

From: Laura Downs <Laura.Downs@naturespaceuk.com>
Sent: 11 March 2026 17:18:54 UTC+00:00
To: "Stefan Galyas" <stefan.galyas@midsussex.gov.uk>
Subject: Re: Planning application consultation - DM/25/1240 - Erection of commercial building, reconfiguration of yard and associated works.

Hi Stefan,

Thank you for re-consulting me on the above application. I have reviewed the applicant's updated ecological documents. Within *Ecological Assessment, Coyne Environmental LTD, Parkfields Farm, Hophurst Lane, Crawley Down, RH10 4LN*, HSI assessments have been undertaken in lieu of surveying the nearby waterbodies. From this assessment it has been concluded that GCN are not a constraint for this development, however it is important to note that HSI surveys while useful are not an appropriate replacement for eDNA/population assessments. Although it is considered that the proposed development would present a low risk to great crested newts and/or their habitats, as the development is within the red Impact Risk Zone, as modelled by district licence mapping, and due to the presence of nearby waterbodies, 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.

Best wishes,

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: Stefan Galyas <stefan.galyas@midsussex.gov.uk>

Sent: 11 March 2026 12:03

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

Subject: RE: Planning application consultation - DM/25/1240 - Erection of commercial building, reconfiguration of yard and associated works.

External: This email is from an external source. Please exercise caution with attachments, links, or requests for information.

Dear Laura,

That would be a great help, thank you for this.

Regards,
Stefan Galyas MRTPI
Planning Officer
Development Management
Mid Sussex District Council
01444 47 7244
www.midsussex.gov.uk



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

Sent: 11 March 2026 11:50

To: Stefan Galyas <stefan.galyas@midsussex.gov.uk>

Subject: Re: Planning application consultation - DM/25/1240 - Erection of commercial building, reconfiguration of yard and associated works.

Morning Stefan,

Apologies I just missed your call i've just picked up your voicemail. I will be looking at this case soon and will endeavour to have a response back to you later today if that's okay?

Best wishes,

Laura Downs *(she/her)*

District Licensing Officer (Great Crested Newts) – West Sussex

NatureSpace Partnership

e: Laura.Downs@naturespaceuk.com

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



From: Stefan Galyas <stefan.galyas@midsussex.gov.uk>
Sent: 09 March 2026 14:26
To: Laura Downs <Laura.Downs@naturespaceuk.com>
Subject: RE: Planning application consultation - DM/25/1240 - Erection of commercial building, reconfiguration of yard and associated works.

External: This email is from an external source. Please exercise caution with attachments, links, or requests for information.

Good afternoon Laura,

I have received the attached report in response to your previous response to the above application.

Apologies for not sending this on earlier but would you be able to review this and let me know if the information would be sufficient to overcome concerns? I note that the current decision deadline is this Thursday (12.03.26) and I am looking to progress the application towards the recommendation stage.

I look forward to hearing from you.

Regards,
Stefan Galyas MRTPI
Planning Officer
Development Management
Mid Sussex District Council
01444 47 7244
www.midsussex.gov.uk



From: Laura Downs <Laura.Downs@naturespaceuk.com>
Sent: 03 September 2025 10:53
To: Stefan Galyas <stefan.galyas@midsussex.gov.uk>; planninginfo@midsussex.gov.uk
Subject: Re: Planning application consultation - DM/25/1240 - Erection of commercial building, reconfiguration of yard and associated works.

Good morning Stefan,

Planning reference: DM/25/1240 -Erection of commercial building, reconfiguration of yard and associated works.

Thank you for consulting us on the above application. Please find attached our consultation comments, should there be any changes to the proposed development, please reconsult us.

Best wishes,

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: mpc@midsussex.gov.uk <mpc@midsussex.gov.uk>

Sent: 13 August 2025 08:22

To: NatureSpace Partnership <info@naturespaceuk.com>; planningsystemssupport@midsussex.gov.uk <planningsystemssupport@midsussex.gov.uk>

Subject: Planning application consultation - DM/25/1240 - Parkfields Farm Hophurst Lane Crawley Down Crawley West Sussex RH10 4LN

External: This email is from an external source. Please exercise caution with attachments, links, or requests for information.

Please find attached a consultation letter from Mid Sussex District Council. Ref: DM/25/1240. This is sent from an unmonitored address. Please do not respond to this email address.

Please email your comments to the case officer stefan.galyas@midsussex.gov.uk

Regards

Service Support Team, Mid Sussex District Council, Oaklands, Oaklands Road, Haywards Heath, West Sussex, RH16 1SS

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