

[REDACTED]

Sent: 10 June 2026 11:03
To: Planning
Subject: Discrepancies shown by The Eco Co Op in Planning Application DC/25/2114
Categories: Comments Received

Dear Mr Holmes

I wish to add the following observations to my letter submitted to Horsham District Council on 9 June 2026. Having reviewed the information relied upon by Place Services, I have significant concerns regarding the apparent inconsistency between statements attributed to The Ecology Co-op in its December 2025 letter and the clear advice contained within The Ecology Co-op's ecological report of 2022.

I wish to raise a concern regarding statements made by Place Services in its February 2026 response concerning the ecological condition and management of the field prior to the August 2025 survey.

Place Services states:

"We understand from the Ecology Letter (The Ecology Co-op, December 2025) that dense bramble scrub had been removed between the two visits to the site in 2021 and that the remaining scrub had been recently flailed before the update walkover survey in August 2025."

I am concerned that the reference to "remaining scrub" represents a significant mischaracterisation of the actual condition of the field prior to the flailing that took place on 4 August 2025. Photographic evidence shown below demonstrates that, before this work was undertaken, the field contained extensive chest-height vegetation across the site. The description of this vegetation as merely "remaining scrub" does not accurately reflect the condition of the habitat that existed immediately before its removal.

Furthermore, I draw the Council's attention to the advice **provided by The Ecology Co-op in its 2022 report**, which stated:

"It is important that no habitat clearance or other site preparation work should be undertaken until planning permission has been granted and all relevant protections for habitats of importance and protected species have been detailed and implemented. Please be advised that any work to remove or modify habitats outside of typical management may undermine a future planning application."

Having lived adjacent to the field for many years, I can categorically confirm that the field was **not** subject to any 'typical management' ,or cut, flailed or otherwise maintained prior to the flailing

undertaken on **4 August 2025**. The vegetation present at that time had developed over a prolonged four year period without any intervention.

I would welcome an explanation from The Ecology Co-op to both Place Services and Horsham District Council as to why information contained within its December 2025 letter clearly shows to be inconsistent with its own '**important**' advice given in their 2022 Report.

Specifically, I would ask:

1. What evidence has been relied upon to determine that the vegetation removed before the August 2025 survey constituted only "remaining scrub" rather than the extensive habitat present across the field immediately prior to flailing?
2. How does this conclusion reconcile with The Ecology Co-op's earlier advice that '**no habitat clearance or site preparation works should be undertaken before planning permission had been granted**' ?
3. Has Place Services independently verified the extent and nature of the vegetation removed prior to the August 2025 survey, or has it relied solely upon information contained within the December 2025 Ecology Letter?

I would be grateful if Place Services could provide Horsham District Council with a fuller explanation of the basis upon which its conclusions were reached. Given that Place Services' assessment was reliant upon information supplied by The Eco Co Op, it would be helpful for the Council to understand how that information informed the conclusions reached, particularly where there may have been differing interpretations of the evidence available.

Yours faithfully



Please see attached below

The 4/5ft high vegetation had... at the start of the day... (note time photo was taken on August 4th 2025) been the same height across the entire site.....tractor with flailing equipment shown in the distance

Steyning - Upper Beeding
4 August 2025 16:24

Pre existing 4/5 ft High Vegetation

Level of Flailed Land



Steynning - Upper Beeding

4 August 2025 16:23

Height of vegetation prior to flailing

