

From: Matthew Comber <mc@gouldbaxter.co.uk>
Sent: 20 August 2025 10:59:17 UTC+01:00
To: "Rachel Richardson" <rachel.richardson@midsussex.gov.uk>
Cc: "Kathryn Sadler" <kathryn@sadlerplanning.co.uk>
Subject: Fw: NatureSpace Report: Land at Eastwood Farm (NSP ref: 202504050)
Attachments: NSP Report Land at Eastwood Farm 202507004 (MSDC).pdf, NSP Report Land at Eastwood Farm 202507004 (SDNP).pdf, 202504050_Impact_Map_V01.pdf, NatureSpace Best Practice Principles March 2021.pdf, NatureSpace GCN Mitigation Principles November 2021.pdf, Invoice INV-4122.pdf
Importance: High

Hi Rachel,

Hope all is well and having a super day.

Thank you so much again for everything this week and all your support throughout this application.

Further to recent correspondence, please find attached update received from Nature Space which is great.

Hope this helps and look forward to speaking soon.

Best,
Matthew

From: Becca Crick <rebecca.crick@naturespaceuk.com>
Sent: 20 August 2025 8:51 AM
To: 'Thomas Cullum' <thomas@cullumcapital.co.uk>
Cc: NatureSpace Partnership <info@naturespaceuk.com>; Jennie Shea <jennie.shea@naturespaceuk.com>; Robbie Whiteside <robbie.whiteside@naturespaceuk.com>; 'Kathryn Sadler' <kathryn@sadlerplanning.co.uk>; Matthew Comber <mc@gouldbaxter.co.uk>
Subject: NatureSpace Report: Land at Eastwood Farm (NSP ref: 202504050)

Hi Thomas,

I'm pleased to present your NatureSpace great crested newt District Licence report for Land at Eastwood Farm. Also attached are the Impact plan and our mitigation/best practice principles, which we've drawn up for you. As this is a cross-boundary planning application covering both Mid Sussex District Council and South Downs National Park, two reports have been provided, one for each respective planning application.

I'd like to take this opportunity to introduce your local District Licensing Officer, Jennie Shea, who supports the Planning Authority in administering the District Licence. They'll keep in touch with your Planning Officer to ensure your project's newt licensing aspects are dealt with smoothly through the planning system.

The report is written in a technical manner in order to provide the wording required by the planning authority. To summarise some of the key points you will want to note, the process from here is as follows:

Before planning is determined:

1. **Submit all the attached documents** to the planning case officer, in support of the planning application

If/when planning permission has been received:

2. **Pay the second-stage fee** of £171,777 (+VAT) to NatureSpace, to receive the certificate within 5 working days
 - You can do this before or after planning approval – the choice is yours
 - The fee is proportionate to impacts of the proposals on newt habitats, in this case:
 - £131,625 accounts for impacts to aquatic habitats; to compensate for the impacts to two waterbodies (P1 and P2-P4)
(Please note that P2-P4 are hydrologically connected and treated as one waterbody for the impact assessment)
 - £36,357 accounts for impacts to terrestrial habitats
 - £3,795 accounts for impacts to linear habitats
 - Please note there is also the second half of the first-stage fee payable alongside the second-stage fee.
 - There is a proforma invoice attached for this – addressed as previously but let me know if you need any changes.
3. **Obtain authorisation from the council** – This will happen after the Council has approved an application to discharge condition 2 from the certificate
 0. You cannot begin site works until the council has issued written authorisation and condition 2 in the report is discharged
 1. To get alongside planning approval (if/when granted), you can pay the certificate fee ahead of the planning decision
4. **Conduct site works**
 - Works will need to stick to the Impact Plan
 - A suitably qualified ecologist will need to play a role in site works to:
 - i. Advise how works can comply with the District Licence (including an on-site 'toolbox talk'),
 - ii. Provide supervision of licensable activities (e.g., activities involving newts)
 - iii. Identify and undertake the necessary mitigation activities to comply with the Best Practice requirements and the GCN Mitigation Principles (attached), which in this case includes:

1. Best practice working and use of reasonable avoidance measures (see 'Great Crested Newt Mitigation Principles' required under condition 17 of the District Licence)
2. Timing and working restrictions in relation to ponds
3. Timing and working restrictions for removal or disturbance of newt hibernacula
4. Capture of newts using hand/destructive/night searches at suitable habitat features prior to ground clearance
5. Amphibian fencing and pitfall trapping to clear newts from the site prior to works.

Please note that mitigation activities carry seasonal restrictions and must be undertaken at the appropriate time of year. For terrestrial activities, works must take place during the active season (generally February – October). Works to waterbodies must take place outside the breeding season, so generally November-January (outside of this period, an aquatic trapping and translocation exercise will be required).

Please note that this assessment and Impact Plan are based on the red line boundary in your existing Location Plan. If this detail is subject to change, please let us know as soon as possible so we can update your documents accordingly.

Before site works begin, we recommend you maintain the current level of management so that the site does not become more suitable for newts in the interim. In addition, if your habitat data expires before you obtain your certificate (so by July 2026) and on-site habitats have changed significantly, a reassessment would be required.

I would love to find a time to sit down for a Teams meeting to discuss the outcome of the assessment, the detail of the Report, and next steps. Do you have any availability over the coming weeks?

In the meantime, feel free to get in touch – we'd be happy to answer any questions.

Kind regards,
Rebecca

Rebecca Crick (she/her)
Trainee Technical Officer

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