

**From:** Laura Downs <Laura.Downs@naturespaceuk.com>  
**Sent:** 16 February 2026 12:38:26 UTC+00:00  
**To:** "Catherine Cardin" <catherine.cardin@midsussex.gov.uk>  
**Subject:** NatureSpace Consultation - DM/25/3209 | Cottage Homes Church Platt Cuckfield West Sussex

Good afternoon Catherine,

**Planning reference: DM/25/3209 | Cottage Homes Church Platt Cuckfield West Sussex**

Thank you for consulting me on the above planning application. The applicant has provided an ecological report in the form of - *Preliminary Ecological Appraisal, Cuckfield Cottage Homes, Church Platt, Cuckfield, West Sussex, RH17 5LA, CT Ecology, July 2025*, which states:

- *"The application site is small, dominated by buildings and well-managed garden habitats. Areas of hardstanding together with buildings serve to isolate the site to the north, north-east and west."*
- *"There are no ponds within the site. There are six ponds within 250m of the site; located to the north-east, west and south-west, the closest of which approximately 140m to the north-east "*
- *"Although the site has limited potential to support great crested newts, due to part of the site falling within a red impact risk zone, precautionary measures should be implemented in order to fully safeguard this species"*
- Precautionary measures for great crested newts are outlined in section 5.16 of the report

We are satisfied with the approach provided and therefore recommend the use of a compliance condition to secure the measures outlined within the report.

Best wishes,

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

**NatureSpace Partnership**

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