

From: Laura Downs <Laura.Downs@naturespaceuk.com>
Sent: 03 March 2026 16:27:28 UTC+00:00
To: "Andy Watt" <andy.watt@midsussex.gov.uk>
Subject: Re: DM/25/3199 - Erection of a two-storey gym and dining building with associated kitchen, plant, and external works, within the existing educational use of the site.

Good afternoon Andy,

Planning reference: DM/25/3199 - Erection of a two-storey gym and dining building with associated kitchen, plant, and external works, within the existing educational use of the site

Thank you for sending through some further detail regarding the current state of the site. It is considered that the proposed development would present a low risk to great crested newts and/or their habitats. However, as the development is within the amber Impact Risk Zone, as modelled by district licence mapping, and due to the close proximity of some ponds, I recommend that the following informative should be attached to planning consent:

"The applicant is reminded that, under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended), it is an offence to (amongst other things): deliberately capture, disturb, injure, or kill great crested newts; damage or destroy a breeding or resting place; intentionally or recklessly obstruct access to a resting or sheltering place. Planning permission for a development does not provide a defence against prosecution under this legislation. Should great crested newts be found at any stage of the development works, then all works should cease, and a professional and/or suitably qualified and experienced ecologist (or Natural England) should be contacted for advice on any special precautions before continuing, including the need for a licence."

Additionally, all works shall be carried out in accordance with the following measures:

- Any demolition materials should be stored in skips or similar containers rather than in piles on ground
- Any trenches left overnight should be covered or provided with ramps to great crested newts from becoming trapped.
- Any building materials such as bricks, stone etc. should be stored on pallets to discourage great crested newts from using them as shelter.

Best wishes,

Laura Downs (*she/her*)
District Licensing Officer (Great Crested Newts) – West Sussex

NatureSpace Partnership

e: Laura.Downs@naturespaceuk.com

m: 07356 159774

w: www.naturespaceuk.com

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



From: Andy Watt <andy.watt@midsussex.gov.uk>

Sent: 26 February 2026 12:06

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

Subject: FW: DM/25/3199 - Erection of a two-storey gym and dining building with associated kitchen, plant, and external works, within the existing educational use of the site.

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

Dear Laura

Please see comments and attachments from the agent in response to your previous email. I would be grateful for your updated comments in due course.

Many thanks

Andy Watt, BSc (Hons), MTPL, MRTPI

Senior Planning Officer

Development Management

01444 477517

andy.watt@midsussex.gov.uk

www.midsussex.gov.uk

Working together for a Better Mid Sussex

From: danny.barker@bsclimited.co.uk <danny.barker@bsclimited.co.uk>

Sent: 22 February 2026 13:20

To: Andy Watt <andy.watt@midsussex.gov.uk>

Subject: RE: DM/25/3199 - Erection of a two-storey gym and dining building with associated kitchen, plant, and external works, within the existing educational use of the site.

Dear Mr Watt,

Thank you for your email and for forwarding the comments from NatureSpace.

By way of background, the application site comprises the former swimming pool footprint. The pool structure has been fully demolished and the area cleared and prepared for redevelopment. The existing tank and associated hardstanding were removed, and a formation base has been established ready for construction. The site is therefore previously developed land and is devoid of vegetation or suitable terrestrial habitat.

The adjacent waterbody sits within an established woodland area beyond the development footprint. No works are proposed to the waterbody or to the surrounding woodland. The development is confined strictly to the area identified on the submitted drawings, being the cleared former pool site. No green areas are proposed to be affected by the scheme.

There has been no indication to date of the presence of protected species, including Great Crested Newts, within the pond. In any event, to the east and south of the waterbody lies extensive established woodland, which would provide a significantly more suitable and undisturbed habitat than the developed land to the north, where the application site is located. The site itself comprises cleared, compacted ground and does not provide suitable refuge, foraging, or hibernation habitat.

For clarity, I attach an image of the cleared and prepared site and the water body.

In this instance, the application site comprises entirely cleared, previously developed land forming the former swimming pool footprint, now reduced to compacted formation and devoid of vegetation. It does not provide suitable terrestrial habitat for Great Crested Newts in terms of refuge, foraging, or hibernation opportunities. There is clear physical and functional separation between the development area and the adjacent pond, which lies within established woodland beyond the operational footprint of the works. No vegetation removal is proposed, and there is no ecological connectivity between the compacted development site and the woodland margin. On this basis, it is considered that the risk to protected species is negligible and that further survey work should not be necessary.

Should NatureSpace require confirmation of distances between the development boundary and the pond, or any further clarification, I would be pleased to assist.

Kind regards,

Danny

From: Andy Watt <andy.watt@midsussex.gov.uk>

Sent: 12 January 2026 14:22

To: Danny Barker (danny.barker@bsclimited.co.uk) <danny.barker@bsclimited.co.uk>

Subject: FW: DM/25/3199 - Erection of a two-storey gym and dining building with associated kitchen, plant, and external works, within the existing educational use of the site.

Dear Mr Barker

Please see the consultation response from NatureSpace below. I would be grateful if you could provide the requested information, which I will then forward.

Many thanks

Andy Watt, BSc (Hons), MTPL, MRTPI

Senior Planning Officer

Development Management

01444 477517

andy.watt@midsussex.gov.uk

www.midsussex.gov.uk

Working together for a Better Mid Sussex

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

Sent: 12 January 2026 13:50

To: Andy Watt <andy.watt@midsussex.gov.uk>

Subject: DM/25/3199 - Erection of a two-storey gym and dining building with associated kitchen, plant, and external works, within the existing educational use of the site.

Good afternoon Andy,

Thank you for consulting us on the above application. I have reviewed the submitted documentation and note that there is a waterbody directly adjacent to the development boundary. I haven't been able to locate any photos of the site within the submissions so far on the portal. Therefore could I please request some photos of the waterbody, as well as photos of the vegetation which is due to be removed to facilitate the development?

Many thanks for your help,

Best,

Laura Downs (*she/her*)

District Licensing Officer (Great Crested Newts) – West Sussex

NatureSpace Partnership

e: Laura.Downs@naturespaceuk.com

m: 07356 159774

w: www.naturespaceuk.com

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





The information contained in this email may be subject to public disclosure under the Freedom of Information Act 2000. Unless the information contained in this email is legally exempt from disclosure, we cannot guarantee that we will not provide the whole or part of this email to a third party making a request for information about the subject matter of this email. This email and any attachments may contain confidential information and is intended only to be seen and used by the named addressees. If you are not the named addressee, any use, disclosure, copying, alteration or forwarding of this email and its attachments is unauthorised. If you have received this email in error please notify the sender immediately by email or by calling +44 (0) 1444 458 166 and remove this email and its attachments from your system. The views expressed within this email and any attachments are not necessarily the views or policies of Mid Sussex District Council. We have taken precautions to minimise the risk of transmitting software viruses, but we advise you to carry out your own virus checks before accessing this email and any attachments. Except where required by law, we shall not be responsible for any damage, loss or liability of any kind suffered in connection with this email and any attachments, or which may result from reliance on the contents of this email and any attachments.

The information contained in this email may be subject to public disclosure under the Freedom of Information Act 2000. Unless the information contained in this email is legally exempt from disclosure, we cannot guarantee that we will not provide the whole or part of this email to a third party making a request for information about the subject matter of this email. This email and any attachments may contain confidential information and is intended only to be seen and used by the named addressees. If you are not the named addressee, any use, disclosure, copying, alteration or forwarding of this email and its attachments is unauthorised. If you have received this email in error please notify the sender immediately by email or by calling +44 (0) 1444 458 166 and remove this email and its attachments from your system. The views expressed within this email and any attachments are not necessarily the views or policies of Mid Sussex District Council. We have taken precautions to minimise the risk of transmitting software viruses, but we advise you to carry out your own virus checks before accessing this email and any attachments. Except where required by law, we shall not be responsible for any damage, loss or liability of any kind suffered in connection with this email and any attachments, or which may result from reliance on the contents of this email and any attachments.