

From: Laura Downs <Laura.Downs@naturespaceuk.com>
Sent: 14 May 2026 15:09:58 UTC+01:00
To: "Anna Tidey" <anna.tidey@midsussex.gov.uk>
Subject: DM/26/0790 | Tyes Place Brantridge Lane Staplefield Haywards Heath

Good afternoon Anna,

Thank you for consulting us on the above application. I have reviewed the submitted documentation and note that the applicant has not submitted any ecological information. Site photos however show that the condition of the current summerhouse which is set to be removed consists of many gaps in the brickwork and other cracks which could act as newt hibernacula/shelter. Additionally, there are a number of waterbodies surrounding the site and within close proximity.

It would be unreasonable to require the applicant to submit a survey because this could be considered disproportionate to the very small scale and the likely impacts of the development. However, the application site lies within a red impact zone as per the modelled district licence impact map, which indicates that there is highly suitable habitat for GCN within the area surrounding the application site, and there are potential impacts for GCN habitat here. 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

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