

From: Jennie Shea <jennie.shea@naturespaceuk.com>
Sent: 25 February 2025 10:59:08 UTC+00:00
To: "Rachel Richardson" <Rachel.Richardson@midsussex.gov.uk>
Subject: RE: NatureSpace Case Ref: 202501019 - Planning Ref: DM/24/3050 - Land Adjacent to Loxley (Riverside) Bolney Chapel Road, Twineham, Haywards Heath, West Sussex RH17 5NN

Hi Rachel,

Thank you for consulting me on the above planning application. As the site has already been cleared, 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.”

The following recommendations are also provided to further reduce the likelihood of impacts on this species:

- Any trenches left overnight should be covered or provided with ramps to prevent GCN from becoming trapped.
- Any building materials such as bricks, stone etc. should be stored on pallets to discourage GCN from using them as shelter.
- Any demolition materials should be stored in skips or similar containers rather than in piles on ground.

If the applicant wishes to completely avoid any risks relating to great crested newts, they have the option to enquire for their Council's District Licence, which provides full legal cover for any impacts to great crested newts and therefore removes the risk of having to stop works if great crested newts are found on site. More details on the District Licensing Scheme operated by the council can be found at www.naturespaceuk.com.

If at any point during construction works any great crested newts are identified, then the following instructions must be strictly adhered to:

- Stop all works immediately and leave the area
- Inform an ecologist immediately who will provide further guidance / instructions

- Do not try to handle or rescue a great crested newt

- Do not resume construction works until advised it is safe to do so by an ecologist

It should be noted that if an individual great crested newt is found at any point during the works, a European Protected Species Licence (EPSL) or District Licence (DL) may be required to permit works that would potentially cause disturbance and otherwise commit an offence under the relevant legislation.

If you have any queries, then please do get in contact.

Kind regards,

Jennie Shea

District Licensing Officer (Great Crested Newts) - West Sussex

NatureSpace Partnership

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Company operating hours: Monday to Thursday 09:00 - 17:00



From: Rachel Richardson <Rachel.Richardson@midsussex.gov.uk>

Sent: 20 February 2025 15:08

To: Jennie Shea <jennie.shea@naturespaceuk.com>

Subject: FW: NatureSpace Case Ref: 202501019 - Planning Ref: DM/24/3050 - Land Adjacent to Loxley (Riverside) Bolney Chapel Road, Twineham, Haywards Heath, West Sussex RH17 5NN

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

Hi Jennie,

Please see below and as attached.

I look forward to hearing from you in this respect.

Kind regards,

Rachel.

Rachel Richardson Bsc (Hons) DIP TP MRTPI
Senior Planning Officer
Development Management
www.midsussex.gov.uk
01444 477 224

Please note I work part-time (usually over Monday to Thursday) and from home Monday to Wednesday.

From: Stephen Manning <sm@gouldbaxter.co.uk>
Sent: 17 February 2025 16:42
To: Rachel Richardson <Rachel.Richardson@midsussex.gov.uk>
Cc: Tim Mole <tmm@gouldbaxter.co.uk>; Matthew Comber <mc@gouldbaxter.co.uk>; HH Filing <ghfiling@gouldbaxter.co.uk>; Richard Carr <southernrockproperty@gmail.com>
Subject: FW: NatureSpace Case Ref: 202501019 - Planning Ref: DM/24/3050 - Land Adjacent to Loxley (Riverside) Bolney Chapel Road, Twineham, Haywards Heath, West Sussex RH17 5NN

Dear Rachel,

To maintain correct communication channels, as requested by NatureSpace, please see below email sent by our client directly to NatureSpace, as well as attachments issued with this.

Please could you forward on to them for their updated consultation response as soon as practicable.

Best Regards,

Stephen



Stephen Manning BSc (Hons) MCIAT
Associate
Chartered Architectural Technologist
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From: Richard Carr <southernrockproperty@gmail.com>

Sent: 06 February 2025 15:03

To: info@naturespaceuk.com; Matthew.John@naturespaceuk.com

Cc: Info | Phlorum <info@phlorum.com>; Paul Carter <paul.carter@phlorum.com>; Rachel Wilkinson | Phlorum <Rachel.Wilkinson@phlorum.com>; Stephen Manning <sm@gouldbaxter.co.uk>; Tim Mole <tmm@gouldbaxter.co.uk>; Matthew Comber <mc@gouldbaxter.co.uk>

Subject: NatureSpace Case Ref: 202501019 - Planning Ref: DM/24/3050 - Land Adjacent to Loxley (Riverside) Bolney Chapel Road, Twineham, Haywards Heath, West Sussex RH17 5NN

NatureSpace Case Ref: 202501019

Planning Ref: DM/24/3050

Site Address: Land Adjacent to Loxley (Riverside) Bolney Chapel Road, Twineham, Haywards Heath, West Sussex RH17 5NN

Dear NatureSpace,

Please see the enclosed ecology report/letter which was carried out on the 30th January 2025 by Phlorum Limited at the land in question.

They are firmly of the opinion that because the entire site has already been completely cleared and that constructions works are well underway under the previously approved (Planning Ref: DM/22/2381) that therefore the proposed risks to Great Crested Newts on this land are very negligible.

On the basis of the attached report/letter from Phlorum Limited. I feel it is therefore disproportionate for a District License to be required on this occasion as there is a very negligible risk clearly identified to Great Crested Newts, and I kindly ask for NatureSpace to review this on the merits of the above.

For ease of reference, I have attached a copy of the original (Planning Approval Ref: DM/22/2381) granted on 28th April 2023 as well as the Approval of the (VOC) Variation of Conditions application which was granted on the 27th August 2024.

For the avoidance of doubt, the only changes that have been proposed on the new (Planning Application Ref: DM/24/3050) are the addition of several outbuildings located where an area of hard standing has already been approved under the previous approval. Further to this, the land that these additional outbuildings are proposed has already been cleared and currently undergoing active construction works under the previous approval. To demonstrate this, I have attached the approved Landscape Plan

under (Planning Ref: DM/22/2381) and the proposed Landscape Plan under the new (Planning Ref: DM/24/3050)

As you will appreciate, the planning application (Planning Ref: DM/24/3050) is currently on hold until this objection from NatureSpace is resolved. Therefore, please can the attached information be urgently reviewed and NatureSpace confirm whether the route of a District License is still necessary?

Many thanks,
Richard Carr

Southern Rock Property Limited
southernrockproperty@gmail.com
Direct Mob (UK) 07739022626

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