

From: Laura Downs <Laura.Downs@naturespaceuk.com>
Sent: 06 July 2026 15:27:59 UTC+01:00
To: "Anna Tidey" <anna.tidey@midsussex.gov.uk>
Subject: Re: Request for Consultee comments for DM/26/1132 - Land North of Nos. 42-54 Hurst Road, Hurstpierpoint

Good afternoon Anna,

Thank you for consulting us on the above application. 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 red Impact Risk Zone, as modelled by district licence mapping, 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 vegetation within the works area shall be maintained at a maximum height of 30mm until construction is completed through regular mowing or grazing in order to discourage great crested newts from using the site. 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 prevent 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

If at any point during construction works any great crested newts are identified, then the following instructions must be strictly adhered to:

- Stop all works immediately and leave the area
- Inform an ecologist immediately who will provide further guidance / instructions
- Do not resume construction works until advised it is safe to do so by an ecologist

Best wishes,

Laura Downs (*she/her*)

District Licensing Officer (Great Crested Newts) – West Sussex

NatureSpace Partnership

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

Sent: 03 July 2026 13:48

To: Laura Downs <Laura.Downs@naturespaceuk.com>; sue.hooton@essex.gov.uk <sue.hooton@essex.gov.uk>; Hamish Jackson - Senior Ecological Consultant <hamish.jackson@essex.gov.uk>; Place Services Ecology <placeservicesecology@essex.gov.uk>; info@southeastwater.co.uk <info@southeastwater.co.uk>

Subject: Request for Consultee comments for DM/26/1132 - Land North of Nos. 42-54 Hurst Road, Hurstpierpoint

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Dear Laura, Sue and Hamish

I have sent an email to the applicant's agent today to update him on the progress of the above application and to confirm the current outstanding matters, see below.

I note from a review of the application file that I am awaiting Consultee comments from SE Water, Naturespace and the Council's Ecological Adviser. As these are all due by 08.07.2026 I wonder if you can update me on your progress with these?

I look forward to hearing from you.
Kind 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: Anna Tidey <anna.tidey@midsussex.gov.uk>
Sent: 03 July 2026 13:40
To: James Smith <james.smith@justplans.net>
Cc: Emma Rivett <Emma.Rivett@midsussex.gov.uk>; Joanne Fisher <Joanne.Fisher@midsussex.gov.uk>
Subject: Consultee comments for DM/26/1132 - Land North of Nos. 42-54 Hurst Road, Hurstpierpoint

Dear James

I have received comments from the Council's Tree Officer, Emma Rivett, today regarding this application, see her email reproduced below.

As you can see Emma has requested further supporting information for the formation of the hard surfacing at the vehicular access point and for the tractor parking area. Emma has requested: an Arboricultural Impact Assessment, including a Tree Constraints Plan and Tree Survey, and where root protection areas are affected or likely impacted by the development, an Arboricultural Method Statement and Tree Protection Plan. These supporting documents should be produced by a suitably qualified arboriculturist. Upon receipt of this supporting information I will need to reconsult Emma. As you are aware the reconsultation process takes 21 days, so at that time I will request agreement to an

appropriate Extension of time for the Decision Target date, which is currently 09.07.2026.

The Validation criteria for planning applications, see following link to the MSDC website [Apply for Planning Permission - Mid Sussex District Council](#), refers at page 33 to the situations when a planning application should be supported by a Tree Report, which include:

- *Applications where there are trees within 15m of the development*
 - *Applications where trees are to be removed as part of the development.*
- The report should include information on which trees are to be retained and on the means of protecting these trees during construction works.'*

I look forward to hearing from you on the above matter.

Whilst writing I have reviewed the other Consultee comments which I have received to date, and which are available to view on the online Planning Register. You will have noted the Historic Environment Consultant's recommended archaeological monitoring and recording condition, which you can read in Mark Baister's attached comments, dated 12.06.2026.

I note that comments are still awaited from SE Water, Naturespace and the Council's Ecological Adviser, which are all due by 08.07.2026. I will request that these comments are forthcoming at the earliest opportunity to avoid any further delay.

Please contact me if you would like to discuss any of the above matters.

Kind regards

Anna

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

From: Emma Rivett <Emma.Rivett@midsussex.gov.uk>

Sent: 03 July 2026 11:43

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

Subject: DM/26/1132 - Land North of Nos. 42-54 Hurst Road, Hurstpierpoint

Dear Anna,

I have looked at the information provided with this application and noticed that there is no tree information.

I note from the photographs and what you described when we talked about the proposal, that there will be some surfacing within the root protection areas of some of the tree and that there will be some excavation works in proximity to trees. I would need an Arboricultural Impact Assessment, including a Tree Constraints Plan and Tree Survey, and where root protection areas are affected or likely impacted by the development, an Arboricultural Method Statement and Tree Protection Plan would be required. Please could you request these?

Please reconconsult me once these have been provided and I can then make more fully informed comments.

Kind regards

Emma

Emma Rivett
Assistant Tree Officer-Development Management
www.midsussex.gov.uk

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