

## Consultee Response

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| Case Ref: DM/24/2409 | Date: 25 September 2025                |
| From: NatureSpace    | Response: Further Information Required |

**This planning application is for: Proposed conversion of barn to residential use to create 1 2-bedroom dwelling. Removal of existing hardstanding and landscaping.**

### Summary

- The development falls within the red impact risk zone for great crested newts. Impact risk zones have been derived through advanced modelling to create a species distribution map which predicts likely presence. In the red impact zone, there is highly suitable habitat and a high likelihood of great crested newt presence.
- There are 7 ponds within 500m of the development proposal, the closest of which is located 80m away.
- Natural England Standing Advice guidance for local planning authorities advises that surveys on ponds up to 500m from development sites should be requested.

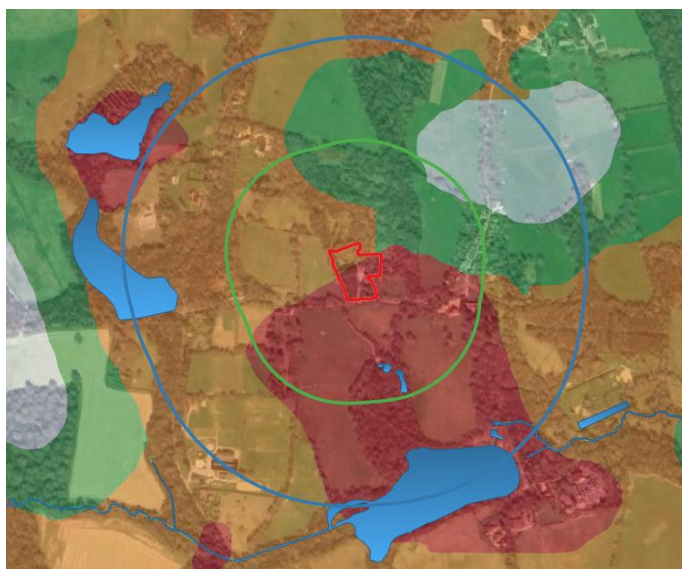


Figure above: Outline of the site (red) in the context of the surrounding landscape, including the Impact Risk Zones for GCN. Ponds are shown in light blue, not all ponds shown on map. A 250m buffer is shown around the site in green and a 500m buffer in blue. Contains public sector information licensed under the Open Government Licence v3.0.

### Ecological Information

The applicant has provided an ecological report, Ecological Impact Assessment, Slaugham Garden Nursey, Slaugham, West Sussex, 2023. Within this report it states that:

- *“There are no ponds on-site and therefore no breeding opportunities for great crested newts. There is suitable habitat on-site for great crested newt during their terrestrial phase in the form of log piles, brash piles, ephemeral vegetation, tall ruderal and grassland along with connectivity to nearby ponds.”*

- *"The nearest pond (pond 1) is approximately 60m to the south east of the Application Site, within a private garden. Two further ponds (pond 2 and 3) are present approximately 180m and 200m to the north west of the Application Site within a private garden"*
- *"Access was not able to be secured to any of the ponds within 250m of the Application Site to carry out Habitat Suitability Index Assessments or eDNA surveys. eDNA surveys of ponds 4, 5 and 6 returned negative results for great crested newts."*
- *"The Application Site is considered likely to support great crested newt and widespread species of amphibians during their terrestrial life stages. Given the likely presence of great crested newt, which are EPS, works which affect them or their habitats must be undertaken under licence."*
- *"The Application Site will be registered under the great crested newt NatureSpace district licence, with sensitive clearance and ecologist supervision during high-risk activity".*

### **Conclusion and recommendation for conditions**

The ecological report which has been submitted was written in 2023 and as such is now out of date. In places it also refers to plans for a previous application (e.g. post development habitats map). However, the applicant has submitted this document in support of the current proposals involving barn conversion, and has concluded that the site is considered likely to support great crested newts, and that a licence will be required for onsite works involving scrub removal etc.

We acknowledge that the applicant states the District Licensing route will be taken. In order to take this route, the applicant must submit a NatureSpace Report or Certificate **prior to determination**. This method of licensing often removes the need for survey work and onsite mitigation for great crested newts as it provides compensation habitats off site. More details and how to enquire can be found at [www.naturespaceuk.com](http://www.naturespaceuk.com)

Contact details: [info@naturespaceuk.com](mailto:info@naturespaceuk.com)

## Relationship between NatureSpace and Mid Sussex District Council

*Mid Sussex District Council holds a Great Crested Newt Organisational (or “District”) Licence granted by Natural England. This is administered by NatureSpace Partnership through their District Licensing Scheme as the council’s delivery partner. A dedicated ‘District Licensing Officer’ is employed by NatureSpace to provide impartial advice to the council and help guide them and planning applicants through the process. All services and arrangements are facilitated in an unbiased, independent and transparent manner. You can find out more at [www.naturespaceuk.com](http://www.naturespaceuk.com)*

## Legislation, Policy and Guidance

### Reasonable Likelihood of Protected Species

Permission can be refused if adequate information on protected species is not provided by an applicant, as it will be unable to assess the impacts on the species and thus meet the requirements of the National Planning Policy Framework (2023), ODPM Circular 06/2005 or the Conservation of Habitats and Species Regulations 2017 (as amended). The Council has the power to request information under Article 4 of the Town and Country (Planning Applications) Regulations 1988 (SI1988.1812) (S3) which covers general information for full applications. CLG 2007 ‘The validation of planning applications’ states that applications should not be registered if there is a requirement for an assessment of the impacts of a development on biodiversity interests.

Section 99 of ODPM Circular 06/2005 states:

*“It is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision. The need to ensure ecological surveys are carried out should therefore only be left to coverage under planning conditions in exceptional circumstances, with the result that the surveys are carried out after planning permission has been granted. However, bearing in mind the delay and cost that may be involved, developers should not be required to undertake surveys for protected species unless there is a reasonable likelihood of the species being present and affected by development. Where this is the case, the survey should be completed and any necessary measures to protect the species should be in place, through conditions and / or planning obligations before permission is granted.”*

### Great crested newts

Great crested newts and their habitats are fully protected under the Conservation of Habitats and Species Regulations 2017 (as amended). Therefore, it is illegal to deliberately capture, injure, kill, disturb or take great crested newts or to damage or destroy breeding sites or resting places. Under the Wildlife and Countryside Act 1981 (as amended) it is illegal to intentionally or recklessly disturb any great crested newts occupying a place of shelter or protection, or to obstruct access to any place of shelter or protection (see the legislation or seek legal advice for full details). Local planning authorities have a statutory duty in exercising of all their functions to ‘*have regard, so far is consistent with the proper exercise of those functions, to the purpose of conserving and enhancing biodiversity,*’ as stated under section 40 of the Natural Environment and Rural Communities Act 2006 (as amended), as well as a duty under the Conservation of Habitats and

Species Regulations 2017 (as amended) to have regard to the requirements of the Habitats Directive. As a result, GCN and their habitats are a material consideration in the planning process.

#### **Lifespan of Ecological Reports and Surveys**

Validity of ecological reports and surveys can become compromised overtime due to being out-of-date. CIEEM Guidelines for Ecological Report Writing (CIEEM, 2017) states, if the age of data is between 12-18 months, *“the report authors should highlight whether they consider it likely to be necessary to update surveys”*. If the age of the data is between 18 months to 3 years an updated survey and report will be required and anything more than 3 years old *“The report is unlikely to still be valid and most, if not all, of the surveys are likely to need to be updated”*.