From: Jennie Shea <jennie.shea@naturespaceuk.com>
Sent: 07 July 2025 11:26:09 UTC+01:00
To: "Halima.Chowdhury" <Halima.Chowdhury@horsham.gov.uk>
Cc: "Planning" <planning@horsham.gov.uk>
Subject: Planning Application Consultation - DC/25/0557

Good morning Halima,

Planning reference: DC/25/0557

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.**"

If the applicant wishes to completely avoid any risks relating to great crested newts, they have the option to enquire for their Council's District Licence, which provides full legal cover for any impacts to great crested newts and therefore removes the risk of having to stop works if great crested newts are found on site. More details on the District Licensing Scheme operated by the council can be found at www.naturespaceuk.com .

If at any point during construction works any great crested newts are identified, then the following instructions must be strictly adhered to:

- Stop all works immediately and leave the area
- Inform an ecologist immediately who will provide further guidance / instructions

- Do not try to handle or rescue a great crested newt
- Do not resume construction works until advised it is safe to do so by an ecologist

It should be noted that if an individual great crested newt is found at any point during the works, a European Protected Species Licence (EPSL) or District Licence (DL) may be required to permit works that would potentially cause disturbance and otherwise commit an offence under the relevant legislation.

If you have any queries, then please do get in contact.

Kind regards,

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

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