

From: Laura Downs <Laura.Downs@naturespaceuk.com>
Sent: 16 April 2026 17:00:00 UTC+01:00
To: "Halima.Chowdhury" <Halima.Chowdhury@horsham.gov.uk>
Subject: DC/26/0479 | Shuckers Farm House Copsale Road Maplehurst West Sussex
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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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