

From: Rob Harrington <rh@gouldbaxter.co.uk>
Sent: 09 March 2026 10:07:55 UTC+00:00
To: "Anna Tidey" <anna.tidey@midsussex.gov.uk>
Subject: RE: EOT request for NatureSpace submissions/Further Consultation- DM/25/2463 & 4 - The Barn House, Cuckfield Road, Ansty. (GH1009)
Attachments: 260308_The-Barn_House_GCN_Appraisal_Report.pdf

Good morning Anna,

I hope all is well?

I have now received the updated report from the Ecologist, which hopefully covers all the amendments requested by NatureSpace. Please do let us know ASAP if anything else is required.

I look forward to hearing from you soon.

Best regards,

Rob

From: Rob Harrington
Sent: Friday, February 20, 2026 10:15 AM
To: 'Anna Tidey' <anna.tidey@midsussex.gov.uk>
Subject: RE: EOT request for NatureSpace submissions/Further Consultation- DM/25/2463 & 4 - The Barn House, Cuckfield Road, Ansty.

Good morning Anna,

I was aware of this too, and had been chasing the ecologist for an update on his updates. Unfortunately he is away until 2nd March, so will only then be able to make the necessary updates. I have made a diary note to chase him on that day.

If we work on the basis he will make those changes promptly, 27th March 2026 would seem a logical date, so please accept this as our agreement to the EOT.

I look forward to being in touch again soon.

Best regards,

Rob

From: Anna Tidey <anna.tidey@midsussex.gov.uk>
Sent: Friday, February 20, 2026 10:05 AM
To: Rob Harrington <rh@gouldbaxter.co.uk>
Subject: RE: EOT request for NatureSpace submissions/Further Consultation- DM/25/2463 & 4 - The Barn House, Cuckfield Road, Ansty.

Good morning Rob

I am aware that we have reached the agreed Extension of time dates for the above applications today.

Please can you provide me with an update on the likely timescale for the additional submissions for the PEA?

If the additional information is received by the end of next week I believe that, in order to allow for the re consultation period, a reasonable Extension of time request could be to 27.03.2026? I shall be grateful if you can confirm agreement to this new EOT date for both applications by return email.

I look forward to hearing from you.

Regards

Anna

Submit your planning application online.
<http://www.planningportal.gov.uk>

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- SAVE A TREE Only print this email if absolutely necessary.

From: Rob Harrington <rh@gouldbaxter.co.uk>

Sent: 16 February 2026 10:19

To: Anna Tidey <anna.tidey@midsussex.gov.uk>

Subject: RE: NatureSpace Consultation- DM/25/2463 & 4 | Conversion of the existing timber framed barn outbuilding in to living accommodation for guests of the main house.

Good morning Anna,

I hope all is well?

Very many thanks for sending this through, much appreciated. Unfortunately I was away from my desk on Friday so only just picking this up now. I will forward it on to the ecology consultant and see if he is able to address these points promptly. I suggest in the meantime that we agree to the EOT until 20th February 2026, and then extend further if the timescales are too tight.

I look forward to being in touch again soon.

Best regards,

Rob

From: Anna Tidey <anna.tidey@midsussex.gov.uk>

Sent: Friday, February 13, 2026 9:13 AM

To: Rob Harrington <rh@gouldbaxter.co.uk>

Subject: FW: NatureSpace Consultation- DM/25/2463 & 4 | Conversion of the existing timber framed barn outbuilding in to living accommodation for guests of the main house.

Dear Rob

Please see below the Newt Officer (Naturespace) comments for the above application, from Laura Downs.

As you will see Laura has requested additions are added to the submitted PEA, see the details listed in her email below.

I am aware that the EOT extends the Decision Target Date for both applications DM/25/2463 and DM/25/2464 to next Friday, 20.02.2026.

Please can you confirm that your client is agreeable to adding the additional requirements and that a revised PEA will be submitted. Upon receipt I would like to reconsult Laura on the contents of the revised statement to ensure it is correctly drafted. I shall therefore calculate and request a further EOT for both applications, once I have received the amended submission.

I look forward to hearing from you.

Regards

Anna

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- **SAVE A TREE** Only print this email if absolutely necessary.

From: Laura Downs <Laura.Downs@naturespaceuk.com>

Sent: 12 February 2026 15:04

To: Anna Tidey <anna.tidey@midsussex.gov.uk>

Subject: Re: NatureSpace Consultation- DM/25/2463 | Conversion of the existing timber framed barn outbuilding in to living accommodation for guests of the main house.

Good afternoon Anna,

Thank you for re-consulting us on the above application. I have been reviewing the applicant's submitted PEA which states:

- *"GCN could however utilise this hedge-bank (approximately 15m in length) to the rear of the property as a place of rest and shelter"*
- *"GCN could be located resting beneath this hedge-bank, when the bank is cleared of leaf litter and top-soil to expose and re-point brick work, **if required.**"*
- *"Although the works area is very small, Pond 1 about 30m east of the site is likely to support GCN (eDNA reported in 2022) and they could utilise the 15m long hedge bank to the rear of the Barn."*

With recent GCN records on site and multiple ponds within close proximity, it is the above works listed (e.g. re-pointing, clearing leaf litter and top soil from hedge bank) which pose the highest risk. As the report has assessed, pond 1 in particular has been identified as likely to support GCN (however presence of each of the ponds pose risk). Additionally the hedge bank habitat behind the building has been identified as providing opportunity for GCN. Although the above states that these works will be completed only if required, as this has been included as

part of the proposals, I would need to take a precautionary approach here and assume these works are going ahead. As the works are so small scale, it is deemed that a precautionary working method statement as suggested within the above report would be appropriate and proportional, however I would recommend that the NLMS submitted within the applicant's PEA is strengthened to both clarify measures and provide a more robust protection. I would recommend that it is amended to also include the following:

- Clarify that GCN cannot be relocated
- Clarify that works MUST stop should GCN be encountered during works and a suitably qualified ecologist contacted for advice before re-commencing
- Measures for appropriate material and waste storage
- Measures for maintaining current vegetation management to prevent making the site more suitable
- Dismantling of hibernacula features on site (e.g. log piles)

It is recommended the amended statement is submitted to the LPA for approval prior to determination. The measures can then be secured via a compliance condition.

Please let me know if you have any questions,

Laura Downs (*she/her*)

District Licensing Officer (Great Crested Newts) – West Sussex

NatureSpace Partnership

e: Laura.Downs@naturespaceuk.com

m: 07356 159774

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Company operating hours: Monday to Thursday 09:00 - 17:00



From: Anna Tidey <anna.tidey@midsussex.gov.uk>

Sent: 12 February 2026 10:18

To: Laura Downs <Laura.Downs@naturespaceuk.com>

Subject: RE: NatureSpace Consultation- DM/25/2463 | Conversion of the existing timber framed barn outbuilding in to living accommodation for guests of the main house.

External: This email is from an external source. Please exercise caution with attachments, links, or requests for information.

Dear Laura

Thank you for your email and the update on your comments.

I look forward to hearing from you, when convenient.

Regards

Anna

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- SAVE A TREE Only print this email if absolutely necessary.

From: Laura Downs <Laura.Downs@naturespaceuk.com>

Sent: 11 February 2026 18:02

To: Anna Tidey <anna.tidey@midsussex.gov.uk>

Subject: NatureSpace Consultation- DM/25/2463 | Conversion of the existing timber framed barn outbuilding in to living accommodation for guests of the main house.

Good evening Anna,

Apologies for this I am running slightly short on time and am not going to be able to get comments over today, but wanted to assure you that I am conscious of the deadline for the above case and will be sending over my comments tomorrow, I hope this is okay and thank you for your understanding

Best wishes,

Laura Downs (*she/her*)

District Licensing Officer (Great Crested Newts) – West Sussex

NatureSpace Partnership

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