


Consultee Response

Case Ref: DC/25/1269	Date: 24 September 2025
From: NatureSpace	Response: Precautionary Working Method statement (PWMS)
<p>This planning application is for: Outline Planning Application for up to 90 no. residential dwellings (including 40% affordable) all matters to be reserved apart from access</p> <p>Summary</p> <ul style="list-style-type: none">- The development falls within the amber impact risk zone for great crested newts. Impact risk zones have been derived through advanced modelling to create a species distribution map which predicts likely presence. In the amber impact zone, there is suitable habitat and a high likelihood of great crested newt presence.- There are 5 ponds within 500m of the development proposal, the closest of which is located 174m south.- There are 5 historical great crested newt records within 500m- Natural England Standing Advice guidance for local planning authorities advises that surveys on ponds up to 500m from development sites should be requested.  <p>Figure above: Outline of the site (red) in the context of the surrounding landscape, including the Impact Risk Zones for GCN. Ponds are shown in light blue, not all ponds shown on map. A 250m buffer is shown around the site in green and a 500m buffer in blue. Contains public sector information licensed under the Open Government Licence v3.0.</p> <p>Ecological Information</p> <p>The applicant has provided two ecological reports, <i>Preliminary Ecological Appraisal, Land Near the Junction of Lynwick Street and Guildford Road, Ecology Partnership, July 2024</i>, and <i>Ecological Impact Assessment, Land Near the Junction of Lynwick Street and Guildford Road, Ecology Partnership, June 2025</i>. Within these reports, it states that:</p> <ul style="list-style-type: none">- “The grasslands on site were considered to be sub-optimal for GCN due to the dominating short vegetation height providing limited coverage from predations. The hedgerow,	

treeline, and scrub habitats along the site boundaries could provide a greater number of foraging, commuting, and refuge opportunities for GCN"

- *"A total of two water-bodies were present within 250m of the red line boundary (Figure 6) but both were located on private land so were not accessible to be surveyed at the time of the walkover"*
- *"Due to this, in addition to the dominance of sub-optimal habitats on site and the separation of the closest water-bodies from the site by distance and barriers to dispersal, it is considered highly unlikely that GCN would be present on site"*
- *"...no further surveys were considered necessary..."*

Conclusion and recommendation for conditions

As standard for a major development with ponds located within 500m, we would recommend that surveys are undertaken. In this instance, the closest ponds are separated from the site via barriers (e.g. waterways and roads). Additionally, the onsite terrestrial habitats offer limited opportunities for great crested newts. When also considering that the ponds to the north are at the top end of the 500m buffer, and that some are somewhat separated by residential development, we would not request on further surveys in this case.

However, due to the small section of scrub/hedgerow which will need to be removed to facilitate the development, the amber risk zone of the site which indicates suitable GCN habitat within the area, and due to the scale of the development, we would in this instance recommend that a Precautionary Working Methods Statement (PWMS) is produced. 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."

If the applicant wishes to completely avoid any risks relating to great crested newts, they have the option to enquire for Horsham District Council's District Licence, which provides full legal cover for any impacts to great crested newts and therefore removes the risk of having to stop works if great crested newts are found on site. More details on the District Licensing Scheme operated by the council can be found at www.naturespaceuk.com .

Contact details: info@naturespaceuk.com

Relationship between NatureSpace and Horsham District Council

Horsham District Council holds a Great Crested Newt Organisational (or “District”) Licence granted by Natural England. This is administered by NatureSpace Partnership through their District Licensing Scheme as the council’s delivery partner. A dedicated ‘District Licensing Officer’ is employed by NatureSpace to provide impartial advice to the council and help guide them and planning applicants through the process. All services and arrangements are facilitated in an unbiased, independent and transparent manner. You can find out more at www.naturespaceuk.com

Legislation, Policy and Guidance

Reasonable Likelihood of Protected Species

Permission can be refused if adequate information on protected species is not provided by an applicant, as it will be unable to assess the impacts on the species and thus meet the requirements of the National Planning Policy Framework (2023), ODPM Circular 06/2005 or the Conservation of Habitats and Species Regulations 2017 (as amended). The Council has the power to request information under Article 4 of the Town and Country (Planning Applications) Regulations 1988 (SI1988.1812) (S3) which covers general information for full applications. CLG 2007 ‘The validation of planning applications’ states that applications should not be registered if there is a requirement for an assessment of the impacts of a development on biodiversity interests.

Section 99 of ODPM Circular 06/2005 states:

“It is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision. The need to ensure ecological surveys are carried out should therefore only be left to coverage under planning conditions in exceptional circumstances, with the result that the surveys are carried out after planning permission has been granted. However, bearing in mind the delay and cost that may be involved, developers should not be required to undertake surveys for protected species unless there is a reasonable likelihood of the species being present and affected by development. Where this is the case, the survey should be completed and any necessary measures to protect the species should be in place, through conditions and / or planning obligations before permission is granted.”

Great crested newts

Great crested newts and their habitats are fully protected under the Conservation of Habitats and Species Regulations 2017 (as amended). Therefore, it is illegal to deliberately capture, injure, kill, disturb or take great crested newts or to damage or destroy breeding sites or resting places. Under the Wildlife and Countryside Act 1981 (as amended) it is illegal to intentionally or recklessly disturb any great crested newts occupying a place of shelter or protection, or to obstruct access to any place of shelter or protection (see the legislation or seek legal advice for full details). Local planning authorities have a statutory duty in exercising of all their functions to ‘*have regard, so far is consistent with the proper exercise of those functions, to the purpose of conserving and enhancing biodiversity,*’ as stated under section 40 of the Natural Environment and Rural Communities Act 2006 (as amended), as well as a duty under the Conservation of Habitats and

Species Regulations 2017 (as amended) to have regard to the requirements of the Habitats Directive. As a result, GCN and their habitats are a material consideration in the planning process.

Lifespan of Ecological Reports and Surveys

Validity of ecological reports and surveys can become compromised overtime due to being out-of-date. CIEEM Guidelines for Ecological Report Writing (CIEEM, 2017) states, if the age of data is between 12-18 months, *“the report authors should highlight whether they consider it likely to be necessary to update surveys”*. If the age of the data is between 18 months to 3 years an updated survey and report will be required and anything more than 3 years old *“The report is unlikely to still be valid and most, if not all, of the surveys are likely to need to be updated”*.