



**Horsham
District
Council**

Miss Kristina King
Barratt Redrow Southern Counties
Compton House
The Guildway
Old Portsmouth Road
Guildford
GU3 1LR
United Kingdom

Our ref: DISC/26/0271
Your ref: Pulborough RM Cond. 6
Email: planning@horsham.gov.uk
Direct Line: 01403 215238
If Calling Please ask for: Nicola Pettifer
Date: 9th September 2026

Dear Sir/Madam,

**Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure England)
Order 2015**

**Application for Approval of Details Reserved by Condition 6 to approved application
DC/24/1676 (Great Crested Newts)**

New Place Nurseries London Road Pulborough West Sussex

The Authority has considered your application, and I can confirm that the submitted information is acceptable pursuant to the following condition(s):

6. **Pre-Commencement Condition:** No development shall commence (including site clearance, vegetation removal, ground works and any works of demolition) until a Precautionary Working Method Statement (PWMS) for Great Crested Newts has been submitted to and approved in writing by the Local Planning Authority. The PWMS shall be prepared by a suitably qualified and experienced ecologist and shall be based on the findings of the Extended Phase 1 Habitat Survey (or Preliminary Ecological Appraisal), taking into account that the most recent survey data is over 2 years old. The PWMS shall include, but not be limited to:
- a) An assessment of the suitability of the site for Great Crested Newts and an explanation of the precautionary approach;
 - b) A plan showing areas of potential risk and ecological constraints;
 - c) Detailed methods for site clearance, including directional clearance and destructive search techniques where appropriate;
 - d) Timing of works and any seasonal restrictions;
 - e) Toolbox talks for contractors;
 - f) Details of ecological supervision (Ecological Clerk of Works) during sensitive operations, where required;
 - g) Measures to avoid harm to Great Crested Newts during construction;
 - h) Procedures to be followed if Great Crested Newts are encountered, including cessation of works and contact with a licensed ecologist;
 - i) Any reasonable avoidance measures such as covering excavations overnight or provision of escape ramps.

The development shall thereafter be carried out in full accordance with the approved PWMS.

Reason: As these matters are fundamental to safeguard the ecology and biodiversity of the area in accordance with Policy 31 of the Horsham District Planning Framework (2015), and to enhance Protected and Priority Species/habitats and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species).

Date of approval - 9th September 2026

The development shall be implemented in accordance with the approved plans and details listed in the schedule below.

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	PRECAUTIONARY WORKING METHOD STATEMENT (PWMS)	1004404 PWMS dv2	14.08.2026

This letter constitutes a legal document which should be regarded as an addendum to the original planning application.

If you have any queries or require further information, please do not hesitate to contact the Case Officer.

Yours faithfully



Emma Parkes
Head of Development and Building Control