

From: Laura Downs <Laura.Downs@naturespaceuk.com>
Sent: 19 January 2026 14:15:55 UTC+00:00
To: "Shazia Penne" <Shazia.Penne@horsham.gov.uk>
Subject: Re: DC/25/1356 | Demolition of existing bungalow and erection of two detached dwellings and associated garages

Good afternoon Shazia,

Thank you for looking into this and finding a resolution. I can confirm that we have now heard back from the applicant and the invoice has been sent out to them. We can set the 5 day deadline for them receiving their certificate once payment has been confirmed. I will be back in touch with you once the documents have been sent to the applicant in order to outline the mandatory conditions which will need to be added to the decision notice in verbatim. In the meantime, please find our comments below:

The applicant has provided an ecological report in the form of - *Ecological Impact Assessment, Crosswinds, Hampers Lane, Storrington, West Sussex, Lizard Design and Ecology, August 2025*, which states:

- *"The protected species assessment identified that the site and adjacent habitats offered moderate / high potential to support GCN."*
- *"An eDNA survey of accessible ponds within 250m of the site was completed on the 15th of April 2025"*
- *"Pond P1 was positive for great crested newt environmental DNA, suggesting the presence of this species on site"*
- *"As works involve the removal of a large area of suitable terrestrial habitat with good interconnectivity to GCN breeding ponds, the potential impacts to great crested newt are unavoidable."*
- *"To allow works to proceed it is recommended that the site is entered into the District Level Licence scheme administered by NatureSpace"*

We acknowledge that the ecological report states the District Licensing route will be taken and it should be noted that the applicant has enquired into the District Licensing Scheme but has yet to join. In order to take this route, the applicant must submit a NatureSpace Report or Certificate prior to determination. This method of licensing often removes the need for survey work and onsite mitigation for great crested newts as it provides compensation habitats off site. More details can be found at www.naturespaceuk.com

Please let me know if you need anything further,

Best wishes,

Laura Downs (*she/her*)

District Licensing Officer (Great Crested Newts) – West Sussex

NatureSpace Partnership

e: Laura.Downs@naturespaceuk.com

m: 07356 159774

w: www.naturespaceuk.com

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



From: Shazia Penne <Shazia.Penne@horsham.gov.uk>

Sent: 16 January 2026 14:08

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

Subject: RE: DC/25/1356 | Demolition of existing bungalow and erection of two detached dwellings and associated garages

External: This email is from an external source. Please exercise caution with attachments, links, or requests for information.

Hi Laura,

I hope you're well.

Thank you for getting in touch regarding application DC/25/1356. I've discussed the matter with our Applications Team Leader, and I can confirm the following next steps:

- We will be drafting an officer addendum to update Members on the Great Crested Newt (GCN) issues. This will reflect the preliminary assessment that identified newts on site and clarify that the applicant intends to progress via the District Licensing (DL) route.
- We are happy to receive comments from NatureSpace, and any feedback you provide can be incorporated into the addendum. For the moment, we would be grateful if these could remain no public access until we have reviewed them and finalised the addendum.

- We will also be advising the applicant that they need to pay the required NatureSpace fee as soon as possible. As you noted, joining the DL scheme cannot be conditioned, so we will not be able to issue a decision until the DL process is completed and the necessary documents are submitted.

The recommendation to Committee will be updated to reflect this, delegating approval to the Head of Development subject to completion of the District Licensing process and relevant conditions.

Please do feel free to send through any comments at your earliest convenience.

Best wishes,
Shazia

Shazia Penn
e
Planning Officer

Telephone: [01403 215258](tel:01403215258)

Email: Shazia.Penne@horsham.gov.uk



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

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

Horsham District Council will only accept service of documents by email if they are sent to legal@horsham.gov.uk. Any documents sent to individual email addresses will not be accepted under any circumstances.

Communications received after 5pm will be regarded as being served on the next working day.
Please contact us in advance if your email, including any attachments, is going to exceed 30MB.

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

Sent: 14 January 2026 14:13

To: Shazia Penne <Shazia.Penne@horsham.gov.uk>

Subject: DC/25/1356 | Demolition of existing bungalow and erection of two detached dwellings and associated garages

Importance: High

Good afternoon Shazia,

I hope you are well. I have just come across this application which I don't believe we were consulted on. The applicant stated within their ecological appraisal that they have recorded a positive eDNA in a nearby pond and therefore intend to join the DL scheme. This applicant had enquired into the DL scheme prior to validation however they have not paid their fee and

therefore have not joined. I can see that they are due to go to committee on the 20th and that the committee report has already been drafted however this is an application where we would ideally have some input. I just wanted to ask if there's any opportunity still for us to comment? As a reminder, joining the DL cannot be conditioned and the applicant must submit their DL documents as proof of entry into the scheme prior to determination.

Please let me know what you think,

Best wishes,

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

NatureSpace Partnership

e: Laura.Downs@naturespaceuk.com

m: 07356 159774

w: www.naturespaceuk.com

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



Disclaimer

IMPORTANT NOTICE This e-mail might contain privileged and/or confidential information. If you have received this e-mail in error, please notify the sender and delete the e-mail immediately; you may not use or pass it to anyone else. Whilst every care has been taken to check this outgoing e-mail for viruses, it is your responsibility to carry out checks upon receipt. Horsham District Council does not accept liability for any damage caused. E-mail transmission cannot guarantee to be secure or error free. This e-mail does not create any legal relations, contractual or otherwise. Any views or opinions expressed are personal to the author and do not necessarily represent those of Horsham District Council. This Council does not accept liability for any unauthorised/unlawful statement made by an employee. Information in this e mail may be subject to public disclosure in accordance with the law. Horsham District Council cannot guarantee that it will not provide this e mail to a third party. The Council reserves the right to monitor e-mails in accordance with the law. If this e-mail message or any attachments are incomplete or unreadable, please telephone 01403 215100 or e-mail customer.services@horsham.gov.uk. Any reference to "e-mail" in this disclaimer includes any attachments.

This email has been scanned for viruses and malware, and may have been automatically archived by **Mimecast Ltd.**