QJ

Hi Sam,

Planning reference: DC/26/1542 | Greenfield Farm Valewood Lane Barns Green West Sussex RH13 0QJ

Thank you for consulting me on the above planning application. The applicant had provided an ecological report in the form of - *Reptile and Great Crested Newt Survey Report, Greenfield Farm, Barns Green, The Ecology Co-op, July 2025,* which states:

- *"The existing site measures approximately 1.2ha in area and comprises of two sections. The western and eastern sections. The western area of the site comprises of tall ruderal vegetation, hardstanding and a dilapidated stable block, while the eastern area of the site comprises of grassland likely to have been previously heavily grazed."*
- *"Sylvatica Ecology identified seven ponds located within the wider landscape in a 500m search radius, with particular focus on the ponds within 250m of the site boundary. The closest pond is located 12m to the east of the site boundary (pond 7)."*
- *"Ponds 4a and 4b returned positive water samples for GCN eDNA, confirming their likely presence in these ponds. Pond 7 however returned a negative result"*
- *"Since GCN presence is confirmed within the local area through eDNA analysis, a toolbox talk will be conducted by a suitably qualified ecologist prior to the commencement of works. The toolbox talk will include at a minimum the identification of GCN, including other amphibians, and reptiles and their protection. In the unlikely event a GCN is found on site, all works must cease and a suitably qualified ecologist must be contacted for further advice"*

The above report is based on what seems to be a previous application at the site, and therefore the assessment does not accurately reflect the merits of the current proposal. The site area is incorrect and it is difficult to understand the exact habitat impacts of this current application. The report has included some eDNA results from 2025 which demonstrated a likely absence of GCN in the pond adjacent to the site, but that GCN are present within the landscape, although most ponds could not be accessed. Some brief mitigation measures have been included within the report. Given the scale of the works for this particular development, requesting a licensed approach may be considered disproportionate to the likely impacts of the works. We would therefore agree that the works could be completed under a Precautionary Working Method statement. This however should be subject to receipt of an update/addendum which accurately assesses the habitat impacts of this current application and devises site specific mitigation based on this updated information. We would recommend that this updated assessment/mitigation statement is submitted to the LPA for approval prior to determination. This statement should incorporate measures including but not limited to: material and waste storage, management of trenches if applicable,

any habitat manipulation required, any pollution prevention measures and steps taken should GCN be discovered onsite.

Best wishes,

[redacted])
District Licensing Officer (Great Crested Newts) – West Sussex

NatureSpace Partnership