

From: Laura Downs <Laura.Downs@naturespaceuk.com>
Sent: 18 February 2026 14:00:12 UTC+00:00
To: "Stefan Galyas" <stefan.galyas@midsussex.gov.uk>
Subject: Re: NatureSpace - DM/26/0111 | Old Mill House Cowfold Road Bolney Haywards Heath

Good afternoon Stefan,

Planning reference: DM/26/0111 | Old Mill House Cowfold Road Bolney Haywards Heath

Thank you for passing on some further site photos. The applicant had provided an ecological report in the form of - *Preliminary Ecological Appraisal, Land Near Old Mill House, Bolney Haywards Heath, RH17 5SE, Ecology and Habitat Management Ltd, October 2025*, which states:

- "[The site] comprises an area of open horse grazed grassland, three stables and an access track and hardstanding"
- "The site is not considered likely to support GCN due to a lack of waterbodies on site and the poor quality of the habitat on site"
- "Proposals are not anticipated to impact great crested newts or other common and widespread amphibian species"

Whilst we acknowledge that the development is small scale and the development site offers little suitable habitat for GCN, due the close proximity of the pond to the south as well as a few others in the landscape, it is considered that without mitigation the proposals have the potential to impact individual newts. Therefore, it is recommended that a Precautionary Working Methods Statement (PWMS) is written by a suitably qualified ecologist and submitted to the planning authority for approval or secured via a compliance condition.

Best wishes,

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

NatureSpace Partnership

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From: Stefan Galyas <stefan.galyas@midsussex.gov.uk>

Sent: 12 February 2026 14:39

To: Laura Downs <Laura.Downs@naturespaceuk.com>

Subject: RE: NatureSpace - DM/26/0111 | Old Mill House Cowfold Road Bolney Haywards Heath

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Good afternoon Laura,

Please find attached the photos forwarded by the Agent relating to the pond.

If you require any further information, please let me know.

Regards,
Stefan Galyas MRTPI
Planning Officer
Development Management
Mid Sussex District Council
01444 47 7244
www.midsussex.gov.uk



From: Laura Downs <Laura.Downs@naturespaceuk.com>

Sent: 11 February 2026 15:13

To: Stefan Galyas <stefan.galyas@midsussex.gov.uk>

Subject: NatureSpace - DM/26/0111 | Old Mill House Cowfold Road Bolney Haywards Heath

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Good afternoon Stefan,

Thank you for consulting us on the above application. I have been reviewing the applicant's submitted documentation and wondered if it would be possible to see some photos of the nearby pond (located approximately 30m south) as well as any further information on this waterbody regarding its suitability for GCN? Additionally if there were any further site photos which showed the back of building 1 that would also be really useful as it looks a bit overgrown from some pictures

Best wishes,

Laura Downs (*she/her*)

District Licensing Officer (Great Crested Newts) – West Sussex

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