



District Licensing for great crested newts

Prof David Hill CBE DPhil(Oxon)

NatureSpace Partnership Ltd



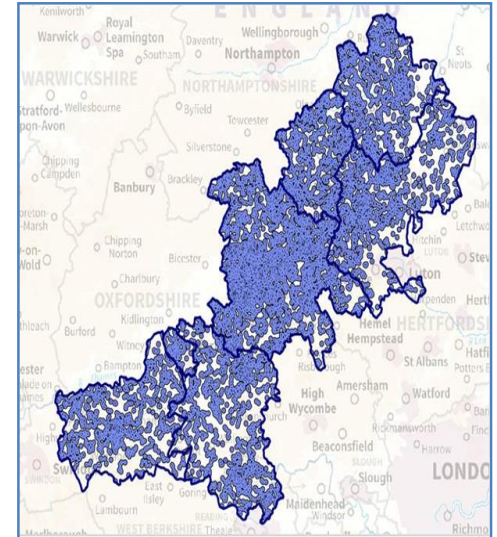
Great crested newt

- The UK population is of global importance - it is rapidly declining but yet still widespread. It is a requirement to see a reverse of this decline
- It creates one of the most significant ecological constraints on development
- Developers have a legal duty to ensure that their actions do not cause harm to individual animals
- This has now changed under new Government policy which will be better for newt populations **and** for developers and planners



The current issue

- Newts are protected individually under current regime
- Licensing and planning are separate
- Developers are expected to ‘prove absence’
- Individual site surveys are required - expensive, cause delays, high risk if newts are found
- On-site mitigation required – expensive & ineffective; can affect net developable area; ties the developer into long-term management
- Bad for all parties (developers, planners & newts)



Land within 500m of main pond



The change in policy 2017

- New Natural England licensing policies
- Actioned because developers have asked for a better system
- In DCLG Housing White Paper
- Move from a system of 'least harm' to one of 'maximum benefit'
- Survey can be done once – at a District scale
- Move mitigation schemes from on-site to off-site
- Integrate licensing with planning within the LPA – 'delegated District Licensing'
- Trialed in Woking 2017, roll out to all of England 2018 - 2020



NatureSpace Partnership and LPAs



Central Bedfordshire



Bedford Borough

Milton Keynes



Aylesbury Vale

South Oxfordshire

Vale of the White
Horse



Oxford City



Oxfordshire County



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

The NatureSpace solution

Doing all the surveys, modelling and habitat creation once, up-front, cost-effectively and at a strategic level

so that

developers don't have to do it for themselves, hundreds of times, reactively and expensively, for every single development

Better for developers, better for newts



The mechanism

- Two companies
 - One private sector EIS: NatureSpace Partnership Ltd
 - One non-profit CIS: South Mids Newt Conservation Partnership
- NatureSpace sets up and delivers the scheme (working with LPAs and developers)
- SMNCP delivers the newt conservation (with landowners and NGOs)
- NatureSpace charges developers, receives payments and contracts SMNCP to deliver the ‘strategic conservation strategy’
- Whole delivery mechanism stipulated by District Licence



Developer charging

Participation in scheme is voluntary - but all applications are encouraged by LPAs to enter scheme

Payments made under the scheme are proportional and relevant – payment varies according to location and impact

Payment removes the need for developers to survey for newts and provides insurance against finding newts on site

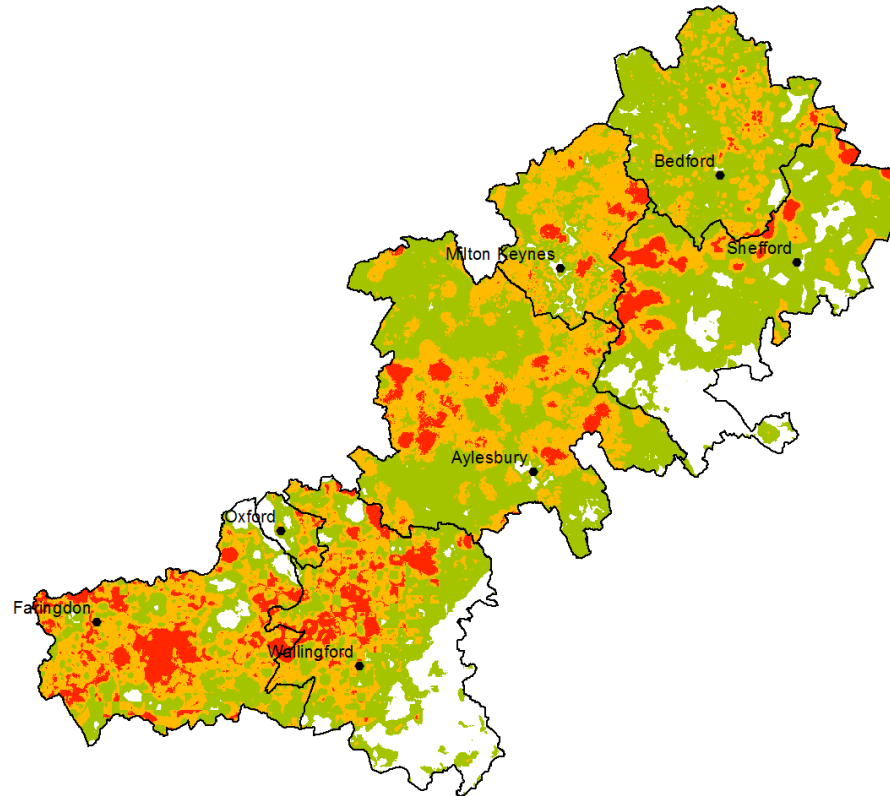
Payment must be made before impact felt – the payment system has two-stages

- Prior to application – standard charges, in lieu of (and less expensive than) survey effort and delays
- At permission (or minimum of 6 months before commencement) – tailored charges according to the impact of the development



South Midlands

Newt distribution map



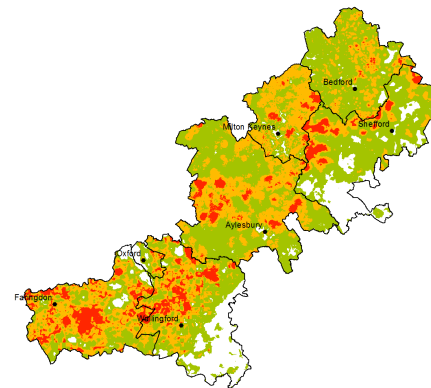
Developer charging

White – standard single £1k charge – certificate issued

Green – two-stage charge, metric applied to large schemes, second charge calculated according to impact

Amber – two-stage charge, metric always applied, second charge calculated according to impact

Red – two-stage charge, metric always applied, charge according to impact, planning conditions may apply



NATURESPACE
PARTNERSHIP

Decision tree & scale of charge

Specific to location & size of development

Zone	Estimated land coverage	Application size	Initial pre-application charge (£k)	Post permission charge (£k)	Action
White	10%	Minor	1	0	Issue compliance certificate
		Major	1	0	
Green	40%	Minor	1-5	0	Apply metric, calculate impact, issue report, compliance certificate
		Major	10	0-50	
Amber	40%	Minor	5	0-20	
		Major	10	0-90	
Red	10%	Minor	5	0-50	
		Major – small scale	10	0-90	
		Major – large scale	10	0-?	

Milestones & progress

Task	Progress /risk
1. Establish private sector/NGO consortium	✓
2. Contact, explain to and invite in LPAs – sign Agreements	✓
3. Secure pilot scheme rights from Natural England	✓
4. Create new company structures – private and non-profit	✓
5. Design and deliver survey and eDNA analysis	✓
6. Design and build all aspects of the scheme with LPAs	✓
7. Create models for maps using survey data – agree with LPAs	✓
8. Attract private investment to cover start up costs	✓
9. Achieve final LPA sign-off for District Licence application	✓
10. Apply to Natural England and achieve District Licence	Oct 17
11. Market the scheme to developers	Nov 17
12. Launch Jan 2018	Jan 18



Benefits to developers

Participation in scheme is voluntary!

Stage 1 payments for certificate

- Save time (no delays)
- Save money (cheaper than population surveys)
- Guarantee certainty (insurance policy)

Stage 2 payments to run metric and cost compensation

- Save time (no delays)
- Save money (cheaper than on site mitigation)
- Guarantee certainty (fixed charge, payable once permission received)



Thank you

www.environmentbank.com

E: sgarratt@environmentbank.com

