

**To:** Charlotte Glancy (Programme Officer)

**Subject:** NEW ECOLOGICAL EVIDENCE – Site DPSC3 (Sayers Common) – Matter 7f: Site Allocations (The protection of wildlife and biodiversity)

Dear Charlotte,

I am writing to submit **urgent new ecological evidence** regarding the soundness and deliverability of **Site DPSC3 - Hamlet** (Land South of Reeds Lane, Sayers Common) for the attention of the Inspector, **Jonathan Bore**.

I am a neighbouring landowner and have recently obtained a **positive laboratory eDNA certificate** confirming the presence of **Great Crested Newts (GCN)** in my pond at grid reference **TQ 25037 16947**. This pond is directly adjacent to the southern boundary of the DPSC3 allocation. This objective scientific data was not available during previous consultations and represents a significant material constraint that must be addressed before the further **Hearing Sessions in Spring 2026**.

I request that this evidence be formally entered into the **Examination Library** as it directly challenges the "Soundness" of the allocation on the following grounds:

1. **Site Capacity and Deliverability:** GCN are a European Protected Species (EPS). The required terrestrial habitat buffers—typically up to 250m for core habitat—will significantly reduce the net developable area of DPSC3 - Hamlet.
2. **Statutory Biodiversity Net Gain (BNG):** Under the Statutory Biodiversity Metric, this pond is a **High-Distinctiveness/Priority Habitat**. Any development at DPSC3 must now account for indirect impacts (e.g., runoff, lighting) on this population. This substantially increases the "baseline" value, potentially impacting the site's financial viability.
3. **Incomplete Evidence Base:** The current Habitats Regulations Assessment (HRA) for the Plan does not reflect this population. Without this data, the Inspector cannot be certain the plan is based on "proportionate evidence" as required by the **NPPF**.

Please find the **PDF Laboratory Certificate** attached. I look forward to your confirmation of receipt and to hearing how the Inspector intends to address this under **Matter 7**.

Yours sincerely,  
Katie Waldock

