

From: Roger Pike <roger@neilpikearchitects.co.uk>
Sent: 10 February 2026 12:25:41 UTC+00:00
To: "Anna Tidey" <anna.tidey@midsussex.gov.uk>
Subject: FW: Newt Officer comments for DM/25/1800 - Woodside Grange Woodland Road Hassocks West Sussex
Attachments: 16920-HOP-ZZ-XX-DR-C-0511 PLOT B LAYOUT.pdf, 16920-01 Woodside Grange Plot B - FRA & SuDS Report V1.1.pdf

Hi Anna,

I note we have not heard back regarding the drainage information.

Please could you provide an update in this respect, as well as my previous email, thank you.

Kind regards

Roger Pike

Roger Pike BA(Hons) PGDipSurv



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From: Roger Pike
Sent: 10 February 2026 11:25
To: Anna Tidey <anna.tidey@midsussex.gov.uk>
Subject: FW: Newt Officer comments for DM/25/1800 - Woodside Grange Woodland Road Hassocks West Sussex

Hi Anna,

Hope you're well.

I realise the agreed extension of time determination date is fast approaching (I think we agreed Feb 13th). I wanted to reach out to you to ascertain where we are up to with things your end and

ideally, agree on a suitable course of action / extension time to ensure the appropriate documents are approved as part of the application, to enable works to start on site as soon as possible.

Ultimately, this requires no pre-commencement conditions attached to the planning approval notice. I am aware this will require a certain level of information to be provided at this stage, but this is the preference of the client.

As it stands, we are waiting for the following:

- Updated and revised tree survey information (including a method statement), and
- Precautionary Working Method Statement for the Great Crested Newts.

The latter being a document enabling certain works to start on site, which are of no harm to the pond or immediate surrounding areas, as we've outlined below in previous dialogue, until an updated GCN survey is provided.

Our client is keen to start on site as soon as possible upon submission, so we endeavour to get these documents to you and the relevant L.A. consultees as soon as we are in receipt of them.

Could you please let me know therefore, if you are happy to work to this arrangement and perhaps we look to agree on an extension of time to Friday 27th Feb, and if we can strive towards the issuing of a draft approval notice, enabling us to review conditions attached to the any subsequent planning consent.

If there is anything else outstanding at this time also, please let me know.

Happy to discuss in more detail, if necessary, and thanks for your continued assistance and communication,

Kind regards

Roger Pike

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From: Roger Pike

Sent: 22 January 2026 08:37

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

Subject: FW: Newt Officer comments for DM/25/1800 - Woodside Grange Woodland Road Hassocks West Sussex

Morning Anna,

Further to my email below, when you get chance and have reviewed the latest consultee feedback etc, please can you provide an update confirming that the Precautionary working method statement can be conditioned as suggested as a suitable option by Laura?

As you know, we are working with the ecologist to ensure this statement is carried out in strict accordance with Laura's email and based on professional and experienced ecological guidance.

I note the ecology consultee feedback contain no objections to the proposal and information submitted which is also positive.

I appreciate there may be one or two other consultee feedback you are waiting on, but I am hoping we can strive towards the agreed 13th Feb determination date, and I'd like to view the conditions in draft format prior to issue, if we can work towards that?

Many thanks and I look forward to hearing from you.

Kind regards

Roger Pike

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From: Roger Pike

Sent: 19 January 2026 16:24

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

Subject: RE: Newt Officer comments for DM/25/1800 - Woodside Grange Woodland Road Hassocks West Sussex

Hi Anna,

Thanks for your email, the update and the ecology comments. I will have a read of these and come back to you.

Whilst we are now in dialogue with our ecologist consultant regarding the Precautionary Working Method Statement, our understanding from Laura's comments is that (and as she refers):

'This statement should be submitted to the Local Planning Authority for approval prior to determination or secured in a pre-commencement condition such as below'

Condition: "No development shall take place until a Precautionary Working Methods Statement for GCN written by a suitably qualified ecologist has been submitted to and approved by the Local Planning Authority".

On this basis, our preference would be for the Method Statement to be secured by condition, precisely as suggested. This approach would appropriately enable and facilitate our client to progress with other aspects of the project in the interim, without prejudice. It can be fully assured that strict compliance with this condition, along with all other planning conditions, will be adhered to and robustly enforced.

Please can you confirm that you are content to proceed on this basis, in this regard?

Kind regards

Roger Pike

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

Sent: 19 January 2026 16:16

To: Roger Pike <roger@neilpikearchitects.co.uk>

Subject: RE: Newt Officer comments for DM/25/1800 - Woodside Grange Woodland Road Hassocks West Sussex

Dear Roger

Thank you for your email, and for your update regarding the preparation of the Precautionary Working Method Statement. The agreed Extension of time for the Decision Target Date is currently 13.02.2026. I will not be making a decision ahead of that date, but this may need to be revised.

Upon receipt of the Precautionary Working Method Statement I will reconsult with Naturespace and this will allow Laura a further 21 day consultation period to provide me with her comments. **A Decision cannot be issued until that date has passed.**

Please can you provide me with a likely timescale for the submission of the Precautionary Working Method Statement? Until I hear from you the current agreed Extension of time will remain in place.

I do not have any other issues to discuss with you at this stage. For your information I have received the Ecologists comments today, see attached, but I have yet to review them in detail.

I look forward to hearing from you at your earliest convenience.

Thank you.

Regards

Anna Tidey

Planning Officer

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

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Working together for a Better Mid Sussex.



From: Roger Pike <roger@neilpikearchitects.co.uk>
Sent: 19 January 2026 12:14
To: Anna Tidey <anna.tidey@midsussex.gov.uk>
Subject: FW: Newt Officer comments for DM/25/1800 - Woodside Grange Woodland Road Hassocks West Sussex

Hi Anna,

Hope you're well.

Just toughing base following the email dialogue below with Laura.

In light of this, we are now in the process of having the Precautionary Working Method Statement carried out and I wanted to check with you that you are happy for us to proceed accordingly to the 'as agreed' timescales?

Are there any other outstanding items/queries at this moment in time?

Our objective is to have the precautionary method statement conditions as part of the decision notice.

I look forward to hearing from you,

Kind regards

Roger Pike

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From: Roger Pike

Sent: 16 January 2026 13:55

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

Cc: Anna Tidey <anna.tidey@midsussex.gov.uk>; Info <info@neilpikearchitects.co.uk>

Subject: RE: Newt Officer comments for DM/25/1800 - Woodside Grange Woodland Road Hassocks West Sussex

Hi Laura,

Thank you for your reviewing this and coming back to me on the matter. I appreciate your stance and guidance here and subsequently, we are now in dialogue with our ecologist consultant regarding the Precautionary Working Methods.

Once I have established this in detail with our consultant, I will then update Anna accordingly.

Thanks again,

Kind regards

Roger Pike

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

Sent: 15 January 2026 17:00

To: Roger Pike <roger@neilpikearchitects.co.uk>

Cc: Anna Tidey <anna.tidey@midsussex.gov.uk>; Info <info@neilpikearchitects.co.uk>

Subject: Re: Newt Officer comments for DM/25/1800 - Woodside Grange Woodland Road Hassocks West Sussex

Good afternoon Roger,

Thank you for your email, I have reviewed your case again and discussed with some colleagues to ensure I am providing advice proportional to the likely impacts of this development. The reason that I had requested further information (e.g. updated survey information or proof of DL scheme entry) prior to determination is because protected species are a material consideration, and mitigation schemes should be based upon in date survey information. Within the GCN report submitted with the applicant's outline application, it is stated that if works have not commenced within 2 years (i.e. by May 2025) that GCN surveys should be updated. I would still recommend that due to the nature of the proposed works (i.e. removal of a pond without up to date information), and due to the suggested use of fencing, that a licence would be a sensible option here in the absence of updated surveys.

However, if the LPA are satisfied with the use of Precautionary Working Methods (PWMS) here, then this route would also be an option. I would however suggest that if this route is taken, that the LPA is provided with a full and robust statement which should be written by a suitably qualified ecologist. This statement should be submitted to the Local Planning Authority for approval prior to determination or secured in a pre-commencement condition such as below. This statement should include a measure detailing that all works must cease and advice be sought from a suitably qualified ecologist should GCN be found.

Condition: "No development shall take place until a Precautionary Working Methods Statement for GCN written by a suitably qualified ecologist has been submitted to and approved by the Local Planning Authority".

Please let me know whether you have any questions,

Best wishes,

Laura Downs (*she/her*)

District Licensing Officer (Great Crested Newts) – West Sussex

NatureSpace Partnership

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



From: Roger Pike <roger@neilpikearchitects.co.uk>

Sent: 09 January 2026 11:02

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

Cc: Anna Tidey <anna.tidey@midsussex.gov.uk>; Info <info@neilpikearchitects.co.uk>

Subject: FW: Newt Officer comments for DM/25/1800 - Woodside Grange Woodland Road Hassocks West Sussex

You don't often get email from roger@neilpikearchitects.co.uk. [Learn why this is important](#)

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Good Morning Laura,

Hope this email finds you well.

I am writing to you in response to your recent review of and subsequent comments concerning the above Reserved Matters Application.

These were kindly forwarded to me from the case officer and we appreciate your guidance.

In recent months we have been exploring the Newt situation and working with our ecologist consultant to ascertain both our options to move this forward in accordance with relevant policy and the timescales and aspiration of our client.

From the dialogue with our consultant and from their recommendations and suggestions documented with their supporting reports, they stated:

'Pre-commencement: No intrusive works to the existing pond, pond margins or excavation of new ponds until DLL certificate is issued or updated survey confirms a non-licensable risk with LPA agreement. Low-risk activities away from the pond may proceed under RAMs with ECoW agreement.'

Their advice suggests, based on their professional experience, that works may commence on site provided that there is no disruption to the existing pond in any way, shape, or form. This advice has therefore informed and underpinned the Applicant's proposed development programme and timeline. On this basis, the Applicant has progressed a range of preparatory and enabling matters, including—but not limited to—financial arrangements, tendering exercises, and site preparation activities, all of which are separate from the planning process itself. As a result, there is a clear and pressing need to be able to commence works on site at the earliest possible opportunity, in accordance with the agreed programme, while fully respecting the necessary ecological safeguards.

The issue that has now arisen relates to the comments indicating that the survey work, or alternatively entry into the District Level (DL) scheme, is required to be undertaken prior to the determination of the application. This is a requirement that we are extremely puzzled by, as we do not consider it either necessary or proportionate at this stage. In our view, this matter can be appropriately and robustly addressed through the imposition of a suitably worded planning condition, to be agreed by all parties.

Such a condition could clearly stipulate that no substantive works shall commence on site, and in particular, that no works within a specified buffer distance of the pond, shall take place until the updated survey work has been undertaken, submitted, and formally approved by the Local Planning Authority. This approach would provide the necessary safeguards, ensure full policy compliance, and avoid any risk of ecological harm, while allowing the application to be determined in a timely manner.

We would welcome your thoughts on this approach, particularly given that we have engaged the appropriate professional ecological consultancy and have been advised that this represents an entirely acceptable and standard mechanism for dealing with this matter.

In light of the above, we would respectfully request that this particular stipulation be reconsidered and that a suitably worded condition be agreed. This would enable the application to be determined on a conditional basis and within the currently agreed timescales, thereby supporting the overall deliverability and viability of the development.

I look forward to hearing from you,

Kind regards

Roger Pike

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