

From: Laura Downs <Laura.Downs@naturespaceuk.com>
Sent: 11 June 2026 16:16:58 UTC+01:00
To: "Katherine Williams" <katherine.williams@midsussex.gov.uk>
Subject: Re: DM/26/1228 | Land West Of London Road Handcross West Sussex

Good afternoon Katherine,

Planning reference: DM/26/1228 | Land West Of London Road Handcross West Sussex

Thank you for consulting us on this application. It is considered that the proposed development would present a low risk to great crested newts and/or their habitats. However, as the development is a major application and due to a potential onsite but unsuitable waterbody, 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

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

Sent: 10 June 2026 17:01

To: Katherine Williams <katherine.williams@midsussex.gov.uk>

Subject: DM/26/1228 | Land West Of London Road Handcross West Sussex

Good afternoon Katherine,

Unfortunately I have not been able to access the documents on the portal for the above application today and therefore haven't been able to write up any comments. I will take another look at it tomorrow and will send over my response if the portal is back up and running. Apologies for this delay.

Best wishes,

Laura Downs (*she/her*)

District Licensing Officer (Great Crested Newts) – West Sussex

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