Biodiversity and Planning Guidance

KEY MESSAGES

Proposals should demonstrate:

- How biodiversity considerations have been incorporated into the development;
- If any mitigation measures will be included; and
- What positive measures for enhancing biodiversity are planned.

1.0 Development can harm biodiversity directly by destroying or fragmenting habitat, or indirectly by altering local conditions for species. Conversely, sensitively designed developments can increase connectivity between urban habitat patches, and contribute to landscape scale conservation, the provision of green infrastructure and the enhancement of biodiversity.

1.1 Biodiversity is integral to the planning process and we will expect it to be fully incorporated into the design and construction stages. In principle, all development activity should have minimal impacts on biodiversity and enhance it wherever possible.

1.2 It is essential that the development process, from demolition to construction, is undertaken in an appropriate manner to avoid harm to biodiversity. This guidance sets out:

- What species are protected;
- What are our priority species and habitats;
- How to protect biodiversity in the development process;
- Habitat provision, enhancement, creation and restoration; and
- Management and monitoring.

When does this guidance apply?

1.3 Please refer to Lewisham Councils Local Information (Validation) Requirements.

1.4 This guidance applies to all development sites. Sites already designated or adjacent to sites designated for their biodiversity value or that form part of a green corridor should receive special attention proportionate to the weight afforded by these designations. These include sites which are identified in the LDF and designated as:

- Sites of Importance for Nature Conservation (SINC) and
- Local Nature Reserves (LNR)
- Green Corridors

1.5 Sites of Metropolitan Importance for nature conservation and the Blue Ribbon Network are identified by the Mayor of London. An indicative map is contained in the London Plan.

1.6 It is also important to conserve and improve land outside designated areas as these areas support biodiversity networks through connecting, stepping stone and buffering qualities. Opportunities to improve biodiversity and to contribute to landscape scale conservation and the provision of green infrastructure must be considered in all developments.

What species are protected?

1.7 Certain species are protected under UK or European Legislation. Natural England provides a list of protected species as well as legislative and policy guidance relating to protected species and the planning system: http://www.naturalengland.org.uk/ourwork/planningdevelopment/spatialplanning/default.aspx

1.8 National advice for protected species: http://www.naturalengland.org.uk/ourwork/planningdevelopment/spatialplanning/standingadvice/default.aspx

1.9 The protection given to species under UK and EU legislation is irrespective of the planning system. It is the applicant's responsibility to ensure that any activity on a site (regardless of the need for planning consent) complies with the appropriate wildlife legislation.

1.10 Applicants should note that Paragraph 98 of ODPM Circular 06/2005 states that 'The presence of a protected species is a material consideration when a planning authority is considering a development proposal that, if carried out, would be likely to result in harm to the species or its habitat'.

1.11 Paragraph 99 states 'It is essential that the presence or otherwise of a protected species, and the extent that they may be affected by the proposed development is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision'.

1.12 Certain development activities within the vicinity of protected species and their habitats require a licence from Natural England. Developers are strongly advised to contact the Natural England Wildlife Management and Licensing Service to discuss any protected species issues.

What are the priority habitats and species?

The Natural Environment and Rural Communities Act 2006

1.13 Natural Environment and Rural Communities Act 2006 -Section 40 imposes a duty on public bodies "to have regard" to the conservation of biodiversity in England, when carrying out their normal functions. Under Section 41 of the same Act the Secretary of State has published a list of species of flora and fauna and habitats considered to be of principal importance in the conservation of biodiversity. Whilst we will give specific consideration to the species and habitats on this list when planning for biodiversity and assessing planning applications, we will also take seriously our duty to conserve all biodiversity. The full list can be found on the Natural England web-site:

http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx

The Lewisham Biodiversity Action Plan

1.14 The Lewisham Biodiversity Action Plan (BAP) provides a framework for improving biodiversity. There are species and habitats identified as priorities in national, regional or borough Biodiversity Action Plans that although may not have legal protection, are still a material consideration in planning, and we will take into account in the planning process.

1.15 The Lewisham BAP contains a number of targets and actions that we will consider in the protection and enhancement of biodiversity in Lewisham.

Where to find the Biodiversity Action Plans:

- Biodiversity Action Plan Priority Habitat Descriptions
  http://jncc.defra.gov.uk/PDF/UKBAP_PriorityHabitatDesc-Rev2011.pdf

- Lewisham Biodiversity Action Plan
  https://www.lewisham.gov.uk/inmyarea/openspaces/nature-reserves/Documents/ANaturalRenaissanceForLewisham20152020.pdf

How will we protect biodiversity in the development process?

1.16 We will use a 'five-point approach' to planning decisions for biodiversity, based on the five following principles – information, avoidance, mitigation, compensation and new benefits. (Based on Royal Town Planning Institute Good Practice Guide - 'Planning for Biodiversity')

Lewisham's 'five-point approach' to planning decisions for biodiversity

- Information – We will require appropriate information at the outset on habitats and species and the impact of development on them;

- Avoidance – Developments should avoid adverse effects to wildlife and habitats as far as reasonably possible;

- Mitigation - Where avoidance is not possible, biodiversity impacts should be reduced as far as reasonably possible. We may use conditions or planning obligations/agreements to achieve this;

- Compensation - Appropriate replacement and compensation will be required, where, exceptionally development that is harmful to biodiversity is permitted;

- New benefits - In all cases, opportunities should be taken to enhance on-site biodiversity, or within the locality or borough, to provide new benefits for wildlife, for example, by habitat creation or enhancement.

Before the design stage

1.17 Developments are to consider the quality of the existing biodiversity and the potential for enhancement as any site or building may have important biodiversity or contain nature conservation features. This should be done initially by carrying out a Preliminary Ecological Appraisal (PEA). A PEA normally comprises a desk study and a walkover survey.

1.18 The key objectives of a PEA are to:

- Identify the likely ecological constraints associated with a project;

- Identify any mitigation measures likely to be required, following the 'Five-point approach' detailed in 1.16;

- Identify any additional surveys that may be required to inform an Ecological Impact Assessment (EcIA); and

- Identify the opportunities offered by a project to deliver ecological enhancement.

1.19 The results of a PEA can be presented in a Preliminary Ecological Appraisal Report (PEAR). The primary audience for a PEAR is the client or developer and relevant members of the project team, such as the architect, planning consultant, and landscape architect. It is normally produced to inform a developer (or other client), and their design team, about the key ecological constraints and opportunities associated with a project, make recommendations for design changes, provide possible mitigation requirements and indicate any further detailed surveys required to inform an Ecological Impact Assessment (EcIA).

1.20 Under normal circumstances it is not appropriate to submit a PEAR in support of a planning application because the scope of a PEAR is unlikely to fully meet Lewisham Council's requirements in respect of biodiversity policy and implications for protected species.

1.21 In the majority of cases, additional surveys beyond the PEA will be required. In some scenarios, additional surveys will not be needed to allow an EcIA to be undertaken; this is particularly the case for sites where it is unlikely that protected or priority habitats or species are present, or where they are unlikely to be affected by the project.

1.22 In some cases it may be appropriate and acceptable to submit an EcIA Report to accompany a planning application which is based solely on biodiversity data collected during the PEA process. This is the case where the following circumstances apply:

- No further surveys beyond the desk study and field survey are necessary to allow an assessment of ecological effects and to design appropriate mitigation.

AND

- There is sufficient information available about the design of the project to allow a full assessment of ecological effects, or no significant ecological effects are predicted.

AND

- There is sufficient information available about the ecological mitigation (and enhancement) measures proposed, and these can be secured through a planning condition or obligation.

The appropriate report to be submitted with the application in such cases is an EcIA report. The scope of an EcIA report submitted in these circumstances should be proportionate to the scale of the likely ecological effects.

Requirement for Ecological Impact Assessment (EcIA)

1.23 In the context of these guidelines any protected species surveys undertaken should be incorporated into an Ecological Impact Assessment (EcIA). EcIA is defined as the process of identifying, quantifying and evaluating the potential effects of development-related or other proposed actions on habitats, species and ecosystems.

1.24 EcIA will carried out in accordance with this guidance are expected to be submitted upfront with any planning application, and will be used to assess the impact of the development on biodiversity, within the site, the locality, or where appropriate, on the regional or national resource.

1.25 Any form of ecological assessment, and the surveys which underpin them, should be undertaken by qualified and experienced professionals with an understanding of nature

conservation legislation and planning who are registered members of the Chartered Institute of Ecology and Environmental Management (CIEEM).

1.26 Those undertaking surveys should also be able to demonstrate that they meet the minimum knowledge, skills and practical experience requirements as set out in the CIEEM Technical Guidance Series publication *Competencies for Species Survey.*

1.27 These guidelines should be read in conjunction with CIEEM's *Guidelines for Ecological Impact Assessment in the UK and Ireland;* And CIEEM's *Guidelines for Ecological Report Writing*, which set out the appropriate structure and content for PEARs, EcIA Reports and Ecology/Biodiversity Chapters of Environmental Impact Assessment Reports (often referred to as Environmental Statements or Environmental Impact Statements).

What developments need to carry out an EcIA?

1.28 Any new building(s) for any type of use including residential any extension greater than 100sq.m if it is part of or next to a site designated for its biodiversity values, such as

- Sites of Importance for Nature Conservation (SINC)
- Local Nature Reserve (LNR)
- Green Corridors
- Any major development unless it meets the exception clause detailed in the Lewisham Biodiversity Planning Guidance Notes [Section: 2.1]
- Other thresholds and triggers in the Lewisham Biodiversity Planning Guidance Notes [Biodiversity Appendices: Table 2] and ALGE guidance
- Any site with protected species or where desktop surveys show protected species on site or in the vicinity

Who should carry out the EcIA and species surveys?

1.29 The surveying and assessment of impact upon ecology is a specialist task in its own right. Survey work should therefore be undertaken and prepared by competent persons with suitable experience and qualifications who is a registered member of the Chartered Institute of Ecology and Environmental Management (CIEEM) and can to demonstrate that they meet the minimum knowledge, skills and practical experience requirements as set out in the CIEEM Technical Guidance Series publication: *Competencies for Species Survey.*

What needs to be included in a survey?

1.30 The level of scope and detail required is outlined in the Appendices. Surveys must be carried out at an appropriate time and month of year, in suitable weather conditions and using nationally recognised survey guidelines/methods where available. The Council's Nature Conservation Section can advise on the scope of survey work required.

The design stage

1.31 This is arguably the most critical time in the development process to ensure that nature conservation opportunities and constraints are identified and taken account of. The aim should be to create ecologically orientated sustainable development that seeks to enhance Lewisham's green infrastructure. During the design stage the biodiversity value

of developments can be improved significantly if the design and management of buildings and landscaping elements is more explicitly geared towards nature and considers the ecological context and landscape ecology.

1.32 The Local Authority expects all development to follow the recommendations and guidance as contained in the British Standard BS 42020: 2013 Biodiversity – Code of Practice for Planning and Development.

LIGHTING

Lighting can have particular negative impacts on biodiversity. Unnecessary lighting should be avoided. Where lighting may harm biodiversity timers or specific coloured lighting will be required to minimise any disturbance.

1.33 Proposals should demonstrate how biodiversity considerations have been incorporated into the development, if any mitigation measures will be included, and what positive measures for enhancing biodiversity are planned. Where there are significant features of nature conservation value on site the Council will seek to secure, retain and enhance these features. All developments (major and minor) can contribute to a robust functioning ecosystem by providing a well-connected system of habitats, and the design stage is the perfect time to achieve this. A built structure or landscaping elements has the potential to impact on biodiversity and ecology, and developers must consider how to minimise any adverse effect upon both biodiversity and ecology. Developers must also consider how a built structure and any landscaped elements can deliver wider ecological benefits and enhancements at this stage.

The construction planning phase

1.34 The nature conservation value of a site and its surrounding area will also need to be protected during the construction phase. A list of measures to ensure the nature conservation interest is protected is given below. The list is not to be considered exhaustive.

1.35 Measures to protect the nature conservation interest during the construction phase may include the production of an Ecological Constraints and Opportunities Plan (ECOP) and may include information relating to:

- Areas and features on and off site, including appropriate buffer areas that, by virtue of their importance, are to be retained and avoided by both development activities and the overall footprint of development;

- Timing of development to avoid disturbance to species such as birds in the breeding season;

- Use of protective fencing to preserve important ecological areas and reduce direct damage by fencing off storage areas and areas for construction huts, and carefully planning and limiting their placement;

- Planning vehicular movements to minimise the impact on ecologically sensitive areas and reduce soil compaction;

- In ecologically sensitive areas keep disruptive elements such as light, noise and human presence to a minimum;

- Areas and features where opportunities exist to undertake mitigation and compensation and/or areas where ongoing biodiversity conservation management is required to prevent deterioration in condition during construction/implementation;

- Implement measures to protect water courses and ground water from pollution;

- Areas where biosecurity measures are necessary to manage the risk of spreading pathogens or non-native invasive species;

- For sites of high nature conservation value, or adjoining sites a Construction Environmental Management Plan (CEMP) to protect biodiversity during the construction phase may be requested and secured by legal agreement or planning condition prior to the commencement of works on the site.

Post-construction

1.36 Where a site has been identified has having nature conservation importance, maintenance and monitoring may be required once the development has been completed. The management and maintenance of areas of nature conservation value that are to be retained, enhanced or created on a development site are essential to ensure these areas of nature conservation attain their full potential. A long term management plan should outline the conservation objectives, the means of monitoring habitats and species, and describe the practical maintenance measures that may be needed. Please refer to BS 42020: 2013 Biodiversity – Code of Practice for Planning and Development Chapter 11.

1.37 Implementation of the management plan is likely to be a contractor's responsibility and should be considered at the tender evaluation stage. Maintenance and monitoring may be secured by way of a legal agreement or planning condition.

1.38 Where appropriate, the Council will seek a legal agreement where on site biodiversity aims are unlikely to be met through the use of a condition attached to a planning permission.

Habitat provision, enhancement, creation and restoration

1.39 In line with policy and guidance, opportunities should be sought for the incorporation of biodiversity into developments and for habitat creation or enhancing existing habitats in any development proposal. It is not a case of one size fits all. This list is not exhaustive and developers are encouraged to follow this guidance and think creatively to fully integrate biodiversity into design.

Design area	Design opportunity	Details
Roofs	Extensive living roofs	Biodiverse living roof systems use a low nutrient substrate base and should vary to make a mosaic of different substrate depths between 80-150mm with peaks and troughs (but averaging at least 133mm). Seeded and plug planted with native wildflower species that includes other materials to vary the micro-habitat/typography characteristics of the locality in which the roof is situated e.g. Larger boulders/rocks, mounds of sand for solitary bees/wasps and/or one natural hardwood per 20m^2 for other invertebrates: suggested dimensions +100mm diameter +1m long. Further advice, species lists, recommended specifications can be obtained from the Council's Nature Conservation Section.

	Intensive living roofs (roof gardens)	Developers should avoid using pre vegetated mat based living roof products. These tend to be expensive, they frequently use inappropriate species that are not locally appropriate and result in a less biologically interesting/biodiverse, uniform and homogenous vegetated roof. As per the GRO Code the Council will seek that all living roofs are established on a minimum settled substrate depth of 80mm. Intensive living roofs differ from extensive living roofs as they have a much greater depth of growing medium +200mm and tend to replicate a terrestrial landscape at roof level. Intensive living roofs should still aspire to use flowers, plants, shrubs and trees know to benefit local wildlife. Living roofs should not be seen as an automatic substitution for ground level landscaping. Further, information can be found at: http://livingroofs.org/
	Artificial roost	Artificial roosts for bats can be incorporated into conversions or within new development such as a roof void by providing suitable access. Products are available to aid bat roosting potential or access to potential roost spaces such as bat access tiles.
	Bird and Bat boxes	The type of box, its location, and surroundings will depend on the species the box is intended for. You will need to take into account ecological requirements of the target species: position, aspect, height, obstructions, cleaning and maintenance, whether a single or colonial species, and whether surroundings suitable for commuting and/or foraging. It is preferable to install boxes into the fabric of the building as this provides longevity. There are numerous bird and bat boxes specifically designed for brickwork. Example: Swift boxes installed in brickwork Swift boxes should be sited on a north, north west or west aspect or under the shelter of the eaves/overhanging roofs, out of the sun because excessive heat can harm the chicks. They should be installed at a height of at least 6 to 7m, with at least a 5 metre drop, clear of obstructions provides clear airspace for high speed entry and egress. Several boxes together will assist the formation of swift colonies.
Buildings	Green-living walls	Living walls are typically composed of climbing plants. They provide opportunities for wildlife such as habitat for insects and spiders, which in turn will be food for insect-eating birds and bats, and if sufficiently dense can provide nesting habitat for birds. They can also reduce fragmentation of habitats by forming a link between ground level landscaping and green roofs. Climbers can adhere directly to brick and stone, but where it is desirable to encourage growth away from the building facade a network of trellises and wires can be used. Only climbing plants known to benefit wildlife should be used.
	Lighting	Artificial lighting has significant impacts on animals and insects, disrupting activities such as the search for food and mating behaviour. Where lighting is necessary, take into account: type of lamp (e.g. low pressure sodium lamps in preference to high pressure sodium or mercury lamps, consider fitting UV filters), aim to avoid light spillage using hoods, cowls etc., the height of

		lighting column should be as short as possible, light levels should be as low as possible, consider running the lighting on a control system allowing for automatic switching or dimming between 2300 hrs and 0700hrs depending on the time of year to provide some dark periods. The Bat Conservation Trust in association with the Institution of Lighting Engineers (ILE) has produced a guidance document 'Bats and Lighting in the UK' http://www.bats.org.uk/data/files/bats_and_lighting_in_the_uk__final_version_version_3_may_09.pdf
Outdoor space	Sustainable Urban Drainage Systems (SUDS)	SUDs can help to slow down the runoff rate and store water on a temporary basis, reducing the impact of urbanisation on flooding, and provide a habitat for wildlife. Examples include the use of constructed wetlands, such as ponds, reed beds, rain gardens, planted swales, and detention basins. The Environment Agency have written a guide for developers: http://www.rtpi.org.uk/media/12399/suds_a5_booklet_final_080408.pdf CIRIA has produced a number of guidance documents covering a range of opportunities and challenges related to general water management, all the way through to specific SuDS components. http://www.susdrain.org/resources/ciria-guidance.html
	Ponds/reed beds	Ponds and reed beds can have significant wildlife value. Ponds can be constructed using concrete, butyl liners or bentonite and/or puddled clay. It is better that they are designed using methods such as rainwater harvesting as this can be fed directly into a pond, as topping up with mains water adds nutrients to the pond and can lead to algal blooms.
Landscaping and planting	General Planting	Retaining and planting native plants of UK or local origin will not only help to maintain the integrity of ecosystems close to the development, but will also increase biodiversity within the development itself. Planting of trees, bushes, forbs and grass can be used to complement natural vegetation. Only native/local provenance species to be planted on sites adjacent to or within specified distance of a SINC and should reflect or complement the species composition of the SINC where possible. Peat-free products only should be used in planting schemes. Hedgehogs travel around one mile every night through our parks and gardens in their quest to find enough food and a mate. Help them by installing hedgehog friendly fencing and allowing access/egress through the open space. A 13cm by 13cm hole is sufficient for any hedgehog to pass through but will be too small for nearly all pets.
	Wildflower meadows + areas of long grass	Wildflower rich grassland or meadows reflecting natural communities of local soil types can be created, or restored, in areas of greenspace. These habitats need ongoing management to maintain their biodiversity interest. It is expected that a

		management plan and provision for ongoing management is provided as part of any development proposal. Areas of amenity grassland of are of limited value for biodiversity.
	Tree, shrub and understory planting	Depending on the scale of planting proposed, this encompasses single trees to small areas of scrub, and even woodland. Where possible, it is desirable to plant native species reflecting natural communities of local soil types. If possible establish a graded canopy down from large trees to smaller, dense lower shrubs, to field and ground layer. However, the urban environment is highly modified by people and the value of non-native plants with high species associations is also recognized to be of value.
	Hedgerows	Hedgerows comprised of native species reflecting natural communities of local soil types are by far the best for wildlife. Climbers such as honeysuckle and bramble can be integrated into hedgerows. Existing native species hedgerows should be as far as possible retained, or replaced. Even low species rich hedgerows may form important nest sites for birds or commuting routes for species such as bats.
	Flower planting for birds and insects	Choose plants likely to attract wildlife. Any planting scheme will need ongoing management to maintain its' biodiversity interest. It is expected that a management plan and provision for ongoing management is provided as part of any development proposal. The Wildlife Trust, RSPB and RHS all have useful website for encouraging wildlife friendly planting. http://www.wildlifetrusts.org/gardening https://www.rspb.org.uk/birds-and-wildlife/advice/gardening-for-wildlife/creating-a-wildlife-friendly-garden/ https://www.rhs.org.uk/science/conservation-biodiversity/wildlife/encourage-wildlife-to-your-garden
	Retention of ecologically important habitats	Where there is remnant natural vegetation on site, the aim should be to maintain these areas. Loss or damage to these areas should be kept to a minimum.
	Hard surfaces	Hard surfaces should be kept to a minimum in new schemes. Permeable materials should be used. This will encourage insects and reduce run-off. Soil sealing on site should be kept to a minimum. Any runoff should be directed onto vegetated area. Run-off that is high in pollution and certain nutrients can pollute ponds and waterways, altering their biodiversity.
	Deadwood	Deadwood habitats can be integrated creatively into a development, such as standing dead tree monoliths with coronet cuts to provide habitat for deadwood specialists such as fungi and wood boring beetles. Deadwood habitat piles should aim to use +100mm diameter by +1m hardwood. Ideally these should be sited in a dappled or shady areas and be in good contact with the surrounding soil.
	Orchards	Traditional orchards are hotspots for biodiversity supporting a wide range of wildlife. Traditional fruit and nut varieties are preferred. These features will require on-going management. It is expected that a contaminated land assessment is provided by the applicant if the produce is for consumption.
	Herbicide	Herbicide and pesticide use should be avoided and alternative

	and pesticide use	control methods used, except when controlling invasive species.

1.40 Where the nature of the development provides opportunities for habitat creation, this should contribute to habitat creation targets in the BAP. Developers should contact the Nature Conservation Section, who will advise on the choice of habitat. The role of the site in delivering green infrastructure by buffering or connecting neighbouring or nearby open space or habitats should also be taken into consideration as part of this process. Large scale habitat creation should reflect the landscape character of the area, as identified in Natural England's London's Natural Signatures project http://www.naturalengland.org.uk/regions/london/ourwork/wildlondon/naturalsignatures/default.aspx

Management and monitoring

1.41 The management and maintenance of areas of nature conservation value that are to be retained, enhanced or created on a development site is essential to ensure these areas of nature conservation attain their full potential. A long term management plan should outline the conservation objectives, the means of monitoring habitats and species, and describe the practical maintenance measures that may be needed. Implementation of the management plan is likely to be a contractor's responsibility and should be considered at the planning application stage.

Compensation

1.42 Where, exceptionally, damage or loss to natural habitats is unavoidable and or inadequate mitigation proposed, compensatory measures will be required. This may involve new habitat creation or habitat enhancement, a contribution towards meeting the objectives of the Lewisham Biodiversity Action Plan or improvements to the Boroughs biodiversity. The Council will seek to use planning conditions and planning legal agreements to achieve this.

Biodiversity Appendices

2.0 Extra information on biodiversity surveys

- In general, it is expected that all surveys and baseline ecological information collected from the site must be submitted at the planning application stage;

- A desk study and site walkover surveys must be carried out on all Major Developments to identify the ecological characteristics of a site and any significant impacts. This will also inform whether further ecological surveys are necessary to be submitted with any planning application. EcIA may be required on smaller developments where protected species or priority BAP species or habitat are likely to be present - refer to tables and information below for guidance;

- Developers are expected to carry out a protected species survey where desktop surveys show protected species in the vicinity;

- Those undertaking surveys should also be able to demonstrate that they meet the minimum knowledge, skills and practical experience requirements as set out in the CIEEM Technical Guidance Series publication *Competencies for Species Survey* and should be registered with the Chartered Institute of Ecology and Environmental Management (CIEEM);

- Surveys must be carried out using recognised survey methodology and following good practice guidelines i.e. in suitable weather conditions, at an appropriate time and of appropriate duration and frequency, and at the correct period of the year (see Figure 1);

- Habitat surveys must be to an appropriate level of detail e.g. Extended Phase I Habitat Survey with Target Notes, to characterise the nature conservation interest of the site;

- The survey data should be used to inform the design and form of the development, and any recommendations for management afterwards;

- An assessment must be provided of the likely effects of development, and the magnitude of their potential impact of the development on nationally, regionally and locally important habitats and species recorded on site or in the locality;

- An adequately detailed account of the results of the survey work, recording which species are present, or likely to be impacted by the proposal. Numbers (including where possible, population size) should be identified although this may be approximate. This should also include mapping of the distribution of species over a site and the use of the area, site, structure or feature (*e.g.* for feeding, shelter, breeding). Relevant features of the proposed development and working areas should also be indicated;

- The assessment should identify measures to be taken to avoid impacting on those important species and habitats, either directly or indirectly, on site and in the locality, during demolition and construction operations;

- Survey data will be considered valid for a period of 1 Year after which re-surveys may be required;

- If the level of detail provided is deemed inadequate then additional surveys will be required;

- The results of site surveys must be made available to the London Environmental Records Centre (Greenspace Information for Greater London) as per CIEEM Guidance.

Table 1: Local Requirement for Protected Species: Criteria and Indicative Thresholds (Trigger List) for when a Survey and Assessment is required

	Bats	Breeding Birds	Badger	Reptiles	Amphibians	Plants	Hedgehogs	**Notable invertebrates**
Proposed development which includes the modification conversion, demolition or removal of buildings and structures (especially roof voids) involving the following:								
▪ all buildings with weather boarding and/or hanging tiles that are within 200m of woodland and/or water;	●	●						
▪ pre-1960 detached buildings and structures within 200m of woodland and/or water;	●	●						
▪ pre-1914 buildings within 400m of woodland and/or water;	●	●						
▪ pre-1914 buildings with gable ends or slate roofs, regardless of location;	●	●						
▪ all tunnels, mines, kilns, ice-houses, adits, military fortifications, air raid shelters, cellars and similar underground ducts and structures;	●	●						
▪ all bridge structures, aqueducts and viaducts (especially over water and wet ground).	●	●						

	Bats	Breeding Birds	Badgers	Reptiles	Amphibians	Plants	Hedgehogs	**Notable invertebrates**
Proposals involving lighting of churches and listed buildings or flood lighting of green space within 50*m of woodland, water, field hedgerows or lines of trees with obvious connectivity to woodland or water.	●	●						
Proposals affecting woodland, or field hedgerows and/or lines of trees with obvious connectivity to woodland or water bodies.	●	●	●		●	●		●
Proposed tree work (felling or lopping) and/or development affecting: ▪ old and veteran trees that are older than 100 years; ▪ trees with obvious holes, cracks or cavities, ▪ trees with a girth greater than 1m at chest height;	● ● ●	● ● ●						● ● ●
Major proposals within 500*m of a pond or Minor proposals within 100*m of pond (Note: A major proposals is one that is more than 10 dwellings or more than 0.5 hectares or for non-residential development is more than 1000m^2 floor area or more than 1 hectare)	●				●			●
Proposals affecting or within 200*m of rivers, streams, canals, lakes, or other aquatic habitats.	●	●			●	●		●
Proposals affecting 'derelict' land (brownfield sites), allotments and railway land.	●	●	●	●	●	●	●	●
Proposed development affecting any buildings, structures, feature or locations where protected species are known to be present **.	●	●	●	●	●	●	●	●
Other potential criteria (to be inserted by LPA on consultation with local biodiversity partners) or above criteria amended to suit local requirements								

* Distances may be amended to suit local circumstance on the advice of Lewisham's Nature Conservation Service and/or the local Natural England team

** Confirmed as present by either a data search (for instance via the local environmental records centre) or as notified to the developer by the local planning authority, and/or by Natural England, the Environment Agency or other nature conservation organisation.

2.1 Exceptions for when an EcIA may not be required

- Following consultation by the applicant at the pre-application stage, the LPA has stated in writing that no protected species surveys and EcIA are required.

- If it is clear that no protected species are present, despite the guidance in the above table indicating that they are likely, the applicant should provide evidence with the planning application to demonstrate that such species are absent (e.g. this might be in the form of a letter or PEAR from a suitably qualified and experienced person, or a relevant local nature conservation organisation).

- If it is clear that the development proposal will not have a negative effect on wildlife/habitats and and/or any protected species present, then only limited information needs to be submitted. This information should, however, (i) demonstrate that there will be no significant effect on any wildlife/habitat features and/or protected species present and (ii) include a statement acknowledging that the applicant is aware that it is a criminal offence to disturb or harm protected species should they subsequently be found or disturbed.

Table 2: Local Requirements for Designated Sites and Priority Habitats:

Criteria (Trigger List) for When a EcIA are required	
Designated sites (as shown on the Council's Proposals Map-June 2011)	• Site of Nature Conservation Importance • Local Nature Reserve (LNR) • Green Corridors
Priority habitats (Habitats of Principal Importance for Biodiversity under S.41 of the NERC Act 2006)	• Ancient and/or species-rich hedgerows • Lowland heathland • Lowland dry acid grassland • Lowland meadows (e.g. species-rich flower meadows) • Lowland mixed deciduous woodland • Open Mosaic Habitats on Previously Developed Land • Ponds • Reed beds • Traditional Orchards
Other biodiversity features (as identified by the Local Biodiversity Partnership - see paragraph 84 ODPM Circular 06/2005)	• Waterways and wetlands (e.g. canals, lakes, reservoirs, ponds, aquifer fed fluctuating water bodies) • Woodland, Hedgerows and Trees (e.g. secondary woodland and scrub, mature/veteran Trees, deadwood habitats) • Parks, Open Space and Private Gardens (e.g. urban green space, parks, allotments, orchards, flower-rich road verges, canal sides, wildlife gardens) • The Built Environment (e.g. previously developed land, railsides and churchyards and cemeteries)

2.2 For certain species and habitats surveys can be carried out at any time of year, but for other species, particular times of year are required to give the most reliable results, as indicated in Figure 2

Figure 2. Ecological survey seasons Key: Optimal Survey Time Extending into

	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
Bats (Hibernation Roosts)	■	■	■								■	■
Bats (Summer Roosts)				■	■	■	■	■	■			
Bats (Foraging/Commuting)				■	■	■	■	■	■	■		
Birds (Breeding)			■	■	■	■	■	■				
BIRDS (Over Wintering)	■	■									■	■
Great Crested Newts: Aquatic survey (ponds etc)		■	■	■	■	■						
Invertebrates				■	■	■	■	■	■			
Reptiles				■	■	■	■	■	■			
Habitats/Vegetation	■	■	■	■	■	■	■	■	■	■	■	■

2.3 Surveys conducted outside of optimal times (Figure 2) may be unreliable. For certain species (e.g. bats) surveys over the winter period are unlikely to yield any useful in formation. Similarly negative results gained outside the optimal period should not be interpreted as absence of a species and further survey work maybe required during the optimal survey season. This is especially important where existing surveys and records show the species has been found previously on site or in the surrounding area. An application may not be valid until survey information is gathered from an optimum time of year.

2.4 Species surveys are also very weather dependent so it may be necessary to delay a survey or to carry out more than one survey if the weather is not suitable, *e.g*. bat surveys carried out in wet or cold weather may not yield accurate results.

2.5 Absence of evidence of a species does not necessarily mean that the species is not there, nor that its habitat is not protected (*e.g.* a bat roost used in the summer is protected during the winter whether any bats are present or not).

2.6 Local Biological/Environmental Records may be obtained via:

- Multi Agency Geographic Information for the Countryside (or MAGIC) website: http://www.magic.gov.uk/

- Greenspace Information for Greater London [GiGL] may hold records of species and habitats of relevance to a proposal. There is a charge associated with GiGL undertaking

a data search for commercial projects. Data request forms can be obtained direct from the GiGL: http://www.gigl.org.uk/

2.7 Where surveys involve disturbance, capture or handling of a protected species, then only a licensed person can undertake such surveys (e.g. issued by Natural England). Surveys should follow published national or local methodologies.

- Natural England Wildlife Management and Licensing Service provides advice on wildlife management and issues licences
  http://www.naturalengland.org.uk/ourwork/regulation/wildlife/default.aspx

Further Information and Guidance

- Chartered Institute for Ecological and Environmental Management (CIEEM)
  https://www.cieem.net/
  https://www.cieem.net/publications-info

- Association for Local Government Ecologists guidance
  http://alge.org.uk/publications/index.php

- Lewisham Biodiversity Action Plan:
  https://www.lewisham.gov.uk/inmyarea/openspaces/nature-reserves/Documents/ANaturalRenaissanceForLewisham20152020.pdf

- Livingroofs.org Independent UK resource for information on Living Roofs
  http://livingroofs.org/

- Natural Environment and Rural Communities Act 2006:
  http://www.legislation.gov.uk/ukpga/2006/16/contents

- Circular 06/2005 (Biodiversity and Geographical Conservation):
  http://www.communities.gov.uk/publications/planningandbuilding/circularbiodiversity

- Department of Communities and Local Government planning inspectorate:
  https://www.gov.uk/government/organisations/planning-inspectorate

- Natural England:
  http://www.naturalengland.org.uk/

- The Wildlife Trust:
  http://www.wildlondon.org.uk/

- Town and Country Planning Association publication: Biodiversity by Design:
  http://library.uniteddiversity.coop/Ecovillages_and_Low_Impact_Development/Biodiversity%20by%20Design.pdf