



NatureSpace Great Crested Newt District Licensing Scheme

Certificate

**A CERTIFICATE DOES NOT PERMIT LICENSABLE WORKS TO COMMENCE. A FORMAL AUTHORISATION FROM MID
SUSSEX DISTRICT COUNCIL TO WORK UNDER THEIR DISTRICT LICENCE MUST BE OBTAINED PRIOR TO
COMMENCEMENT.**

Date of certificate issue: **5 August 2026**

Development title: **Land off Scamps Hill**

Developer name: **Crest Nicholson (South) Limited**

Development location (8 figure grid reference): **TQ 3521 2489**

Development address: **Land off Scamps Hill, Lindfield**

Planning permission reference: **DM/24/0446 (Appealed under AP/24/0044)**

Development plan reference: **"Land off Scamps Hill: Impact plan for great crested newt District
Licensing (Version 1)", dated 20th November 2024**

This certificate confirms that the above development (as detailed in the above referenced development plan) has been evaluated by NatureSpace Partnership in accordance with the terms and conditions of the District Licence (WML-OR177, or a 'Further Licence') and the required financial contribution to the local great crested newt strategy has been paid.

Provided that the works proceed in accordance with the assessed development proposals (plan “Land off Scamps Hill: Impact plan for great crested newt District Licensing (Version 1)”, dated 20th November 2024) and with planning conditions 18 and 20 of planning approval AP/24/0044 (DM/24/0446), the development can be covered under Mid Sussex District Council’s District Licence (WML-OR177, or a ‘Further Licence’). Once the local planning authority has granted the developer an authorisation to cover works under their District Licence for great crested newts, licensable works may proceed at the site. The authorisation is a written letter, signed by the local planning authority’s signatory, and it forms a separate document to the planning permission Decision Notice.

The licence requires authorisations to specify which activities and operations are permitted from the list in Annex B of WML-OR177, or a ‘Further Licence’.

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

The following Protocol conditions will apply: P1, P2, P3, P4, P5, P6, P8, P11, P12

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

Once authorised, developers working under the District Licence also should note:

- ‘Authorised developers’ authorise (in writing) additional persons (e.g. employees, contractors) to act as ‘Accredited Agents’ under the District Licence;
- Authorised developers must ensure that all persons using the licence (including any Accredited Agents) must possess appropriate knowledge, training and experience to undertake licensed activities in accordance with the District Licence and accepted best practice;
- Developers must maintain a record of activities carried out under the District Licence and a list of any persons you authorise to act as ‘Accredited Agents’ - and provide a record of these activities and persons to Mid Sussex District Council or NatureSpace Partnership in a timely manner;
- It is a condition of any authorisation under the District Licence that reasonable requests for permission to access the site will be granted to employees and representatives of the Local Planning Authority and or Natural England for monitoring purposes;
- It is recommended that the attached Best Practice Principles are followed for all works on site.



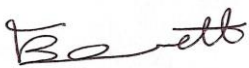
Advisory note: It is essential to note that any works or activities whatsoever undertaken on site (including ground investigations, site preparatory works or ground clearance) prior to receipt of the written authorisation from the planning authority (which permits the development to proceed under the 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 newts are thereby committed then criminal investigation and prosecution by the police may follow.

Licensable acts which will be made lawful when an authorisation for the proposed development is issued under the District Licence:

Capture; Possess; Transport; Disturb; Killing & injuring; Damage & destroy resting places.

NATURESPACE PARTNERSHIP**SIGNED** (on behalf of **Nature Space Partnership**)

by

**PROJECT OFFICER****QUALITY ASSURANCE OFFICER****Important:**

This certificate is not an authorisation to work under a District Licence. Authorisations are issued separately by the Licensee (Mid Sussex District Council), in writing once the development has been granted a valid planning permission.

District Licence expiry date note:

The District Licence (WML-OR177) is held by the Planning Authority, which is able to issue authorisations to developers with planning approval. All references to WML-OR177 within this document refer to the latest version of the licence as issued by Natural England. At the time of writing, this is referenced WML-OR177 issued on 17th February 2026. The current District Licence is set to expire on 16th February 2031, at which point it will be renewed. The current 5-year limit on licence duration means that authorising documents will need to be amended as and when the licence is reissued by Natural England. The licence conditions expressly provide for 'Further Licences', and NatureSpace will manage the updating of this certificate and any authorisation documents at the appropriate time.

Enquiries:

For any enquiries relating to this report please contact NatureSpace Partnership:

Email: info@naturespaceuk.com

Tel: 01865 688307

Website: <https://naturespaceuk.com/>

For any enquiries relating to District Licensing, please contact either NatureSpace Partnership, your local planning authority or Natural England - gcndll@naturalengland.org.uk

Annex 1. Activities, Operations and Protocols under a District Licence

The District Licence contains a 'Protocol for activities and operations affecting great crested newts within the licensed area' (see Annex B of the licence) – which contains a list of activities, operations and licensable acts. The full list in the District Licence does not apply in every authorisation under the District Licence. This report details the activities, methods and acts which would be permitted for the proposed development, based on the impacts as assessed.

Permitted activities and operations under the District Licence (subject to receiving planning approval and written authorisation from the planning authority):

- A5 Capture, exclusion and relocation of great crested newts from terrestrial habitat (by hand, hand searches of suitable features and/or destructive searches, night/torch searching, exclusion fencing (including upright and one-way temporary amphibian fencing). NB: This includes fence installation and removal.
- A6 Relocating great crested newts at imminent risk of harm on Development Land (by hand, hand searches and/or destructive searches)
- A7 Site clearance - including removal of vegetation, hard- standing, buildings and landscaping
- A8 Removal of rubble and log piles and other potential hibernacula
- A11 Construction activities



Protocols

Annex B of the District Licence is a 'Protocol for activities and operations affecting great crested newts within the licensed area' and includes a number of additional 'Protocol conditions'. The full list does not apply in every authorisation under the District Licence. This report details the 'Protocol conditions' which would apply to this site, based on the impacts as assessed.

Protocol conditions (which would apply upon authorisation):

- P1 Before any works commence on a site in the Red Zone all those persons involved with the licensable works are to be briefed by someone suitably experienced by way of a 'tool box talk' on:
 - a. how to identify great crested newts
 - b. what to do should great crested newts be found, including good working practices and
 - c. what is and is not permitted under the licence.
- P2 Certain activities permitted by this licence require ecological expertise. Activities subject to this condition can only be carried out by an ecologist with an appropriate great crested newts Survey Licence or under the direct supervision of such a person.
- P3 Where licence or protocol conditions refer to publications, licence users are expected to refer to the most up to date iteration available. Natural England can direct users to the relevant iterations.
- P4 The biosecurity guidelines in Amphibian Disease Precautions: A guide for UK fieldworkers, Advice Note 4 (available from www.arguk.org) must be observed by all licence users.
- P5 Great crested newts must not be relocated outside the Licensed Area, over a distance greater than 1 kilometre or beyond a significant physical barrier to dispersal without the permission of Natural England.
- P6 Any animal listed in Schedule 9 Part 1 (but not Part 1A or 1B) of the 1981 Act which is a species which is not ordinarily resident in England in a wild state, that is caught in a trap set under this licence must not be released or allowed to escape back into the wild; it must be humanely despatched, unless a specific licence to release that species has been obtained, or alternative advice has been provided by Natural England.
- P8 Persons capturing newts under this licence are expected to follow the advice on welfare considerations for capture programmes in the 'Great Crested Newt Mitigation Guidelines' available from Natural England.



- P11 Great crested newts are not to be translocated to Compensation Land or other locations within the Licensed Area unless the terrestrial and/or aquatic habitats are suitable for great crested newts. The suitability of the site is to be confirmed by a suitably qualified person (e.g. an ecologist with a great crested newt survey licence).
- P12 Any licensable activities in the red zone must be carried out in accordance with the approved Great Crested Newt Mitigation Principles.

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