

# 17 Natural Environment

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## 17.1 Natural Environment

### Arun's Local Plan strategic objective for the Natural Environment is:

**"To plan for climate change and work in harmony with the environment to conserve natural resources and increase biodiversity."**

- 17.1.1** People cannot flourish without the benefits and services our natural environment provides. Nature is a complex, interconnected system, a healthy, properly functioning natural environment is the foundation of sustained economic growth, prospering communities and personal wellbeing<sup>(45)</sup>.
- 17.1.2** The NPPF states that to minimise the impacts on biodiversity and geodiversity local planning authorities must identify and map components of the local ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity, wildlife corridors and stepping stones that connect them, along with areas identified by local partnerships for habitat restoration or creation.

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Arun District Council will encourage and promote the preservation, restoration and enhancement of biodiversity and the natural environment through the development process and particularly through policies for the protection of both designated and non-designated sites. Where possible it shall also promote the creation of new areas for habitats and species. In relation to designated sites, development will be permitted where it protects sites listed in Tables 17.1-17.6 that are recognised for the species and habitats contained within them.

### Designated sites of biodiversity or geological importance

- 17.1.3** Within Arun District (and outside of the area now governed by the South Downs National Park Authority), a number of sites have been identified as being particularly important in terms of biodiversity and geodiversity due to the plant and animal species and geology that can be found within them. These designated sites include sites of International, European, National and Local significance and the details of these are outlined below.

45 The Natural Choice:securing the value of nature, HM Government 2011

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### European sites

**17.1.4** Ramsar sites are protected in policy terms as European sites <sup>(46)</sup> these are designated for the conservation of wetlands, particularly those of importance to waterfowl. These sites were designated under the Ramsar Convention <sup>(47)</sup> on Wetlands of International Importance. Ramsar sites may incorporate riparian (banks of a stream, river, pond or watercourse) and coastal zones adjacent to the wetlands and islands or bodies of marine water deeper than six metres at low tide lying within the wetlands. The majority of terrestrial areas included within listed Ramsar sites in England are currently also designated currently as Sites of Special Scientific Interest (SSSI).

Name	New Site Code <sup>(48)</sup>
Pagham Harbour	UK 11052

**Table 17.1 Ramsar sites**

**17.1.5** The European Union (EU) wide, network of nature protection areas is known as 'Natura 2000.' This forms the core of EU nature & biodiversity policy, and is established under the 1992 Habitats Directive. The aim of the network is to assure the long-term survival of Europe's most valuable and threatened species and habitats. It is comprised of Special Areas of Conservation (SAC) designated under the Habitat Directive <sup>(49)</sup> and also incorporates Special Protection Areas (SPAs) which are designated by the Birds Directive <sup>(50)</sup>.

**17.1.6** SACs are areas which provide increased protection to a variety of wild animals, plants and habitats and are a vital part of global efforts to conserve the world's biodiversity. The only SAC in Arun District is Arun Valley.

Name	Site Coda
Arun Valley	UK0030366

**Table 17.2 Special Areas of Conservation**

**17.1.7** SPA (SPAs) are areas which have been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds found within European Union countries. A Solent & Dorset Coast potential SPA (pSPA) is proposed off the coast covering the area from Poole Harbour in the west to Bognor Regis in the east. The term 'potential' is used when a marine area and species are being recommended for classification to the Department for Environment and Rural Affairs (DEFRA).

46 As legislated in 'Conservation of Habitats and Species Regulations' (2010)

47 Ramsar Convention 1971 which was ratified into UK law in 1976

48 Natural England website - [www.naturalengland.org.uk](http://www.naturalengland.org.uk)

49 Council Directive 92/43/EEC

50 Directive 2009/147/EC

Name	Site Code
Pagham Harbour	UK 9012041
Arun Valley	UK 9020281
Solent and Dorset Coast pSPA	UK 9020330 (tbc)

**Table 17.3 Special Protection Areas**

**17.1.8** The Conservation of Habitats and Species Regulation 2010, require all European Sites to be given full protection. Ramsar and potential SPAs or SACs are afforded similar protection as if they are legally designated. Natural England will be consulted on any planning application in or adjacent to a European Site, or any such candidate site. It is therefore a requirement that all proposals that might adversely affect the special interest of a European Site be given special scrutiny.

### Nationally designated sites

**17.1.9** Nationally designated sites include Sites of Special Scientific Interest (SSSIs). SSSIs are the country's very best wildlife and geological sites. They include some of the most spectacular and beautiful habitats, wetlands, chalk rivers, meadows, shingle beaches and upland peat bogs. The NPPF states that 'proposed development on land within or outside a SSSI likely to have an adverse effect on the SSSI (either individually or in combination with other developments) should not normally be permitted. Where an adverse effect on the site's notified special interest features is likely, an exception should only be made where the benefits of the development, at this site, clearly outweigh both the impacts that it is likely to have on the features of the site that make it of special scientific interest and any broader impacts on the national network of Sites of Special Scientific Interest.'

Name	Site Code
Pagham Harbour	1000243
Bognor Reef	1000219
Felpham	1000357
Climping Beach	1000225

**Table 17.4 Sites of Special Scientific Interest**

**17.1.10** Approximately half of Arun District lies within the South Downs National Park (SDNP). The SDNP statutory purpose is to conserve and enhance the natural beauty and wildlife and to promote opportunities for the understanding and enjoyment of its

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special qualities by the public. Although all planning applications in the SDNP are dealt by the National Park Authority directly, the National Park Authority does a duty to work in partnership with all Local Authorities, and as such with Arun District Council.

**17.1.11** The Marine and Coastal Access Act (2009), introduced Marine Conservation Zones (MCZ's) to improve protection and conservation of marine biodiversity, forming part of the UK's ecologically coherent network of Marine Protected Areas. MCZ's protect nationally important marine wildlife, habitats, geology and geomorphology and should be protected. A well-managed network of marine protected areas will be in place, with restored ecosystems. It is aimed that populations of all commercially exploited fish and shellfish will be within safe biological limits, with age and size characteristics of healthy stocks. Arun District has one MCZ at Pagham Harbour.

**17.1.12** Arun as a coastal District is shaped by the sea. It provides a wide range of ecosystem services, including the inspiring beauty of our coasts, a wealth of diverse habitats and species, places for recreation and enjoyment, the livelihoods of many communities and a potentially sustainable source of healthy food. We want our seas to be clean, healthy, safe, productive and biologically diverse. Our aim is for resources to be used sustainably and to be able to adapt to dynamic coastal processes.

### Locally important sites

**17.1.13** Locally important sites include Local Nature Reserves (LNRs) which offer people special opportunities to study or learn about nature or to simply enjoy the reserve and also offer an element of protection to various forms of wildlife found in these areas.

Name	Site Code
Pagham Harbour	1009061
West Beach	1009233
Bersted Brooks	1481372

**Table 17.5 Local Nature Reserves**

**17.1.14** Sites of Nature Conservation Importance (SNCI) are areas which are designated locally for their wildlife importance. SNCI designation does not carry any statutory protection and is additional to national designations such as Sites of Special Scientific Interest.

Name	Site Code
Ferring Rife & Meadows	Ar12
Littlehampton Golf Course and Atherington Beach, Littlehampton	Ar06

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Name	Site Code
Elmer Rocks	Ar18
Fontwell Park Race Course	Ar01
Middleton Shingle	Ar19

**Table 17.6 Sites of Nature Conservation Importance**

**17.1.15** Regionally Important Geological & Geomorphological Sites are currently the most important places for geology and geomorphology apart from statutorily protected land such as Sites of Special Scientific Interest. The designation of these sites is one way of recognising and protecting important earth science and landscape features for future generations to enjoy.

Name	Site Code
Felpham Foreshore, Bognor Regis	1475602
Climping Sand Dune System	1475611
Bognor Foreshore	1475600
Pagham Harbour	1475608

**Table 17.7 Regionally important geological & geomorphological sites**

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### **Designated Sites of biodiversity or geological importance**

- a. Proposed development likely to have an adverse effect on land with the designated features of any Site of Biodiversity or Geological Importance as listed in Tables 17.1 - 17.7 or any subsequently designated sites (either individually or in combination with other developments), will not normally be permitted. Consideration will be given to the exact designated features present on the site, their scarcity/rarity and recognition of the protection offered by their existing status. Development on wildlife sites with the highest value will only be permitted exceptionally where the following can be demonstrated:
  - i. There is no alternative solution (which shall be adequately demonstrated by the developer).
  - ii. There are reasons of public health or public safety or
  - iii. There are benefits of primary importance to the environment or
  - iv. There are imperative reasons of overriding public interest.

Notwithstanding the above however, the presumption in favour of sustainable development does not apply where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.

- b. In determining any planning application affecting Sites of Biodiversity or Geological Importance the Council will ensure that the intrinsic natural features of particular interest are safeguarded or enhanced having regard to;
  - i. The European, National or Local status and designation of the site;
  - ii. The nature and quality of the site's features, including its rarity value;
  - iii. The extent of any adverse impacts on the notified features of interest;
  - iv. The need for compensatory measures in order to re-create remaining features of habitats on or off the site.
- c. Where appropriate the Council will ensure the effective management of designated sites through the imposition of planning conditions or Section 106 agreements as appropriate.

## European Sites & Habitats Regulations Assessments

- 17.1.16** Arun District Council's Habitats Regulations Assessment (HRA) (2017) assesses the likely impacts of the possible effects of the Local Plan's policies on the integrity of Natura 2000 sites (including possible effects 'in combination' with other plans, projects and programmes). In addition to considering the impacts of development on European sites within Arun, the impacts of development on European sites outside the District of Arun but within neighbouring planning authority areas must also be considered. Such sites include the Duncton to Bignor Escarpment SAC, Chichester and Langstone Harbours (Ramsar, SPA) and Solent Marine (SAC).
- 17.1.17** Pagham Harbour and Arun Valley are of particular importance to Arun, notwithstanding the fact that Arun Valley is located within the South Downs National Park planning authority area. The following outlines the reasons for their importance, some of the key issues affecting these areas and policies for their continued protection and enhancement.

### Pagham Harbour

- 17.1.18** Pagham Harbour is a SPA as it supports important populations of rare birds for a large proportion of the year. The Ramsar Convention recommends designation of wetlands that regularly support 1% of the population of a species of waterbird. Pagham Harbour has regularly supported more than this percentage of the western European populations of dark bellied Brent Goose, (*Branta bernicla bernicla*) and Black-tailed Godwit (*Limosa limosa islandica*). The Habitats Regulations Assessment<sup>(51)</sup> has assessed, in detail, the various habitats at the Harbour, that support species and the main threats and opportunities for Pagham Harbour. The key recommendations were the identification of zones to protect the site from development. These zones of influence have been mapped on the Proposals Map and the implications of considering developments in each zone are outlined below.
- 17.1.19** Pagham Harbour is an estuarine site which includes intertidal mudflats, saltmarsh, lagoons, shingle, open water, reed, swamp and wet grassland. It is an important summer breeding and wintering ground for wildfowl. As such, to ensure no detrimental impacts through the loss of supporting habitat, development within Buffer Zone B for Pagham Harbour SPA, will need to prove the site is not used regularly by birds. To do this information on the cropping regime, frequency of planting favoured by Brent Geese, sources of disturbance, openness of the site, historic data search and at least one seasons wintering surveys will need to be provided. Where results suggest regular use, an additional winter bird survey should be carried out and mitigation design aspects incorporated as necessary, to enable informed judgments to be made.

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51 Habitats Regulations Assessment for the Arun District Core Strategy, Appropriate Assessment Report, UE Associates, April 2010, Habitats Regulations Assessment for the Arun District Local Plan, Urban Edge Environmental Consulting, March 2013; HRA Stage 1 Baseline Data for Site Evaluation (April 2016); HRA Stage 2 Report Screening for Likely Significant Effects (June 2016) & HRA Stage 3 Appropriate Assessment (Feb 2017)

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**17.1.20** Pagham Harbour is vulnerable to disturbance, pollution, changes in hydrology and neglect of management which could lead to changes in habitat and invasion by non-native species. In terms of human population growth in the area, key vulnerabilities are associated with recreational pressures which include disturbance to wintering and breeding birds by people and their dogs. The exact levels of disturbance are unknown, however it is assumed that with higher visitor numbers, the likelihood of disturbance and therefore impacts occurring that could have an impact on the integrity of the site and the features for which it is designated, will increase.

**17.1.21** Due to the current and future pressure on Pagham Harbour from recreational disturbance identified in the Appropriate Assessment, a strategic approach to mitigation at the designated site to reduce impacts has been agreed between the relevant partners, which activities are focused on:

- Wardening - increasing the number of wardens at the site to ensure that people do not stray into sensitive areas.
- Access management and site protection - improving paths, erecting fencing or establishing other barriers, in order to prevent or reduce access to sensitive areas.
- Habitat improvements - mitigating against any disturbance to birds, including their nesting, roosting or feeding habitats which could instead be enhanced or created.
- Interpretation, education and signage - improving visitor facilities and informing visitors of the requirement to protect the wildlife of the site and outlining how best to achieve this.
- Monitoring of wildlife and visitor numbers and the effect that disturbance has on wildlife, so that access management can be modified as appropriate.

**17.1.22** Though it is recognised that the special draw of the coast cannot be fully removed, this may be reduced through the addition of design aspects, such as on-site green space or dog walking areas.

### Policy ENV DM2

#### Pagham Harbour

- a. Within Zone A (0-400m from the boundary) as identified on the Policies Maps, development will only be permitted in exceptional circumstances where the developer is able to demonstrate there will be no detrimental effects on Pagham Harbour, including non-native species and the water environment. Regard shall also be had to tests 1-4 as set out in Policy DM1 (Designated Sites of Biodiversity or Geological Importance).
- b. Within Zone B (0-5km) for all new residential development and development which is likely to have an impact on Pagham Harbour will be required to:
  - i. Make developer contributions towards the agreed strategic approach to access management at Pagham Harbour.
  - ii. create easily accessible new green spaces for recreation within or adjacent to the development site. These shall be capable of accommodating the predicted increases in demand for local walking, including dog walking. Good pedestrian links shall be provided between housing areas and new and existing green space in order to discourage car use.
- c. Major developments (as defined in the GDPO 1995 as amended) taking place outside Zone B and close to its boundary will be considered on a case by case basis to determine any potential effects on Pagham Harbour, and the need for any avoidance or mitigation measures.

#### Arun Valley

- 17.1.23** Arun Valley consists of low-lying grazing marshes, largely on alluvial soils, with southern parts fed by calcareous springs, while to the north, with the underlying geology in Greensand, the water is more acidic. Ungrazed fields have developed into fen, scrub or woodland. The ditches and margins between grazing marsh fields have an outstanding aquatic flora and invertebrate fauna. The Arun Valley supports important numbers of wintering waterbirds, which feed in the wetter, low-lying fields and along ditches.
- 17.1.24** The site qualifies under the Birds Directive as an SPA by supporting populations of overwintering Bewick's Swan (*Cygnus columbianus bewickii*) and regularly supporting at least 20,000 waterfowl including Shoveler (*Anas clypeata*), Teal (*Anas crecca*); and Widgeon (*Anas penelope*). The site supports seven wetland invertebrate species listed in the British Red Data Book as threatened. The site also supports four nationally

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rare and four nationally scarce plant species. Under the Ramsar Convention a wetland should be considered internationally important if it supports populations of plant and/or animal species important for maintaining the biological diversity of a particular biogeographic region. The conservation objectives for the constituent SSSIs of the Arun Valley SPA is to maintain, in favourable condition, the habitat for the populations of species of European importance, with particular reference to fen, marsh and swamp; lowland neutral grassland; standing open water and canals and wet woodland.

**17.1.25** The Arun Valley functions as one hydrological unit. The site is designated due to the little Ramshorn whirlpool snail (*Anisus vorticulus*). Although the area designated as Arun Valley SAC lies outside Arun District, much of the Arun Valley within Arun District is of conservation value and its potential nature conservation value is extremely high. It was classified as a Special Protection Area in 1999, and is comprised of three Sites of Special Scientific Interest:

- Pulborough Brooks
- Waltham Brooks
- Amberley Wild Brooks

**17.1.26** The Habitats Regulations Assessment also concludes that the Arun Valley SPA is vulnerable to unsympathetic management. It is important that an appropriate hydrological regime is maintained, which includes winter flooding. The site is vulnerable to water quality deterioration, loss of functionally connected land and recreation pressures (including disturbance). Additionally, impact risk zones for this SPA have been defined covering areas in the foraging distance of Bewick's Swans, which include wide areas falling inside the planning responsibility of this Local Plan<sup>(52)</sup>. Loss of habitat within these impact risk zones, which is regularly used by foraging Bewick's Swans (i.e. Is functionally linked to the SPA), could have a significant effect on the SPA, and will need assessment under the Habitats Regulations at the project level.

### Appropriate Assessment

**17.1.27** An Appropriate Assessment shall be carried out in respect of any plan or project likely to have a significant effect on Pagham Harbour or any other Natura 2000 sites outside the District (where appropriate), either individually or in combination with other plans or projects. If after completing an Appropriate Assessment of a plan or project the Planning Authority is unable to conclude that there will be no adverse effect on the integrity of these sites, the project will not be approved, unless otherwise in compliance with the Habitats Directive.

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52 Shown on Figure 4.3 of the Arun Habitat Regulation Assessment Stage 2 Report: Screening for Likely Significant Effects

## 17.2 Non designated sites

**17.2.1** Much of our biodiversity occurs outside sites which are not subject to legal protection under national and EU law. These include hedgerows, watercourses and associated riparian zones. A network of protected areas and ecological corridors available to support the movement of species and to sustain habitats, ecological processes and functions is necessary to maintain biodiversity. Article 10 of the Habitats Directive requires EU member states in their land-use planning and development policies to encourage the management of features which constitute such ecological networks and which are of major importance for wild fauna and flora. Such features are those which, by virtue of their linear and continuous structure (such as rivers with their banks or the traditional systems for marking field boundaries) or their function as stepping stones (such as ponds or small woods), are essential for the migration, dispersal and genetic exchange of wild species. It is important that the preservation and enhancement of biodiversity is considered as part of the design of proposed development schemes from the outset.

### Biodiversity Action Plans

**17.2.2** The UK Biodiversity Action Plan, published in 1994, was the UK Government's response to signing the Convention on Biological Diversity at the 1992 Rio de Janeiro Earth Summit. The plan set out a programme for conserving the UK's biodiversity and led to the production of a number of Biodiversity Action Plans (BAPs) throughout the UK. As part of the work on BAPs, priority habitats were defined. Chalk streams are one such priority habitat but as their importance in Sussex was not recognised until 2010, none were specifically mentioned in the part relating to Sussex of the South East BAP.

### Biodiversity Opportunity Areas

**17.2.3** Biodiversity Opportunity Areas (BOAs) represent the targeted landscape-scale approach to conserving biodiversity and provide the basis for an ecological network. They identify areas that provide the greatest opportunity for habitat creation and restoration and they have multiple benefits including improving the natural environment and providing quality areas in which people can live, work and enjoy. Information relating to BOAs is constantly emerging however, currently, the three BOAs within Arun district include the Chichester Coastal Plain, the area between Climping and Houghton, and the Lidsey Rife (see Proposals Map). BOAs do not contain the entire BAP habitat or all the areas where BAP habitat creation or restoration is possible however they provide guidance with regard to areas that would benefit from some form of protection which may make it necessary for development schemes to be designed to incorporate certain areas, either in whole or in part.

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## Policy ENV DM3

### Biodiversity Opportunity Areas

Development shall:

- a. Retain and sympathetically incorporate locally valued and important habitats, including wildlife corridors and stepping stones
- b. Be designed in order to minimise disturbance to habitats

Development proposals that do not reasonably address opportunities for enhancing these through their design, layout and landscaping or access/management shall not be permitted. Where a development scheme would result in a habitat loss, mitigation measures will be proposed as part of the proposed scheme and such measures agreed with the Local Planning Authority prior to the determination of any planning application. Within Biodiversity Opportunity Areas (BOAs) identified on the Policies Maps or where likely to have an impact on species or habitats within the BOAs, any application for planning permission shall include a properly conducted survey of the presence of that species and habitat and impact(s) that development may have on the BOA.

## 17.3 Trees & woodland

**17.3.1** Trees and woodlands make a valuable contribution to the landscape and visual amenity of Arun. Trees are also vital to protecting development from the impacts of climate change to reduce higher temperatures and exposure to the sun. Trees, either individually or in groups, perform many functions such as shelter from wind, shade from the sun, act as a natural barrier, reduce flash flooding by intercepting rain fall, act as a natural air conditioner, absorb pollutants, and provide a biodiversity function in terms of provision of habitat and food sources. They are important producers of oxygen and act as carbon sinks. In urban settings trees or groups of trees can contribute significantly to the local environment and to the successful integration of new buildings into the landscape. The planting or retention of mature trees can contribute to amenity and more attractive developments as well as retaining important wildlife habitats. The retention of trees should be considered at the design stage of all developments.

**17.3.2** Importance of ancient and other woodland, plus aged and veteran trees is recognised in paragraph 118 of the NPPF as being a valuable biodiversity resource both for its diversity of species and for its longevity as woodland. Once lost it cannot be recreated. In view of the remarkable value of ancient woodland, development involving its loss or damage shall be avoided at all costs unless exceptional circumstances to merit any loss, can be justified.

### Policy ENV DM4

#### Protection of trees

Development will be permitted where it can be demonstrated that trees protected by a Tree Preservation Order(s), (TPO) identified as Ancient Woodland, in a Conservation Area or contributing to local amenity, will not be damaged or destroyed now and as they reach maturity, unless development:

- a. Would result in the removal of one or more trees in the interests of good arboricultural practice. This shall be demonstrated by the developer following the advice of a suitably qualified person which shall be guided by BS 5837 (2012). Details of any advice received having regard to BS 5837 (2012) shall be submitted, in writing, as part of a planning application; or
- b. Would enhance the survival and growth prospects of other protected trees;
- c. The benefits of the proposed development in a particular location outweigh the loss of trees or woodland, especially ancient woodland.

Where planning permission is granted in any of the above instances, conditions shall be used to ensure that, for any trees which are removed as part of a development, at least an equivalent number of a similar species and age (where practical) are planted on the proposed development site. Sufficient space for replacement trees to mature without causing future nuisance or damage shall be provided. The planting of new trees shall form an integral part of the design of any development scheme.

Proper provision must be made for the protection and management of trees or areas of woodland on-site when undertaking development. A management plan shall be provided as part of a planning application in accordance with BS 5837 (2012) in order to ensure that trees are adequately protected during development and appropriately maintained in the future. Conditions for the continued protection of trees on sites shall be included in any planning permission given.

Where there are existing trees on or adjacent to a development site, developers shall be required to provide:

- d. Land and tree surveys
- e. A tree constraints plan
- f. An arboricultural impact assessment to include a tree protection plan and arboricultural method statement

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These will ensure that development is planned to take a comprehensive view of tree issues at an early stage in the design process and that development works do not have a negative impact on existing trees.

## 17.4 Development & biodiversity

### Development and biodiversity

- 17.4.1** All development should enhance the biodiversity of the site and the surrounding area by creating new habitats or improving existing ones. In certain circumstances, a new resource should be provided which is of at least equivalent value, where possible, to a site or feature which is lost as a result of development. This could include the creation of a new habitat on the site or elsewhere if this is more appropriate. However, in general, the loss of habitats should be strongly resisted.
- 17.4.2** All redevelopment/refurbishment schemes and the existing historic structures and habitats affected by development, should be screened for use by protected species (such as bats) if these opportunities are known or believed to be so used. There can often be no obvious signs that these species are present, and as a result it may require expert knowledge and experience to be able to determine their presence.
- 17.4.3** Properties that contain these protected species will require the applicant to undertake additional work specific to the legal protection that they are offered. This includes the preparation of surveys and appropriate responsive designs. Property owners are also required to take extra care during the development phase of any project and plan for the effective management of the species after construction has finished.
- 17.4.4** All developments should have regard to Natural England's standing advice for protected species which clearly outlines what considerations must be taken into account when designing development schemes, in the interests of preserving and enhancing biodiversity.

### Policy ENV DM5

#### **Development and biodiversity**

Development schemes shall, in the first instance, seek to achieve a net gain in biodiversity and protect existing habitats on site. They shall also however incorporate elements of biodiversity including green walls, roofs, bat and bird boxes as well as landscape features minimising adverse impacts on existing habitats (whether designated or not). Development schemes shall also be appropriately designed to facilitate the emergence of new habitats through the creation of links between habitat areas and open spaces. Together, these provide a network of green spaces which serve to reconnect isolated sites and facilitate species movement.

Where there is evidence of a protected species on a proposed development site, planning applications shall include a detailed survey of the subject species, with details of measures to be incorporated into the development scheme to avoid loss of the species. This involves consideration of any impacts that will affect the species directly or indirectly, whether within the application site or in an area outside of the site, which may be indirectly affected by the proposals. All surveys shall be carried out at an appropriate time of year and shall be undertaken by a qualified and, where appropriate, suitably licensed person.

All developments shall have regard to Natural England's standing advice for protected species.