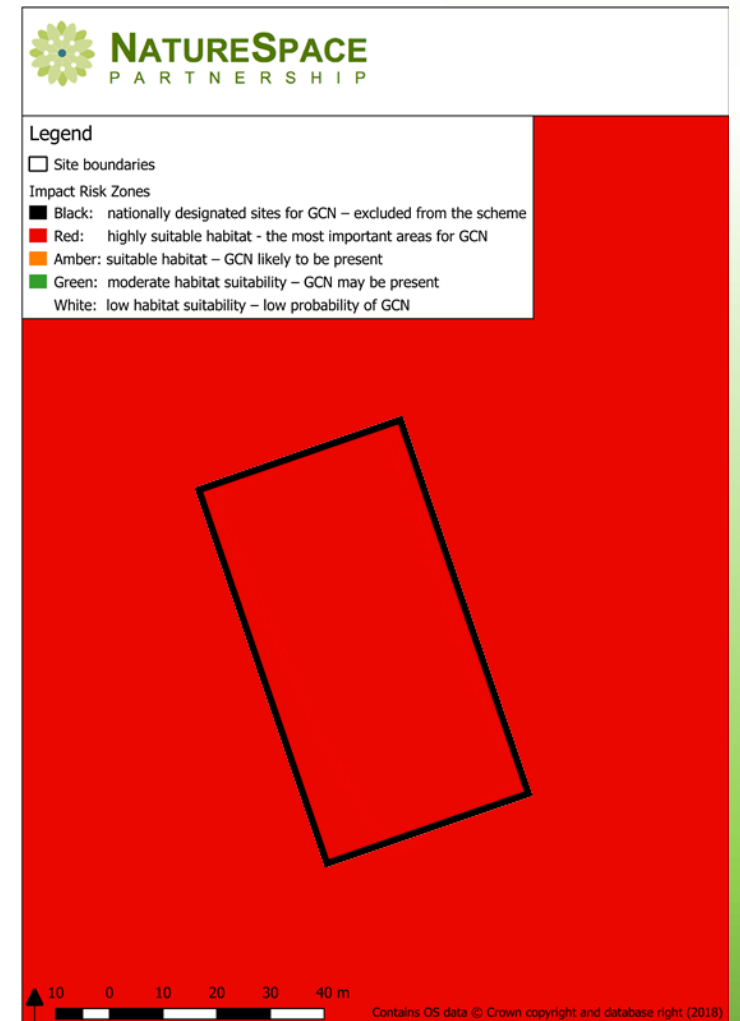


District Licensing for great crested newts in the South Midlands

Case Studies

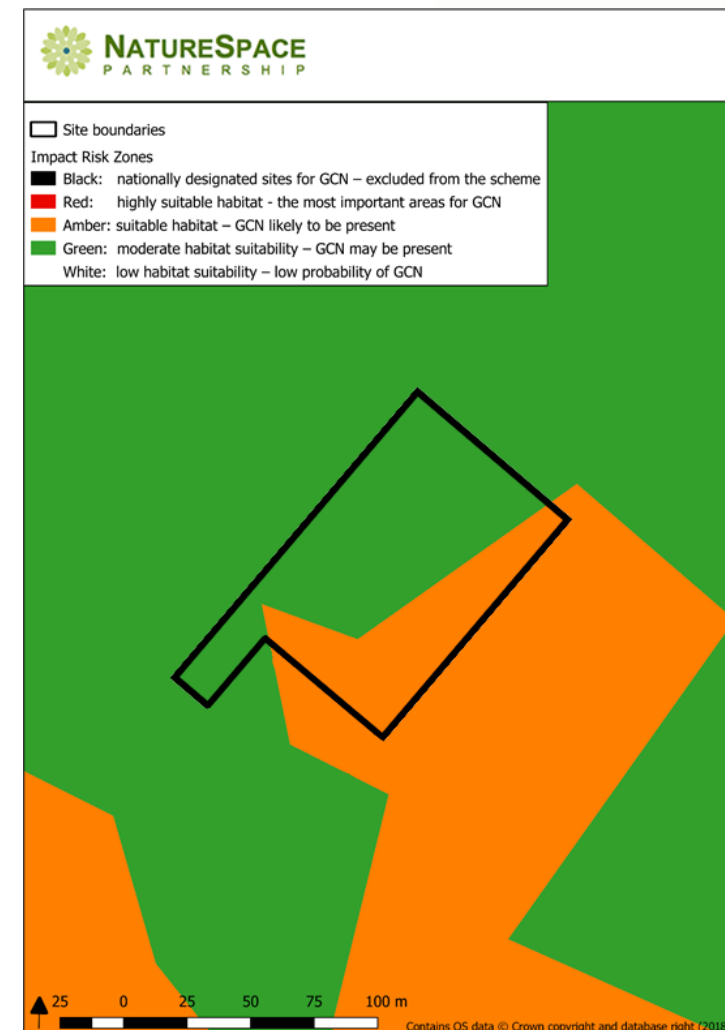
Casework example #1

- ▶ **Housing development – 5 dwellings**
- ▶ **Minor development**
- ▶ **Red zone**
- ▶ **£5k first-stage payment**
- ▶ **£6697 second-stage fee**
 - 7 ponds in 500m, 5 within 250m
 - 1 pond degraded by development proposal
 - some hibernacula and terrestrial habitat lost
- ▶ **On-site mitigation required (red zone site)**
 - some fencing and capture required at degraded pond



Casework example #2

- ▶ **Housing development – 12 dwellings**
- ▶ **Major development**
- ▶ **Amber zone**
- ▶ **£10k first-stage payment**
- ▶ **£7989 second-stage fee**
 - high connectivity site
 - site within Conservation Target Area
 - terrestrial habitat and connective hedgerow lost
 - 2 ponds within 500m
- ▶ **No on-site mitigation required (not a red zone site)**



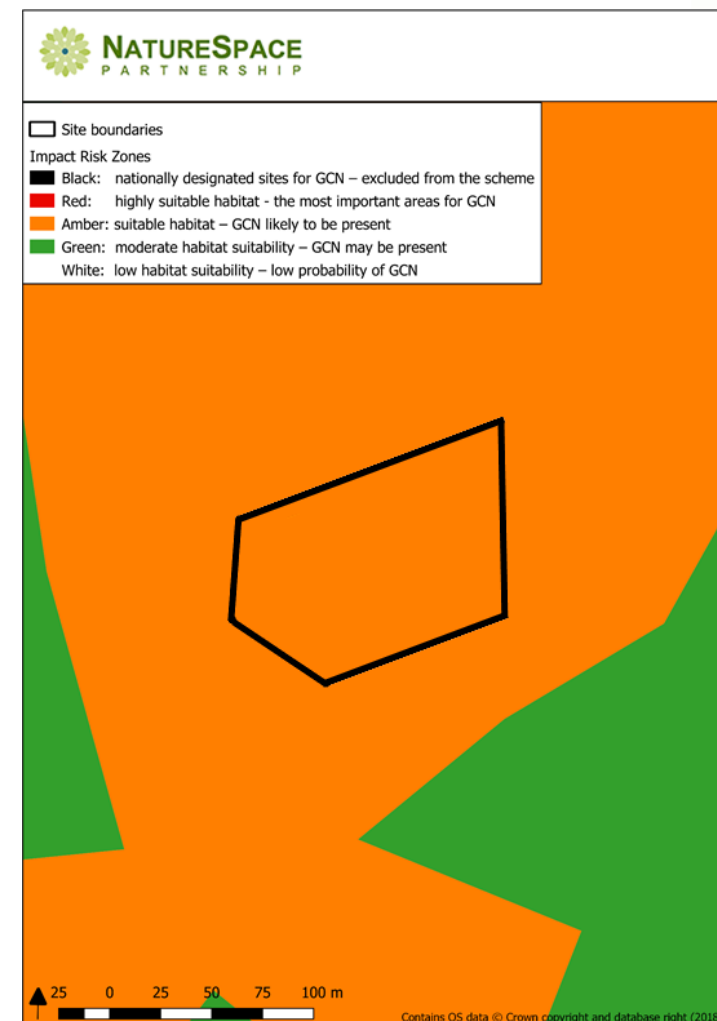
Casework example #3

- ▶ ~7000 square metre industrial unit
- ▶ Large-scale major development
- ▶ Red zone
- ▶ £10k first-stage payment
- ▶ £25,640 second-stage fee
 - 6 ponds within 500m
 - 1 pond within 50m degraded by proposed development
 - Hibernation features and quality terrestrial habitat lost
- ▶ On-site mitigation required (red zone site)
 - timing restriction on hibernacula works
 - capture methods and fencing at degraded pond



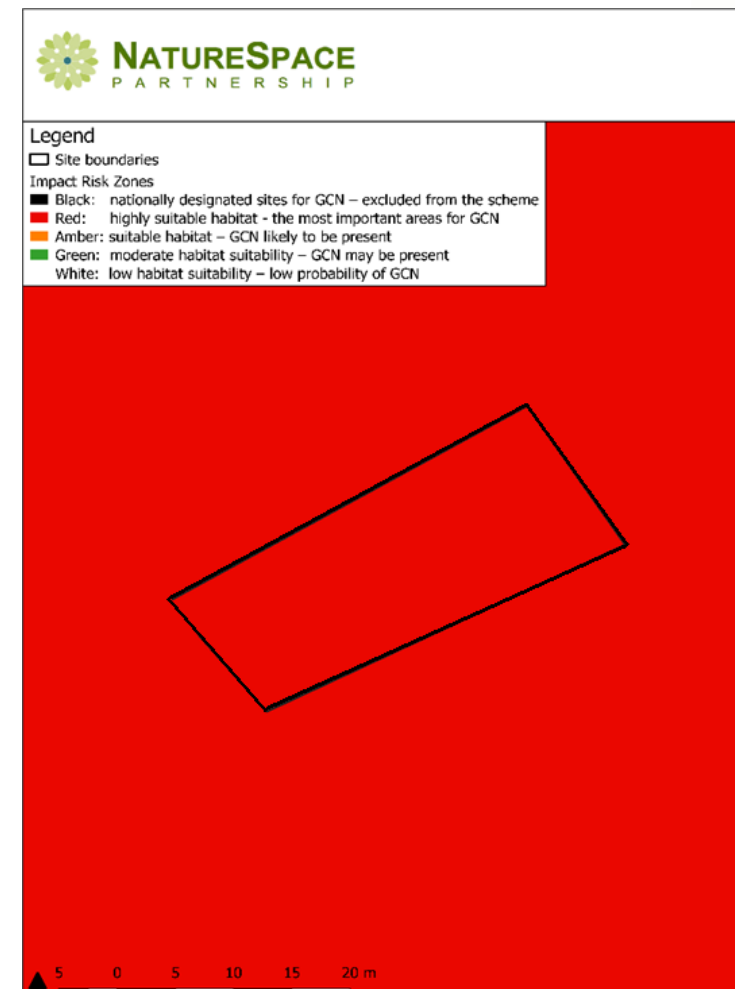
Casework example #4

- ▶ ~3900 square metre industrial unit and offices
- ▶ Major development
- ▶ Amber zone
- ▶ £10k first-stage payment
- ▶ £58,003 second-stage fee
 - high range importance, a key newt range site
 - adjacent to a protected site
 - 9 ponds, 7 within 250m
 - 1 degraded
 - >1ha high quality terrestrial habitat lost
- ▶ No on-site mitigation required (not a red zone site)



Casework example #5

- ▶ Single dwelling, 0.05ha site
- ▶ Minor development
- ▶ Red zone
- ▶ £5k first-stage payment
- ▶ £2255 second-stage fee
 - permanent loss of small areas of habitat
 - in a conservation target area
 - in a high connectivity area
- ▶ Some on-site mitigation and timing restrictions required

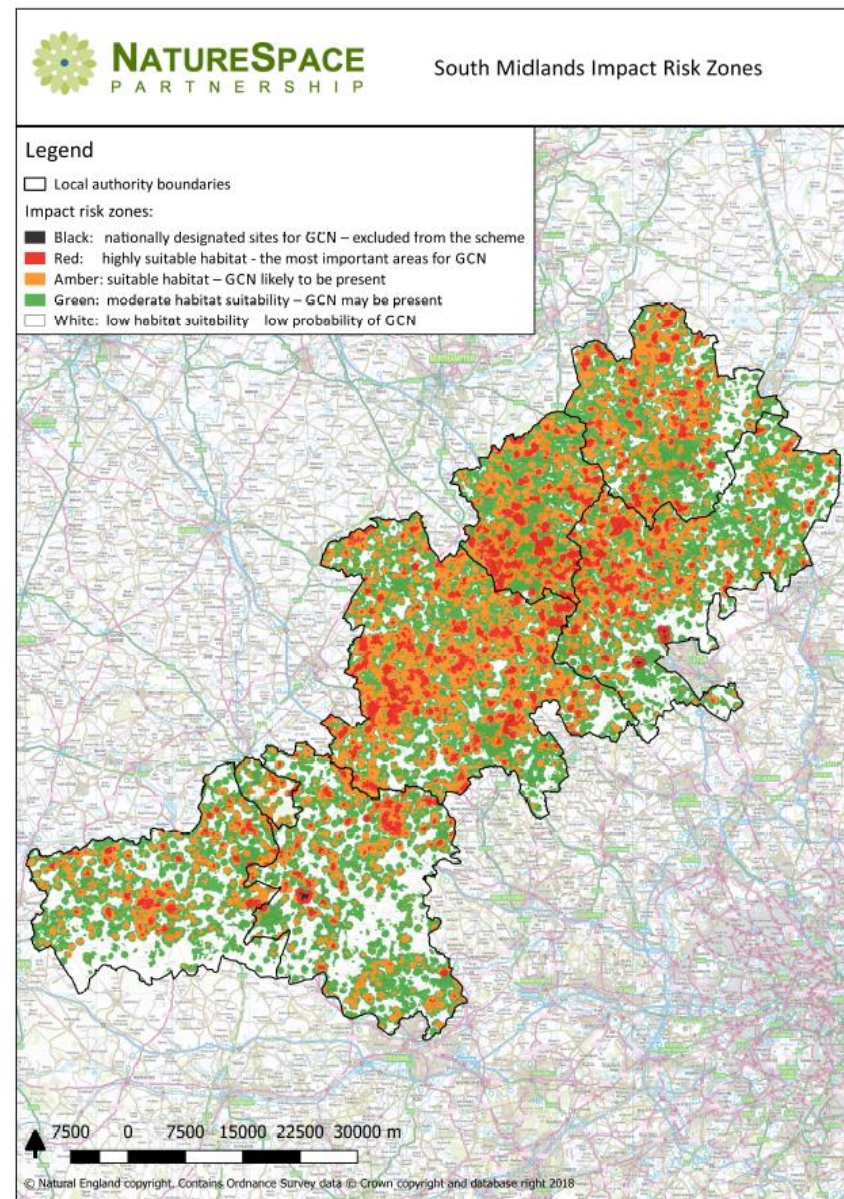


Map 'Zone'	Development scale		
	Minor	Major	
White	Single charge £1k	Single charge £1k	
Green	Single charge £1k	First charge £10k Second charge £0-50k	
Amber	First charge £5k Second charge £0-20k	First charge £10k Second charge £0-90k	
Red	First charge £5k Second charge £0-50k	Small scale First charge £10k Second charge £0-90k	Large scale First charge £10k Second charge not capped

Other categories

Infill residential (≤2 houses): standard single charge of £1k in all zones.

Householder applications: if a householder applicant wishes to opt in and have their householder development covered by the district licence (rather than having to follow the standard survey and licensing process), there is a standard fee of £500.



Benefits for developers

- ▶ **Avoid extensive newt surveys**
- ▶ **Maximise developable area**
- ▶ **One-stop shop – licensing and planning at the same time**
- ▶ **Certainty – you will know all newt requirements within 10 days - pre-planning**
- ▶ **Reduced mitigation requirements cf standard licensing requirements**
- ▶ **No long-term obligations for management or monitoring for developers (in most cases) – these are taken on by NatureSpace and the SMNCP**