

From: Laura Downs <Laura.Downs@naturespaceuk.com>
Sent: 23 September 2025 12:15:31 UTC+01:00
To: "Andy Watt" <andy.watt@midsussex.gov.uk>
Cc: "planninginfo" <planninginfo@midsussex.gov.uk>
Subject: Re: NatureSpace- DM/25/2041 | Proposed erection of 1 No. new detached self-build dwelling on garden land to the north side of the existing property. Reposition existing access centrally to plot frontage

Good morning Andy,

Thank you for your email, I have reviewed the attached photos and have the following comments:

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, and due to the presence of nearby ponds, 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

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 resume construction works until advised it is safe to do so by an ecologist

Best wishes,

Laura Downs (*she/her*)

District Licensing Officer (Great Crested Newts) – West Sussex

NatureSpace Partnership

e: Laura.Downs@naturespaceuk.com

m: 07356 159774

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



From: Andy Watt

Sent: 15 September 2025 15:47

To: Laura Downs

Subject: FW: NatureSpace- DM/25/2041 | Proposed erection of 1 No. new detached self-build dwelling on garden land to the north side of the existing property. Reposition existing access centrally to plot frontage

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Dear Laura

Please see additional information (1st attachment only) provided by the agent in response to your initial comments. I look forward to your updated response in due course.

Many thanks

Andy Watt, BSc (Hons), MTPL, MRTPI

Senior Planning Officer

Development Management

01444 477517

andy.watt@midsussex.gov.uk

www.midsussex.gov.uk

Working together for a Better Mid Sussex

From: Tim Rodway | Rodway Planning

Sent: 15 September 2025 11:48

To: Andy Watt

Subject: RE: NatureSpace- DM/25/2041 | Proposed erection of 1 No. new detached self-build dwelling on garden land to the north side of the existing property. Reposition existing access centrally to plot frontage

Dear Andy,

Further to your email of 11th September, which included comments from NatureSpace, please now find attached photographs of the site and the existing solid site boundary treatments. You can see that the existing boundary fencing is in very good condition. Please can you review and confirm that this information is satisfactory?

In addition, please also find attached a streetscene illustration, which has been prepared by the Applicant's Architect.

We look forward to hearing further from you.

Best regards,

Tim

TIM RODWAY

director / M +44 (0)7818 061220



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From: Andy Watt <andy.watt@midsussex.gov.uk>

Sent: 11 September 2025 16:35

To: Tim Rodway | Rodway Planning <tim@rodwayplanning.co.uk>

Subject: FW: NatureSpace- DM/25/2041 | Proposed erection of 1 No. new detached self-build dwelling on garden land to the north side of the existing property. Reposition existing access centrally to plot frontage

Dear Mr Rodway

Please see comments below. I would be grateful if you could provide the requested information as soon as you are able.

Kind regards

Andy Watt, BSc (Hons), MTPL, MRTPI

Senior Planning Officer

Development Management

01444 477517

andy.watt@midsussex.gov.uk

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Working together for a Better Mid Sussex

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

Sent: 11 September 2025 09:46

To: Andy Watt <andy.watt@midsussex.gov.uk>

Subject: NatureSpace- DM/25/2041 | Proposed erection of 1 No. new detached self-build dwelling on garden land to the north side of the existing property. Reposition existing access centrally to plot frontage

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Good morning Andy,

Thank you for consulting us on the above application. Whilst assessing the application, I note that there are some ponds located to the east of the Red Line Boundary. Is it possible to please see photographs of where the proposed works will be taking place and of the boundary of the garden (e.g. type and condition of fence)? These pictures will help me assess any potential impacts that this development may have on great crested newts and/or their habitats.

Best wishes,

Laura Downs (*she/her*)

District Licensing Officer (Great Crested Newts) – West Sussex

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