

NatureSpace Great Crested Newt District Licensing Scheme

Certificate

Date of certificate issue: **3rd March 2022**

Date of District Licence expiry: **21st October 2023** (see p.3)

Development title: **Proposed Great Wolf Lodge, Chesterton, Bicester**

Developer name: **Great Lakes UK Limited**

Development location (8 figure grid reference): **SP 5496 2166**

Development address: **Green Lane, Chesterton, Bicester, OX26 1TH**

Planning application reference: **19/02550/F. Appeal allowed (against refusal)**

Cherwell District Council Appeal reference: **20/00030/REF**

Planning Inspectorate Appeal reference: **PP/C3105/W/20/3259189**

Development plan reference: **'201908002 – Bicester Golf Course Impact Map', dated 29th November 2019** (see Annex 2, page 8)

This certificate confirms that the above development (as detailed in the above referenced development plan) has been evaluated by NatureSpace Partnership in accordance with the terms and conditions of the District Licence (WML-OR112) and the required financial contribution to the local great crested newt (GCN) strategy has been paid.



Provided that the works proceed in accordance with the assessed development proposals (plan '201908002 – Bicester Golf Course Impact Map', dated 29th November 2019) and with planning conditions 27 and 29 of planning Appeal Decision APP/C3105/W/20/3259189, the development can be covered under Cherwell District Council's District Licence (WML-OR112). All works must be in accordance with the conditions of WML-OR112.

The licence requires authorisations to specify which activities and operations are permitted from the list in Annex B of WML-OR112. In this case, the **licensed activities and operations will be as follows: A3, A4, A5, A6, A7, A8, A9, A10, A11**

The following Protocol conditions will apply: P1, P2, P3, P4, P5, P6, P7, P8, P9, P10, P11, P12

Please see Annex 1 for full details of these activities and operations.

Once authorised, developers working under the District Licence also should note:

- 'Authorised developers' authorise (in writing) additional persons (e.g. employees, contractors) to act as 'Accredited Agents' under the District Licence;
- Authorised developers must ensure that all persons using the licence (including any Accredited Agents) must possess appropriate knowledge, training and experience to undertake licensed activities in accordance with the District Licence and accepted best practice;
- Developers must maintain a record of activities carried out under the District Licence and a list of any persons you authorise to act as 'Accredited Agents' - and provide a record of these activities and persons to Cherwell District Council or NatureSpace Partnership in a timely manner;
- It is a condition of any authorisation under the District Licence that reasonable requests for permission to access the site will granted to employees and representatives of the Local Planning Authority and or Natural England for monitoring purposes;
- It is recommended that the attached Best Practice Principles are followed for all works on site.
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Licensable acts which will be made lawful when an authorisation for the proposed development is issued under the District Licence:

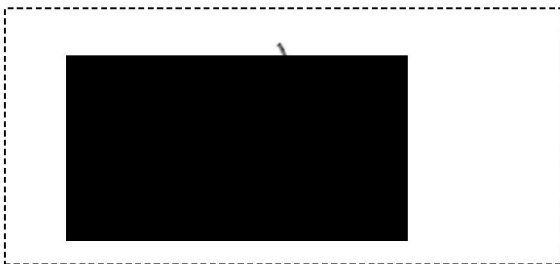
Capture; Possess; Transport; Take eggs; Disturb; Killing & injuring; Damage & destroy resting places; Damage & destroy breeding sites.



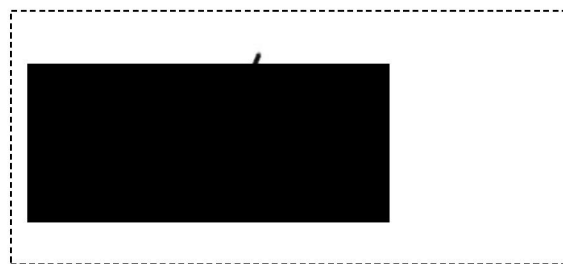
NATURESPACE PARTNERSHIP

SIGNED (on behalf of **Nature Space Partnership**)

by



PROJECT OFFICER



SENIOR OFFICER

Important:

This certificate is not an authorisation to work under a District Licence. Authorisations are issued separately by the Licensee (Cherwell District Council), in writing once the development has been granted a valid planning permission.

District Licence expiry date note:

The District Licence is held by the Local Planning Authority, which is able to issue authorisations to developers with planning approval. The 2-year legal limit on licence duration means that authorising documents will need to be reissued as and when the licence is reissued by Natural England. The licence conditions expressly provide for 'Further Licences', and NatureSpace will manage the updating of this certificate and any authorisation documents at the appropriate time.

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.



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 - gcdll@naturalengland.org.uk

Annex 1. Activities, Operations and Protocols 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 in the District Licence 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 approval 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 bodies.

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



Protocols

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.

P7 Surveying must be conducted in accordance with the Conservation Strategy and relevant sections of Natural England's published advice (see 'Great crested newts: surveys and mitigation for development projects')

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.



Annex 2. Impact Map

