

From: Laura Downs <Laura.Downs@naturespaceuk.com>
Sent: 12 February 2026 15:03:57 UTC+00:00
To: "Anna Tidey" <anna.tidey@midsussex.gov.uk>
Subject: Re: NatureSpace Consultation- DM/25/2463 | Conversion of the existing timber framed barn outbuilding in to living accommodation for guests of the main house.

Good afternoon Anna,

Thank you for re-consulting us on the above application. I have been reviewing the applicant's submitted PEA which states:

- *"GCN could however utilise this hedge-bank (approximately 15m in length) to the rear of the property as a place of rest and shelter"*
- *"GCN could be located resting beneath this hedge-bank, when the bank is cleared of leaf litter and top-soil to expose and re-point brick work, **if required.**"*
- *"Although the works area is very small, Pond 1 about 30m east of the site is likely to support GCN (eDNA reported in 2022) and they could utilise the 15m long hedge bank to the rear of the Barn."*

With recent GCN records on site and multiple ponds within close proximity, it is the above works listed (e.g. re-pointing, clearing leaf litter and top soil from hedge bank) which pose the highest risk. As the report has assessed, pond 1 in particular has been identified as likely to support GCN (however presence of each of the ponds pose risk). Additionally the hedge bank habitat behind the building has been identified as providing opportunity for GCN. Although the above states that these works will be completed only if required, as this has been included as part of the proposals, I would need to take a precautionary approach here and assume these works are going ahead. As the works are so small scale, it is deemed that a precautionary working method statement as suggested within the above report would be appropriate and proportional, however I would recommend that the NLMS submitted within the applicant's PEA is strengthened to both clarify measures and provide a more robust protection. I would recommend that it is amended to also include the following:

- Clarify that GCN cannot be relocated
- Clarify that works MUST stop should GCN be encountered during works and a suitably qualified ecologist contacted for advice before re-commencing
- Measures for appropriate material and waste storage
- Measures for maintaining current vegetation management to prevent making the site more suitable
- Dismantling of hibernacula features on site (e.g. log piles)

It is recommended the amended statement is submitted to the LPA for approval prior to determination. The measures can then be secured via a compliance condition.

Please let me know if you have any questions,

Laura Downs (*she/her*)

District Licensing Officer (Great Crested Newts) – West Sussex

NatureSpace Partnership

e: Laura.Downs@naturespaceuk.com

m: 07356 159774

w: www.naturespaceuk.com

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



From: Anna Tidey <anna.tidey@midsussex.gov.uk>

Sent: 12 February 2026 10:18

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

Subject: RE: NatureSpace Consultation- DM/25/2463 | Conversion of the existing timber framed barn outbuilding in to living accommodation for guests of the main house.

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Dear Laura

Thank you for your email and the update on your comments.

I look forward to hearing from you, when convenient.

Regards

Anna

Submit your planning application online.
<http://www.planningportal.gov.uk>

Anna Tidey BA(Hons) MPhil MRTPI
Planning Officer

Development Management

Tel: +44 (0)1444 477342

anna.tidey@midsussex.gov.uk

<http://www.midsussex.gov.uk>



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

Sent: 11 February 2026 18:02

To: Anna Tidey <anna.tidey@midsussex.gov.uk>

Subject: NatureSpace Consultation- DM/25/2463 | Conversion of the existing timber framed barn outbuilding in to living accommodation for guests of the main house.

Good evening Anna,

Apologies for this I am running slightly short on time and am not going to be able to get comments over today, but wanted to assure you that I am conscious of the deadline for the above case and will be sending over my comments tomorrow, I hope this is okay and thank you for your understanding

Best wishes,

Laura Downs (*she/her*)

District Licensing Officer (Great Crested Newts) – West Sussex

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m: 07356 159774

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