

**From:** Laura Downs <Laura.Downs@naturespaceuk.com>  
**Sent:** 26 November 2025 14:25:15 UTC+00:00  
**To:** "Susan Dubberley" <susan.dubberley@midsussex.gov.uk>  
**Subject:** Re: Request for pictures for DM/25/2548 Land R/o Greensleeves Tiltwood  
Hophurst Lane Crawley Down

Good afternoon Susan,

Thank you for sending over those photos and further information. 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, 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."

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:** Susan Dubberley <susan.dubberley@midsussex.gov.uk>

**Sent:** 24 November 2025 15:33

**To:** Katie Ewers <katie.ewers@naturespaceuk.com>

**Cc:** Laura Downs <Laura.Downs@naturespaceuk.com>; Indea Chawk  
<indea.chawk@naturespaceuk.com>

**Subject:** RE: Request for pictures for DM/25/2548 Land R/o Greensleeves Tiltwood Hophurst Lane  
Crawley Down

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

Dear Katei,

I have attached a general view of the garden, a view of the northern boundary wall and view of the eastern boundary. I have also attached the comments we received previously from Nature space for an application for two houses on the site approved under DM/24/0036, which may be useful.

The current proposal is also for two houses but built to a different design and with an extra bedroom, hence the need for a new application.

Kind Regards

**Sue Dubberley BA(Hons) Dip TP MRTPI**

Senior Planning Officer

Development Management

(01444 477590)

(Please note my working days are Monday to Thursday)

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**From:** Katie Ewers <katie.ewers@naturespaceuk.com>

**Sent:** 18 November 2025 16:06

**To:** Susan Dubberley <susan.dubberley@midsussex.gov.uk>  
**Cc:** Laura Downs <Laura.Downs@naturespaceuk.com>; Indea Chawk <indea.chawk@naturespaceuk.com>  
**Subject:** Request for pictures for DM/25/2548 Land R/o Greensleeves Tiltwood Hophurst Lane Crawley Down

Good afternoon Susan,

I hope you are well. I am looking at this application on behalf of Laura and was hoping you would be able to help me. Would it be possible to send me some further pictures of the site? More specifically, on whether there is a wall on the northern and eastern boundary as well as showing the garden.

Many Thanks,

Katie Ewers (she/her)  
District Licensing Officer (Great Crested Newts)- East Sussex

**NatureSpace Partnership**

**e:** [katie.ewers@naturespaceuk.com](mailto:katie.ewers@naturespaceuk.com)

**m:** 07359 399257

**o:** 01865 688307

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

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