From: Laura Downs <Laura.Downs@naturespaceuk.com>
Sent: 08 October 2026 17:18:33 UTC+01:00
To: "Hannah.Darley" <Hannah.Darley@horsham.gov.uk>
Subject: DC/26/1096 | Wychwood Barn Brighton Road Shermanbury West Sussex RH13 8HE

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 "Wychwood Barn: Impact plan for great crested newt District Licensing (Version 1)" dated 8th October 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.

Best wishes,

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

NatureSpace Partnership
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