

From: Laura Downs <Laura.Downs@naturespaceuk.com>
Sent: 25 June 2026 16:35:23 UTC+01:00
To: "Halima.Chowdhury" <Halima.Chowdhury@horsham.gov.uk>
Subject: Re: DC/26/0756 | Lakers Farm Cottage Mill Road West Chilmington West Sussex

Good afternoon Halima,

Thank you for sending through some further site photos. 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 amber Impact Risk Zone, as modelled by district licence mapping, and due to the nearby waterbody, 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: 24 June 2026 13:14

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

Subject: RE: DC/26/0756 | Lakers Farm Cottage Mill Road West Chiltington West Sussex

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Hi Laura,

DC/26/0756,
Lakers Farm Cottage, Mill Road, West Chiltington,
Demolition of existing shed and erection of a single storey detached outbuilding.

Thank you for your email below.

Please see attached the officer's site photos taken during the site visit.

I hope this is of assistance to you.

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: 24 June 2026 09:01

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

Subject: DC/26/0756 | Lakers Farm Cottage Mill Road West Chiltington West Sussex

Good morning Halima,

Thank you for consulting us on the above application. I see that there is a site photo within the design and access, statement but I wondered if any others were available? Particularly of where the new structure is to go would be really helpful

Many thanks for your help,

Laura Downs (*she/her*)

District Licensing Officer (Great Crested Newts) – West Sussex

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