

From: Laura Downs <Laura.Downs@naturespaceuk.com>
Sent: 22 April 2026 17:22:30 UTC+01:00
To: "Halima.Chowdhury" <Halima.Chowdhury@horsham.gov.uk>
Subject: Re: DC/26/0479 | Shuckers Farm House Copsale Road Maplehurst West Sussex

Good afternoon Halima,

Thank you for sending through the applicant's PEA, before I am able to provide full comments, could I please request from the applicant some clearer and recent photos of the onsite waterbodies?

Unfortunately use of the District Licence cannot be conditioned as potential impacts to protected species are a material consideration and therefore sufficient information must be submitted prior to determination. In the absence of this information, a condition would not be deemed a suitable alternative

Best wishes,

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

NatureSpace Partnership

e: Laura.Downs@naturespaceuk.com

m: 07356 159774

w: www.naturespaceuk.com

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



From: Halima.Chowdhury <Halima.Chowdhury@horsham.gov.uk>
Sent: 17 April 2026 13:11

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

Subject: RE: DC/26/0479 | Shuckers Farm House Copsale Road Maplehurst West Sussex

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Hi Laura,

DC/26/0479,

Shuckers Farmhouse, Copsale Road, Maplehurst

Erection of a single storey side extension, detached garage with integrated pool house and swimming pool.

Further to your email below, please see attached the agent's response with the Preliminary Ecological Appraisal attached.

The agent is asking if the district licensing for the GCN can be dealt with as a pre-commencement condition?

I would be grateful if you could provide your teams comments on the additional information by 01st May 2026.

Kind regards

Halima Chowdhury

Planning Officer

Telephone: 01403 21505

9

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: 16 April 2026 17:00

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

Subject: DC/26/0479 | Shuckers Farm House Copsale Road Maplehurst West Sussex

Good afternoon Halima,

Thank you for consulting us on the above application. Upon reviewing the application, some further information would be required here with regards to GCN. I can see that there is a pond located just over the track from the development, and from aerial imagery it appears there are also some waterbodies present on site. Given that the scale of this householder development is quite large, it would be helpful if the applicant could either provide a PEA if one has been undertaken, or provide some photos of the site where each aspect is planned to take place (e.g. extension, pool house, pool). This will provide a better idea of the current state of onsite habitats and therefore their suitability for GCN. Additionally, please can the applicant provide an updated photo of the nearby pond (located the other side of Copsale Road) as well as the onsite waterbodies?

Alternatively, it should be noted that the applicant has also enquired into the District Licence scheme. If they wish to pursue this route, the applicant must submit a NatureSpace Report or Certificate **prior to determination**. This method of licensing often removes the need for survey work and onsite mitigation for great crested newts as it provides compensation habitats off site. More details can be found at www.naturespaceuk.com

Best wishes,

Laura Downs (*she/her*)

District Licensing Officer (Great Crested Newts) – West Sussex

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