

From: Laura Downs <Laura.Downs@naturespaceuk.com>
Sent: 04 June 2026 09:45:31 UTC+01:00
To: "Anna Tidey" <anna.tidey@midsussex.gov.uk>
Subject: Re: PWMS for DM/26/0790 - Tyes Place Brantridge Lane Staplefield Haywards Heath

Good morning Anna,

Thank you for sending over the applicant's PWMS. I have reviewed the statement and can confirm I have no amendments to request. I recommend that the measures suggested within the report are secured via a compliance condition

Best wishes,

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

NatureSpace Partnership

e: Laura.Downs@naturespaceuk.com

m: 07356 159774

w: www.naturespaceuk.com

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



From: Anna Tidey <anna.tidey@midsussex.gov.uk>
Sent: 28 May 2026 11:50
To: Laura Downs <Laura.Downs@naturespaceuk.com>
Subject: PWMS for DM/26/0790 - Tyes Place Brantridge Lane Staplefield Haywards Heath

External: This email is from an external source. Please exercise caution with attachments, links, or requests for information.

Dear Laura

Further to your comments of 14.05.2026 on the above planning application, see attached, I have received a PWMS, which I hope you can review and comment upon? I look forward to hearing from you.

Thank you.

Regards

Anna

Submit your planning application online.

<http://www.planningportal.gov.uk>

Anna Tidey BA(Hons) MPhil MRTPI
Planning Officer
Development Management

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anna.tidey@midsussex.gov.uk <http://www.midsussex.gov.uk>



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- SAVE A TREE Only print this email if absolutely necessary.

From: Jamie Townson <jtownson@hspgardenbuildings.com>

Sent: 28 May 2026 11:41

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

Subject: Re: DM/26/0790 & DM/26/0806 - Tyes Place Brantridge Lane Staplefield Haywards Heath

You don't often get email from jtownson@hspgardenbuildings.com. [Learn why this is important](#)

Hi Anna,

We've prepared the Precautionary Working Methods Statement and please find it attached here. I hope this is sufficient for your needs and please let me know if you need anything else from me.

All the best, Jamie

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

Sent: 27 May 2026 14:58

To: Jamie Townson <jamie@hspgardenbuildings.com>

Subject: RE: DM/26/0790 & DM/26/0806 - Tyes Place Brantridge Lane Staplefield Haywards Heath

Dear Jamie

Thank you for your email.

I have organised for DM/26/0806 to be Withdrawn by the Service Support Team. You should receive confirmation of this in due course.

In the meantime thank you for keeping me informed of progress on the PWMS for DM/26/0790.

Thank you.

Regards

Anna

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From: Jamie Townson <jamie@hspgardenbuildings.com>

Sent: 27 May 2026 13:47

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

Subject: Re: DM/26/0790 & DM/26/0806 - Tyes Place Brantridge Lane Staplefield Haywards Heath

Hi Anna,

That's all fine thank you and happy to confirm agreement to withdrawn the listed building application.

We're actually working on the Precautionary Working Methods Statement (PWMS) right now and it might be I can have it over to you by the end of this week.

All the best, Jamie

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

Sent: Wednesday, May 27, 2026 13:42

To: Jamie Townson <jamie@hspgardenbuildings.com>

Subject: RE: DM/26/0790 & DM/26/0806 - Tyes Place Brantridge Lane Staplefield Haywards Heath

Dear Jamie and Annabel

Thank you for your reply, and to the agreement to an Extension of time for the planning application DM/26/0790 to 12.06.2026. I will note this agreement on the planning file, although a longer timescale will need to be agreed upon receipt of the Precautionary Working Methods Statement (PWMS), as the consultation period is 21 days. I will advise you of a workable date, once the PWMS is received.

In the meantime my manager has reviewed my draft report for the Listed Building Consent (LBC) application DM/26/0806 this morning. He has advised me that the

summerhouse is not a Listed Building, as it is not included within the official Historic England Listed Building entry for Tyes Place. Therefore, the proposal to demolish and replace the summerhouse building does not require Listed Building Consent, **it only requires planning permission**. I apologise for this error, which I should have made you aware of earlier.

Please can I therefore request that the LBC application is Withdrawn in writing, by return email?

I look forward to hearing from you in due course, once you have the PWMS.

Thank you.

Regards

Anna

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 - **SAVE A TREE** Only print this email if absolutely necessary.

From: Jamie Townson <jamie@hspgardenbuildings.com>
Sent: 27 May 2026 10:17
To: Anna Tidey <anna.tidey@midsussex.gov.uk>
Cc: Annabel samengo-turner <asamengoturner@gmail.com>
Subject: Re: DM/26/0790 | Tyes Place Brantridge Lane Staplefield Haywards Heath

Hi Anna,

We'd prefer to take the route of an extension to give us a little breathing space if that's ok? We're already in touch with a local company and hoping they can assist in good time. Happy to take your advice on date but a couple of weeks or so (sometime around 12th June) to give us a target?

All the best, Jamie

From: Anna Tidey <anna.tidey@midsussex.gov.uk>
Sent: 26 May 2026 13:00
To: Jamie Townson <jamie@hspgardenbuildings.com>
Cc: Annabel samengo-turner <asamengoturner@gmail.com>
Subject: DM/26/0790 | Tyes Place Brantridge Lane Staplefield Haywards Heath

Dear Jamie and Annabel

I am currently preparing my recommendation report for the above application, which has a current Decision Target date of today. I note from the documents saved on the planning file that on 14.05.2026, whilst I was on leave, a consultation response email was received from the Newt Officer, Laura Downs, at Naturespace, see her email in full below.

Laura has recommended the use of a Precautionary Working Methods Statement (PWMS) for this development, due to the position of the site within a Red Impact Zone for Great Crested Newts. She has advised that this must be written by a suitably qualified ecologist and submitted to the Local Planning Authority for approval either: prior to the determination of the application, or it can be achieved by placing a pre commencement condition on the approval, which would read:

'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'

If a pre commencement condition is to be imposed it must firstly be agreed by the applicants, and secondly it will require the submission of a further application for its discharge, which incurs a further planning fee of £89.

Please can you advise me by return email which option your clients would prefer. If the PWMS is to be submitted ahead of the determination of DM/26/0790 I will need to request agreement to an Extension of time for the Decision Target Date on planning application DM/26/0851 to allow for its receipt and further consultation with Naturespace.

However, there is no need to hold up the decision on Listed Building application DM/26/0851, as this is subject to separate considerations, so I intend to take that forward to a decision.

I look forward to hearing from you.

Regards

Anna

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anna.tidey@midsussex.gov.uk <http://www.midsussex.gov.uk>



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

Sent: 14 May 2026 15:10

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

Subject: DM/26/0790 | Tyes Place Brantridge Lane Staplefield Haywards Heath

Good afternoon Anna,

Thank you for consulting us on the above application. I have reviewed the submitted documentation and note that the applicant has not submitted any ecological information. Site photos however show that the condition of the current summerhouse which is set to be removed consists of many gaps in the brickwork and other cracks which could act as newt hibernacula/shelter. Additionally, there are a number of waterbodies surrounding the site and within close proximity.

It would be unreasonable to require the applicant to submit a survey because this could be considered disproportionate to the very small 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, and there are potential impacts for GCN habitat here. 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

NatureSpace Partnership

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