

From: Laura Downs <Laura.Downs@naturespaceuk.com>
Sent: 24 June 2026 10:06:36 UTC+01:00
To: "Daniel.Holmes" <Daniel.Holmes@horsham.gov.uk>
Subject: DC/25/0883 | Ghyll House Farm, Limekiln Farm Broadwater Lane Copsale West Sussex

Good morning Daniel,

Planning reference: DC/25/0883 | Ghyll House Farm, Limekiln Farm Broadwater Lane Copsale West Sussex

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

- *Ecological Impact Assessment, Limekiln Farm, Broadwater Lane, Copsale, Lizard Ecology, August 2023, and*
- *Preliminary Ecological Appraisal Survey Update, Limekiln Farm, Broadwater Lane, Copsale, West Sussex, Lizard Landscape Design and Ecology, May 2026,*

which state:

- *"The new pond holds very little water (<10cm) with no marginal or aquatic vegetation present. The area immediately surrounding the pond appears to have been seeded with an amenity/pasture and grass mix and is dominated by perennial rye grass. This habitat is of site value."*
- *"The proposed footprint of the new dwelling is located with a small paddock currently grazed by alpacas. The sward in this area was c. 10cm in length and is dominated by common bent with frequent white clover and dense stands of common nettle. The grassland is species poor and is considered to be of site value."*
- *"A small pond c. 100m² (which was dry at the time of the updated survey) is present within the wooded area to the south-west of the access track. The pond is heavily shaded with extensive leaf litter and fallen deadwood present within the water. The pond does not meet priority criteria and is considered to be of site value."*
- *"No new constraints with regards to protected species were recorded and the mitigation specified within the original survey report remains valid and appropriate for this application."*
- Precautionary measures for great crested newts are outlined in section 5.3.2 of the original report

We are satisfied with the approach provided and therefore recommend the use of a compliance condition to secure the measures outlined within the report.

Best wishes,

Laura Downs (*she/her*)

District Licensing Officer (Great Crested Newts) – West Sussex

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