From: Laura Downs <Laura.Downs@naturespaceuk.com>
Sent: 10 November 2026 09:42:44 UTC+00:00
To: "Bethan.Tinning" <Bethan.Tinning@horsham.gov.uk>
Cc: "Planning" <planning@horsham.gov.uk>
Subject: DC/26/1434 | Woodside Stall House Lane North Heath West Sussex
Categories: Consultations

Good morning Bethan,

Thank you for consulting me on the above planning application. The applicant had provided an ecological report in the form of - *Preliminary Ecological Appraisal, Woodside, Stall House Lane, Pulborough, West Sussex, CT Ecology, March 2025,* which states:

- *"The site comprises a residential dwelling and garage with associated garden together with a series of outbuildings, grassland fields, pond and associated drainage ditch together with mature boundary vegetation. A railway line bounds the site to the west with grazed fields extending to the north and south"*
- *"There is one on-site pond and a further two ponds within 250m of the site; located approximately 180m to the south and 230m to the west."*
- *"The proposed working area itself is located within the eastern site extent; dominated by buildings, hardstanding and managed gardens which in turn provided limited terrestrial habitat for amphibians due to an absence of any suitable cover opportunities"*
- Precautionary measures for great crested newts are outlined in section 5.16 of the report

The above report has stated that although there is a pond present on the wider site, due to the scale of the development and the limited impact to onsite habitats, that a non-licensed method statement is likely to be the most appropriate route forward. Whilst we are mainly in agreement with this approach, the report does also state that some discrete shrubbery will need to be removed to facilitate the demolition and erection of the garage (but that trees will be retained). As such we would recommend that some mitigation measures in relation to the removal of this hedgerow/shrub feature are added into the PWMS to provide a more robust protection to the species. Once this has been amended, we recommend that the measures within section 5.16 of the report are secured via a compliance condition.

Best wishes,

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

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