

From: Laura Downs <Laura.Downs@naturespaceuk.com>
Sent: 13 May 2026 17:03:07 UTC+01:00
To: "Halima.Chowdhury" <Halima.Chowdhury@horsham.gov.uk>
Subject: Re: DC/26/0479 | Shuckers Farm House Copsale Road Maplehurst West Sussex RH13 6QY

Good afternoon Halima,

Thank you for sorting this and sending that over. I can confirm that this is the correct version of the certificate and that the submission of the NatureSpace documents demonstrate that any impact the development may have had on great crested newts has been appropriately mitigated for. As previously discussed, the NatureSpace conditions will need to be added to the decision notice *in verbatim* in order to comply with the conditions of the council's licence and to allow the development to be authorised after planning permission has been obtained.

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: 13 May 2026 16:51
To: Laura Downs <Laura.Downs@naturespaceuk.com>
Subject: RE: DC/26/0479 | Shuckers Farm House Copsale Road Maplehurst West Sussex RH13 6QY

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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 confirm that the attached is the correct Nature Space District Licence Certificate.

I would be grateful for a response by 15th May 2026.
Kind regards

Halima Chowdhury
Planning Officer

Telephone: [01403 215059](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: 13 May 2026 09:26

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

Subject: Re: DC/26/0479 | Shuckers Farm House Copsale Road Maplehurst West Sussex RH13 6QY

Good morning Halima,

Thank you for consulting me on the submitted District Licence documentation. The attached impact plan is correct, however the certificate is not the correct version unfortunately. After the first certificate was sent to the application, we noticed a small clerical error in which "A9" and "A10" were missing from the "licensed activities and operations" list, and so an amended certificate was sent over. The correct certificate version should read as below on page

The licence requires authorisations to specify which activities and operations are permitted from the list in Annex B of WML-OR177.

In this case, the **licensed activities and operations will be as follows:** A5, A6, A7, A8, A9, A10, A11

The following Protocol conditions will apply: P2, P3, P4, P5, P8, P11

Please see Annex 1 for full details of these activities and operations.

Please could you ask the applicant to go back and check their emails from us, my colleague Aydan sent a second email which had just a certificate attached and this is the correct version. If they can get this sent over to you and if the documents can be uploaded the portal please that would be great.

Please do get back in touch if you want me to recheck once they have sent this over to you or if you have any questions,

Best wishes,

Laura Downs (*she/her*)

District Licensing Officer (Great Crested Newts) – West Sussex

NatureSpace Partnership

e: Laura.Downs@naturespaceuk.com

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From: Halima.Chowdhury <Halima.Chowdhury@horsham.gov.uk>
Sent: 11 May 2026 18:09
To: Laura Downs <Laura.Downs@naturespaceuk.com>
Subject: RE: DC/26/0479 | Shuckers Farm House Copsale Road Maplehurst West Sussex RH13 6QY

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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.**

I refer to the above planning application.

Please see attached the information provided by the agent regarding the Nature Space District Licence and please confirm if the correct information has been provided.

I would be grateful for a response by 15th May 2026.

Kind regards

Halima Chowdhury
Planning Officer

Telephone: [01403 21505](tel:0140321505)
[9](tel:0140321505)

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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Please contact us in advance if your email, including any attachments, is going to exceed 30MB.

From: Laura Downs <Laura.Downs@naturespaceuk.com>
Sent: 07 May 2026 15:16
To: Halima.Chowdhury <Halima.Chowdhury@horsham.gov.uk>
Subject: Re: DC/26/0479 | Shuckers Farm House Copsale Road Maplehurst West Sussex RH13 6QY

Good afternoon Halima,

The applicant for the above planning application has now received their NatureSpace documentation, which they should be submitting in support of their application shortly. **Please note the applicant has been sent an updated certificate, please get in touch if you are unsure that the correct version has been submitted.**

Should you be minded to approve planning for the above application there are mandatory conditions and informatives within the Certificate (on page 2) that must be used *in verbatim* on the decision notice. This is in order to comply specifically with conditions in the council's district licence.

If the district licence conditions are not used *in verbatim*, it could potentially lead to the LPA being unable to send out authorisation paperwork to the applicant on time and a decision notice needing to be reissued. If the authorisation has been issued to the applicant, then it could also mean that an administrative breach of the licence conditions has occurred.

For reference the District Licence conditions and informatives for this application are:

Planning condition: No development hereby permitted shall take place except in accordance with the terms and conditions of the Council's Organisational Licence (WML-OR177, or a 'Further Licence') and with the proposals detailed on plan: "Shuckers Farm House: Impact plan for great crested newt District Licensing (Version 1)" dated 6th May 2026.

Reason: In order to ensure that adverse impacts on great crested newts are adequately mitigated and to ensure that site works are delivered in full compliance with the organisational licence (WML-OR177, or a 'Further Licence'), section 15 of the National Planning Policy Framework, Circular 06/2005 and the Natural Environment and Rural Communities Act 2006.

Informative: It is recommended that the NatureSpace Best Practice Principles are taken into account and implemented where possible and appropriate.

Informative: It is essential to note that any works or activities whatsoever undertaken on site (including ground investigations, site preparatory works or ground clearance) prior to receipt of the written authorisation from the planning authority which permits the development to proceed under the District Licence (WML-OR177, or a 'Further Licence') are not licensed under the great crested newt District Licence. Any such works or activities have no legal protection under the great crested newt District Licence and if offences against great crested newt are thereby committed then criminal investigation and prosecution by the police may follow.

Formal Authorisation for the site to act under the Council's District Licence can then be issued at determination or shortly after.

Do you anticipate this application to be determined soon? If possible, could you please inform me when a decision is made on this application so I can get the Authorisation Pack sent promptly to the applicant if you approve.

Please let me know if you have any questions at all or would like to discuss.

Best wishes,

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

NatureSpace Partnership

e: Laura.Downs@naturespaceuk.com

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

Sent: 30 April 2026 10:41

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

Subject: DC/26/0479 | Shuckers Farm House Copsale Road Maplehurst West Sussex RH13 6QY

Good morning Halima,

Planning reference: DC/26/0479 | Shuckers Farm House Copsale Road Maplehurst West Sussex RH13 6QY

I'm just getting in touch to let you know that the applicant for the above application has paid their fee and now is due to receive their documents within the few days - to demonstrate that the impacts of the proposed development can be addressed through the Council's District Licence.

These documents contain mandatory planning conditions which must be added to the planning consent in verbatim. Once the NatureSpace certificate has been issued, I will be back in contact to outline the District Licence conditions and informatives for this application.

If you have any queries, or a planning decision is required prior to receiving the District Licence condition wording, then please do get in touch.

Best wishes,

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

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