

[REDACTED]

From: [REDACTED]
Sent: 17 September 2026 16:25
To: Planning
Subject: DC/25/2114
Attachments: NEW PHOTOS OF PONDS.pdf; Newts photos 1..pdf
Categories: Comments Received

DC/25/2114

SERIOUS CONCERNS REGARDING THE ACCURACY AND RELIABILITY OF ECO CO-OP'S ECOLOGICAL INFORMATION

Dear Mr Holmes

I am writing further to the letter from NatureSpace dated 15 September 2026. It appears from the letter that NatureSpace are responding, at least in part, to information provided to them by Eco Co-op.

NatureSpace state that Eco Co Op have informed

“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.”

I have made it very clear that **Pond B** is located within the private property of Sele Priory. I spoke with the owner of Sele Priory yesterday, and she confirmed that she can currently see some water in the pond which is a little depleted due to the lack of rain.

It therefore needs to be established precisely where Eco Co-op searched and whether they had permission to enter the private property of Sele Priory. The fact that a pond was not identified during a search does not establish that the pond does not exist, particularly following an exceptionally dry summer.

NatureSpace also state that Eco Co Op have informed

“As we have maintained, there are no ponds identified within close proximity to this site and the ponds identified within my letter dated the 14th August remain to be the only ponds identified from the desktop assessment, site surveys and now this wider search following public objection.”

Please refer to attachment showing photos of two ponds either side of the northern footpath and their location taken by myself this morning.

NatureSpace state:

“...we would agree that the River Adur itself does form a significant barrier to movement for GCN.”

Naturescape have seemingly been told this by The Eco Co Op

The statement about the River Adur is irrelevant as it flows approximately half a mile to the west of the application site, and does **not** lie between the application site and the ponds in question. This is a factual matter that can readily be verified and raises serious concerns regarding the accuracy and reliability of the ecological information provided by Eco Co-op.

This letter is not specifically about Pond A or Pond B, which has now become a well-worn subject. My concern is much broader: it is the continued provision of ecological information by Eco Co-op which appears to be inaccurate, incomplete or contradicted by other available evidence.

In view of the inaccuracies and omissions identified above, it appears that NatureSpace may have finalised its response without having been provided with the complete and correct information relevant to the site and the ponds and watercourses in question. I therefore respectfully ask that its response is not relied upon as a complete assessment until the factual information on which it was based has been checked and, where necessary, corrected.

Please see attachments

Yours faithfully



Oxcroft
Church Farm Walk

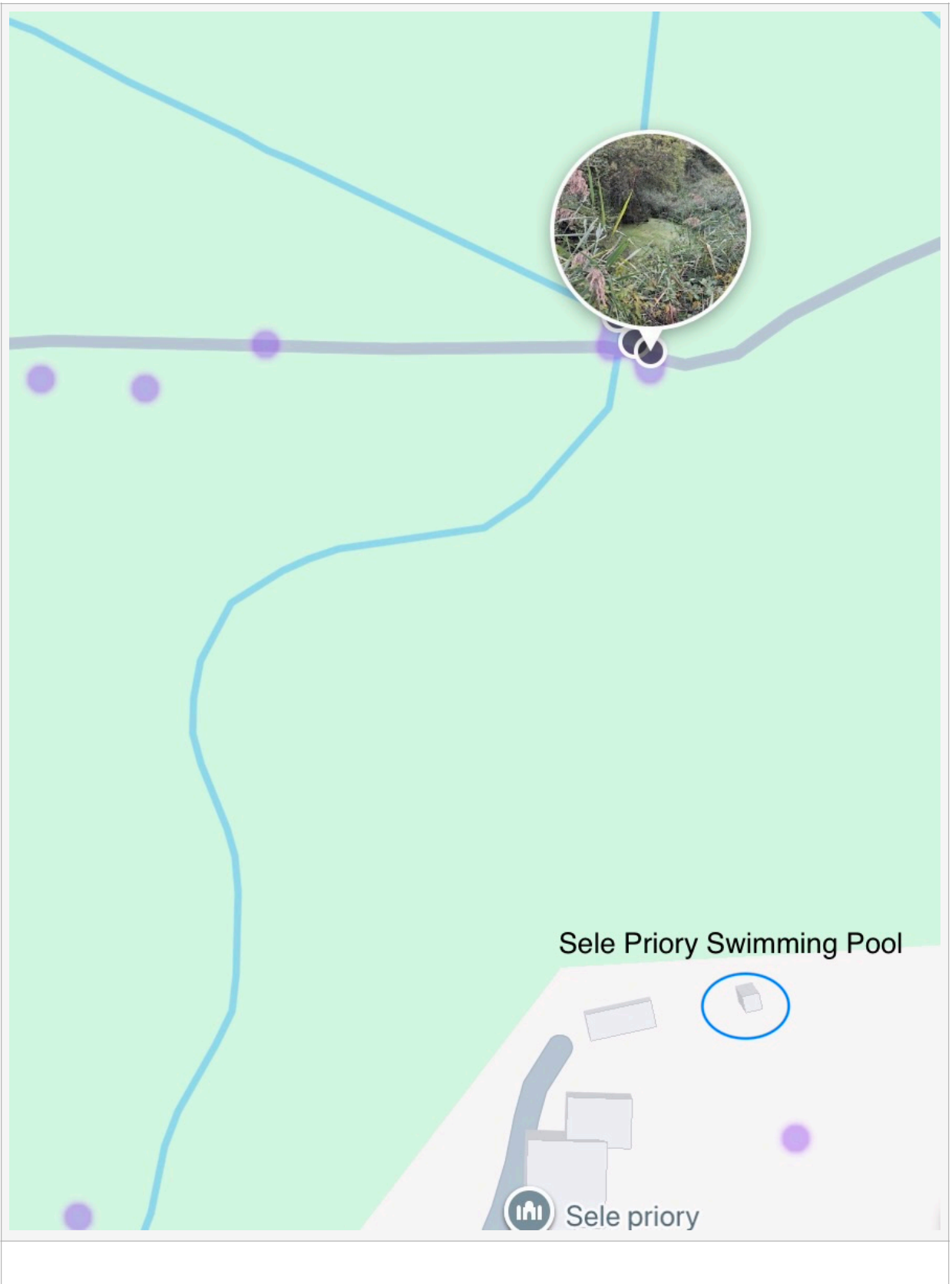
Sent from my iPad

< 17 Sep 2026 >
12:06



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Below are photos of newts sadly some demised found at Sele Priory in May 2026
.....others are newts found in ornamental pond immediately to the west of the entrance to the proposed development.

The presence of smooth newts is relevant, as their habitat requirements overlap with those of Great crested newts.







Saturday • 28 Feb 2026 • 2:37 pm

Adjust

IMG_4162

Apple iPhone 17 Pro Max

HEIF



Main Camera — 24 mm f1.78

6 MP • 2920 × 2116 • 1.3 MB

STANDARD

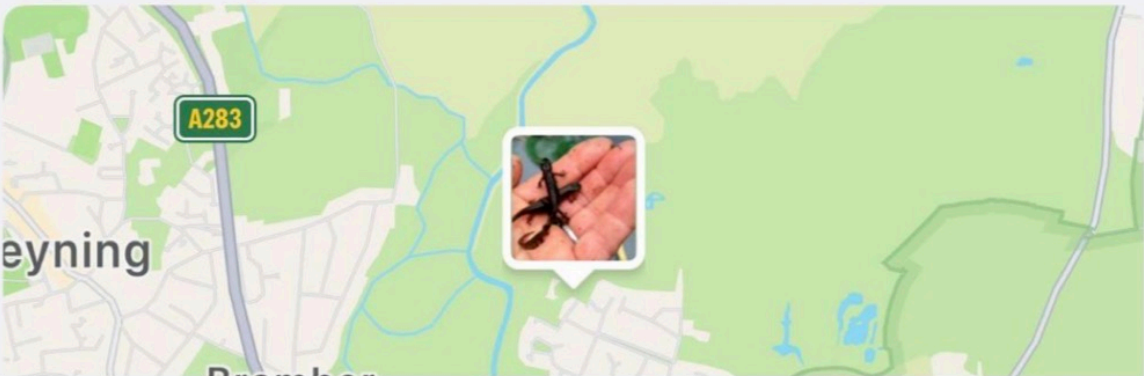
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