

**From:** Laura Downs <Laura.Downs@naturespaceuk.com>  
**Sent:** 05 March 2026 09:56:42 UTC+00:00  
**To:** "Catherine Cardin" <catherine.cardin@midsussex.gov.uk>  
**Subject:** Re: DM/26/0311 | Bentley Cottage Wickham Hill Hurstpierpoint Hassocks West Sussex

Good morning Catherine,

Thank you for sending over some further information regarding the current condition 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 red Impact Risk Zone, as modelled by district licence mapping, and due to the presence of some suitable habitat onsite, 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.

Best wishes,

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

### **NatureSpace Partnership**

**e:** [Laura.Downs@naturespaceuk.com](mailto:Laura.Downs@naturespaceuk.com)

**m:** 07356 159774

w: [www.naturespaceuk.com](http://www.naturespaceuk.com)

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



**From:** Catherine Cardin <catherine.cardin@midsussex.gov.uk>

**Sent:** 05 March 2026 09:03

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

**Subject:** RE: DM/26/0311 | Bentley Cottage Wickham Hill Hurstpierpoint Hassocks West Sussex

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

Hello Laura,

I have attached my site visit photos to this email which I hope are of use.

Kind regards,

Catherine

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

**Sent:** 04 March 2026 17:16

**To:** Catherine Cardin <catherine.cardin@midsussex.gov.uk>

**Subject:** DM/26/0311 | Bentley Cottage Wickham Hill Hurstpierpoint Hassocks West Sussex

Good afternoon Catherin ,

Thank you for consulting us on the above application. Would it be possible please to see some photos of the garden and the area that the extension is proposed to be?

Best wishes,

Laura Downs *(she/her)*

District Licensing Officer (Great Crested Newts) – West Sussex

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