

From: Laura Downs <Laura.Downs@naturespaceuk.com>
Sent: 04 September 2025 16:31:54 UTC+01:00
To: "Andrew Horrell" <andrew.horrell@midsussex.gov.uk>; "planninginfo" <planninginfo@midsussex.gov.uk>
Subject: NatureSpace Consultation- DM/25/1882 | Erection of a self-build replacement, detached dwelling following demolition of the existing dwelling

Good afternoon Andrew,

Planning reference: DM/25/1882 | Erection of a self-build replacement, detached dwelling following demolition of the existing dwelling

Thank you for consulting us on the above planning application. The applicant has provided an ecological report in the form of - *"Preliminary Ecological Assessment, Summer Lodge, Copyhold Land, Cuckfield, Haywards Heath, RH17 5EB, JW Biodiversity Management, July 2025"*, which states:

- *"The site was dominated by grassland and woodland habitats with scattered trees and hedgerows"*
- *"Looking at the habitats map (figure 5) this shows a pond located in the neighbouring property to the west and several other waterbodies within 500m of the site"*
- *"The terrestrial habitats on site provide foraging and refuge opportunities for GCN as well as common amphibians."*
- Precautionary working measures are then outline in section 4 of the report

The precautionary working methods proposed are largely acceptable however, the following additions are recommended in order to make the precautions more robust and to avoid conflicts with the legal protection afforded to great crested newts:

- What to if a great crested newt is discovered
- Correct machinery and materials storage
- Preventing GCN becoming trapped in ditches/trenches

It is then recommended that these measures are secured via use of a compliance condition.

Best wishes,

Laura Downs (*she/her*)
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