

**From:** Laura Downs <Laura.Downs@naturespaceuk.com>  
**Sent:** 15 September 2026 10:28:31 UTC+01:00  
**To:** "Caroline Grist" <caroline.grist@midsussex.gov.uk>  
**Subject:** DM/26/1613 | Land Parcel Adj. To Worsell Drive Copthorne West Sussex

Good morning Caroline,

**Planning reference: DM/26/1613 | Land Parcel Adj. To Worsell Drive Copthorne West Sussex**

Thank you for consulting me on the above planning application. The applicant had provided an ecological report in the form of - *Ecological Impact Assessment, Land Parcels adjacent to Worsell Drive, Copthorne, SLR, November 2025*, which states:

- *"The Northern Parcel, which is bordered by housing and roads, is currently devoid of trees and is primarily hard standing and grassland habitat."*
- *"The Southern Parcel will be accessed off Langridge Way from an existing bell mouth junction that is already partially constructed. The application area comprises of grassland habitat and hard standing, and a group of trees"*
- *"No amphibians were recorded during the 2025 update survey. A watercourse is located to the north and west of the Southern Parcel, but as it flows it is unlikely to support breeding amphibians."*
- *"The habitats within the Site are ubiquitous within the local landscape and offer foraging, commuting, and sheltering habitat for local amphibians. However, due to the lack of nearby and connected suitable waterbodies to the Site, it is considered unlikely that amphibians, such as GCN are a receptor to the proposed works. Therefore, amphibians have not been considered further in this assessment."*

The above report has identified that the onsite habitats offer suitability for GCN, however has ruled the species out from further consideration due to lack of connectivity to waterbodies. There are however two ponds directly connected to the southern site via woodland, as well as a further northern pond connected to the northern parcel. These ponds are located approximately 310m southeast, 394m southeast and 241m north respectively, and as such are within dispersal distance. In line with the NE Standing Advice Guidance on the required survey effort for sites with connectivity, habitat suitability etc., we do not feel these ponds have been appropriately assessed/considered. Therefore we are not satisfied with the above approach. We would recommend that either further survey information on the nearby ponds is provided and/or a licence obtained, or that further justification is provided detailing why this would not be required as well as alternative proposed mitigation.

Please note that NatureSpace can be contacted at any time for a quote to enter the District Licensing scheme, which does not require further seasonally constrained newt survey work. More details on the District Licensing Scheme operated by the council can be found at [www.naturespaceuk.com](http://www.naturespaceuk.com)

Best wishes,

Laura Downs (*she/her*)

District Licensing Officer (Great Crested Newts) – West Sussex

### **NatureSpace Partnership**

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