

From: Laura Downs <Laura.Downs@naturespaceuk.com>
Sent: 11 June 2026 09:53:17 UTC+01:00
To: "Joseph Swift" <joseph.swift@midsussex.gov.uk>
Subject: DM/26/0073 | Land At Coombe Hill Road East Grinstead West Sussex
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Good morning Joseph,

Thank you for reconsulting us on the above application. I have reviewed the applicants updated ecological information (*Great crested Newt eDNA Report, 2026, Land at West Hoathly Road, East Grinstead, Ecology Partnership, May 2026*), which states that:

- *"No ponds were present on site, though six were identified within 250m of the site boundary, and a further 7 within 500m"*
- *"Of the six surveyed ponds, P4, P5 and P10 returned a positive result and P3, P6 & P7 returned negative results"*
- *"The results of the eDNA survey indicate the presence of a GCN population within the local area, with the closest local confirmed presence within P4 and P5 200m south-west and south of the site respectively"*
- *"As such, it is considered unlikely that GCN will be within the development area in significant numbers, however, may utilise the retained woodland to the south, and therefore be present in the fringes of the site in low numbers"*
- *"Considering the above, as well as legislative material and statutory guidelines, it is considered that a European Protected Species (EPS) licence from Natural England should be sought for the scheme."*

We are in agreement that a licence will be required for this development, and the applicant has decided to move down the European Protected Species Licence (EPSL) route to address their great crested newt concerns. In order to take this route, appropriate mitigation and compensatory measures need to be identified to satisfy planning requirements. Within the above report, the applicant has provided an outline mitigation strategy. Ultimately, the applicant must ensure the information they submit satisfies you at the local planning authority that they will successfully be granted a EPSL by Natural England post planning consent.

The applicant does also have the option of enquiring for Mid Sussex District Council's District Licence, which provides full legal cover for any impacts to great crested newts and delivers compensatory habitat offsite. More details on the District Licensing Scheme operated by the council can be found at www.naturespaceuk.com.

Best wishes,

Laura Downs (*she/her*)

District Licensing Officer (Great Crested Newts) – West Sussex

NatureSpace Partnership

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