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Sent: 03 August 2026 08:37:31 UTC+01:00
To: "Hannah.Darley" <Hannah.Darley@horsham.gov.uk>
Cc: "Planning" <planning@horsham.gov.uk>
Subject: DC/26/0973 | Barn Home Farmhouse Cowfold Road Coolham
Categories: Consultations



Good morning Hannah,

Planning reference: DC/26/0973 | Barn Home Farmhouse Cowfold Road Coolham

Thank you for consulting me on the above planning application. The applicant has provided an ecological report in the form of - *Ecological Impact Assessment, The Dutch Barn, Cowfold Road, Coolham, RH13 8QJ, Imprint Ecology, May 2026*, which states:

- *"Six ponds are present within 500m, as shown in Figure 5.1, which are located on the north side of the A-road. This road represents a significant dispersal barrier for newts moving south towards the site."*
- *"the proposed works to extend the barn are impacting only hardstanding and buildings, and the modified grassland (outside the red line boundary) is likely to experience temporary disturbance during the construction phase."*
- *"The proposals will not result in the loss or degradation of any ponds, nor will they affect terrestrial dispersal routes between the ponds and the wider landscape. Given the nature of the proposals, it is not considered that the works will impact GCN habitat to a level that necessitates aquatic surveys, terrestrial surveys or a district licensing approach. Precautionary mitigation measures are recommended to protect any transient individuals."*
- Precautionary measures for great crested newts are outlined in sections 7.2.3 and 7.2.4 of the report

Due to the small scale of the development and the likely low level impacts, we are satisfied with the approach provided and therefore recommend the use of a compliance condition to secure the measures outlined within the report.

Best wishes,

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

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