

LDC Planning Application LW/16/0695 OBJECTION

I wish to object to the application for the following reasons

- it fails to enhance the historic and locally distinctive landscape and environmental qualities of East Chiltington
- There is not a convincing case for a dwelling on this piece of agricultural land
- it does not enhance the local community yet the community will bear all the significant negative aspects of this development if it goes ahead. The venture carries considerable business and environmental risks, the impact of which will be borne by the local community and District should the business fail. Significant financial costs to reinstate the land would be borne by the District. The benefits accrue only to the applicant.
- There is no need for a business such as this in this community

1. Landscape

The planning regulations I am referring to in this document are as follows:

Core Policy 10 – Natural Environment and Landscape Character [\[2\]](#)

“Maintaining and where possible enhancing the natural, locally distinctive and heritage landscape qualities and characteristics of the district including hedgerows, ancient woodland and shaws, as informed by the East Sussex County Landscape Assessment and the Lewes District Landscape Capacity Study;”

The East Sussex County Council Landscape Assessment talks about

“resisting development in the setting of the National Park if it “fails to conserve and appropriately enhance its rural, urban and historic landscape qualities, and its natural and scenic beauty, as informed by the South Downs Integrated Landscape Character Assessment.” [\[2\]](#)

I am going to address how this impacts the environment, wildlife and countryside tourism – the many cyclists, ramblers and horse riders who enjoy the quiet lanes - rather than specifically personal issues.

Landscape

distinctive and heritage landscape qualities ... historic landscape qualities ... natural and scenic beauty

Hedgerows

The site of this proposed development is in a field which has changed little much for hundreds of years. I have maps of surrounding fields dating back to 1623, which show that the field boundaries – - hedgerows – are unchanged since that time. **Appendix 1a.** These, clearly sustainable, hedgerows are a valuable source of food and shelter for wildlife and are a distinctive part of the English countryside. Such hedgerows are becoming increasingly rare.

The house in the left hand corner of the map is now called Beams (my home). The hedgerow that extends to Spicers Field would border the east boundary of the proposed development, and from the plans may be replaced by new 4 - 5 metre hedges to disguise the site. These are out of keeping with the environment, which have more traditional lower hedgerows and otherwise very open vistas. **Appendix 1b.** Heritage carries with it a duty to preserve such things for future generations.

There are two statutory footpaths in the fields marked 4-1-00 fr and The Bricke Field. Both approach the site, and will have views of the high hedges and an 11 metre wind turbine. Local

people, dog walkers, rambling groups and Duke of Edinburgh students use these footpaths often, in order to access the South Downs, quiet lanes or a network of other paths in the area.

The proposed development will alter this landscape by destroying historic hedgerows, introducing new hedgerows of 4 – 5 m to disguise the site, a wind turbine which will be difficult to disguise which may harm many of the birds in the area (see Wildlife below), and will detract from the peacefulness of this public area with unpleasant and unwanted noise and smells (see landscape through the senses below).

Wildlife

The site at the moment is not a waste-land but has been 'let go', as such has become an attractive environment wildlife. There is evidence that rare bees and dragonflies, protected bird species have chosen to make this field their home. **Appendix 2.** Great Crested Newts have been seen about 200m west of the site. **Appendix 3.** I have often seen or heard seen barn owls, and pairs of nesting mistle thrushes in the field south of the site. The field is important to the movement of wildlife. I often see Roe deer roaming towards the development site, sometimes the garden of Beams, possibly from Warningore Woods which is a natural wildlife route North through the village. **Appendix 4.** Wildlife are an important and appropriate part of historic countryside landscapes and their presence is a significant contribution to its natural, scenic beauty. These types of natural environments are becoming increasingly rare, and are not quickly replaced.

I include these points to highlight again the importance of the site for its natural bio-diversity, which does not need re-planting or any high maintenance costs . Also to note how many species are under threat from the proposed re-landscaping and the introduction of a large wind turbine which is known as a hazard to birds. Natural, wildlife friendly landscaping is a locally distinctive feature of East Chiltington.

The Big Picture

The proposed development is in a village that is part of the sweeping landscape views, which locals and tourists enjoy from the South Downs Way and National Trust landmark Black Cap. It is just outside the border of the South Downs National Park but the view cannot be separated in such an arbitrary way.

Consider the impact of the view from Black Cap, a beautiful, harmonious patchwork of traditional fields and ancient hedgerows. The proposed development would profoundly affect the experience people expect from being on the Downs. A plan ([Appendix 5](#)) shows an incongruous group of artificial lakes, and 'L' shaped routes around the site. They would be unnatural elements and shapes in a panorama of magnificent, unspoilt nature

Such views have been celebrated by writers:

‘Though I have now travelled the Sussex downs upwards of thirty years, yet I still investigate that chain of majestic mountains with fresh admiration year by year, and I think I see new beauties every time I traverse it. This range, which runs from Chichester eastward as far as East bourn, is about sixty miles in length and is so called the South Downs properly speaking, only around Lewes. ...

... As you pass along you command a noble view of the wild, or weald, on one hand, and the broad downs and see on the other. Mr Ray ... was so ravished with the prospect from Plumpton Plain, near Lewes, that he mentions those scapes in his *Wisdom of God in the Works of the Creation* with the utmost satisfaction and thinks them equal to anything he had seen in the finest parts of Europe.’

The Natural History and Antiquities of Selborne, *Gilbert White 1789*

As a South Downs Park view, this application “fails to conserve and appropriately enhance its rural ... and historic landscape qualities, and its natural and scenic beauty.”

Landscaping of the site

The applicant has referred to landscaping his site with meadows and orchards. He has mentioned showcase site for visitors (in supporting statement). This is entirely inappropriate for a site of a rural and historic nature. East Chiltoning is in the Low Weald – Weald meaning wild forest. Very little in East Chiltoning is ‘pristine’ that is a big part of its charm, that much of it is still unspoilt, in its original condition. His ambitions and ‘Leylandii’ style designs seem far more suited to an urban location than a tiny hamlet, in a very small, traditional English, rural village.

Landscape through the senses

A significant part of distinctive heritage landscapes and natural beauty is how it is perceived by the senses. I am in the working group that is carrying out a Local Landscape Character Assessment for East Chiltoning. Early discussion and feedback indicates that sensory aspects of East Chiltoning that are important to local residents are its tranquility, specifically low noise pollution, no light pollution, clean air, fresh air, quiet lanes. They like the eclectic mix of historic houses in the lanes, (which are at risk by this proposed development - see ‘Risks’ section 3.)

It is of concern that the documents submitted by the applicant are not specifically clear how these experiences will be affected by the proposed development, yet they are clearly valued by residents and I would argue, tourists, and are part of its historic character.

There are no realistic details or thorough examination of the noises that would be generated for example by the pumps, the effort required to maintain a ‘pristine’ site in the summer (a landscape gardener I know says it will be a full time job in the summer); there is no information on

what lighting will be on the site – surely there must be provision of some for evening/winter emergencies for the lakes? And for the poly tunnel? And access? There may have to be bird scarers to protect the fish, or artificially generated sounds of birds in peril. There is no realistic details or thorough examination of the smells that would be generated by the closed tank system, which could be considerable. Such things have the potential to considerably mar this landscape, not enhance it.

Traffic

There is inconsistent information on the amount of traffic it will generate which is of concern. Quiet lanes are a locally distinctive feature of East Chilton and are enjoyed by many tourists, ramblers, cyclists and horse riders. These lanes are now even more important to riders as local permissive bridleways are under threat due to a withdrawal of funding.

The traffic statement indicates an increase of one tanker a year, which sounds unrealistic. There would be suppliers, distribution vehicles, contractors such as gardeners with heavy machinery to maintain the 'showcase site', especially as the applicant states the site only needs one employee to run it (see 'Dwelling' section 2). There would be emergency vehicles and other support vehicles if there were leaks (see 'Risks' section 3.)

It would involve distribution vehicles, drivers who may be under pressure to deliver a 'fresh' product. The 'showcase' site in the proposal implies many visitors, such as chefs from London. These road users are city types or commercial drivers under pressure, not rural people. They are not used to quiet lanes and may not realize, or respect, that round the next corner there may be a family out walking with their dogs with children in buggies, a peloton of cyclists, a lost pack of Duke of Edinburgh students, or a group of horse riders riding in one of the few relatively safe places left to them. These are all appropriate, locally distinctive, historic countryside activities that will not be enhanced but may be threatened by this development.

Rural and historic

The nature of the business does not enhance the natural, locally distinctive and heritage landscape. The business proposed is more akin to a processing plant than a farm. The fish would be kept in holding tanks and routinely processed. A natural environment will be demolished to install these incongruous tanks, an environment that could be farmed in many other sympathetic ways without this destruction. It is of concern how much it would cost to reinstate this landscape should the business fail (see 'Risks' section 3).

2. Dwelling

NPFF para 55

To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. For example, where there are groups of smaller settlements, development in one village may support services in a village nearby. Local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances such as: ● the essential need for a rural worker to live permanently at or near their place of work in the countryside; ...

I do not believe there is essential need of the need for a large dwelling on this proposed development.

With today's technology the site could be monitored from a house off site. It does not need a four bedroom house for this job. I am fairly sure that a business plan could include a salary for an on-call, trained night guardian and remove the need for a dwelling. If the applicant insists, and proves, that on site presence is necessary than a small one bedroomed house could be built. This would make a small contribution to the shortage of low cost housing in the area and provide work for a local agricultural worker, which is consistent with housing policy.

I would think the environmental risks this development would pose (see 'Risks' section 3) would require an initial assessment and perhaps intervention by a trained worker, then emergency specialists, or public emergency services would be called. It would not require the applicant, his wife and five children to deal with it.

It is noted that the plan of the site at the moment looks to me very much as if it were a plan for a large country house, situated centrally in the plot, surrounded by lakes.

3. RISKS

Water

Climate Change

There are numerous articles available on the challenges we face in the 21st century from climate change, particularly its affect on the water supply. There are calls for businesses to address this issue. I would say that this is critical for this type of business and should be part of the planning application.

<https://www.theguardian.com/sustainable-business/2014/dec/10/climate-change-risk-water-supply-business>

My concerns, as a non-expert, is that this development proposes to use the nearby Winterbourne to top up the sturgeon tanks. This tributary regularly runs dry in the summer already. With climate change taken into account it is likely to be even more unreliable.

This application does not consider the impact of the affects of climate change – more evaporation than anticipated or less water available, or conversely more water leading to flooding (see ‘Leaks’ below).

Either event could have significant repercussions on an historic environment, not to mention costs to the business, which should be included in the business plan as they are costs that may have to be incurred to keep the business viable.

Leaks

The installation has the potential to cause devastating consequences to an historic landscape, and beyond. Should there be leaks, due to climate change, or failure of the tanks for example, the water in the sturgeon tanks could pollute the public water supply, via the Winterborne via the Bevern to Barcombe reservoir. This water could contain pathogens from non-native species – the sturgeon would be Russian fish imported to the UK from Germany – and could also contain hormones introduced to encourage roe production in the sturgeon.

A locally distinctive feature of East Chiltonton is that many of the historic houses have Wells. Mine (Beams) for example dates back to at least 1623 and is located in the fall line of any leaks which might occur in the upper lakes. These Wells are part of an historic natural water supply which feeds/and or is fed from lakes and the Downs. The potential for damage caused by leaks is thus exacerbated even further, and is something which I would hope is of concern to the South Down National Parks Authority.

The consequences of a small leak may be infinitesimal, as Chaos Theory suggests (see below).

If this development is approved the applicant should be required to back his confidence with an indemnity against any infiltration of the water supply or other damage caused by leaks to his tanks.

Land Movement.

Chaos theory

In *[The Vocation of Man](#)* (1800), [Fichte](#) says that "you could not remove a single grain of sand from its place without thereby ... changing something throughout all parts of the immeasurable whole".

Chaos Theory In this case, this is not just a metaphor, literally billions of 'grains of sand' will be moved and tonnes of earth.

The amount of earth that will need to be moved for this is huge, and has not been detailed. I have been given a rough calculation by a surveyor, of around 2,300 cubic metres. This equates to around 177 8-wheel tipper loads.

There are several Listed houses in the vicinity of this proposed development including my own, which was built prior to 1623. I know that the original part of our house has minimal foundations. The walls in the original part of the house crack when it is dry and close up when it is wet. The house can sometimes shake when heavy trains go past. There is reason to believe that our house, and those of our neighbours, is at risk from the construction of this development. This is more than just a personal issue. Listed houses are of 'national importance'

<http://www.lewes.gov.uk/planning/1087.asp> Early discussions for the Local Landscape Character Assessment revealed that people like the eclectic housing along the lane.

There is a further, more long term risk to the lane's locally distinctive mix of housing. Listed houses need people with funds available who are willing to pay extra for character features, craftsmen, specialist architects and materials in order to maintain them. Should the Fish Farm go ahead, these houses are going to become much less attractive to wealthy buyers looking for their countryside retreat, and the knock on effect over years could lead to a deterioration in their upkeep and eventually a loss of quality. Thus far from enhancing the locally distinctive qualities of the lane, the 'fish farm' may lead to its demise.

Should this development go ahead, before construction, the applicant should be required to

- **pay for tests to discover the stability of all Listed houses affected by the tank construction**
- **provide an indemnity for any unpredictable damage that occurs**

Business Risks

This is a highly destructive development, and should this business fail it would leave behind, in an historic landscape, the sort of devastation one would find on a bombsite. This is related to planning law because of the enormous costs that would be incurred reinstating the land. Therefore I think it is important to consider the business risks as well as the environmental ones.

i) The business is experimental.

- When I spoke to DEFRA they were not sure it would work

- There is, I believe some concern over the quality of the product being produced this way.

- Conscientious chefs and consumers may be unwilling to purchase food produced in this way (see 'Animal Welfare' section 4

ii) The business plan.

- This business seems to be separate from the applicant's existing businesses and is therefore unproven
- We are unable to examine it completely as it is marked 'commercially sensitive'. Is the Council confident, given the high risk, experimental nature of the proposal, that business plan is sound?. Would it stand up to independent scrutiny? Would it stand up to a cost/benefit/risk analysis? (see 'Conclusion'.)
- There continues to be some inconsistencies in the business plan, some are mentioned above (see Traffic, Landscape through the senses) – whether intentionally misleading, or because of unclear business strategy, both of which are of concern.
- There is a business risk from this development to existing, sustainable, Bed and Breakfast businesses in the lane, whose success relies not in destroying the landscape but is integrally linked to the maintenance and enhancement of the landscape. A Fish Farm will impact on local tourism, one of our few 'industries'.

Should this application be approved, despite all the objections and concerns about the risks, we consider it necessary that the applicant would be required to provide some sort of indemnity to cover reinstatement of the land

4. Animal Welfare

Fish welfare is not necessarily a planning issue but it is a public one. Intensive farming methods are now commonly regarded as cruel and there is a move away towards much kinder methods with consideration animal welfare. This business has a regressive approach towards animal welfare ie none at all.

Because of this regressive step, I would argue that it does become a planning matter because it is another example of how this business fails to enhance the environment it is trying to impose itself on.

We should not repeat the mistakes of the past.

Conclusion

This application involves an abuse of a piece of land with many natural qualities, in which only one non-resident individual benefits, in the form of personal profit. Should the business fail, the individual could just declare himself bankrupt and move on to another 'venture' leaving devastation in this wake. The costs of reinstating the land, if indeed it is possible, would be borne by local tax payers.

The costs of this proposed development – destruction of our landscape, loss of wildlife, flora and fauna, disruption in construction phase, noise, smells, more commercial traffic on the lanes, not

to mention the emotional impact of such an unwelcome development in our beloved village – all these costs are borne by the community and the general public who enjoy the quiet lanes.

This proposed development it is an abuse of a landscape and a community – which are inseparable.

Conservation is getting nowhere because it is incompatible with our Abrahamic concept of land. We abuse land because we regard it as a commodity belonging to us. When we see land as a community to which we belong we may begin to use it with love and respect. There is no other way for land to survive the impact of mechanized man.

Aldo Leopold, 1949.

The Risks are all carried locally or by the District – the potential Benefits are all the applicants.

... an individual who has a cavalier attitude to the landscape, community and animal welfare.

‘If you don’t like, don’t live there.’

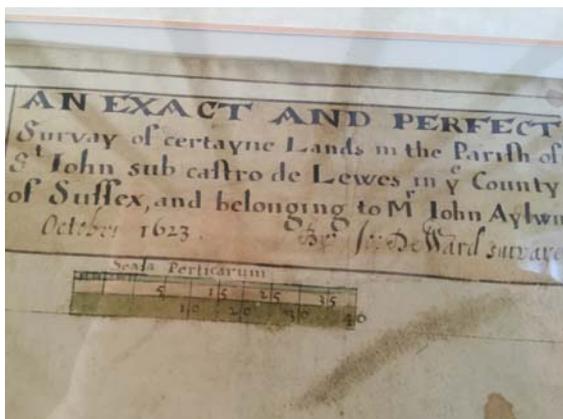
http://www.theargus.co.uk/news/14735141.Caviar_farmer_lobbies_MP_as_councillors_raise_objections/

APPENDIX 1

Map showing existence of hedgerow on eastern edge of the field proposed for this development dated 1623 – Spicers Field is on the western side of the field boundary. The house in the left corner is now a listed building called Beams.



Date of map



Appendix 1b.

This view is taken from the statutory footpath in field 4-1-00, and looks towards the field where 4 -5 metre hedges will replace traditional hedgerows and an 11 metre wind turbine installed.



APPENDIX 2

Observed by Jane Croucher directly or adjacent to site; from Burrels Chiltington Lane,
located East and South of site

Vertebrates

* Great crested newt PROTECTED

Badger

Bats - long eared (brown)

Bats – pipistrale ?

Common lizard

Common newt

Deer

Eels

Field mice

Foxes

Frogs

Grass snakes

Hedgehogs

Mink

Moles

Rabbit

Rats

Shrews

Slow worms

Stoat

Toads

Voles

Weasel

Fish

Sea trout

Others

Insects of note

Crickets

Glow worms

Hornets

Hoverflies

Leeches

Lesser stag beetles

Solitary wasps

Stag Beetles

Wasp spider

Wasps

Dragon and Damselflies – 10 species

* Coenagrion mercuriale	RARE
* Libella fulva - the scarce chaser	RARE
Cordulia aenea imperator	S England
Cordulia anax downy emerald	S England
Gomphus vulgatissimus club tail dragonfly	Common
Lestes sponsa emerald damselfly	Common
Libellula depressa broad tailed chaser m&f	S England
Libellula quadrimaculata four spotted chaser	Common migrant
Pyrrhosoma nymphula large red damselfly	Common
Sympetrum striolatum common darter	Widespread

Bumble bees – 11 species

* Bombus humilis	
* Bombus hypnorum – tree bumble bee	NEW SPECIES HERE 2014
Anthophora plumipes	Common

Bombus hortorum	Common
Bombus lapidaries	Common
Bombus pascuorum	Common
Bombus pratorum	Common
Bombus terrestris	Common
Megachile willughbiella	Common
Osmia rula	Common

Lepidoptera – 25 species

* Purple emporer ??

Brimstone

Comma

Common blue

Fritillaries various

Gatekeeper

Green veined white

Holy blue

Humming bird Hawk moth

Large white

Marbled white – large hatchling in field every year

Meadow brown

Moths various

Orange tip

Painted lady

Peacock

Red admiral

Ringlet

Skippers various

Small copper

Small tortoiseshell

Small white

Speckled wood

Wall

White admiral

Flora

- . Blue Scarlet Pimpernel RARE
- . Spotted orchid RARE
- . Early Purple orchid RARE
- . Bulbous Buttercup RARE

- . Agrimony
- . Alexander
- . Bird's Foot Trefoil
- . Bittersweet
- . Black Bryony
- . Black Medick
- . Blackberry
- . Bluebell
- . Broad-leaved Dock
- . Broad-leaved Willow-herb
- . Bugle
- . Bush Vetch
- . Butterbur
- . Coltsfoot
- . Corn Poppy

- . Cow Parsley
- . Cowslip
- . Creeping Buttercup
- . Creeping Cinquefoil
- . Crimson Vetch
- . Cuckoo Pint
- . Cuckoo-pint
- . Daisy
- . Dandelion
- . Dog Rose
- . Dog Violet
- . Dogs Mercury
- . Field Heartsease
- . Field Speedwell (greater)
- . Field Thistle
- . Figwort
- . Fleabane
- . Forget-me-not(Field Scorpion grass)
- . Fox Glove
- . Goats Beard
- . Golden Rod
- . Goose Grass(Cleavers)
- . Great Plantain
- . Greater Bindweed
- . Greater Celandine
- . Greater Mouse-eared Chickweed
- . Greater Stitchwort
- . Ground-ivy
- . Groundsel
- . Hairy Bitter-cress
- . Hairy Willow-herb
- . Hawkbit
- . Heartsease
- . Herb Robert
- . Ivy leaved Toadflax
- . Ivy-leaved Speedwell
- . Jack-by-the-Hedge
- . Knapweed
- . Knotgrass
- . Lesser Bindweed
- . Lesser Celandine
- . Lesser Mouse-eared Chickweed
- . Lesser Stitchwort
- . Meadow Buttercup
- . Meadow Crane's-bill
- . Meadow Vetch
- . Meadow-sweet

- . Milkwort
- . Mouse - eared Chickweed
- . Narrow leaved Vetch
- . Nettle
- . Nipplewort
- . Ox-eyed Daisy
- . Pale Poppy
- . Pellitory-of-the-wall
- . Petty Spurge
- . Primrose
- . Purple Loosestrife
- . Ragged Robin
- . Ragwort
- . Red Campion
- . Red Clover(Zigzag)
- . Red Dead-nettle
- . Ribwort Plantain
- . Rosebay Willow-herb
- . Scarlet Pimpernel
- . Self-heal
- . Silver-weed
- . Sorrel
- . Sowthistle
- . Spear Thistle
- . Spotted Medick
- . Sweet Violet
- . Teasel
- . Tufted Vetch
- . White Bryony
- . White Clover
- . Wild Garlic
- . Yarrow

Plus Grasses. [Incomplete due to time restrictions](#)

Trees

10 + native

Shrubs

12 + native

Birds seen on site or on adjacent land - Jane Croucher

	Nested	
Barn owl		
Blackbird	Y	
Blackcap	Y	
Blue tit	Y	
Bull finch	Y	
Buzzard		
Chaffinch	Y	
Chiffchaff	Y	
Coal tit	Y	
Collard dove	Y	
Common crow	Y	
Cuckoo	Y	
Fieldfare		
Garden warbler	Y	
Gold crest		
Gold finch	Y	
Great tit	Y	
Greater spotted woodpecker		Y
Green finch	Y	

Green woodpecker	Y
Gulls – various	
Hedge sparrow	Y
Heron	
Hobby	
House martin	Y
House sparrow	Y
Jackdaw	Y
Jay	Y
Kestrel	Y
Kingfisher	
Lapwing	Y
Linnet	Y
Little owl	Y
Long tailed tit	Y
Magpie	Y
Mallard Duck	Y
Merlin	
Mistle thrush	Y
Moorhen	
Nightingale	Y
Nightjar	
Nut hatch	Y
Partridge	Y
Peregrine	

Pheasant	Y
Pied wagtail	Y
Red kite	
Redwing	
Robin	Y
Rook	
Siskin	
Sky lark	Y
Song thrush	Y
Sparrow hawk	
Spotted flycatcher	Y
Starling	Y
Stock dove	Y
Swallow	
Swift	
Tawny owl	
Tree creeper	Y
Turtle dove	
White throat	Y
Willow warbler	Y
Wood pigeon	Y
Wren	Y

Others seen locally but not on site

Swans

Geese

Carrion crows

* Jack snipe ?

* Black red stork ?

Birds seen on site or on adjacent land - Chris Haskell, from 1979 – 2016. Survey dated 14/14/2016

72 species

22 of which are on the RSPB Red List of Birds Red is the highest conservation priority

* Cuckoo

* Fieldfare

* Grey Partridge

* Hen Hamer

* House sparrow

* Lapwing

* Lesser redpoll

* Lesser spotted woodpecker

* Linnet

* Merlin

* Mistle thrush

- * Nightingale
- * Redwing
- * Skylark
- * Song thrush
- * Spotted fly catcher
- * Starling
- * Tree sparrow
- * Turtle Dove
- * Willow tit
- * Wood warbler
- * Yellowhammer

Barn Owl
Black cap
Blackbird
Blue tit
Bullfinch
Chaffinch
Chiffchaff
Coal tit
Collard Dove
Common Buzzard
Common crow
Dunnock
Garden warbler
Gold crest
Goldfinch

Great tit
Greater spotted woodpecker
Green woodpecker
Greenfinch
Grey Heron
Hobby
House martin
Jackdaw
Jay
Kestrel
Lesser white throat
Little Egret
Little Owl
Long tailed tit
Magpie
Mallard
Meadow pipit
Moor hen
Nuthatch
Pheasant
Pied wagtail
Quail
Red Kite
Red legged partridge
Robin
Rook
Siskin

Sparrowhawk

Stock Dove

Swallow

Swift

Tawny Owl

Treecreeper

White throat

Willow warbler

Wood Pigeon

Wren

List of Flora

Observed by Jane Croucher from Burrels Chiltington Lane, over a period of 20 years

- | | |
|--------------------------|------|
| . Blue Scarlet Pimpernel | RARE |
| . Spotted orchid | RARE |
| . Early Purple orchid | RARE |
| . Bulbous Buttercup | RARE |

- . Agrimony
- . Alexander
- . Bird's Foot Trefoil
- . Bittersweet
- . Black Bryony
- . Black Medick
- . Blackberry
- . Bluebell
- . Broad-leaved Dock
- . Broad-leaved Willow-herb

- . Bugle
- . Bush Vetch
- . Butterbur
- . Coltsfoot
- . Corn Poppy
- . Cow Parsley
- . Cowslip
- . Creeping Buttercup
- . Creeping Cinquefoil
- . Crimson Vetch
- . Cuckoo Pint
- . Cuckoo-pint
- . Daisy
- . Dandelion
- . Dog Rose
- . Dog Violet
- . Dogs Mercury
- . Field Heartsease
- . Field Speedwell (greater)
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- . Figwort
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- . Greater Mouse-eared Chickweed
- . Greater Stitchwort
- . Ground-ivy
- . Groundsel
- . Hairy Bitter-cress
- . Hairy Willow-herb
- . Hawkbit
- . Heartsease
- . Herb Robert
- . Ivy leaved Toadflax
- . Ivy-leaved Speedwell
- . Jack-by-the-Hedge
- . Knapweed
- . Knotgrass
- . Lesser Bindweed
- . Lesser Celandine
- . Lesser Mouse-eared Chickweed

- . Lesser Stitchwort
- . Meadow Buttercup
- . Meadow Crane's-bill
- . Meadow Vetch
- . Meadow-sweet
- . Milkwort
- . Mouse - eared Chickweed
- . Narrow leaved Vetch
- . Nettle
- . Nipplewort
- . Ox-eyed Daisy
- . Pale Poppy
- . Pellitory-of-the-wall
- . Petty Spurge
- . Primrose
- . Purple Loosestrife
- . Ragged Robin
- . Ragwort
- . Red Campion
- . Red Clover(Zigzag)
- . Red Dead-nettle
- . Ribwort Plantain
- . Rosebay Willow-herb
- . Scarlet Pimpernel
- . Self-heal
- . Silver-weed
- . Sorrel
- . Sowthistle
- . Spear Thistle
- . Spotted Medick
- . Sweet Violet
- . Teasel
- . Tufted Vetch
- . White Bryony
- . White Clover
- . Wild Garlic
- . Yarrow

Plus Grasses.

Incomplete due to time restrictions

APPENDIX 3

Great Crested Newt, found in the grounds of Rafter's, Chiltington Lane, June 2016 with Tony Hutson, Plumpton wildlife specialist



APPENDIX 4

Mistle Thrush, large number of nesting pairs seen in field south of site in June 2016 with Tony Hutson, Plumpton wildlife specialist

**OWL
September**



**recording
11th 2016**

Deer seen in Warningore Woods, then in garden of Beams, from where they roamed to proposed development field, Summer 2016



APPENDIX 5

Plan of site as it will be seen from the Downs

