From: Laura Downs <Laura.Downs@naturespaceuk.com>
Sent: 16 November 2026 11:18:46 UTC+00:00
To: "Hannah.Darley" <Hannah.Darley@horsham.gov.uk>
Subject: Re: DC/26/0943 | Thistledown Cottage Harbolets Road West Chiltington West Sussex RH20 2LG

Hi Hannah,

Thank you for sending on the updated site walkover completed by the applicant's ecologist. They have confirmed that there is to be no vegetation clearance to facilitate the track, and that the proposed dwellings will only result in impacts to existing hardstanding. Given this, it would likely be considered disproportionate to request surveying/a licensed route. However as there are a number of waterbodies within 250m and with some connectivity to the site, we are in agreement with the submitted PEA that Precautionary Working Methods (PWMS) should be followed before and during construction. We therefore recommend that the measures included within section 6.7 of the Preliminary Ecological Assessment (Sylvatica Ecology, October 2025) 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

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From: Hannah.Darley <Hannah.Darley@horsham.gov.uk>
Sent: 16 November 2026 09:51
To: Laura Downs <Laura.Downs@naturespaceuk.com>
Subject: FW: DC/26/0943 | Thistledown Cottage Harbolets Road West Chiltington West Sussex RH20 2LG

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Hello Laura,

The site conditions haven't changed according to their Ecologist since the last supporting information they've submitted.

Please can you confirm if you have no objection subject to conditions and what conditions these would be? The application is now out of time so please can you get back to me as soon as possible.

Thank you and kind regards,

Hannah Darley
Senior Planning Officer

Telephone: 01403 215538
Email: Hannah.Darley@horsham.gov.uk

Horsham District Council

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

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From: Hannah.Darley
Sent: 12 November 2026 16:07
To: 'Laura Downs' <Laura.Downs@naturespaceuk.com>
Subject: RE: DC/26/0943 | Thistledown Cottage Harbolets Road West Chiltington West Sussex RH20 2LG

Hi Laura,

The applicant has confirmed that the track shown already exists (and I have seen the existing track myself during my site visit) which leads to the field to the rear so there would be no changes there and no clearance required. It is only a track in that it is an area where there is no grass so its just back to earth.

Can you confirm that if the onsite conditions are consistent with the report and that there have been no changes to the site that you have no objection to the application?

In terms of the walkover study, the applicant has asked the Ecologist to confirm so I can get back to you on that.

Thanks,

Hanna Darley
Senior Planning Officer

Telephone: 01403 215538
Email: Hannah.Darley@horsham.gov.uk

Horsham District Council

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From: Laura Downs <Laura.Downs@naturespaceuk.com>
Sent: 12 November 2026 13:00
To: Hannah.Darley <Hannah.Darley@horsham.gov.uk>
Subject: DC/26/0943 | Thistledown Cottage Harbolets Road West Chiltington West Sussex RH20 2LG

Good afternoon Hannah,

Thank you for consulting us on the above application. I have reviewed the applicant's ecological appraisal (Sylvatica Ecology, October 2025) and would like to ask for some clarification on some points please. Within the proposed plans, there is a track to the adjacent field included. Based on the habitat map provided (see below), it would appear that this is not a pre-existing track and so will need to be installed. The ecological report states that the woodland and hedgerow habitat are not to be impacted and therefore the impacted habitats are not considered to support great crested newts. However the habitat map included within this report shows that the area where the track will be installed is classed as lowland deciduous woodland. Please can the applicant confirm how this track is planning to be installed including materials, and what (if any) form of habitat clearance is expected to be required to facilitate this? Additionally, I believe that the walkover survey was completed in April 2024 and so is now a bit outdated, please can the applicant/ecologist confirm whether the onsite conditions are consistent with the report or whether there have been any site changes?





Many thanks for your help,

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

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