

From: Laura Downs <Laura.Downs@naturespaceuk.com>
Sent: 20 January 2026 10:00:21 UTC+00:00
To: "Andrew Horrell" <andrew.horrell@midsussex.gov.uk>
Subject: DM/25/3212 | Red Oaks Weald Chase Staplefield Road Cuckfield

Good morning Andrew,

Thank you for consulting us on the above application. I have reviewed the submitted documentation, and as it stands the applicant has not provided any ecological information for the site.

It would be unreasonable to require the applicant to submit a survey because this could be considered disproportionate to the scale and the likely impacts of the development. However, the application site lies within a red impact zone as per the modelled district licence impact map, which indicates that there is highly suitable habitat for GCN within the area surrounding the application site. Additionally, there is an unsurveyed pond onsite. Therefore, I recommend the use of a Precautionary Working Methods Statement (PWMS). This must be written by a suitably qualified ecologist and submitted to the Local Planning Authority for approval prior to determination or secured in a condition such as below:

Condition "No development shall take place until a Precautionary Working Methods Statement (PWMS) detailing reasonable avoidance measures for great crested newts has been submitted to and approved by the Local Planning Authority. Works shall only be undertaken in accordance with the approved Method Statement."

Best wishes,

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

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