

From: Laura Downs [REDACTED]
Sent: 10 February 2026 13:08
To: Alice.Johnson [REDACTED] >
Subject: Re: DC/25/1023 | Danefold House Littleworth Lane Partridge Green West Sussex RH13 8NA

Good afternoon Alice,

The applicant for the above planning application has now received their NatureSpace certificate, 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.

As I mentioned in my previous email, these are the newest conditions, the second condition is no longer required here as the applicant is now in receipt of their certificate.

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-OR136, or a 'Further Licence') and with the proposals detailed on plan "Danefold House: Impact plan for great crested newt District Licensing (Version 1)", dated 25th 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 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.

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-OR136, or a 'Further Licence') and in addition in compliance with the following:

- Works which will affect likely newt hibernacula may only be undertaken during the active period for amphibians.

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:

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

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 newts are thereby committed then criminal investigation and prosecution by the police may follow.

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.

Please let me know if you have any questions at all or would like to discuss.

Best wishes,

Laura Downs (*she/her*)

District Licensing Officer (Great Crested Newts) – West Sussex

NatureSpace Partnership

e: Laura.Downs@naturespaceuk.com

m: 07356 159774

w: www.naturespaceuk.com

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



