

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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