

From: Jennie Shea <jennie.shea@naturespaceuk.com>
Sent: 17 June 2025 14:34:59 UTC+01:00
To: "Stefan Galyas" <stefan.galyas@midsussex.gov.uk>
Subject: RE: DM/25/0780 - Red House Farm

Good afternoon Stefan,

Thank you for providing me with the photos, I recommend that the following informative should be attached to planning consent if minded to approve:

"There is a low risk that great crested newts (GCN) may be present at the application site. Horsham District Council considers it to be unreasonable to require the applicant to submit a survey because this could be considered disproportionate to the scale and the likely impacts of the development. However, the application site lies in the [add zone] impact zone as per the modelled district licence map, which indicates that there is highly suitable habitat for GCN within the area surrounding the application site. Therefore, anyone undertaking this development should be aware that GCN and their resting places are protected at all times by The Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended). Planning permission for development does not provide a defence against prosecution under this legislation or substitute the need to obtain a protected species licence if an offence is likely. If a GCN is discovered during site preparation, enabling or construction phases, then all works must stop until the advice of a professional/suitably qualified ecologist and [Natural England](#) is obtained, including the need for a licence.

The following recommendations are provided to further reduce the likelihood of impacts on this species:

- **Any trenches left overnight should be covered or provided with ramps to prevent GCN from becoming trapped.**
- **Any building materials such as bricks, stone etc. should be stored on pallets to discourage GCN from using them as shelter.**
- **Any demolition materials should be stored in skips or similar containers rather than in piles on ground."**

If the applicant wishes to completely avoid any risks relating to great crested newts, they have the option to enquire for their Council's District Licence, which provides full legal cover for any impacts to great crested newts and therefore removes the risk of having to stop works if great crested newts are found on site. More details on the District Licensing Scheme operated by the council can be found at www.naturespaceuk.com .

If at any point during construction works any great crested newts are identified, then the following instructions must be strictly adhered to:

- Stop all works immediately and leave the area
- Inform an ecologist immediately who will provide further guidance / instructions
- Do not try to handle or rescue a great crested newt
- Do not resume construction works until advised it is safe to do so by an ecologist

It should be noted that if an individual great crested newt is found at any point during the works, a European Protected Species Licence (EPSL) or District Licence (DL) may be required to permit works that would potentially cause disturbance and otherwise commit an offence under the relevant legislation.

If you have any queries, then please do get in contact.

Kind regards,

Jennie Shea
District Licensing Officer (Great Crested Newts) – West Sussex

NatureSpace Partnership

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m: 07529 902079

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From: Stefan Galyas <stefan.galyas@midsussex.gov.uk>

Sent: 17 June 2025 14:18

To: Jennie Shea <jennie.shea@naturespaceuk.com>

Subject: RE: DM/25/0780 - Red House Farm

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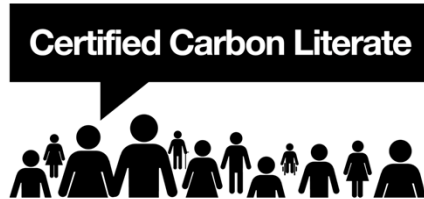
Good afternoon Jennie,

Following on from a site visit this morning, I have managed to get some photos of the pond (attached). The Applicant explained that the pond tends to dry up quite significantly over the summer months and appeared to be relatively dry today.

Hope this helps.

Regards,
Stefan Galyas MPLAN
Planning Officer
Development Management

Mid Sussex District Council
01444 47 7244
www.midsussex.gov.uk



From: Jennie Shea <jennie.shea@naturespaceuk.com>
Sent: 29 May 2025 12:22
To: Stefan Galyas <stefan.galyas@midsussex.gov.uk>
Subject: RE: DM/25/0780 - Red House Farm

Hi Stefan,

That would be great thank you, some photos of the pond itself, and the space between the house and the pond where the extension is going would be perfect.

Thank you,
Jennie

Jennie Shea
District Licensing Officer (Great Crested Newts) - West Sussex
NatureSpace Partnership
Tel: 07529 902079

From: Stefan Galyas <stefan.galyas@midsussex.gov.uk>
Sent: 29 May 2025 11:51
To: Jennie Shea <jennie.shea@naturespaceuk.com>
Subject: RE: DM/25/0780 - Red House Farm

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Dear Jennie,

Thank you for your email.

I will be visiting the site on the 17th of June to take some site notes and photos so can relay these to you once this has been carried out.

Are there any particular photos you would require i.e. closer to the pond or of the wider landscape?

Regards,
Stefan Galyas MPLAN
Planning Officer
Development Management
Mid Sussex District Council
01444 47 7244
www.midsussex.gov.uk



From: Jennie Shea <jennie.shea@naturespaceuk.com>
Sent: 29 May 2025 11:25
To: Stefan Galyas <stefan.galyas@midsussex.gov.uk>
Subject: DM/25/0780 - Red House Farm

Good morning Stefan,

Is there any possibility of getting any photographs and the pond to the north east of the proposed site, as shown in the image below? As this is a householder application, I'd like to get a view of the pond but don't want to ask for surveys due to the small scale of the development.



Kind regards,
Jennie

Jennie Shea
District Licensing Officer (Great Crested Newts) – West Sussex

NatureSpace Partnership

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