From: Laura Downs <Laura.Downs@naturespaceuk.com>
Sent: 19 November 2026 19:00:00 UTC+00:00
To: "Daniel.Holmes" <Daniel.Holmes@horsham.gov.uk>
Subject: DC/25/2114 | Land at 519396 111237 Church Farm Walk Upper Beeding West Sussex

Good afternoon Daniel,

Thank you for re-consulting us on the above application. In light of the presence of the Sele Priory pond, I have discussed this case further internally in order to provide a response which we feel provides a robust protection for the species but is still proportionate to the likely impacts of the development. Although we do not feel that pond A has been entirely ruled out from consideration, we can appreciate how the factors provided by the Ecology Co-op will reduce the suitability of this waterbody for GCN. The network of streams and rivers within the wider landscape reduces dispersal capability and has contributed to the wider green impact risk zone classification, which indicates a moderate habitat suitability, and a possibility of great crested newt presence but not a likelihood. The Ecology Co-op has identified the wider landscape as unsuitable for the species, and as such have not recommended any protection measures for the species.

However weighing up the above factors, we are of the opinion that reasonable avoidance measures are necessary here. Measures including sensitive vegetation clearance, ecological supervision and steps taken should GCN be discovered will need to be implemented to ensure that the species are appropriately protected throughout the construction process. And therefore we would still recommend that a full GCN Precautionary Working Methods Statement is written by a suitably qualified ecologist and secured via a compliance condition.

Alternatively, if the applicant wishes to completely avoid any risks relating to great crested newts, they have the option to enquire for Horsham District Council's District Licence, which provides full legal cover for any impacts to great crested newts and therefore removes the risk of having to stop works if great crested newts are found on site. More details on the District Licensing Scheme operated by the council can be found at www.naturespaceuk.com

Best wishes,

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

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