

From: Laura Downs <Laura.Downs@naturespaceuk.com>
Sent: 24 March 2026 09:07:12 UTC+00:00
To: "Halima.Chowdhury" <Halima.Chowdhury@horsham.gov.uk>
Subject: Re: DC/26/0341 | Fairacre Church Lane Southwater West Sussex RH13 9BT

Good morning Halima,

Thank you for sending through some further site photos. It is considered that the proposed development would present a low risk to great crested newts and/or their habitats. However, as the development is within the amber Impact Risk Zone, as modelled by district licence mapping, I recommend that the following informative should be attached to planning consent:

"The applicant is reminded that, under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended), it is an offence to (amongst other things): deliberately capture, disturb, injure, or kill great crested newts; damage or destroy a breeding or resting place; intentionally or recklessly obstruct access to a resting or sheltering place. Planning permission for a development does not provide a defence against prosecution under this legislation. Should great crested newts be found at any stage of the development works, then all works should cease, and a professional and/or suitably qualified and experienced ecologist (or Natural England) should be contacted for advice on any special precautions before continuing, including the need for a licence."

Best wishes,

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

NatureSpace Partnership

e: Laura.Downs@naturespaceuk.com

m: 07356 159774

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





From: Halima.Chowdhury <Halima.Chowdhury@horsham.gov.uk>
Sent: 23 March 2026 18:36
To: Laura Downs <Laura.Downs@naturespaceuk.com>
Subject: RE: DC/26/0341 | Fairacre Church Lane Southwater West Sussex RH13 9BT

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Hi Laura,

**DC/26/0341,
Fairacre, Church Lane, Southwater,
Erection of a single storey side extension and erection of an ancillary outbuilding.**

I refer to your email below.

Please see attached further site photos obtained during site visit. Please note that the area where the proposed replacement outbuilding would be situated is screened by closeboard fence and tree line. Also, the ground consists of a combination of hardstanding as well as short amenity grassland.

I hope the above information is of assistance to you. I would be grateful if your teams consultation comments are provided by 02nd April 2026.

Kind regards

Halima Chowdhury

Planning Officer

Telephone: [01403 21505](tel:01403215059)

[9](tel:01403215059)

Email: Halima.Chowdhury@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

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

Sent: 23 March 2026 16:43

To: Halima.Chowdhury <Halima.Chowdhury@horsham.gov.uk>

Subject: DC/26/0341 | Fairacre Church Lane Southwater West Sussex RH13 9BT

Good afternoon Halima,

Thank you for consulting us on the above application. After reviewing the submitted documentation, I can see from site photos that the proposed extension to the main building is unlikely to impact GCN habitat. I cannot quite tell if this is also the case for the outbuilding. Looking at aerial imagery it does seem that only short amenity grassland is to be impacted here, however please could I ask for some confirmation on if this is the case or whether there are further habitat impacts expected? If there were any pictures available of this area this would also be helpful

Many thanks for your help,

Best wishes,

Laura Downs (*she/her*)

District Licensing Officer (Great Crested Newts) – West Sussex

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