

From: Laura Downs <Laura.Downs@naturespaceuk.com>
Sent: 30 June 2026 10:24:11 UTC+01:00
To: "Stefan Galyas" <stefan.galyas@midsussex.gov.uk>
Subject: DM/26/1431 | Oak Lawn Sandy Lane Crawley Down Crawley West Sussex RH10 4HR

Good morning Stefan,

Planning reference: DM/26/1431 | Oak Lawn Sandy Lane Crawley Down Crawley West Sussex RH10 4HR

Thank you for consulting me on the above planning application. The applicant had provided an ecological report in the form of - *Preliminary Ecological Appraisal and Preliminary Roost Assessment, Oak Lawn, Sandy Lane, Crawley, West Sussex, RH10 4HR, arbtech, March 2026*, which states:

- *"The site is considered to offer low suitability for great crested newts due to the generally poor quality of available terrestrial habitat. The garden is subject to regular management, with the grassland maintained as a short lawn, offering limited shelter, foraging opportunities, or connectivity for this species"*
- *"While the introduced shrub planting may provide some minor refuge, its extent and structure are unlikely to support a significant population."*
- *"Owing to the nature of the proposed development and the low potential for impacts to great crested newts, further surveys are considered to be disproportionate. A precautionary working method will be implemented for common amphibians during construction, including the following:"*
- Precautionary measures for great crested newts are outlined in the following section of the report

The above report has stated that the onsite habitats are mostly unsuitable for GCN and offer little in the way of shelter or foraging opportunities, and has therefore recommended that a PWMS is followed for the development. Due to the poor quality habitat and the small scale of the development, we are in agreement with this approach and recommend that the suggested measures detailed within the above report are secured via a compliance condition.

Best wishes,

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

NatureSpace Partnership

e: Laura.Downs@naturespaceuk.com

m: 07356 159774

w: www.naturespaceuk.com

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

