From: Jennie Shea <jennie.shea@naturespaceuk.com>
Sent: 21 August 2025 13:44:03 UTC+01:00
To: "Shazia Penne" <Shazia.Penne@horsham.gov.uk>
Subject: Re: DC/25/0524 - BLACKSTONE GATE FARM HOUSE

Good afternoon Shazia,

Planning reference: DC/25/0524

Thank you for consulting me on the above planning application. I recommend that the following informative should be attached to planning consent if minded to approve:

"**There is a low risk that great crested newts (GCN) may be present at the application site. Horsham District Council considers it to 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 in the red impact zone as per the modelled district licence map, which indicates that there is highly suitable habitat for GCN within the area surrounding the application site. Therefore, anyone undertaking this development should be aware that GCN and their resting places are protected at all times by The Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended). Planning permission for development does not provide a defence against prosecution under this legislation or substitute the need to obtain a protected species licence if an offence is likely. If a GCN is discovered during site preparation, enabling or construction phases, then all works must stop until the advice of a professional/suitably qualified ecologist and Natural England is obtained, including the need for a licence.**

The following recommendations are provided to further reduce the likelihood of impacts on this species:

- **Any trenches left overnight should be covered or provided with ramps to prevent GCN from becoming trapped.**
- **Any building materials such as bricks, stone etc. should be stored on pallets to discourage GCN from using them as shelter.**
- **Any demolition materials should be stored in skips or similar containers rather than in piles on ground.**"

Kind regards,

Jennie Shea
District Licensing Officer (Great Crested Newts) – West Sussex

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From: Shazia Penne <Shazia.Penne@horsham.gov.uk>
Sent: 19 August 2025 9:50 AM
To: Jennie Shea <jennie.shea@naturespaceuk.com>
Subject: DC/25/0524 - BLACKSTONE GATE FARM HOUSE

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Hi Jennie,

I hope you're well.

I'm reviewing the planning application for the proposed conversion of the existing stables into holiday lets. While the external structure will remain intact and the changes are limited to internal modifications, the building is located within a designated red zone.

Given this, I'd appreciate your comments on the proposal, particularly in relation to any constraints or considerations arising from its location.

Thank you in advance.

Best regards,

Shazia Penn
e
Planning Officer

Telephone: 01403 215258
Email: Shazia.Penne@horsham.gov.uk

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