From: Laura Downs <Laura.Downs@naturespaceuk.com>
Sent: 27 August 2026 17:55:14 UTC+01:00
To: "Hannah.Darley" <Hannah.Darley@horsham.gov.uk>
Subject: Re: DC/26/1207 | Cherrytree Cottage Pickhurst Lane Pulborough West Sussex RH20 1DA

Good afternoon Hannah,

The applicant for the above planning application has now received their NatureSpace documentation, which they should be submitting in support of their application shortly.

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 "Cherrytree Cottage: Impact plan for great crested newt District Licensing (Version 1)" dated 24th August 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 19 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.

Please note, the contents of this email are intended for your information only and is not for submission to the planning portal. If this will cause issues, please let me know*

Best wishes,

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

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















From: Laura Downs <Laura.Downs@naturespaceuk.com>
Sent: 24 August 2026 10:56
To: Hannah.Darley <hannah.darley@horsham.gov.uk>
Subject: DC/26/1207 | Cherrytree Cottage Pickhurst Lane Pulborough West Sussex RH20 1DA

Good morning Hannah,

Planning reference: DC/26/1207 | Cherrytree Cottage Pickhurst Lane Pulborough West Sussex RH20 1DA

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 next week - 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, we 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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