

From: Laura Downs <Laura.Downs@naturespaceuk.com>
Sent: 22 December 2025 17:08:05 UTC+00:00
To: "Andrew Horrell" <andrew.horrell@midsussex.gov.uk>
Cc: "planninginfo" <planninginfo@midsussex.gov.uk>
Subject: NatureSpace Consultation- DM/25/2569 | Land North Of Jeremys Cottage
Jeremys Lane Bolney Haywards Heath

Good afternoon Andrew,

Planning reference: DM/25/2569 | Land North Of Jeremys Cottage Jeremys Lane Bolney Haywards Heath

Thank you for consulting us on the above planning application. The applicant had provided an ecological report in the form of - *Preliminary Ecological Appraisal, Jeremys Cottage, Jeremy Lane, Phlorum, August 2025*, which states:

- *"The site comprised buildings, developed land; sealed surfaces, other neutral grassland, introduced shrub, woodland, bramble scrub, individual trees, nonnative ornamental hedgerow and built linear features"*
- *"Aerial photographs and maps show eight ponds and three linear water bodies within 500m of the site"*
- *"The site comprised of features such as grassland, that could be suitable for foraging and commuting great crested newts, however, this grassland was maintained and mown regularly."*
- *"It was considered that the site offered negligible potential for breeding newts and low potential for foraging and commuting newts."*
- *"The proposed development is considered to have a relatively low impact on any potential herpetofauna populations that may be present. It is therefore felt that a precautionary approach to vegetation clearance should be sufficient to safeguard these protected species group"*

Whilst we are in agreement that the development could be covered by a precautionary approach, due to the proximity of nearby ponds, we would recommend that a full Precautionary Working Methods Statement (PWMS) is written by a suitably qualified ecologist and submitted to the Local Planning Authority for approval prior to determination or secured in a condition

Best wishes,

Laura Downs (*she/her*)
District Licensing Officer (Great Crested Newts) – West Sussex

Season's Greetings from NatureSpace!

*Please note I will be away for the festive period from the 25th of December to 4th of January.
Any messages received during this time will be picked up when I return.*

NatureSpace Partnership

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