From: Laura Downs <Laura.Downs@naturespaceuk.com>
Sent: 05 November 2025 17:31:51 UTC+00:00
To: "Meg.Bayliss" <Meg.Bayliss@horsham.gov.uk>
Cc: "Planning" <planning@horsham.gov.uk>
Subject: NatureSpace Consultation- DC/25/1095 | Demolition of existing dwelling and construction of a replacement dwelling with detached car port/store building. Alterations to existing vehicle access.
Categories: Consultations

Good afternoon Meg,

Planning reference: **DC/25/1095 | Demolition of existing dwelling and construction of a replacement dwelling with detached car port/store building. Alterations to existing vehicle access.**

Thank you for consulting me on the above planning application. The applicant had provided an ecological report in the form of - Preliminary Ecological Appraisal Report, The Bungalow, Smithers Hill Lane, Shipley, West Sussex, RH13 8PP, Arun Ecology, April 2025 which states:

- *"The habitat within the development boundary was formed primarily of modified grassland. The grassland had a short sward height, with the typical height being 100 - 250 mm. The structure of the grassland was uniform in structure that is likely to reflect regular mowing. ”*
- *"There is a native hedgerow and lowland mixed deciduous woodland that falls within the development boundary that, broadly, provides suitable resting places for GCN."*
- *"The modified grassland that falls within the development boundary provides unsuitable structure as a permanent resting place for GCN, and the likelihood of GCN using the open structure of this habitat over adjacent suitable terrestrial habitat is low."*
- *"The retention of potential resting places such as lowland mixed deciduous woodland and native hedgerows within the development boundary;"*
- Precautionary measures for great crested newts are outlined in section 6.5.7. 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

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