From: Laura Downs <Laura.Downs@naturespaceuk.com>
Sent: 14 October 2026 10:57:37 UTC+01:00
To: "Bethan.Tinning" <Bethan.Tinning@horsham.gov.uk>
Cc: "Planning" <planning@horsham.gov.uk>
Subject: DC/26/1297 | Wiltshires Farm Pickhurst Lane Pulborough West Sussex
Categories: Consultations

Good morning Bethan,

Planning reference: DC/26/1297 | Wiltshires Farm Pickhurst Lane Pulborough West Sussex

Thank you for consulting me on the above planning application. The applicant had provided an ecological report in the form of:

- *Preliminary Ecological Appraisal, Wiltshire's Farm, Pickhurst Lane, Codmore Hill, Pulborough, RH20 1DA, AEWC, July 2026,* and;
- *Wiltshire's Farm Great Crested Newt HSI and eDNA, AEWC, July 2026;*

which state:

- *“The site is approximately 1.23ha and largely comprises grassland and an agricultural building. A hedgerow is located along part of the eastern boundary, with woodland bordering the site to the north and east"*
- *"This will involve the removal of an area of grassland and ruderal vegetation."*
- *"Eight ponds and one ditch were found occurring in all directions."*
- *"The Rapid Risk assessment shows that an offence is likely if GCN breeding ponds are present within 250m of the site, therefore further survey for GCN is required"*
- *"The results of the sample were received on the 5th May 2026 confirming the sample to have been negative for the presence of GCN DNA. The laboratory report is appended to this letter."*
- *"There remains a low risk of GCN being present, since GCN can potentially disperse up to 500m from breeding ponds. The site could also be used by common amphibians such as common toads and small newts. Therefore, it is recommended that a precautionary working method statement regarding amphibians is produced to cover the proposed works."*

Given the negative eDNA returned for the nearby ditch, we are satisfied with the approach provided and therefore recommend that a Precautionary Working Methods Statement is written by a suitably qualified ecologist and either submitted to the LPA for approval prior to determination or secured via a pre-commencement condition.

Best wishes,

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

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