

From: Laura Downs <Laura.Downs@naturespaceuk.com>
Sent: 15 July 2026 17:16:11 UTC+01:00
To: "Rachel Richardson" <rachel.richardson@midsussex.gov.uk>
Subject: DM/26/1285 | Land At East Mascalls Lane Lindfield West Sussex

Good afternoon Rachel,

Planning reference: DM/26/1285 | Land At East Mascalls Lane Lindfield West Sussex

Thank you for consulting me on the above planning application. The applicant has provided an ecological report in the form of - *Preliminary Ecological Appraisal, Land West of Cockchaise Farm, Ecology Partnership, March 2025*, which states:

- *"The proposals are for a single residential dwelling and associated access road and garden space."*
- *"The site is made up of a single field of modified grassland used for cattle grazing pasture with a line of hornbeam trees running along the northwestern boundary adjacent to Montes Hill (Road). Adjacent to the south and west of the site is an ancient woodland that is traditionally managed with areas of coppice."*
- *"No ponds were identified on the site however there were five ponds within 250m of the red-line boundary."*
- *"Of the five ponds within 250m identified in the desk study, three were defunct and one was a recently constructed ornamental boating lake so considered to be unsuitable to support GCN. "*
- *"Although unlikely to be present on site, it is recommended a precautionary approach be taken to vegetation clearance, with a detailed method statement prepared to inform these methods, such as seasonal timing of works, two stage clearance, and ecologist supervision. If a GCN is found then works will need to cease and an application for a mitigation licence from Natural England will be required."*

Given the scale of the development and the grazed grassland which is due to be impacted by developments plans, we are in agreement with the above report that surveys and/or a licence are not likely to be required for this development. However due to the number of ponds within the landscape for which we do not have survey information, we do agree that it would be appropriate for works to be completed under a precautionary working methods statement. We therefore recommend that a statement is prepared by a suitably qualified ecologist and either submitted to the LPA for approval prior to determination or secured via a pre-commencement condition.

Best wishes,

Laura Downs (*she/her*)

District Licensing Officer (Great Crested Newts) – West Sussex

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