

From: Hannah.Darley
Sent: 07 November 2025 09:49:15 UTC+00:00
To: "'Laura Downs"' <Laura.Downs@naturespaceuk.com>
Subject: RE: NatureSpace Consultation- DC/25/1364 | Use of land for the stationing of 2no. caravans for residential purposes, together with the formation of hardstanding and associated landscaping. Construction of associated utility buildings

Hi Laura,

This is okay of course, I wanted to make sure your advice was based on an up to date site situation so that is really helpful.

The two caravans are on site with the access, a loose gravel hardstanding and some residential paraphernalia but the caravans are loosely spread across the site, not in their final position shown on the plans but a lot of the work has been done that would need to be done. They are already occupying the site. The last time I went out was recent as I had to put a site notice up but potentially this picture is helpful for you to know the extent of the work on site?



Thanks and kind regards,

Hannah Darley

Senior Planning Officer

Telephone: [01403 215538](tel:01403215538)

Email: Hannah.Darley@horsham.gov.uk



Horsham District Council, Alberty House, Springfield Road, Horsham, West Sussex RH12 2GB

Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton

Horsham District Council will only accept service of documents by email if they are sent to legal@horsham.gov.uk. Any documents sent to individual email addresses will not be accepted under any circumstances.

Communications received after 5pm will be regarded as being served on the next working day.

Please contact us in advance if your email, including any attachments, is going to exceed 30MB.

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

Sent: 06 November 2025 11:34

To: Hannah.Darley <Hannah.Darley@horsham.gov.uk>

Subject: Re: NatureSpace Consultation- DC/25/1364 | Use of land for the stationing of 2no. caravans for residential purposes, together with the formation of hardstanding and associated landscaping.
Construction of associated utility buildings

Good morning Hannah,

Thank you for your email. If the works are entirely retrospective then the development is not considered to be relevant to the District Licensing Scheme in this case and we consider there would be no likely impact on great crested newts or their habitats. I therefore have no comments to make for the development regarding GCN. If the proposal changes, then please seek further advice if required

I hope this is okay?

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: Hannah.Darley <Hannah.Darley@horsham.gov.uk>

Sent: 06 November 2025 11:24

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

Subject: NatureSpace Consultation- DC/25/1364 | Use of land for the stationing of 2no. caravans for residential purposes, together with the formation of hardstanding and associated landscaping. Construction of associated utility buildings

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

Hello Laura,

The application is actually retrospective already, with the caravans etc already on site so a pre-commencement condition is not possible. Please can you revise your comment to account for this?

Thanks and kind regards,

Hannah Darley

Senior Planning Officer

Telephone: [01403 215538](tel:01403215538)

Email: Hannah.Darley@horsham.gov.uk



Horsham District Council, Albery House, Springfield Road, Horsham, West Sussex RH12 2GB

Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton

Horsham District Council will only accept service of documents by email if they are sent to legal@horsham.gov.uk. Any documents sent to individual email addresses will not be accepted under any circumstances.

Communications received after 5pm will be regarded as being served on the next working day.

Please contact us in advance if your email, including any attachments, is going to exceed 30MB.

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

Sent: 24 September 2025 16:02

To: Hannah.Darley <Hannah.Darley@horsham.gov.uk>

Cc: Planning <planning@horsham.gov.uk>

Subject: NatureSpace Consultation- DC/25/1364 | Use of land for the stationing of 2no. caravans for residential purposes, together with the formation of hardstanding and associated landscaping.
Construction of associated utility buildings

Good afternoon Hannah,

Planning reference: DC/25/1364 | Use of land for the stationing of 2no. caravans for residential purposes, together with the formation of hardstanding and associated landscaping. Construction of associated utility buildings

Thank you for consulting me on the above planning application. The applicant has provided an ecological report in the form of - *Preliminary Ecological Appraisal, Staalcot Fields, Pulborough, The Ecology Co-op, August 2025*, which states:

- "There is one waterbody within 250m of the proposed development. While there is some terrestrial habitat on the site that is suitable for great crested newts, this is mostly contained to the southern boundary and the immediate strip of vegetation that proceeds it."
- "The patch of grassland in the middle of the site provides much lower quality habitat, and it is extremely unlikely that great crested newts would be found in this area."

- *"Based on the latest proposals, only the area of grassland to the north will be impacted by the proposed works. In this instance, a precautionary approach to the works is considered an appropriate mitigation effort when considering the proposed impacts."*
- Precautionary measures for great crested newts are briefly outlined in section 4.7 of the report

Whilst we agree that a reasonable avoidance measures statement is proportionate to the likely scale and impact of this development, it is recommended that this statement should be written out fully, and include information on what do if a great crested newt is encountered, as well as measures regarding material storage and any trenches should they be required. This statement must be written by a suitably qualified ecologist and submitted to the Local Planning Authority for approval prior to determination or secured via a pre-commencement 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



Disclaimer

IMPORTANT NOTICE This e-mail might contain privileged and/or confidential information. If you have received this e-mail in error, please notify the sender and delete the e-mail immediately; you may not use or pass it to anyone else. Whilst every care has been taken to check this outgoing e-mail for viruses, it is your responsibility to carry out checks upon receipt. Horsham District Council does not accept liability for any damage caused. E-mail transmission cannot guarantee to be secure or error free. This e-mail does not create any legal relations,

contractual or otherwise. Any views or opinions expressed are personal to the author and do not necessarily represent those of Horsham District Council. This Council does not accept liability for any unauthorised/unlawful statement made by an employee. Information in this e mail may be subject to public disclosure in accordance with the law. Horsham District Council cannot guarantee that it will not provide this e mail to a third party. The Council reserves the right to monitor e-mails in accordance with the law. If this e-mail message or any attachments are incomplete or unreadable, please telephone 01403 215100 or e-mail customer.services@horsham.gov.uk. Any reference to "e-mail" in this disclaimer includes any attachments.

This email has been scanned for viruses and malware, and may have been automatically archived by **Mimecast Ltd.**