

**Authority to act under the Great Crested Newt District Licence WML-OR177  
granted by Natural England to Mid Sussex District Council**



Date of issue: **10<sup>th</sup> September 2026**

Date of expiry: **16<sup>th</sup> February 2031\***

Development title: **Holly Tree House**

Developer name: **Jaiden Dan**

Development location (minimum 6 figure grid reference): **TQ 3064 2064**

Development address: **Holly Tree House, Cuckfield Road, Burgess Hill, West Sussex, RH15 8RE**

Planning reference: **DM/25/0209**

Development plan reference: **"Holly Tree House: Impact Plan for great crested newt District Licensing (Version 2)", dated 9<sup>th</sup> April 2025**

**This letter of authority confirms that the above development (as proposed in the above referenced development plan) can be covered under Mid Sussex District Council's District Licence (WML-OR136).**

\*All references to WML-OR177 within this document refer to the latest version of the licence as issued by Natural England. The maximum permitted duration of a District Licence is currently five years. Subject to satisfactory renewal, licences will be re-issued every five years before expiry of the current licence. The District Licence includes a condition which allows this authorisation to be deemed applicable to any 'Further Licence' (a renewed, reissued, or modified licence that is substantially similar and absent of material changes to the current licence). You will be contacted at the appropriate time by the Council/NatureSpace to ensure any renewed authorisation for this development is issued when necessary and in a timely manner.

The proposed development (plan **Holly Tree House: Impact Plan for great crested newt District Licensing (Version 2)", dated 9<sup>th</sup> April 2025**) has been evaluated in relation to the terms and conditions of District Licence WML-OR177. No further compensation actions are required, and the works may proceed at the site under the District Licence WML-OR177 (as per development plan Holly Tree House: Impact Plan for great crested newt District Licensing (Version 2)", dated 9<sup>th</sup> April 2025) in accordance with the terms and conditions of WML-OR177 (subject to any conditions of the planning permission DM/25/0209).

The licensed activities and operations will be as follows: **A5, A6, A7, A8, A11**

The following Protocol conditions will apply: **P2, P3, P4, P5, P8, P11**

It is recommended that the attached Best Practice Principles are followed for all works on site.

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It is a condition of this authorisation that reasonable requests for permission to access the site will be granted to employees and representatives of the Local Planning Authority for monitoring purposes.

Under the District Licence, you may authorise (in writing) additional persons to act as 'Accredited Agents' on your behalf. Please note 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.

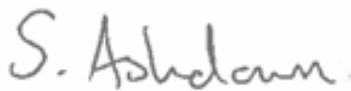
It is also a condition of this authorisation that data on any actions taken under the licence and any Accredited Agents authorised will be recorded by the Authorised Developer and provided to the Local Planning Authority on request.

**Important note: Failure to comply with the terms and conditions of the District Licence will render this authorisation null and void.**

**Important: If the land or property that this relates to is to be sold at any point during the lifetime of the authorisation then you will need to notify NatureSpace to transfer authorisation to the new owners. Failure to do so will result in the authorisation remaining with the authorised persons stated on this letter and you may be responsible for any licence breaches.**

**Please be aware that as an authorised developer under the great crested newt district licence, you will be contacted at the end of each year to fulfil your annual reporting duties under this licence. NatureSpace will inform you of the exact deadline each year but this is typically set for mid-January of the following year.**

Signed (on behalf of Mid Sussex District Council):

A handwritten signature in dark ink, appearing to read 'S. Ashdown'.

Name: Steve Ashdown

Attached with the authorisation:

- Mid Sussex District Council district licence (WML-OR177)
- Best Practice Principles
- A map that demarks the boundary of the development site (or parcel) to which the planning permission (and therefore also the authorisation under the district licence) relates
- The GCN Capture Activities Template

## PLANNING CONDITIONS IN FULL

**Planning condition:** 12. No development hereby permitted shall take place except in accordance with the terms and conditions of the Council's Organisational Licence (WML-OR136, or a 'Further Licence') and with the proposals detailed on plan "Holly Tree House: Impact plan for great crested newt District Licensing (Version 2)" dated 9th April 2025.

**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-OR136, or a 'Further Licence'), section 15 of the National Planning Policy Framework, Circular 06/2005 and the Natural Environment and Rural Communities Act 2006.

## INFORMATIVES

**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-OR136, 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.

**Note:** Mid Sussex District Council's organisational licence requires authorisations under the licence to specify which licensed activities and operations (including relevant 'Protocol conditions') from the list in Annex B of the organisational licence are permitted for the specific development. In this case, the following activities and operations are permitted, and the specified Protocol conditions apply:

**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

Note that in this case, the activities and operations referenced A5 are not required under the licence, but will be included in the authorisation, to legally permit those activities should you have need for them (e.g., if you wish to install temporary amphibian fencing at any location to reduce risks to great crested newts during works).

**Protocol conditions** (which would apply upon authorisation):

- 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 Newt 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](http://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.
- 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).