

From: Laura Downs <Laura.Downs@naturespaceuk.com>
Sent: 26 August 2026 17:25:49 UTC+01:00
To: "Andy Watt" <andy.watt@midsussex.gov.uk>
Subject: Re: DM/26/1346 | Parklands Keymer Road Burgess Hill West Sussex

Good afternoon Andy,

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 pages 2/3) 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 "Land to the rear of Parklands: Impact plan for great crested newt District Licensing (Version 3)" dated 24th August 2026 (and with "NatureSpace pond impacts avoidance measures for 'unimpacted' waterbodies" (November 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-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.

Planning condition: No development hereby permitted shall take place except in accordance with Part 1 of the Great Crested Newt Mitigation Principles, as set out in the District Licence (WML-OR177, or a 'Further Licence'), and in addition in compliance with the following:

- Works to existing ponds onsite may only be undertaken during autumn/winter, unless otherwise in accordance with the Great Crested Newt Mitigation Principles.
- Works which will affect likely newt hibernacula may only be undertaken during the active period for amphibians.
- Capture methods must be used at suitable habitat features prior to the commencement of the development (i.e. hand/destructive/night searches), which may include the use of temporary amphibian fencing, to prevent newts moving onto a development site from adjacent suitable habitat, installed for the period of the development (and removed upon completion of the development).
- Amphibian fencing and pitfall trapping must be undertaken at suitable habitats and features, prior to commencement of the development.

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.

Informative: It is essential to note that any ground investigations, site preparatory works and ground/ vegetation clearance works / activities (where not constituting development under the Town and Country Planning Act 1990) in a red zone site authorised under the District Licence but which fail to respect controls equivalent to those detailed in the planning condition above which refers to the NatureSpace great crested newt mitigation principles would give rise to separate criminal liability under the District Licence, requiring authorised developers to comply with the District Licence and (in certain cases) with the GCN Mitigation Principles (for which Natural England is the enforcing authority); and may also give rise to criminal liability under the Wildlife & Countryside Act 1981 (as amended) and/or the Conservation of Habitats and Species Regulations 2017 (as amended) (for which the Police would be the enforcing authority).

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.

*****Please note, the contents of this email are intended for your information only and is not for submission to the planning portal. If this will cause issues, please let me know*****

Best wishes,

Laura Downs (*she/her*)

District Licensing Officer (Great Crested Newts) – West Sussex

NatureSpace Partnership

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Company operating hours: Monday to Thursday 09:00 - 17:00



From: Laura Downs <Laura.Downs@naturespaceuk.com>

Sent: 19 August 2026 09:59

To: Andy Watt <andy.watt@midsussex.gov.uk>

Subject: Re: DM/26/1346 | Parklands Keymer Road Burgess Hill West Sussex

Good morning Andy,

Just an update for this one, I can confirm the applicant for the above application has paid their admin fee and now is due to receive their documents within the next few days - to demonstrate that the impacts of the proposed development can be addressed through the Council's District Licence.

These documents contain mandatory planning conditions which must be added to the planning consent in verbatim. Once the NatureSpace certificate has been issued, we will be back in contact to outline the District Licence conditions and informatives for this application.

If you have any queries, or a planning decision is required prior to receiving the District Licence condition wording, then please do get in touch.

Best wishes,

Laura Downs (*she/her*)

District Licensing Officer (Great Crested Newts) – West Sussex

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From: Andy Watt <andy.watt@midsussex.gov.uk>

Sent: 22 July 2026 14:43

To: Laura Downs <Laura.Downs@naturespaceuk.com>

Subject: RE: DM/26/1346 | Parklands Keymer Road Burgess Hill West Sussex

External: This email is from an external source. Please exercise caution with attachments, links, or requests for information.

Thank you for the update Laura.

Andy Watt, BSc (Hons), MTPL, MRTPI

Senior Planning Officer
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Working together for a Better Mid Sussex

From: Laura Downs <Laura.Downs@naturespaceuk.com>

Sent: 21 July 2026 10:20

To: Andy Watt <andy.watt@midsussex.gov.uk>

Subject: Re: DM/26/1346 | Parklands Keymer Road Burgess Hill West Sussex

Hi Andy,

Just wanted to update you on this case, there were some further discussions we needed to have with the applicant to confirm the route forward but I just wanted to confirm that the next steps outlined within my previous email still stand and we are just awaiting the admin fee from the applicant, I will let you know once received.

Best wishes,

Laura Downs *(she/her)*

District Licensing Officer (Great Crested Newts) – West Sussex

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From: Laura Downs <Laura.Downs@naturespaceuk.com>
Sent: 30 June 2026 12:06
To: Andy Watt <andy.watt@midsussex.gov.uk>
Subject: DM/26/1346 | Parklands Keymer Road Burgess Hill West Sussex

Good afternoon Andy,

Thank you for consulting us on the above application. The applicant is currently authorised under the District Licence to cover development works for their previous application (DM/16/0392). The applicant has stated that they intend to replace their old planning permission with the current application, and wish to use the District Licence for DM/26/1346 as well. In order to facilitate this, we will need to provide them with some new documentation which references this new planning application, and we will need to ensure that the District Licence conditions are attached to the decision notice for DM/26/1346. These new documents will therefore need to be submitted prior to determination of the above application. Our technical team will be reaching out to the applicant shortly to get this arranged, but I will be back in touch to confirm when the applicant has paid the admin fee to commission their new documents, and will follow this up with the exact condition wording to be included on the decision notice.

I hope the above is okay but please let me know if you have any questions,

Best wishes,

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

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