

From: Laura Downs <Laura.Downs@naturespaceuk.com>
Sent: 26 January 2026 16:22:08 UTC+00:00
To: "Andrew Horrell" <andrew.horrell@midsussex.gov.uk>
Subject: Re: DM/25/3262 | 14 Lynton Park Avenue East Grinstead West Sussex

Good afternoon Andrew,

Thank you for sending through those site photographs. 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 prevent 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

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



From: Andrew Horrell <andrew.horrell@midsussex.gov.uk>

Sent: 16 January 2026 16:04

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

Subject: RE: DM/25/3262 | 14 Lynton Park Avenue East Grinstead West Sussex

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Laura,

Find attached my site photos of the application site.

The rear of the property has a patio with smallish rear garden with woodland to rear with stream beyond.

Please let me know if you need anything more.

Kind regards,

Andrew Horrell BA (Hons) MSc Town Planning
Planning Officer
Development Management

andrew.horrell@midsussex.gov.uk (mail to andrew.horrell@midsussex.gov.uk) <http://www.midsussex.gov.uk>

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Working together for a better Mid Sussex



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

Sent: 14 January 2026 10:04

To: Andrew Horrell <andrew.horrell@midsussex.gov.uk>

Subject: DM/25/3262 | 14 Lynton Park Avenue East Grinstead West Sussex

Good morning Andrew,

Thank you for consulting us on the above application. I have reviewed the submitted documentation in order to assess likely impacts on GCN. As the development is in a red zone with a pond nearby, would it be possible please to see some photos of the area where the extension is planned to go, so that I can assess the current state of habitat and any potential impacts?

Best wishes,

Laura Downs (*she/her*)

District Licensing Officer (Great Crested Newts) – West Sussex

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