

From: Nicola.Pettifer <Nicola.Pettifer@horsham.gov.uk>
Sent: 20 May 2026 16:46:18 UTC+01:00
To: "Nicola.Pettifer" <Nicola.Pettifer@horsham.gov.uk>
Subject: FW: DC/26/0530 | Land at Hornbrook Farm Brighton Road West Sussex

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Sent: 19 May 2026 14:47

To: Nicola.Pettifer <Nicola.Pettifer@horsham.gov.uk>

Subject: DC/26/0530 | Land at Hornbrook Farm Brighton Road West Sussex

Good afternoon Nicola,

Planning reference: DC/26/0530 | Land at Hornbrook Farm Brighton Road West Sussex

Thank you for consulting me on the above planning application. The applicant had provided an ecological report in the form of - *Great Crested Newt and Otter/Water Vole Report, Land at Hornbrook Farm, Brighton Road, Horsham, Urban Edge Environmental Consulting, February 2026*, which states:

- *"Overall, habitats within the survey area provided a range of features which could have supported a population of GCN during the terrestrial phase of their lifecycle. The composition of coarse grassland, with a variable sward height and structure was suitable for foraging GCN. The boundary hedgerows and scrub provided shelter and dispersal habitat, while the woodlands on and adjacent to the survey area provided potential hibernation habitat."*

- *"Access to the ponds located within 500m of the survey area was requested to carry out Habitat Suitability Assessments and eDNA surveys. Permission was granted to survey ponds P2 and P5, with the remaining ponds (P1, P3, P4 and P6) scoped out"*
- *"The two ponds (P2 and P5) considered suitable for GCN within 500m of the survey area, were subject to eDNA testing and both returned a negative result for GCN eDNA"*
- *"It is considered likely that GCN are absent from the survey area This is due to the negative result for GCN eDNA in suitable ponds located within 500m of the survey area, and the lack of suitability, distance or isolation from the survey area of other ponds located within 500m. The survey area is therefore considered to be of Negligible Importance for GCN."*

The above report has assessed ponds 2 and 5 for GCN eDNA and have provided negative results. P6 no longer existed and p1 and p3 were deemed unsuitable for GCN. P4 has been ruled out in part due to the distance and separation from the development site. We are in agreement with the conclusion that this information does evidence a likely absence of GCN from the site, however we would consider that there is still some connectivity between p4 and the site, and as such there is still a level of risk with ruling out this waterbody completely from consideration. As such, we would recommend the use a Precautionary Working Method Statement (PWMS). This statement should be written by a suitably qualified ecologist and submitted to the LPA for approval or secured via a condition. Additionally as this is an outline application, depending on the time elapsed, updated surveys may be required at later application stages.

Best wishes,

District Licensing Officer (Great Crested Newts) – West Sussex

NatureSpace Partnership

w: www.naturespaceuk.com

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