

From: Laura Downs <Laura.Downs@naturespaceuk.com>
Sent: 14 September 2026 11:47:14 UTC+01:00
To: "Sam.Nye" <Sam.Nye@horsham.gov.uk>
Cc: "Planning" <planning@horsham.gov.uk>
Subject: DC/26/1054 | The Royal Oak Friday Street Rusper West Sussex
Categories: Consultations



Good morning Sam,

Thank you for consulting us on the above application, I have now reviewed the submitted details. It would be unreasonable to require the applicant to submit a survey because this could be considered disproportionate to the scale and the likely impacts of the development. However, the application site lies within an amber impact zone as per the modelled district licence impact map, which indicates that there is suitable habitat for GCN within the area surrounding the application site. Additionally, there appears to be a pond located only 42m north of the site for which no information has been submitted. Therefore, I recommend the use of a Precautionary Working Methods Statement (PWMS). This must be written by a suitably qualified ecologist and submitted to the Local Planning Authority for approval prior to determination or secured in a condition such as below:

Condition "No development shall take place until a Precautionary Working Methods Statement (PWMS) detailing reasonable avoidance measures for great crested newts has been submitted to and approved by the Local Planning Authority. Works shall only be undertaken in accordance with the approved Method Statement."

Best wishes,

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

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