

From: Jennie Shea <jennie.shea@naturespaceuk.com>
Sent: 13 August 2025 14:35:18 UTC+01:00
To: "Joanne Fisher" <joanne.fisher@midsussex.gov.uk>
Cc: "planninginfo" <planninginfo@midsussex.gov.uk>
Subject: Planning application consultation - DM/24/2922 - Hollyrood House Ardingly Road Lindfield Haywards Heath West Sussex RH16 2RA

Good afternoon Joanne,

Planning reference: DM/24/2922 | Removal of outbuildings and alterations to the existing buildings and hardsurfaces to allow for a change of use from Class C2 (residential institution) use to a Class C3 (dwellinghouse) use to provide 3 no.1-bed flats, 14 no. 2-bed flats, and 2 no. 3-bed two storey dwellings (and retaining Holy Rood Cottage as a 3-bed dwelling), together with 37 no. car parking spaces, private and communal amenity spaces, landscaping, bin and cycle stores. Alterations to existing access points onto and from Ardingly Road and Park Lane. ADDITIONAL INFORMATION received 5/02/2025, 7/02/2025, 18/02/2025, 28/03/2025, 19/06/2025 and 21/07/2025 to address comments from the Highways Authority, West Sussex LLFA, and provide further information in relation to BNG, Newts and Bats. | Hollyrood House Ardingly Road Lindfield Haywards Heath West Sussex RH16 2RA

Thank you for consulting me on the above application. The applicant has provided an ecological report in the form of - *"Herpetofauna risk assessment, Henriette Westergaard, Ecology & Land Management, June 2025"*, which states:

- *"At the time of the June 2025 survey assessment, ground vegetation displayed a developing sward with some light scrub and tall ruderal vegetation. Habitat appeared to offer potential for sheltering amphibians."*
- *"Available terrestrial habitat includes vegetation and features that offer potential foraging and sheltering habitat for newts."*

The report concludes that the applicant should either undertake further survey work on the ponds within 250m of the proposed development boundary, or, join the District Licence scheme for Mid Sussex District Council.

However, given the nature of the development, demolition of current buildings and renovation of others, and the creation of some parking areas; the impact on habitats is low/moderate. Due to the scale of the likely impacts of the proposed development, we would in this case accept a robust Precautionary Working Methods Statement (PWMS). This statement should detail how vegetation clearance and other aspects can be appropriately managed to adequately protect great crested newts. It is recommended that this statement is written prior to determination, and secured within a condition.

Kind regards,
Jennie

Jennie Shea
District Licensing Officer (Great Crested Newts) – West Sussex

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