

From: Laura Downs <Laura.Downs@naturespaceuk.com>
Sent: 13 May 2026 12:21:59 UTC+01:00
To: "Steven King" <Steven.King@midsussex.gov.uk>
Subject: Re: RE: DM/26/0577 | Land West Of Turners Hill Road And North Of Huntsland Including Hurst Farm Turners Hill Road Crawley Down West Sussex

Good morning Steve,

Thank you for sending that over, apologies I was not available to respond yesterday. We have the following additional comments to make in response to the applicant's most recent information:

The applicant has provided a snip of the Natural England Rapid Risk Assessment within which an "offence highly unlikely" result is shown. It is important to note this tool was developed only as a simple guide and therefore cannot provide definitive assessment for specific sites. The risk of committing an offence for example can be increased by a number of factors including large development footprint, quality of terrestrial habitat and low landscape fragmentation (Natural England, 2020).

Natural England Standing advice recommends surveys are undertaken on ponds up to 500m from a development site and in particular major scale sites. This recommended 500m distance is influenced in part by the presence of dispersal barriers, which in this situation there is a lack of significant barriers between the site and p10, which is only 150m away from the site boundary. The field labelled G1, which has been described in the PEA as tussocky, rush dominated and less grazed than G2, is located around the 250-500m mark from p10 and as previously mentioned is still well within dispersal distance for the species. This field appears to be around 2.8ha of suitable habitat which according to the site plan, a majority is planned to be removed.

In this instance, surveys on ponds up to 500m (from the development boundary) have not been requested, only those up to 250m. And so in this circumstance and alongside the above reasons, this is why we would recommend that robust information is at least provided on those ponds within 250m with good connectivity. We have made our recommendation but ultimately, the decision on whether enough information has been provided here to justify the use of Reasonable Avoidance Measures lies with the LPA, and as such we defer to their decision. If the LPA decides they are satisfied with this approach, then the avoidance measures recommended for GCN (including ecological supervision and stopping works should GCN be discovered) should be secured via condition.

Best wishes,

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

NatureSpace Partnership

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From: Steven King <Steven.King@midsussex.gov.uk>

Sent: 12 May 2026 11:36

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

Cc: Post Authorisation Support <support@naturespaceuk.com>

Subject: RE: RE: DM/26/0577 | Land West Of Turners Hill Road And North Of Huntsland Including Hurst Farm Turners Hill Road Crawley Down West Sussex

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Hi Laura

Following your consultation comments, I've received the attached response from the applicants, which has also been sent directly to you.

I've copied in the support e mail address. If someone else could look at this in your absence that will be helpful. If not, could I ask for your response on your return tomorrow please.

Regards

Steve

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Working together for a better Mid Sussex

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

Sent: 12 May 2026 08:55

To: Steven King <Steven.King@midsussex.gov.uk>

Subject: Automatic reply: RE: DM/26/0577 | Land West Of Turners Hill Road And North Of Huntsland Including Hurst Farm Turners Hill Road Crawley Down West Sussex

Thank you for your email. I am away from office and will not be monitoring my emails during this time. I'll respond to your email as soon as I can on my return on the 13th of May. If your query is urgent please contact support@naturespaceuk.com Best wishes, Laura

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