[redacted]

**From:** [redacted]
**Sent:** 22 October 2026 10:30
**To:** Sam.Whitehouse
**Cc:** Planning
**Subject:** DC/26/1423 | New Barn Farmhouse Capel Road Rusper Horsham

**Categories:** Consultations

Good morning Sam,

**Planning reference: DC/26/1423 | New Barn Farmhouse Capel Road Rusper Horsham**

Thank you for consulting me on the above planning application. The applicant had provided an ecological report in the form of - *Preliminary Ecological Appraisal, Land at New Barn Farm, Capel Road, Horsham, EAS, April 2026,* which states:

- *"The site comprises an existing equestrian centre with stabling and sand schools, storage areas / yard space and access, and residential dwellings with garden space."*
- *"Vegetated land within the site is limited to part of a roadside bund which lies along the northern boundary of the site with Capel Road, a vegetated bank located to the south of the sand schools together with a small area of vegetated ground to the east and west of the sand schools, and a roughly square plot of disturbed grassland presently used as grazing paddock within the southeast corner of the site."*
- *"There are no water features within or adjacent to the site."*
- *"The site is considered to have negligible potential to support GCN and other amphibian species. No further surveying or mitigation is recommended in this case."*

We are in agreement with the above report that given the quality of most of the onsite habitat, requiring further survey work could be considered disproportionate to the likely impacts of the development. However given that the application is for a major development including demolition, and as there is a pond located within 195m with direct connectivity to the site, we would recommend that some mitigation (e.g. vegetation management, material storage, steps taken should GCN be discovered onsite) is imposed. We therefore recommend that a precautionary working methods statement is produced by a suitably qualified ecologist and submitted to the LPA prior to determination or secured via a pre-commencement condition.

Best wishes,

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

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