

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

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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

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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

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**Horsham
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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

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