



NATURESPACE
P A R T N E R S H I P

South Midlands Great Crested Newt
District Licencing Scheme

District Licence Report

**Proposed Great Wolf Lodge, Chesterton,
Bicester**

201908002

9th December 2019



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Executive Summary

This report details the results of the assessment undertaken by NatureSpace Partnership on 6th December 2019. The assessment followed the agreed processes and protocols as set out in the District (organisational) Licence granted to Cherwell District Council (WML-OR48) 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 net impact unit score is – 0.48.

There is a second stage fee requirement of £24,320.

There will be a requirement for three planning conditions relating to the great crested newt District Licence, to be attached to the planning consent, if granted (full details on p6):

Condition 1 links the planning consent to the district (organisational) licence WML-OR48.

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.

Condition 3 imposes some working restrictions and on-site mitigation measures, including the requirement for some works to be timed to avoid sensitive periods (relating to any areas of potential hibernation habitat), fencing and trapping of newts within 250m of ponds and the use of capture methods at suitable habitat features to reduce risks to newts (see page 3) prior to development. The document ‘GCN Mitigation Principles’, which is required by Natural England for use under the district licences will be provided as an annex—this document details district licence requirements for methods of working and capture of newts.

Important note:

The planning authority may only issue a formal ‘Authorisation’ under the district licence once planning permission has been granted and the certificate required under condition 2 (see above and p.6) 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 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.

Project reference: 201908002

Developer name/organisation: Great Lakes UK Limited

Site name: Proposed Great Wolf Lodge, Chesterton, Bicester

Site location: Green Lane, Chesterton, Bicester (OX26 1TH)

Site grid reference: SP 5496 2166

Planning app reference: 19/02550/F

Development impact map ref (upon which this assessment is based): '201908002 – Bicester Golf Course Impact Map', dated 29th November 2019

Consultant ecologist name & organisation: Rosie Pope and Luke Roberts of WSP

Planning officer (if applicable): Clare Whitehead

District licence summary

1. Confirmation the proposal can be dealt with under the District Licence: Yes
2. Location (zone): Red
3. National Character Area: Cotswold
4. Is any in-situ GCN compensation required: Yes, as detailed in WSP Habitat Management and Monitoring Plan entitled "Great Wolf Resorts Bicester golf course Habitat Management and Monitoring Plan (Revision 1)", dated November 2019.
5. Are there any working restrictions relating to GCN: Yes - the following requirements apply:
 - Best practice working and use of reasonable avoidance measures (see 'GCN Mitigation Principles' required under condition 21 of the District Licence)
 - Timing and working restrictions in relation to ponds
 - Removal or disturbance of newt hibernacula must only take place during the active season (generally mid-February to mid-October, dependent on the season and weather conditions)
 - Capture of newts using hand/destructive/night searches at suitable habitat features prior to ground clearance
 - Amphibian fencing and pitfall trapping to clear newts from the site prior to works (in this case this will apply to all suitable habitats within 250 metres of ponds)
6. Required planning conditions (if consent is granted): See next page
7. Impact metric score: -0.48
8. Financial 'second-stage' contribution required to contribute to delivery of strategic GCN conservation, proportionate to the impacts of the proposal: £24,320

This report confirms that, subject to the requirements listed above (sections 4 - 8), the development proposal can be covered under the district licence (WML-OR48) provided that the planning authority is satisfied that the proposal is not contradictory to local planning policy and planning consent is granted.

Planning conditions and informatives

This sets out the planning requirements if planning permission is to be granted. In accordance with District Licence WML-OR48, the following planning conditions and informatives will be required, in order 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 this Council's organisational licence (WML-OR48) and with the proposals detailed on plan '201908002 – Bicester Golf Course Impact Map', dated 29th November 2019.

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-OR48.

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-OR48), confirming that all necessary measures in regard to great crested newt compensation have been appropriately dealt with, has been submitted to and approved by the local planning authority and the local 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.

Reason: In order to adequately compensate for negative impacts to great crested newts.

3. No development hereby permitted shall take place except in accordance with Part 1 of the GCN Mitigation Principles, as set out in the District Licence WML-OR48 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 GCN 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 works.
- The recommendations in report 'Great Wolf Resorts Bicester golf course Habitat Management and Monitoring Plan (Revision 1)', dated November 2019, provided as part of the planning application must be complied with.

Reason: In order to adequately mitigate impacts on great crested newts.

Informatives:

It is recommended that the NatureSpace Best Practice Principles are taken into account 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 in order to ensure timely implementation of habitat compensation.

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-OR48) are not licensed under the GCN District Licence. Any such works or activities have no legal protection under the GCN District Licence and if offences against GCN 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 in condition 3 above would give rise to separate criminal liability under District Licence condition 9 (requiring authorised developers to comply with the District Licence) and condition 21 (which requires all authorised developers to comply 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 (for which the Police would be the enforcing authority).

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

A4—Terrestrial habitat creation, enhancement, reinstatement and management

A5—Capture, exclusion and relocation of GCN from terrestrial habitat. Permitted methods:

- by hand,
- hand searches of suitable features,
- destructive searches,
- bottle traps,
- pitfall traps and refuges,
- night/torch searching,
- nets,
- exclusion fencing (including exclusion by, upright and one-way temporary amphibian fencing)
- drift fencing
- ring-fencing water body

Note this includes fence installation and removal. Note also that the above activities may only be carried out by someone with an appropriate GCN licence. Further details are contained in the NatureSpace GCN Mitigation Principles and Best Practice principles documents.

A6—Relocating GCN 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

A9 —Drain down ponds, ditches and waterbodies

A10 —Fill-in ponds, ditches and waterbodies

A11—Construction activities

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

Capture; Possess; Transport; Take eggs; Disturb; Killing & injuring; Damage & destroy resting places; Damage & destroy breeding sites.

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):

P1 Before any works commence on a site in the Red Zone all those persons involved with the licensable works are to be briefed by someone suitably experienced by way of a 'tool box talk' on:

- a. how to identify GCN
- b. what to do should GCN be found, including good working practices and
- c. what is and is not permitted under the licence.

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 GCN 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 GCN 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.

P6 Any animal listed in Schedule 9 Part 1 (but not Part 1A or 1B) of the 1981 Act which is a species which is not ordinarily resident in England in a wild state, that is caught in a trap set under this licence must not be released or allowed to escape back into the wild; it must be humanely despatched, unless a specific licence to release that species has been obtained, or alternative advice has been provided by 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.

P9 Conservation enhancement activities are expected to follow the advice in the 'Great Crested Newt Conservation Handbook' available from www.froglife.org.

P10 Conservation enhancement and other habitat management works on Compensation Land cannot take place within the boundary of sites that are designated as Special Protection Areas, Special Areas of Conservation or Sites of Special Scientific Interest (SSSI) unless consent or assent, specifically relating to the activities permitted by this licence, has been obtained from Natural England.

P11 GCN 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 GCN. The suitability of the site is to be confirmed by a suitably qualified person (e.g. an ecologist with a GCN survey licence).

P12 Any licensable activities in the red zone must be carried out in accordance with the approved GCN Mitigation Principles.



Maps

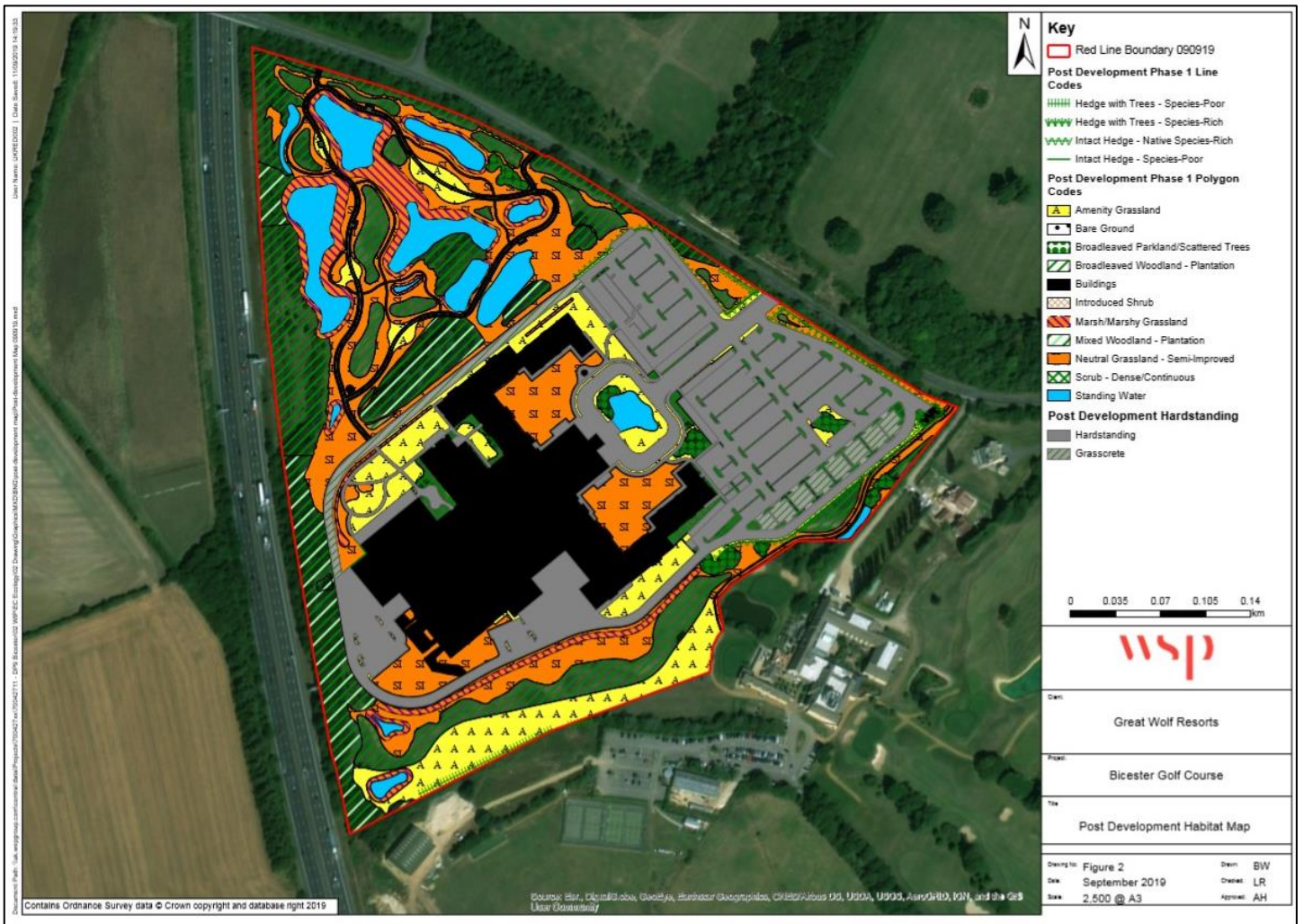
Map 1— Development Site Location Plan - Impact Risk Zones



Map 2— Development Impact Plan - as assessed under the district licensing protocols – dated 29th November 2019.



Map 3 — Habitat creation/ enhancement/ management requirements - provided by WSP on 26th November 2019



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 GCN-accessible waterbodies within 500m: 19

Number retained: 16

Number damaged: 0

Number lost: 3

Number degraded: 0

Pond details:

Waterbody ref	HSI score	Peak count (if available)	Pond area (m ²)	Distance from development site (m)	Retained/damaged/lost?	Temporary/permanent?
SW1	0.8	56	3208	115	Retained	Permanent
SW2	0.7	107	2309	On-site	Restored	Permanent
SW3	0.7	1	214	285	Retained	Permanent
SW4	0	Not available	581	On-site	Restored	Permanent
SW5	0.7	107	1535	On-site	Restored	Permanent
SW6	0.77	16	800	On-site	Restored	Permanent
SW7	0.76	92	1569	On-site	Restored	Permanent
SW8	0.7	21	676	On-site	Restored	Permanent
SW9	0.7	37	1495	On-site	Restored	Permanent
SW10	0.7	8	345	On-site	Lost	Permanent
SW11	0.7	0	1707	On-site	Lost	Permanent
SW12	0.7	17	402	On-site	Lost	Permanent
SW13	0.32	0	985	5	Retained	Permanent
SW14	0.75	22	886	110	Retained	Permanent
SW15	0.72	105	1447	155	Retained	Permanent
SW16a	0.7	Not available	2463	385	Retained	Permanent
SW16b	0.5	1	388	410	Retained	Permanent
SW17	0.7	44	350	375	Retained	Permanent
SW18	0.5	Not available	1946	375	Retained	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.

Terrestrial impacts

This part of the report summarises the terrestrial impacts. Impacts on linear terrestrial habitats are assessed and summarised separately from general terrestrial habitat impacts. Impacts on terrestrial habitats may be direct or indirect.

Hibernation features present on site? Yes

Terrestrial impact details:

Habitat type	Area (ha) affected	Retained/ damaged/lost?	Temporary/permanent impact?
Amenity grassland	2.683	Retained	Permanent
Amenity grassland	9.843	Lost	Permanent
Bare Ground	0.018	Lost	Permanent
Ephemeral vegetation	0.009	Lost	Permanent
Introduced shrub	0.147	Retained	Permanent
Neutral grassland	0.459	Retained	Permanent
Poor semi improved grassland	0.233	Retained	Permanent
Poor semi improved grassland	0.218	Lost	Permanent
Sand bunkers	0.120	Lost	Permanent
Scattered trees/parkland	0.032	Retained	Permanent
Scattered trees/parkland	1.630	Lost	Permanent
Scrub	0.027	Lost	Permanent
Woodland	0.783	Retained	Permanent
Woodland	1.324	Lost	Permanent
TOTAL:	17.526ha		

Total terrestrial habitat damage/loss:	Total area (ha)	Good/moderate terrestrial Area (ha)
Within 50m of a pond:	4.206	0.991
50-250m from a pond:	8.982	2.216
250m+ from a pond:	0.001	0.001
TOTAL:	13.189ha	3.208ha



Linear Habitats	Length (km) affected	Retained/damaged/lost?	Temporary/permanent impact?
Species poor hedge with trees	0.136	Retained	Permanent
Species rich hedge with trees	0.009	Lost	Permanent
Species poor hedge	0.061	Lost	Permanent
Dry ditch	0.217	Lost	Permanent
TOTAL:	0.423km		

Total linear habitat damage/loss:	Length (km)
Within 50m of a pond:	0.181
50-250m from a pond:	0.106
250m+ from a pond:	0.000
TOTAL:	0.287km



On-site proposals

Type of habitat/waterbody ref	Area (terrestrial – in ha; aquatic in m²)	On-site mitigation/compensation	Relative value for GCN?
Terrestrial habitats			
Introduced shrub	0.017 ha	Creation	Moderate
Marshy grassland	0.713 ha	Creation	Good
Mixed plantation woodland	0.011 ha	Creation	Good
Plantation broadleaved woodland	2.109 ha	Creation	Good
Semi-improved neutral grassland	2.403 ha	Creation	Moderate
Linear features			
Species poor hedge	0.042 km	Creation	Good
Species rich hedge	0.628 km	Creation	Good
Aquatic features			
SW2	2309 m ²	Enhancement	Good
SW4	581 m ²	Enhancement	Good
SW5	1535 m ²	Enhancement	Good
SW6	800 m ²	Enhancement	Good
SW7	1569 m ²	Enhancement	Good
SW8	676 m ²	Enhancement	Good
SW9	1495 m ²	Enhancement	Good
CP1	307 m ²	Creation	Good
CP2	72 m ²	Creation	Good
CP3	85 m ²	Creation	Good
CP4	189 m ²	Creation	Good
CP5	138 m ²	Creation	Good
CP6	281 m ²	Creation	Good

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 GCN distribution/range

Contribution to conservation target area: Site is not located within a conservation target area.

Prospects assessment: Moderate

Other relevant information:

Whilst this development will include high-level impacts such as loss of great crested newt ponds, the proposed habitat creation and enhancement measures, supported by a 25-year Habitat Management and Monitoring Plan (HMMP), have been carefully assessed and have resulted in a significantly reduced second-stage fee.

There is a high risk of harm to newts during works and the conditioned mitigation methods will minimise these risks appropriately. The loss of habitats and overall impact to newts is compensated for through a combination of the on-site measures and a contribution to the wider Conservation Strategy delivered through the district licensing scheme.

Some habitats noted as temporarily lost in the application documents were subsequently assessed as lost, due to the location and subsequent isolation of the habitats once development is complete. Paramount of these examples is the roundabout pond at the site entrance, which cannot be considered valuable to newts post-development.

Three on-site ponds were considered lost, one of which was considered contiguous with the on-site wet ditch. Pond SW13 was not considered degraded, despite its close proximity to site, due to both its existing pressures, lack of newt presence and the presence of fish within it.



Local Planning Authority:	Cherwell District Council
Client:	Great Lakes UK Ltd
Site name:	proposed Great Wolf Lodge, Chesterton, Bicester (pre
Planning application number:	19/02550/F
Site grid reference:	SP 54966 21669
Date:	43801

All GCN calculators accredited by Natural England and approved for use by Local Planning Authority.

MITIGATION HIERARCHY:

Identifies whether there is a presumption of avoidance of the site.

Site avoidance: Statutorily protected site (1A)	n/a
Site avoidance: Significant impact to CCS (1B)	n/a
Site avoidance exemption: Minimal impact to CCS	n/a

Identifies landscape-level significance of the site for great crested newts and mitigation hierarchy implementation if required. The mitigation hierarchy metric provides values between 0 and 1, where a score of 1 is a highly significant site and a score of 0 is a site of low value to great crested newts in the wider landscape. Where the score is 0.5 or above the mitigation hierarchy (avoid, minimise, mitigate) should be applied to great crested newt habitat on site. Mitigation hierarchy recommendations 2a-2c will require *in situ* conservation measures. No *in situ* conservation measures are required if the recommendation is 2d unless impacts are temporary. Where impacts are temporary and the duration is for less than a year no site significance score is provided.

Site significance score:	0.36
Mitigation hierarchy recommendation:	2d

IN SITU AVOIDANCE/MITIGATION/MANAGEMENT

Where a site is of significant value to the current conservation status of GCN *in situ* avoidance and/or mitigation and management will be required. Planning condition 1 (and, in the red zone, condition 3e) will apply. Development proposals must avoid impacts to habitat and features of importance to great crested newts by retention and management. Maintaining great crested newt population range and connectivity is critical, and this can be achieved by a) retaining priority terrestrial habitats for great crested newts (where this provides connectivity between waterbodies both on and off site, and b) retaining breeding quality ponds (NSP assumes all ponds are breeding quality ponds, unless evidence (e.g. HSI survey) is provided to demonstrate otherwise - standard survey requirements as per GCNMG apply).

In situ avoidance/mitigation/management:	n/a
<i>In situ</i> avoidance, mitigation and management recommendations in the NSP report, provided as part of the planning application, must be complied with. Condition 1 (and, in the red zone, condition 3e) will apply.	n/a

TEMPORARY IMPACTS

Where temporary impacts will occur, like for like replacement at the impact site is required.

Temporary impacts:	n/a
Like for like replacement required Condition 1 (and, in the red zone, condition 3e) will apply:	n/a

PLANNING CONDITIONS:

The metric calculates the likelihood of presence of great crested newts at the site and the risk of harm based on the impact type. The metric provides values between 0 and 1, where a score of 1 is great crested newts presence is highly likely and risk of harm is high and a score of 0 is likely absence of great crested newts and low risk of harm. Planning conditions are required within the red zone where great crested newts are deemed to be present and risk of harm is probable.

Likelihood of risk of harm to GCN:	0.95
Planning conditions apply:	Yes
Condition 3: Development must be in accordance with Part 1 (sections 1 and 2).	Yes
Condition 3a: Works to ponds may only be undertaken during autumn/winter, unless otherwise in accordance with the GCN Mitigation Principles.	Yes
Condition 3b: Works which will affect likely newt hibernacula may only be undertaken during the active period for amphibians.	Yes
Condition 3c: 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).	Yes
Condition 3d: Amphibian fencing and pitfall trapping must be undertaken at suitable habitats and features, prior to commencement of works (following best practice guidance).	Yes
Condition 3e: Onsite recommendations in the report provided as part of the planning application must be complied with.	Yes

GCN HABITAT ACCOUNTING & SCHEME PAYMENT:

Accounts for GCN habitat losses and gains on site to identify the outstanding compensation requirement and scheme contribution cost needed.

GCN Habitat Impact	AQUATIC		TERRESTRIAL		LINEAR	
	# waterbodies	Units	Ha	Units	Km	Units
% Gross impact	-15.79%	-17.35%	-75.25%	-62.42%	-67.84%	-54.57%
% Net impact	52.63%	8.43%	-45.28%	-30.65%	-67.84%	-22.44%

Total habitat unit impact (Net)	-0.48
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SCHEME COSTING	Site zone & development type	Cost
	Red_Major_Large scale	£24,320

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 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 GCN Mitigation Principles (the separate 'Best Practice Principles' are a recommendation for all developments operating under a District Licence and the 'GCN 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:
 - o All persons, companies and organisations authorised to act under the licence and in what capacity
 - o 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.
 - o Any changes to development land (including management changes)
 - o Any surveying/monitoring information
 - o Any incidents or reports of activities in breach of the licence or the GCN-planning conditions (including details of action taken, such as disciplinary and remedial actions)
 - o 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 local planning authority or Natural England - gcndll@naturalengland.org.uk