

NatureSpace Great Crested Newt District Licensing Scheme

District Licence Report

Land at Coombe Farm

202510025

3rd June 2026

Instructions for planning officers

If/when planning permission is to be granted under DM/25/2661:

Attach the mandatory planning conditions and informatives listed in this report (pages 6-7) to the decision notice. Wording must be transposed exactly with no alterations. *If* a certificate has already been submitted, Condition 2 in this report is irrelevant and should not be added to a planning decision notice.

An authorisation to work under the Council's District Licence can *only* be issued when:

- A) Planning permission is granted, bearing correct planning conditions (see pages 6-7)
- B) The NatureSpace Certificate has been submitted to support the application

Report version

Version	Date	Description
1	03/06/2026	Original site assessment for DM/25/2661.

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Executive Summary

This report details the results of the assessment undertaken by NatureSpace Partnership on 3rd June 2026. The assessment followed the agreed processes and protocols as set out in the District (organisational) Licence granted to Mid Sussex District Council (WML-OR177) and this report summarises how the proposed development can be dealt with under the District Licence. If authorisation under the District Licence is sought, this report should be submitted to the planning authority as part of the planning application.

The impact unit score is -8.92.

There is a second stage fee requirement of £164,189 (+VAT).

There is an additional £5,000 (+VAT) outstanding from the first-stage fee of £10,000 (+VAT).

There is therefore a total outstanding fee requirements of £169,189 (+VAT).

There will be a requirement for two planning conditions relating to the great crested newt District Licence, to be attached to the planning consent, if granted (full details on p.6-7):

Condition 1 links the planning consent to the district (organisational) licence WML-OR177.

Condition 2 requires the developer to submit a certificate from NatureSpace to the planning authority. Upon receipt of the second stage payment, NatureSpace Partnership will issue that certificate to confirm that all necessary payments have been made and that the development can be covered under the District Licence.

Important note:

The planning authority may only issue a formal 'Authorisation' under the District Licence once planning permission has been granted and the NatureSpace Certificate required under condition 2 (see above and p.6-7) has been submitted to the planning authority.

Background information

Great crested newts are a European protected species (EPS) and are protected in the UK under the Conservation of Habitats and Species Regulations 2017 (as amended) and, to a certain extent, the Wildlife and Countryside Act 1981 (as amended). Where works would harm this species or its habitats, a licence is required in order to make those activities lawful. Natural England is the licensing authority and has granted great crested newt 'District Licences' to certain Councils in England. This enables those Councils ('Licensees') to issue authorisations to developers for specific parcels of development land, without further application (by the developer) to Natural England. This report details whether and how the proposed development can be dealt with under the relevant District Licence and contains technical details relating to planning and licensing requirements.

Developments which utilise the District Licensing Scheme contribute proportionately (depending on the impacts of each development proposal) to the conservation strategy. This funds the creation, management, and monitoring of local compensation sites. NatureSpace and the Newt Conservation Partnership take on all responsibilities for compensation delivery, 25 years of management and monitoring, and annual reporting to Natural England.

Project reference: 202510025

Developer name/organisation: Welbeck Strategic Land II LLP

Site name: Land at Coombe Farm

Site location: Land At Coombe Farm, London Road, Sayers Common, West Sussex

Site grid reference: TQ 2686 1782

Planning application reference: DM/25/2661

Development impact map reference (upon which this assessment is based): "Land at Coombe Farm: Impact plan for great crested newt District Licensing (Version 1)", dated 3rd June 2026

Consultant ecologist name & organisation: Alexia Tamblyn, The Ecology Partnership

Planning officer: Stuart Malcolm

Date of habitat survey information (upon which this assessment is based): July 2024. Survey information to underpin a licensing assessment should be less than two years old. If more than two years has passed since the survey (e.g., by July 2026), then it may be necessary to undertake a walkover survey to confirm the assessment remains valid before an Authorisation can be issued (consult NatureSpace) to permit the start of works.

District Licence summary

1. Confirmation the proposal can be dealt with under the District Licence: Yes
2. Location (zone): Amber
3. National Character Area: Low Weald
4. Is any in-situ great crested newt compensation required: No
5. Are there any working restrictions relating to great crested newts: No
6. Required planning conditions (if consent is granted): See next page
7. Impact metric score: -8.92.
8. Financial 'second-stage' contribution required to contribute to delivery of strategic great crested newt conservation, proportionate to the impacts of the proposal: £169,189 (+VAT) - This fee is split between the £5,000 (+VAT) remainder of the first-stage fee and the £164,189 (+VAT) second-stage fee (the proportionate impact fee calculated during the assessment).

This report confirms that, subject to the requirements listed above (sections 4 - 8), the development proposal can be covered under the District Licence (WML-OR177, or a 'Further Licence') provided that the planning authority is satisfied that the proposal is not contradictory to local planning policy and planning consent is granted with the conditions listed below.

Planning conditions and informatives

This sets out the planning requirements if planning permission is to be granted. In accordance with District Licence WML-OR177, the following planning conditions and informatives will be required, for the Council to be able to then authorise this development under the District Licence. Without these conditions, it will not be possible for the development to be authorised under the District Licence.

Conditions:

1. 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 at Coombe Farm: Impact plan for great crested newt District Licensing (Version 1)", dated 3rd June 2026.

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 15 of the National Planning Policy Framework, Circular 06/2005 and the Natural Environment and Rural Communities Act 2006.

2. No development hereby permitted shall take place unless and until a certificate from the Delivery Partner (as set out in the District Licence WML-OR177, or a 'Further Licence'), confirming that all necessary measures regarding great crested newt compensation have been appropriately dealt with, has been submitted to and approved by the planning authority and the authority has provided authorisation for the development to proceed under the district newt licence.

The delivery partner certificate must be submitted to this planning authority for approval prior to the commencement of the development hereby approved.

Reason: In order to adequately compensate for negative impacts to great crested newts, and in line with section 15 of the National Planning Policy Framework, Circular 06/2005 and the Natural Environment and Rural Communities Act 2006.

Informatives:

It is recommended that the NatureSpace Best Practice Principles are considered and implemented where possible and appropriate.

It is recommended that the NatureSpace certificate is submitted to this planning authority at least 6 months prior to the intended commencement of any works on site.

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.

Activities and operations 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 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 consent and written authorisation from the planning authority):

A3—Pond creation, enhancement, and management

A5—Capture, exclusion, and relocation of great crested newts from terrestrial habitat. Permitted methods:

- by hand,
- hand searches of suitable features,
- destructive searches,
- night/torch searching,
- exclusion fencing (including exclusion by, upright and one-way temporary amphibian fencing)

Note this includes fence installation and removal. Note also that the above activities may only be carried out by someone with an appropriate great crested newt licence. Further details are contained in the NatureSpace Great Crested Newt Best Practice principles

A6—Relocating great crested newts at imminent risk of harm on Development Land. Permitted methods:

- by hand,
- hand searches,
- 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 A3 and 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., for aquatic habitat creation or if you wish to install temporary amphibian fencing at any location to reduce risks to great crested newts during works).

Licensable acts which would be made lawful by an authorisation for the proposed development under the District Licence:

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

Protocol Conditions

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):

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) 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.

Note: the 'Licensed Area' refers to the district covered by the Planning Authority's District Licence. See the NatureSpace Great Crested Newt Mitigation Principles for full detail about protocols for translocation of newts under the District Licence.

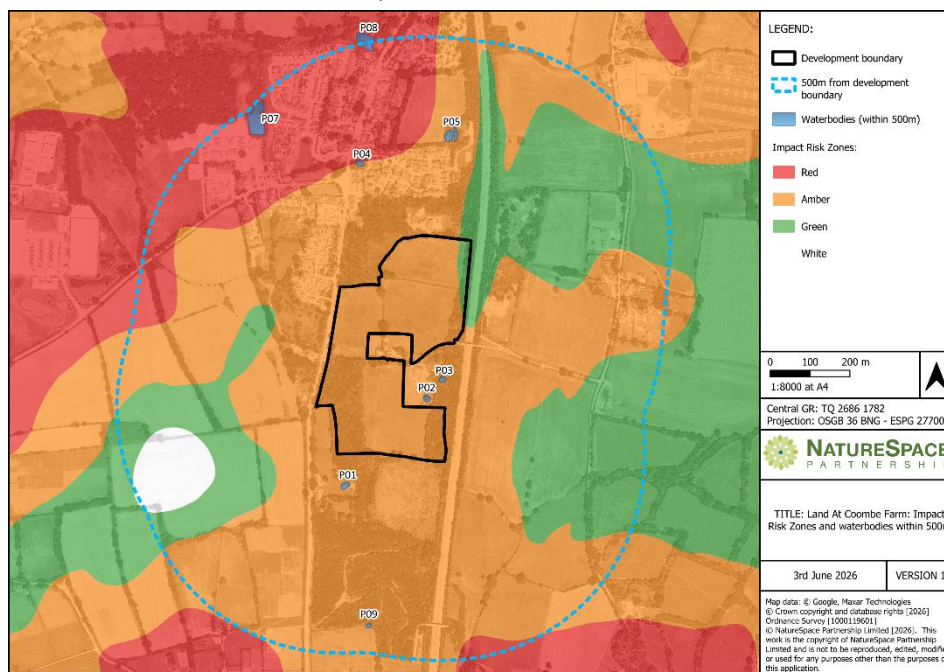
P8 Persons capturing newts under this licence are expected to follow the advice on welfare considerations for capture programmes in the 'Great Crested Newt Mitigation Guidelines' available from Natural England.

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).

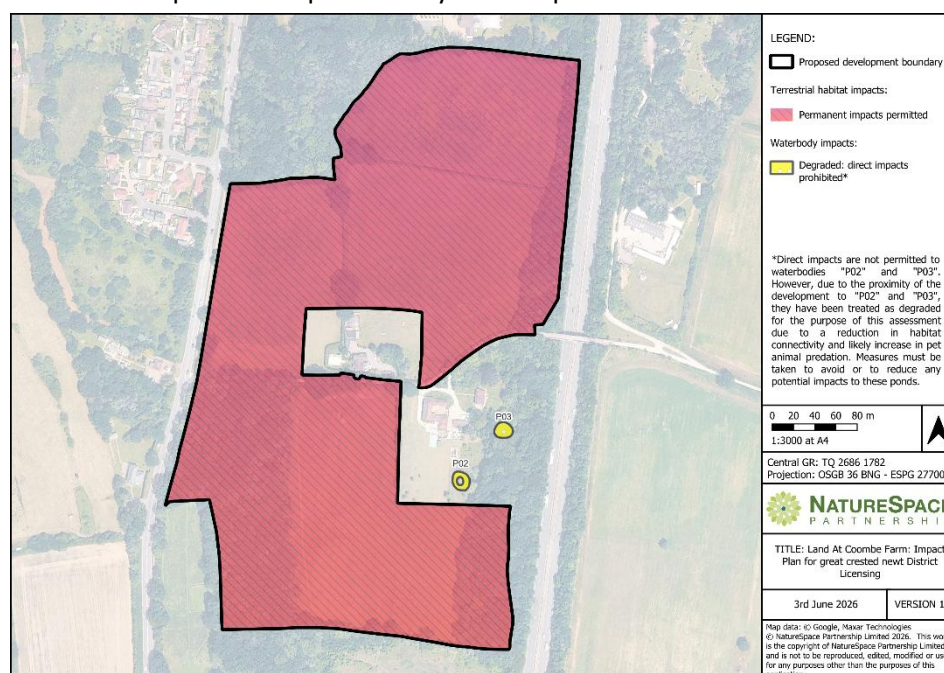


Maps

Map 1— Development Site Location Plan - Impact Risk Zones and ponds within 500m



Map 2— Development Impact Plan - as assessed under the District Licensing protocols - provided by NatureSpace on 3rd June 2026



Map 3 — On-site habitat plan – provided by The Ecology Partnership on 27th March 2026



Aquatic impacts

In this section, the aquatic impacts of the proposed development are summarised. Impacts on aquatic habitat may be direct or indirect. Waterbodies on the development site and up to 500 metres away are considered, depending on the presence of barriers to newt movement.

Total number of great crested newt-accessible waterbodies within 500m: 8

Number unimpacted: 6

Number damaged: 0

Number lost: 0

Number degraded: 2

Pond details:

Waterbody ref	HSI score*	Peak count (if available)	Pond area (m ²)	Distance from development site (m)	Pond impact	Duration
P01	0.7	N/A	302	75	Prohibited	Permanent
P02	0.7	N/A	193	15	Degraded**	Permanent
P03	0.7	N/A	207	65	Degraded**	Permanent
P04	0.7	N/A	235	210	Prohibited	Permanent
P05	0.7	N/A	736	245	Prohibited	Permanent
P07	0.5	N/A	2726	430	Prohibited	Permanent
P08	0.5	N/A	1321	480	Prohibited	Permanent
P09	0.5	N/A	132	425	Prohibited	Permanent

* If HSI score is not available, a score of 0.7 is assumed for waterbodies within 250m of the development site and a HSI score of 0.5 for waterbodies 250-500m from the development site.

** A 'Degraded' classification means that there is a reduction in the suitability of a waterbody for great crested newts as a result of development works (construction phase or following works completion). In this case, P02 and P03 are permanently degraded due to landscape fragmentation and reduced habitat connectivity, as well as an increased risk of pet animal predation.

Terrestrial impacts

This part of the report summarises the terrestrial impacts. Impacts on terrestrial habitats may be direct or indirect.

Hibernation features present on site? Yes

Terrestrial impact details:

Habitat type	Area (ha) affected	Impacts permitted / prohibited?	Impact duration
Hedgerow	0.303	Permitted	Permanent
Line of trees	0.031	Permitted	Permanent
Modified grassland	9.862	Permitted	Permanent
Woodland	0.515	Permitted	Permanent
Ancient woodland	2.506	Permitted	Permanent
TOTAL:	13.217 ha		

Total terrestrial habitat with permitted impact:	Total area (ha)	Good/moderate terrestrial area (ha)
Within 50m of a pond:	0.279	0.103
50-250m from a pond:	9.943	3.003
250m+ from a pond:	2.995	0.249
TOTAL:	13.217 ha	3.355 ha

Landscape-Level Assessment

Connectivity assessment: Highly connected to waterbodies and priority habitats for migration and dispersal with low levels of fragmentation and no permeability barriers

Range assessment: Low impact to wider landscape great crested newt distribution/range

Contribution to Strategic Opportunity Area: Site is not located within a Strategic Opportunity Area.

Prospects assessment: Moderate

Other relevant information

Because the planning application is at Outline stage (with all matters reserved except for access), the current site assessment has considered all habitats, specifically the woodland, within the boundary being impacted by the development in the absence of secured measures to protect the habitat. However, any proposed measures can be reviewed in future.

There are two offsite ponds ('P02' and 'P03') that have been considered 'degraded' by the proposed development because the site will partially surround these ponds and inhibit terrestrial habitat connectivity through the landscape. However, the degree of severance isn't significant enough to be considered an indirect loss of these ponds, whereby they would become functionally isolated from the wider landscape.

The introduction of 210 houses will increase the risk of pet predation on great crested newts that may use these ponds, reducing the suitability of both waterbodies further.

It is recommended that current management practices persist on-site during the timeframe between this Report issue and Authorisation under the District Licence. This is to ensure the site does not become more suitable for great crested newts in the interim period.

Planning appeals

In the event that the proposed development is refused, and a subsequent appeal made to the Planning Inspectorate, the District Licence documents will need to be reconfirmed by NatureSpace and then submitted to PINs as part of the appeal documentation. The applicant should contact NatureSpace in the event of an appeal to expedite this. Failure to do so could mean that the development would not be able to receive authorisation under the District Licence if approved at appeal.

District Licence – Conditions of use

Once authorised, a developer becomes an ‘Authorised Developer’ under the Council’s District Licence, which includes certain conditions of use (in addition to any planning conditions). When working under a District Licence, Authorised Developers are advised to retain ecological support from an appropriate ecological consultant, and it is recommended that the NatureSpace ‘Best Practice Principles’ are adhered to.

There are some specific licence conditions for Authorised Developers to note:

- Authorised Developers authorise (in writing) their employees, officers, or contractors to act under the District Licence as Accredited Agents or Assistants.
- Authorised Developers must ensure that all persons working under the District Licence have the appropriate knowledge, training, and experience to undertake licensed activities in accordance with the terms and conditions of the licence and best practice. For example, where capture of newts is required, this operation must be undertaken by, or supervised by, someone with the appropriate experience and training (and licence to handle newts).
- All persons working under the licence must comply with the terms and conditions of the licence.
- In the red zone, Authorised Developers must comply with the approved Great Crested Newt Mitigation Principles (the separate ‘Best Practice Principles’ are a recommendation for all developments operating under a District Licence and the ‘Great Crested Newt Mitigation Principles’ are a mandatory requirement in the red zone).
- Authorised Developers may (on application to the Planning Authority) request a transfer of an authorisation to another developer.
- Authorised Developers must keep certain records and provide these to the Planning Authority or to NatureSpace in a timely manner. Records must be kept of:
 - All persons, companies and organisations authorised to act under the licence and in what capacity
 - Details of licensed activities: dates work commenced and was completed; aquatic and terrestrial impacts; any in-situ compensations; details of any great crested newts captured/moved, etc.
 - Any changes to development land (including management changes)
 - Any surveying/monitoring information
 - Any incidents or reports of activities in breach of the licence or the great crested newt planning conditions (including details of action taken, such as disciplinary and remedial actions)

- Any other material plans or records relating to the use of the District Licence.
- Authorised Developers must permit an officer of Natural England reasonable access to monitor work being undertaken under the authority of the District Licence.
- Natural England must be informed of any breaches to the District Licence within 48 hours of any person becoming aware of a breach. The Licensee will take any necessary steps to address any breaches or poor practice.
- A failure to comply with the terms and conditions of the District Licence by an Authorised Developer, their Accredited Agents or Assistants will, by default, render the authorisation for the development site null and void.

Important:

This report is not an authorisation to work under a District Licence.

Authorisations are only issued by the Licensee, in writing and only for developments that are in receipt of a valid planning permission, and which have paid any necessary compensatory payments to the Compensation Scheme.

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 planning authority or Natural England - gcndll@naturalengland.org.uk

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