[redacted]

From: Shazia Penne
Sent: 19 September 2025 07:57
To: Planning
Subject: FW: DC/25/1134 - SCHRODERS BUSINESS CAMPUS

Categories: Consultations

Hello

Can you please upload the below consultation response to I@W – not sure whether it needs redacting.

Thank you.

Shazia Penne
Planning Officer

[redacted]

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

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[redacted]
Sent: 18 September 2025 12:22
To: Shazia Penne <Shazia.Penne@horsham.gov.uk>
Subject: Re: DC/25/1134 - SCHRODERS BUSINESS CAMPUS

Good afternoon Shazia,

Planning reference: DC/25/1134 | Alterations to and part replacement of boundary fencing

Thank you for consulting us on this application. 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 red Impact Risk Zone, as modelled by district licence mapping, and because of the nearby pond within close proximity to works, 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.*"

Additionally, all vegetation within the works area shall be maintained at a maximum height of 30mm until construction is completed through regular mowing or grazing in order to discourage great crested newts from using the site. All works shall be carried out in accordance with the following measures:

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

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 resume construction works until advised it is safe to do so by an ecologist

Best wishes,

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

NatureSpace Partnership
[redacted]
w: www.naturespaceuk.com
Company operating hours: Monday to Thursday 09:00 - 17:00

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[redacted]
Sent: 18 September 2025 12:07
To: Shazia Penne <Shazia.Penne@horsham.gov.uk>
Subject: Re: DC/25/1134 - SCHRODERS BUSINESS CAMPUS

Good afternoon Shazia,

Thank you for your email and apologies for the delay, I seem to have missed this one. I will follow up with a consult for this shortly,

Best wishes,

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

NatureSpace Partnership
[redacted]

w: www.naturespaceuk.com
Company operating hours: Monday to Thursday 09:00 - 17:00

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[redacted]
Sent: 18 September 2025 11:39
[redacted]
Subject: DC/25/1134 - SCHRODERS BUSINESS CAMPUS

You don't often get email from shazia.penne@horsham.gov.uk. Learn why this is important
External: This email is from an external source. Please exercise caution with attachments, links, or requests for information.

Dear Laura,

I'm contacting you regarding the above planning application. The consultation period expired yesterday, but I've not yet received any comments from NatureSpace. I would be grateful if you could kindly forward them to me at your earliest convenience, as the agent is chasing for a decision on the application.

Many thanks in advance for your assistance.

Shazia Penne
Planning Officer

[redacted]

Horsham District Council

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

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