From: Jennie Shea <jennie.shea@naturespaceuk.com>
Sent: 02 July 2025 10:26:23 UTC+01:00
To: "Shazia Penne" <Shazia.Penne@horsham.gov.uk>
Subject: RE: DC/25/0630 - SEDGWICK CASTLE HOUSE

Good morning Shazia,

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

NatureSpace Partnership
e: jennie.shea@naturespaceuk.com
m: 07529 902079
o: 01865 688307
w: www.naturespaceuk.com
Company operating hours: Monday to Thursday 09:00 - 17:00



From: Shazia Penne <Shazia.Penne@horsham.gov.uk>
Sent: 25 June 2025 09:11
To: Jennie Shea <jennie.shea@naturespaceuk.com>
Subject: DC/25/0630 - SEDGWICK CASTLE HOUSE

External: This email is from an external source. Please exercise caution with attachments, links, or requests for information.

Hi Jennie

As per your request, please see attached the photographs of the lake.

Kind Regards

Shazia Penne

Planning Officer

Telephone: 01403 215258

Email: Shazia.Penne@horsham.gov.uk



Horsham District Council

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

Horsham District Council will only accept service of documents by email if they are sent to legal@horsham.gov.uk. Any documents sent to individual email addresses will not be accepted under any circumstances.
Communications received after 5pm will be regarded as being served on the next working day.
Please contact us in advance if your email, including any attachments, is going to exceed 30MB.

Disclaimer

IMPORTANT NOTICE This e-mail might contain privileged and/or confidential information. If you have received this e-mail in error, please notify the sender and delete the e-mail immediately; you may not use or pass it to anyone else. Whilst every care has been taken to check this outgoing e-mail for viruses, it is your responsibility to carry out checks upon receipt. Horsham District Council does not accept liability for any damage caused. E-mail transmission cannot guarantee to be secure or error free. This e-mail does not create any legal relations, contractual or otherwise. Any views or opinions expressed are personal to the author and do not necessarily represent those of Horsham District Council. This Council does not accept liability for any unauthorised/unlawful statement made by an employee. Information in this e mail may be subject to public disclosure in accordance with the law. Horsham District Council cannot guarantee that it will not provide this e mail to a third party. The Council reserves the right to monitor e-mails in accordance with the law. If this e-mail message or any attachments are incomplete or unreadable, please telephone 01403 215100 or e-mail customer.services@horsham.gov.uk. Any reference to "e-mail" in this disclaimer includes any attachments.

This email has been scanned for viruses and malware, and may have been automatically archived by **Mimecast Ltd**.