

Case Ref: DM/25/2473	Date: 30/10/2025
From: Naturespace District Licence Officer	Response: Further Information Required
Application Details	
<p>Proposed conversion and change of use of the existing former school into two dwellings with associated garaging/car ports, removal of existing flat roofs, portacabin and other playground structures. Construction of two detached dwellings with associated garaging within the existing former school field. New entrance onto highway and associated hard and soft landscaping. Warninglid Primary School Slaugham Lane Warninglid Haywards Heath West Sussex RH17 5TJ</p>	
Recommended Actions	
<p>In line with the guidance from Natural England, there is a reasonable likelihood that great crested newts will be impacted by the development proposals and therefore, at this time, the applicant has the following options:</p> <ol style="list-style-type: none"> 1. Provide further information that can rule out or mitigate impacts to great crested newts. 2. Utilise a licensing option to mitigate/compensate for any potential impacts to great crested newts. 	
See comments below for further details.	
Comments:	
<p>Summary</p> <ul style="list-style-type: none"> - The development falls within the red impact risk zone for great crested newts. Impact risk zones have been derived through advanced modelling to create a species distribution map which predicts likely presence. In the red impact zone, there is highly suitable habitat and a high likelihood of great crested newt presence. - There are 10 ponds within 500m of the development proposal. There are two ponds in the woodland directly to the west of the site. - There is some connectivity between the development and surrounding ponds in the landscape. - Natural England Standing Advice guidance for local planning authorities advises that surveys on ponds up to 500m from development sites should be requested. 	

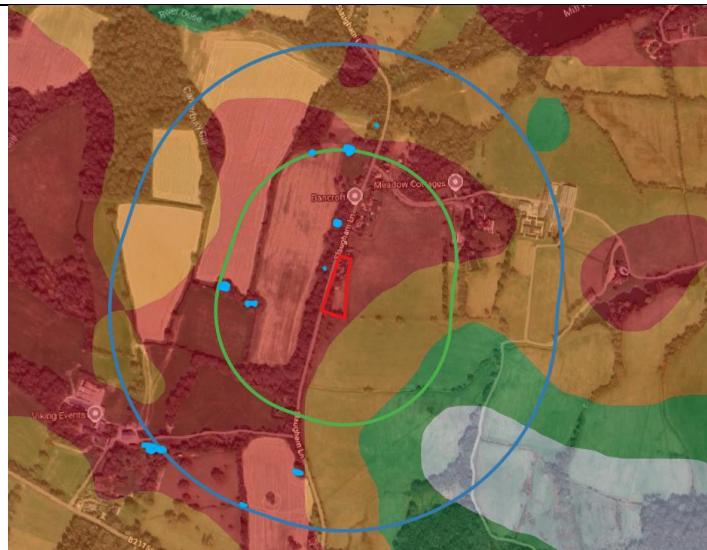


Figure above: Outline of the site (red) in the context of the surrounding landscape, including the Impact Risk Zones for great crested newts. Ponds are shown in light blue. A 250m buffer is shown around the site in green and a 500m buffer in blue. Contains public sector information licensed under the Open Government Licence v3.0.

Ecological Information

The applicant has provided an ecological report, Preliminary Ecological Appraisal (Arborweald, May 2025). Within this report it concludes that:

4.29 The site is unlikely to support great crested newts in the future due to the absence of breeding habitat, the poor quality of terrestrial features, and isolation from functional aquatic sites. As such, the site is considered to be of negligible value to this species.

Conclusion and recommendation for conditions

We are not satisfied that the applicant has adequately demonstrated that there will be no impact to great crested newts and/or their habitat as a result of the development being approved.

We make the following comments regarding the conclusions of the Preliminary Ecological Appraisal:

Lack of breeding habitat

- There are two ponds in the woodland directly to the west of the site that have not been assessed or mentioned in the PEA.
- There is also an 'overgrown pond area' pictured in the site photographs document in the area marked as scrub in the PEA. It is not possible to determine from the photograph if this pond holds water.

Poor quality of terrestrial features

- There will be a loss of woodland and scrub and possibly an overgrown pond. Whilst it is accepted that these areas are relatively small, the presence of great crested newts cannot be discounted until the ponds have been assessed/surveyed.

Isolation of site

- Slaugham Lane is not considered to be a significant barrier. This lane is not a major road and has no kerbs between the development site and the woodland to the west containing

ponds. It is felt that newts could cross this road, especially at night when traffic would be even less.

- The wall along the roadside could be considered a barrier, but it does not extend the length of the site and has numerous gateways, meaning it is not a complete barrier to movement.
- Therefore, the site is not considered isolated and there could well be movement of amphibians including great crested newts into and out of the site (especially if the overgrown pond area holds water).

Therefore, in line with the guidance from Natural England ([Great crested newts: District Level Licensing for development projects, Natural England, 2025](#)), there is a reasonable likelihood that great crested newts will be impacted by the development proposals and therefore, at this time, the applicant has the following options:

1. Provide further information (assessment of at least the on-site pond area and adjacent two woodland ponds, preferably with eDNA), in line with Natural England's Standing Advice, which may be able rule out impacts to great crested newts. Note that surveys for great crested newts are seasonally constrained and can only take place between April and June.
2. Apply to join the Great Crested Newt District Licence Scheme. This does not require further survey work and can be done at any time. Please contact Naturespace for a quote and further information (see '**District Licensing**' below for more details).
3. Utilise another licensing approach – either a European Protected Species Licence or a Low Impact Class Licence (see '**Great Crested Newt Licensing Options**' below for more details).

If it is determined from further survey work that the likelihood of impacts to great crested newts is very low, then a precautionary working statement in the form of Reasonable Avoidance Measures (RAMs)/Non-Licenced Method Statement (NLMS) strategy documents completed by a suitably qualified ecologist may be acceptable for the development.

However, if survey work confirms the presence of great crested newts then it is likely that a licensing option will need to be considered (see 'great crested newt licensing options' below).

These comments are valid for 12 months (in line with CIEEM guidelines for ecological survey lifespan) and if any additional or revised ecological information is submitted, we request that we be re-consulted.

Contact details: info@naturespaceuk.com

Great crested newt licensing options

District Licensing

The District Licensing Scheme operated by your Local Planning Authority can be applied for in the absence of the further information or in place of the current site-based mitigation licensing required for a European Protected Species Licence. Under the Local Planning Authority's District Licence, development works that may cause impacts upon great crested newts can be authorised as part of the planning process. A NatureSpace Report or Certificate must be submitted prior to

determination to demonstrate that the impacts of the proposed development can be addressed through the District Licence scheme.

More information on the district licence can be found at www.naturespaceuk.com

European Protected Species Licensing for Great Crested Newts

Before granting planning permission, the local planning authority must satisfy itself that the impacts of the proposed development on European Protected Species (EPS) have been addressed and that if a protected species derogation licence is required, the licensing tests can be met and a licence is likely to be granted by Natural England.

As an EPS licence is required the applicant will need to provide the answers to all three licensing tests, alongside a mitigation strategy. The three tests are that:

1. the activity to be licensed must be for imperative reasons of overriding public interest or for public health and safety;
2. there must be no satisfactory alternative; and
3. favourable conservation status of the species must be maintained.

Together with an ecological report, which answers test 3, the applicant should provide written evidence for tests 1 & 2. This can be contained within the ecological report or as separate document.

If the competent authority is satisfied that the three tests can be met, it should impose a planning condition preventing the development from proceeding without first receiving a copy of the EPS licence or correspondence stating that such a licence is not necessary. This approach ensures compliance with the Conservation of Habitats and Species Regulations 2017 (as amended) and enables a local planning authority to discharge its obligations under the Crime and Disorder Act and its wider duties under Section 40 of the Natural Environment and Rural Communities Act 2006 in relation to protected species.

More information on European Protected Species Licences can be found [here](#).

Low Impact Class Licence (CL33)

Low Impact licences are available for certain types of projects that meet a defined criteria set by Natural England and can only be used by registered ecological consultants.

You may need to check whether this is a suitable option for the development to consider, or the applicant's ecologist may have concluded that this is a suitable option.

Read more on CL33 licences [here](#).

Legislation, Policy and Guidance

Reasonable Likelihood of Protected Species

Permission can be refused if adequate information on protected species is not provided by an applicant, as it will be unable to assess the impacts on the species and thus meet the requirements of the National Planning Policy Framework (2023), ODPM Circular 06/2005 or the Conservation of Habitats and Species Regulations 2017 (as amended). The Council has the power to request information under Article 4 of the Town and Country (Planning Applications) Regulations 1988

(SI1988.1812) (S3) which covers general information for full applications. CLG 2007 'The validation of planning applications' states that applications should not be registered if there is a requirement for an assessment of the impacts of a development on biodiversity interests.

Section 99 of ODPM Circular 06/2005 states:

"It is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision. The need to ensure ecological surveys are carried out should therefore only be left to coverage under planning conditions in exceptional circumstances, with the result that the surveys are carried out after planning permission has been granted. However, bearing in mind the delay and cost that may be involved, developers should not be required to undertake surveys for protected species unless there is a reasonable likelihood of the species being present and affected by development. Where this is the case, the survey should be completed and any necessary measures to protect the species should be in place, through conditions and / or planning obligations before permission is granted."

Great crested newts

Great crested newts and their habitats are fully protected under the Conservation of Habitats and Species Regulations 2017 (as amended). Therefore, it is illegal to deliberately capture, injure, kill, disturb or take great crested newts or to damage or destroy breeding sites or resting places. Under the Wildlife and Countryside Act 1981 (as amended) it is illegal to intentionally or recklessly disturb any great crested newts occupying a place of shelter or protection, or to obstruct access to any place of shelter or protection (see the legislation or seek legal advice for full details). Local planning authorities have a statutory duty in exercising of all their functions to '*have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving and enhancing biodiversity*', as stated under section 40 of the Natural Environment and Rural Communities Act 2006 (as amended), as well as a duty under the Conservation of Habitats and Species Regulations 2017 (as amended) to have regard to the requirements of the Habitats Directive. As a result, GCN and their habitats are a material consideration in the planning process.

Lifespan of Ecological Reports and Surveys

Validity of ecological reports and surveys can become compromised overtime due to being out-of-date. CIEEM Advice note on the Lifespan of Ecological Reports and Surveys (CIEEM, 2019) states, if the age of data is between 12-18 months, "*the report authors should highlight whether they consider it likely to be necessary to update surveys*". If the age of the data is between 18 months to 3 years an updated survey and report will be required and anything more than 3 years old "*The report is unlikely to still be valid and most, if not all, of the surveys are likely to need to be updated*".