

**From:** Laura Downs <Laura.Downs@naturespaceuk.com>  
**Sent:** 08 January 2026 08:23:19 UTC+00:00  
**To:** "Anna Tidey" <anna.tidey@midsussex.gov.uk>  
**Subject:** DM/25/1800 - Woodside Grange Woodland Road Hassocks West Sussex

Good morning Anna,

Thank you for reconsulting us on the above application. The applicant has submitted the following document, *CEMP, Woodside Grange, Woodland Road, Hassocks, BN6 8EX, ROAVR Group, November 2025*, which states that:

- *"Great crested newt (GCN): 2023 eDNA evidence now time-expired. Updated survey required in the 2026 survey window unless DLL is adopted. Until new evidence or licence is in place, the site will be managed under precautionary RAMs agreed with the LPA for low-risk activities only, with ECoW oversight. No destructive works to the existing pond or excavation of new ponds without the agreed licence/clearance route."*

Whilst it is welcomed that the applicant has recognised the potential risks to GCN and laid out their options to ensure that the development proceeds lawfully, we feel it important to highlight that either surveys or entry into the DL scheme is required **prior to determination** of the application. As previously stated, the applicant has the following options:

- Submit a NatureSpace Report or Certificate to demonstrate that the impacts of the proposed development can be addressed through the Council's District Licence (more details can be found at [www.naturespaceuk.com](http://www.naturespaceuk.com)); or
- Provide further information on the onsite pond, in line with Natural England's Standing Advice, to rule out impacts to great crested newts\*, or demonstrate how any impacts can be addressed through appropriate mitigation/compensation proposals\*\*

\*i.e., to show that any ponds within 500m are not suitable for great crested newts and/or show how any potential impacts can be avoided.

\*To do so, surveys to determine presence/likely absence and population size class assessments may need to be undertaken by a suitably qualified ecologist in accordance with Natural England's Standing (Great crested newts: advice for making planning decisions – GOV.UK) (and if using eDNA surveys, the Great Crested Newt Environmental eDNA Technical Advice Note (Natural England 2014)). If GCN are identified, appropriate mitigation and compensatory measures will need to be identified to satisfy planning requirements and a site-based mitigation licence may be required. Surveys are seasonally constrained.

Best wishes,

Laura Downs (*she/her*)

District Licensing Officer (Great Crested Newts) – West Sussex

### **NatureSpace Partnership**

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