

From: Laura Downs <Laura.Downs@naturespaceuk.com>
Sent: 29 January 2026 14:52:04 UTC+00:00
To: "Halima.Chowdhury" <Halima.Chowdhury@horsham.gov.uk>
Subject: Re: URGENT - DC/25/2053 | Park Farm House Wheatsheaf Road Woodmancote

Good afternoon Halima,

Thank you for sending over that information. It is considered that the proposed development would present a low risk to great crested newts and/or their habitats. However, as the development is within the red Impact Risk Zone, as modelled by district licence mapping, I recommend that the following informative should be attached to planning consent:

"The applicant is reminded that, under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended), it is an offence to (amongst other things): deliberately capture, disturb, injure, or kill great crested newts; damage or destroy a breeding or resting place; intentionally or recklessly obstruct access to a resting or sheltering place. Planning permission for a development does not provide a defence against prosecution under this legislation. Should great crested newts be found at any stage of the development works, then all works should cease, and a professional and/or suitably qualified and experienced ecologist (or Natural England) should be contacted for advice on any special precautions before continuing, including the need for a licence."

Additionally, all vegetation within the works area shall be maintained at a maximum height of 30mm until construction is completed through regular mowing or grazing in order to discourage great crested newts from using the site. All works shall be carried out in accordance with the following measures:

- Any demolition materials should be stored in skips or similar containers rather than in piles on ground
- Any trenches left overnight should be covered or provided with ramps to prevent great crested newts from becoming trapped.
- Any building materials such as bricks, stone etc. should be stored on pallets to discourage great crested newts from using them as shelter.

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: Halima.Chowdhury <Halima.Chowdhury@horsham.gov.uk>
Sent: 23 January 2026 10:45
To: Laura Downs <Laura.Downs@naturespaceuk.com>
Subject: FW: URGENT - DC/25/2053 | Park Farm House Wheatsheaf Road Woodmancote

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Dear Laura,
DC/25/2053,
Park Farm House, Wheatsheaf Road, Woodmancote,
Demolition of existing pool shed. Erection of new pool house and semi-covered outdoor kitchen and seating area. Installation of solar panels and relocation of existing outdoor unit. (Householder Application).

I refer to the above application.

Please see below the agent's response to your enquiry including the attached photos showing the location of the pond in question.

I hope the above information is of assistance to you. I await to receive your consultation comments by 30th January 2026.

Kind regards

Halima Chowdhury
Planning Officer

Telephone: [01403 21505](tel:01403215059)

[9](tel:01403215059)

Email: Halima.Chowdhury@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

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From: johnny@smalldesignstudio.london <johnny@smalldesignstudio.london>

Sent: 23 January 2026 09:35

To: Halima.Chowdhury <Halima.Chowdhury@horsham.gov.uk>

Cc: 'Victoria Elliott' <victoria.k.elliott@gmail.com>

Subject: RE: URGENT - DC/25/2053 | Park Farm House Wheatsheaf Road Woodmancote

Hi Halima,

Many thanks for your email below.

With regards to your query, please see attached the location of the old pond which is now dried woodland. This does form part of our land but is on the opposite side of the road to the house. For extra information, please see attached some pictures we have been sent of how the pond once looked (prior to the road).

I trust the information provided is sufficient for you to proceed with the application. Should you require further assistance, please don't hesitate to get in touch.

Regards,

Johnny

Small Design Studio | Founder | Architect

BArch(Hons) DipArch ARB RIBA

From: Halima.Chowdhury <Halima.Chowdhury@horsham.gov.uk>

Sent: 22 January 2026 10:29

To: johnny@smalldesignstudio.london

Subject: URGENT - DC/25/2053 | Park Farm House Wheatsheaf Road Woodmancote

Importance: High

URGENT

Dear Johnny,

**DC/25/2053,
Park Farm House, Wheatsheaf Road, Woodmancote,
Demolition of existing pool shed. Erection of new pool house and semi-covered outdoor kitchen
and seating area. Installation of solar panels and relocation of existing outdoor unit. (Householder
Application).**

I refer to the above planning application.

Please see below the consultation response from the Council's Newt Consultant and please address the concerns raised.

I would be grateful if the requested information could be provided by 28th January 2026.

Kind regards

Halima Chowdhury

Planning Officer

Telephone: [01403 21505](tel:01403215059)

[9](tel:01403215059)

Email: Halima.Chowdhury@horsham.gov.uk

[k](mailto:Halima.Chowdhury@horsham.gov.uk)



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

Sent: 21 January 2026 16:03

To: Halima.Chowdhury <Halima.Chowdhury@horsham.gov.uk>

Subject: DC/25/2053 | Park Farm House Wheatsheaf Road Woodmancote

Good afternoon Halima,

Thank you for consulting us on the above application. I have been reviewing the submitted documentation, including the Phase 1 Ecological Assessment which states that there is a pond close to the farmhouse which is no longer present. Please could I just ask for confirmation on the exact location of this pond to ensure I am providing an accurate assessment?

Best wishes,

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

NatureSpace Partnership

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m: 07356 159774

w: www.naturespaceuk.com

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