

From: Laura Downs <Laura.Downs@naturespaceuk.com>
Sent: 05 October 2026 16:30:00 UTC+01:00
To: "Shazia Penne" <Shazia.Penne@horsham.gov.uk>
Subject: Re: DC/26/0999 - LEE PLACE



Good afternoon Shazia,

Thank you for consulting us on the above application. The applicant has not submitted any ecological information, however the planning statement details that suitable habitat in the form of the northern boundary hedgerow (and potentially some trees) will need to be removed to facilitate development works. Additionally, there is a pond located 120m north of the development site.

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 amber impact zone as per the modelled district licence impact map, which indicates that there is 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 submitted to the Local Planning Authority for approval prior to determination or secured via a pre-commencement condition. The statement should include measures including timings of vegetation clearance, management of trenches and waste/building materials, and what to do should a GCN be discovered onsite.

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: 05 October 2026 14:52
To: Laura Downs <Laura.Downs@naturespaceuk.com>
Subject: RE: DC/26/0999 - LEE PLACE

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Dear Laura

Please see attached photos as per your request.

Shazia Penn
e
Planning Officer

Telephone: 01403 21525
8

Email: Shazia.Penne@horsham.gov.uk



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

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

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From: Laura Downs <Laura.Downs@naturespaceuk.com>
Sent: 05 October 2026 14:21
To: Shazia Penne <Shazia.Penne@horsham.gov.uk>
Subject: Re: DC/26/0999 - LEE PLACE

Good afternoon Shazia,

Thank you for your email. Please would it be possible to request some site photos of the hedgerow and trees which are proposed to be removed under development plans?

Best wishes,

Laura Downs (*she/her*)

District Licensing Officer (Great Crested Newts) – West Sussex

NatureSpace Partnership

e: Laura.Downs@naturespaceuk.com

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

Sent: 05 October 2026 08:54

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

Subject: DC/26/0999 - LEE PLACE

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Hi Laura

I hope you are well.

I am just following up on the consultation response for the above planning application due today.

Thank you.

Shazia Penn

e
Planning Officer

Telephone: 01403 21525

8

Email: Shazia.Penne@horsham.gov.uk



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