

**From:** Laura Downs <Laura.Downs@naturespaceuk.com>  
**Sent:** 19 February 2026 18:25:33 UTC+00:00  
**To:** "Hamish Evans" <hamish.evans@midsussex.gov.uk>  
**Cc:** "planninginfo" <planninginfo@midsussex.gov.uk>  
**Subject:** NatureSpace Consultation- DM/25/0814 | Danworth Farm Cuckfield Road  
Hurstpierpoint West Sussex

Good afternoon Hamish,

**Planning reference: DM/25/0814 | Danworth Farm Cuckfield Road Hurstpierpoint West Sussex**

Thank you for consulting me on the above planning application. The applicant has not provided an ecological report, however they have provided a BNG Assessment in the form of - Biodiversity Net Gain Assessment, New Barn, Danworth Farm, Hurstpierpoint, West Sussex, June 2025 which states:

- *"The Application Site lies to the north of Hurstpierpoint in the Mid Sussex district of West Sussex. It comprises c.0.26ha of species poor agricultural modified grassland with boundary hedgerows."*
- The applicant's planning statement also states that an existing hedge will be relocated
- There is one pond located adjacent to the site

It would be unreasonable to require the applicant to submit a survey because this could be considered disproportionate to the scale and the likely impacts of the development. However, the application site lies within an amber impact zone as per the modelled district licence impact map, which indicates that there is suitable habitat for GCN within the area surrounding the application site. Therefore, I recommend the use of a Precautionary Working Methods Statement (PWMS). This must be written by a suitably qualified ecologist and submitted to the Local Planning Authority for approval prior to determination or secured in a condition such as below:

*Condition "No development shall take place until a Precautionary Working Methods Statement (PWMS) detailing reasonable avoidance measures for great crested newts has been submitted to and approved by the Local Planning Authority. Works shall only be undertaken in accordance with the approved Method Statement."*

Best wishes,

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

**NatureSpace Partnership**

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