

From: Laura Downs <Laura.Downs@naturespaceuk.com>

Sent: 01 April 2026 16:50

To: Marie.Riggs [REDACTED]

Subject: Re: DC/26/0336 | Howick Farm, Waterside Barn The Haven Billingshurst West Sussex RH14 9BQ

Good afternoon Marie,

Planning reference: DC/26/0336 | Howick Farm, Waterside Barn The Haven Billingshurst West Sussex RH14 9BQ

Thank you for consulting us on this application. The applicant has not submitted any ecological information to support this development, and due to the unsurveyed onsite pond located adjacent to the proposed works, there is a potential risk here to GCN. 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 highly suitable habitat for GCN within the area surrounding the application site. Therefore, I recommend the use of a Precautionary Working Methods Statement (PWMS). This must be written by a suitably qualified ecologist and should contain measures to avoid pollution and run off to the pond, as well as correct material storage. The statement should be 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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