

From: Laura Downs <Laura.Downs@naturespaceuk.com>
Sent: 26 August 2026 12:46:10 UTC+01:00
To: "Halima.Chowdhury" <Halima.Chowdhury@horsham.gov.uk>
Subject: Re: DC/26/0991 | Palmers Stud West Chiltington Lane Billingshurst West Sussex



Good afternoon Halima,

Thank you for re-consulting us on the above application. I believe that the drainage system that the applicant has identified within the submitted photos is separate to the waterbody we were referring to towards the southeast of the site. However, given the confirmed scale of the development, the isolated nature of any onsite waterbodies, and due to the likely minimal habitat impacts of the development, we believe that the proposed development would present a low risk to great crested newts and/or their habitats. However, as the development is within the amber 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

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Company operating hours: Monday to Thursday 09:00 - 17:00



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

Sent: 24 August 2026 16:52

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

Subject: RE: DC/26/0991 | Palmers Stud West Chiltington Lane Billingshurst West Sussex

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Dear Laura,

DC/26/0991,

Palmers Stud, West Chiltington Lane, Billingshurst,

Demolition of 2no existing stable outbuildings and erection of single-storey garden building.

Further to your consultation response below, please see attached the agent's response to your queries. Please note that all the attached documents have been uploaded onto the Council's electronic system.

I would be grateful if you could provide your consultation comments by 01st September 2026.

Kind regards

Halima Chowdhury

Planning Officer

Telephone: [01403 21505](tel:0140321505)

[9](#)

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

Sent: 30 July 2026 10:39

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

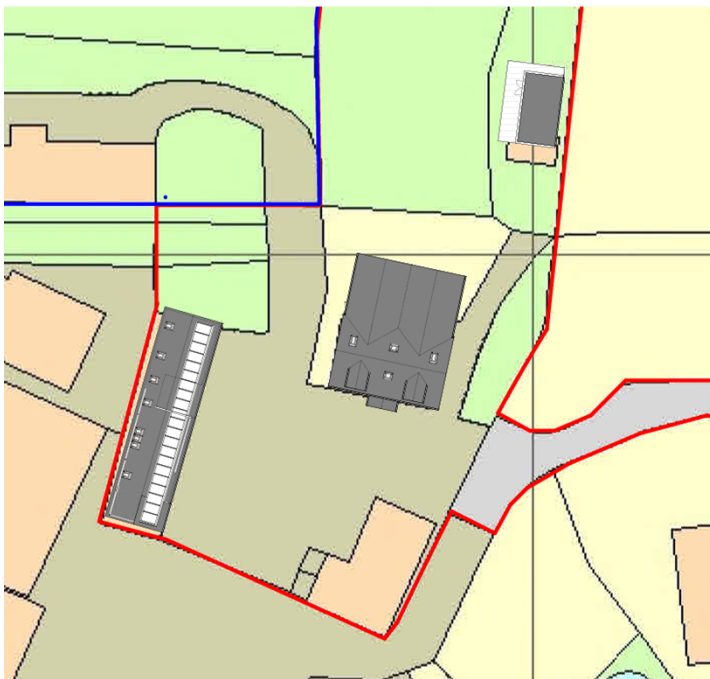
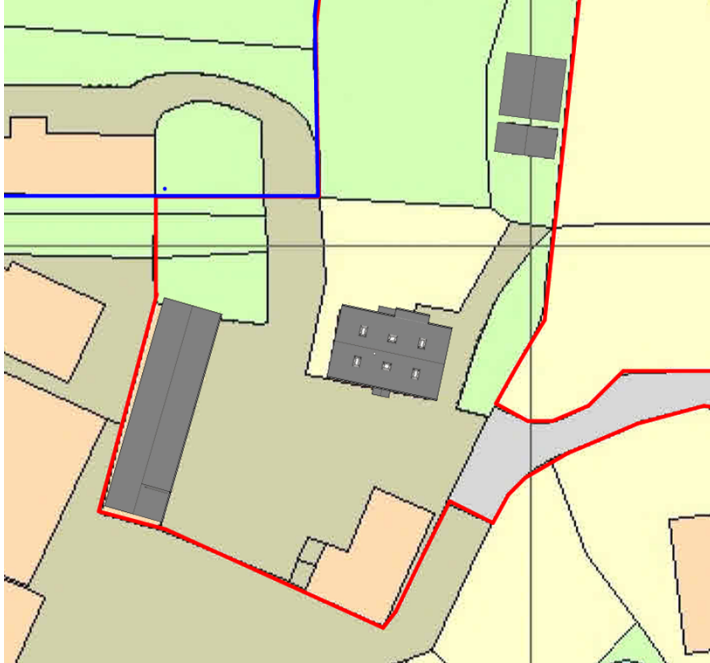
Subject: DC/26/0991 | Palmers Stud West Chiltington Lane Billingshurst West Sussex

Good morning Halima,

Thank you for consulting me on the above application. I have reviewed the submitted documents and just had some queries please. Firstly can I please check which buildings are actually to be impacted under proposals, the application description and information in the D+A statement state that works will occur to just two stables, however submitted plans show amendments to all four buildings on site (please see existing and proposed below). Could I please confirm that it is only the two buildings furthest north that will be demolished and rebuilt as one building?

Existing

Proposed



Secondly, mapping software indicates that there is a waterbody onsite to the southeast of the development. Could I please request some photos of this waterbody, as well as any further available site photos, including the area that the proposed works will take place?

Many thanks for your help,

Best wishes,

Laura Downs (*she/her*)

District Licensing Officer (Great Crested Newts) – West Sussex

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