

From: Laura Downs <Laura.Downs@naturespaceuk.com>
Sent: 14 May 2025 11:05:16 UTC+01:00
To: "Andrew Horrell" <andrew.horrell@midsussex.gov.uk>; "planninginfo" <planninginfo@midsussex.gov.uk>
Cc: "Jennie Shea" <jennie.shea@naturespaceuk.com>
Subject: Re: Planning application consultation - DM/25/1112 - The Holt Stonehurst
Selsfield Road Ardingly Haywards Heath West Sussex RH17 6TN
Attachments: ufm6_DP39_Standard_Consultation.pdf

Some people who received this message don't often get email from
laura.downs@naturespaceuk.com. [Learn why this is important](#)

Good morning Andrew,

Planning reference: DM/25/1112 | Proposal for a new garden artist studio

I am emailing you on behalf of Jennie Shea in relation to the above application, thank you for consulting us on this application. 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."

Additionally, all vegetation within the works area shall be maintained at a maximum height of 30mm until construction is completed through regular mowing or grazing in order to discourage great crested newts from using the site. All works shall be carried out in accordance with the following measures:

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

Best wishes,

Laura Downs (*she/her*)

Assistant District Licensing Officer

NatureSpace Partnership

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



From: mpc@midsussex.gov.uk

Sent: Wednesday, April 30, 2025 16:33

To: NatureSpace Partnership; planningsystemssupport@midsussex.gov.uk

Subject: Planning application consultation - DM/25/1112 - The Holt Stonehurst Selsfield Road Ardingly Haywards Heath West Sussex RH17 6TN

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

Please find attached a consultation letter from Mid Sussex District Council. Ref: DM/25/1112. This is sent from an unmonitored address. Please do not respond to this email address.

Please email your comments to the case officer andrew.horrell@midsussex.gov.uk

Regards

Service Support Team, Mid Sussex District Council, Oaklands, Oaklands Road, Haywards Heath, West Sussex, RH16 1SS