

**From:** Laura Downs <Laura.Downs@naturespaceuk.com>  
**Sent:** 09 June 2026 11:08:04 UTC+01:00  
**To:** "Jacques.Burrowes" <Jacques.Burrowes@horsham.gov.uk>  
**Subject:** Re: DC/25/2106 - Toat Farm

Good morning Jacques,

Thank you for sending over some further site photos. The applicant has also submitted an ecological report in the form of, *Ecological Impact Assessment, Toat Farm, Itchingfield, South Downs Ecology, December 2025*, which states that:

- *"The proposals are to convert the barn B1, currently used for storage, into a two-bedroom annex to the main property. The plans involve a significant increase in windows, skylights, and doors with a terrace leading out on the western end"*
- *"Following positive identification of GCN eggs survey on the 25th, population size class assessment surveys were undertaken whereby Adult GCN were confirmed on 6 of 7 surveys."*
- *"No direct impacts are proposed to any waterbodies given there will be nearly no expansion to the current foundation footprint area however there are anticipated impacts to the surrounding habitat through secondary factors such as delivery vehicles, material storage, and scaffolding etc"*
- Reasonable avoidance measures are then laid out in sections 6.18 and 6.19

The above report has identified great crested newt presence within 50m of the development site. However, as the development is small scale, and habitat impacts will be limited to hardstanding, it is considered that the reasonable avoidance measures included within the report are mostly suitable. It is however recommended that the statement is amended to include steps that will be taken should GCN be discovered during the construction process (e.g. stopping works and seeking advice). Once amended, I would recommend the measures are secured via a compliance condition.

Best wishes,

Laura Downs (*she/her*)

District Licensing Officer (Great Crested Newts) – West Sussex

### **NatureSpace Partnership**

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**m:** 07356 159774

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**Company operating hours: Monday to Thursday 09:00 - 17:00**



**From:** Jacques.Burrowes <Jacques.Burrowes@horsham.gov.uk>

**Sent:** 05 June 2026 11:15

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

**Subject:** RE: DC/25/2106 - Toat Farm

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Hi Laura

Please see attached and the following from applicant: Not sure what they mean by debris pile – there was a pile of chippings/grass but that would have been moved by now. Plus there is a small debris pile at the back – I've included both images in case that helps

Thanks

**Burrowe**  
**Jacques**  
**s**  
Planning Technician

**Telephone:** [01403 215180](tel:01403215180)

**Email:** [Jacques.Burrowes@horsham.gov.uk](mailto:Jacques.Burrowes@horsham.gov.uk)



**Horsham  
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Council**

**Horsham District Council, Albery House, Springfield Road, Horsham, West Sussex RH12 2GB**

Telephone: 01403 215100 (calls may be recorded) [www.horsham.gov.uk](http://www.horsham.gov.uk) Chief Executive: Jane Eaton

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**From:** Jacques.Burrowes  
**Sent:** 05 June 2026 09:30  
**To:** 'Laura Downs' <Laura.Downs@naturespaceuk.com>  
**Subject:** RE: DC/25/2106 - Toat Farm

Hi Laura,

I'll see if I can get you this.

Thanks

**Jacques Burrowes**  
s s  
Planning Technician

**Telephone:** [01403 215180](tel:01403215180)

**Email:** [Jacques.Burrowes@horsham.gov.uk](mailto:Jacques.Burrowes@horsham.gov.uk)



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**From:** Laura Downs <Laura.Downs@naturespaceuk.com>  
**Sent:** 03 June 2026 17:52  
**To:** Jacques.Burrowes <Jacques.Burrowes@horsham.gov.uk>  
**Subject:** Re: DC/25/2106 - Toat Farm

Good evening Jacques,

My apologies I am just picking up this application now. Do you have any site photos available for this case? I note that GCN were found in the onsite pond but cannot see clear photos

showing the state of the barn's hardstanding or surrounding habitat (e.g. the pile of debris as referenced within the applicant's original 2024 PEA)

Thank you for your help,

Best wishes,

Laura Downs (*she/her*)

District Licensing Officer (Great Crested Newts) – West Sussex

**NatureSpace Partnership**

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**From:** Jacques.Burrowes <Jacques.Burrowes@horsham.gov.uk>

**Sent:** 03 June 2026 09:18

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

**Subject:** DC/25/2106 - Toat Farm

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Hi Laura

Hope you are well. Have you got comments for this one coming today?

Thanks

**Jacques Burrowes**  
Planning Technician

**Telephone:** [01403 215180](tel:01403215180)

**Email:** [Jacques.Burrowes@horsham.gov.uk](mailto:Jacques.Burrowes@horsham.gov.uk)



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