

From: Laura Downs <Laura.Downs@naturespaceuk.com>
Sent: 14 September 2026 11:08:02 UTC+01:00
To: "Halima.Chowdhury" <Halima.Chowdhury@horsham.gov.uk>
Subject: Re: DC/26/1294 | Meadow Cottage Wineham Lane Wineham West Sussex



Good morning Halima,

Thank you for sending over some further details regarding the condition of the site and the nearby waterbodies.

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 red 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.

If at any point during construction works any great crested newts are identified, then the following instructions must be strictly adhered to:

- Stop all works immediately and leave the area
- Inform an ecologist immediately who will provide further guidance / instructions

- Do not resume construction works until advised it is safe to do so by an ecologist

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: 10 September 2026 17:22

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

Subject: FW: DC/26/1294 | Meadow Cottage Wineham Lane Wineham West Sussex

External: This email is from an external source. Please exercise caution with attachments, links, or requests for information.

Hi Laura,

DC/26/1294,

Meadow Cottage, Wineham Lane, Wineham,

Erection of single storey rear extension and replacement of timber garage roof and walls.

I refer to the above planning application.

Please see below the agent's response to your enquiry regarding the three waterbodies located to the south of the application site.

I hope this information is useful and I await to receive your consultation comments in due course.

Kind regards

Halima Chowdhury

Planning Officer

Telephone: 01403 21505

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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: Beckett Architectural <BeckettArchitectural@hotmail.com>

Sent: 10 September 2026 16:18

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

Subject: Re: DC/26/1294 | Meadow Cottage Wineham Lane Wineham West Sussex

Dear Halima,

I have asked the applicant regarding the three bodies of water mentioned.

Please find attached a screen shot with a red ring around the very recent three bodies of water. (The red 'X' is Meadow Cottage.)

These three new ponds were excavated last year at the neighbouring house, Well Cottage, and are approximately 80m from Meadow Cottage.

Hopefully this information helps with the recent appearance of these ponds, but please let me know if you would like any other information, thank you.

Kind regards,
Stuart

Stuart Beckett

Beckett Architectural & Consultancy Services Limited

Mobile: 07879 418520

Web: www.beckettarchitectural.co.uk

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From: Halima.Chowdhury <Halima.Chowdhury@horsham.gov.uk>
Sent: 10 September 2026 11:47
To: beckettarchitectural@hotmail.com <beckettarchitectural@hotmail.com>
Subject: DC/26/1294 | Meadow Cottage Wineham Lane Wineham West Sussex

Dear Stuart,

**DC/26/1294,
Meadow Cottage, Wineham Lane, Wineham,
Erection of single storey rear extension and replacement of timber garage roof and walls.**

I refer to the above planning application.

Please see below the Council's Newt Officer's consultation comments and address the concerns raised in relation to the three waterbodies located directly to the south of the application site.

I would be grateful if the requested information could be provided by 17th September 2026.

Kind regards

Halima Chowdhury

Planning Officer

Telephone: 01403 21505

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Email: Halima.Chowdhury@horsham.gov.uk

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From: Laura Downs <Laura.Downs@naturespaceuk.com>
Sent: 09 September 2026 16:49

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

Subject: DC/26/1294 | Meadow Cottage Wineham Lane Wineham West Sussex

Good afternoon Halima,

Thank you for consulting us on this application. I note that on the portal there is an email included regarding site photos however I don't think the photos are included, please could I have access to these? Additionally, there appears on aerial imagery to be three waterbodies located directly to the south of the site, would it be possible to have some confirmation of this and some photos of these also so as to assess their suitability?

Many thanks for your help,

Laura Downs (*she/her*)

District Licensing Officer (Great Crested Newts) – West Sussex

NatureSpace Partnership

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