



# Lindfield Society

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Dear Mr Malcolm,

We note the readvertisement of this application and that Gladman have added nothing to answer the objections that our Society, the District Councils and many others have made. The site remains excluded from the District Plan as unsuitable for development. The proposal continues to contravene DP6 (Settlement Hierarchy), DP12 (Protection and Enhancement of Countryside) and DP34 (Listed Buildings and other Heritage Assets). We therefore stand by our objections of 14 March 2024 (see attachment) and urge refusal of permission.

The Ecological Impact Assessment (23 July 2024) also fails to answer several important issues:

- 1.) The rare, light sensitive barbastelle bat has been recorded in the area and there is no lighting strategy proposed (even in outline) at this stage to provide details on dark corridors and the protection of its foraging and commuting habitat. It is also disappointing not to see the lighting strategy where there are also records of trees with potential roosting features. Standard practice is to provide an outline lighting strategy with the planning application.
- 2.) The dormouse survey will not be completed until October 2024 and should be completed prior to the determination of the planning application due to the dormouse is a European Protected Species and legally protected under Schedule 5 of the Wildlife and Countryside Act 1981.
- 3.) There is a potential population of reptiles on site, yet a reptile mitigation strategy won't be provided until Reserved Matters Application stage which is usually required prior to determination of a planning application.
- 4.) A Construction and Environmental Management Plan for Ecology, Habitat Management and Monitoring Plan or Landscape and Ecological Management Plans is usually required for an outline planning application (at least in outline) but will not be produced until Reserved Matters. It is needed to ensure that all mitigation measures are secured and implementable.
- 5.) While mature trees are generally being kept on site, there are some high-quality oak trees. At least one is mature and possibly veteran which should be examined by the MSDC tree officer for consideration for Tree Preservation Order status.

This scheme is unplanned and unneeded. Granting permission would therefore undermine the District Plan and open the door to similar unregulated development across Mid Sussex.

Best Regards

Geoff Heath  
John Comstock

Co-chairs,  
The Lindfield Society