

- Remember, some species have legal protection and you may require a licence to undertake some types of work. If your development involves moving species, you will have to have a receptor site prepared and ready to take any populations. This may take up to twelve months.

### Mitigate Against Adverse Effects

- Where adverse effects are unavoidable, have you been able to minimise their impact? We may impose conditions to mitigate against harm or loss to species or habitats.

### Compensation for Damage

- We may wish to enter a planning agreement with an applicant where we feel the impact on wildlife and habitats cannot be further mitigated against. This may result in on or off site provision of habitat enhancements, management or financial contributions to manage sites of biodiversity importance in the Borough.

### New Benefits

- Wildlife and their habitats are increasingly under threat. We will be looking to applicants to provide new benefits for wildlife within their development proposals in order to help reverse the decline in wildlife.

### Monitoring and Management

- You will be required to monitor and manage sites that you develop. We will seek to impose conditions to ensure adequate management and monitoring take place. This is especially important if you are seeking to move protected species.

## Key Contacts

### Planning

Planning Services Manager

Muriel Matters House

Breeds Place

Hastings TN34 3UY

**Tel:** 01424 451090

**Email:** [dconquiries@hastings.gov.uk](mailto:dconquiries@hastings.gov.uk)

**Website:** [www.hastings.gov.uk](http://www.hastings.gov.uk)

### Environmental Services

Muriel Matters House,

Breeds Place,

Hastings TN34 3UY

**Tel:** 01424 451066

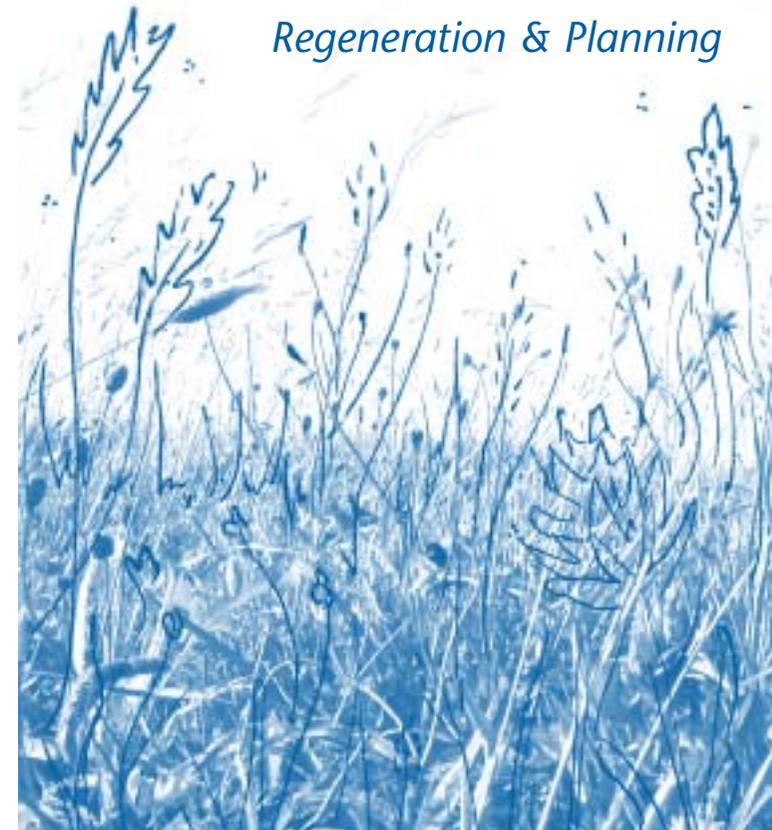
**Email:** [parks@hastings.gov.uk](mailto:parks@hastings.gov.uk)

**Website:** [www.hastings.gov.uk](http://www.hastings.gov.uk)



# ECOLOGY & BIODIVERSITY ADVICE FOR DEVELOPERS

*Regeneration & Planning*



## Introduction



Hastings has a rich network of green spaces, wildlife habitats and species which make the town an attractive place to live and work and contributes to the quality of life of all residents.

This variety of wildlife we see around us is known as our local biodiversity.

Local planning Authorities are responsible for ensuring that the potential impacts of planning decisions on our biodiversity are fully considered. We are keen to ensure that planning decisions prevent harm to biodiversity and aim to maintain, enhance, restore and add to our local biodiversity.

In order to achieve this we need your applications to be accompanied by the correct information outlining the ecological impact your proposed development will have.

This leaflet explains what we expect you to submit with your application. Following these simple steps will make your work easier and help achieve gains for biodiversity in the borough. It will also ensure that you do not contravene wildlife legislation.

You should also refer to the policies and procedures in the [Hastings Local Plan 2004](#), especially chapter 8a, *Nature Conservation. Planning Policy Statement 9, PPS9, Biodiversity and Geological Conservation*, together with its *Good Practice Guide*, provide the national policy framework for both you as applicants and us as a planning authority.



## Before You Submit Your Application



As a general rule, you should ensure that your proposed development seeks to incorporate and retain as many natural features as possible and that applications are accompanied by sufficient ecological information. You

should be particularly vigilant about the possible presence of legally protected species such as common lizards, slow worms, badgers and bats, which are very prevalent in the local area. Do not underestimate the time that may be involved in surveying for and providing for their conservation.

Pre-application discussions with the planning department will highlight possible ecological issues at the earliest possible stage and will avoid unnecessary delay later in the planning process.

The onus is on the applicant to provide enough information to enable the planning authority to assess the impacts of your proposal on biodiversity, prior to the application being decided. We will no longer condition for surveys to be conducted after approval. If you do not provide us with adequate information to allow us to fully consider your application, you run the risk of delays and possible refusal.



## Survey information to accompany applications

- Ensure you have undertaken adequate ecological surveys prior to submitting your application. The level of detail will vary according to the size of the development and the habitats and species likely or actually present on site.
- Make sure your surveys have been undertaken by a professional and competent ecologist. Ask the Planning Department for advice on consultants or contact the Institute of Ecology and Environmental Management at [www.ieem.org.uk](http://www.ieem.org.uk)
- The aim is to provide sufficient information for us to determine the ecological impacts of the development before planning permission is granted. Every application with a developable footprint should provide some form of ecological statement. It is also important that survey work is carried out at the appropriate time of the year, especially when surveying species.
- Some applications may require ecological monitoring both during and after the development is completed.
- You may find the Sussex Wildlife Trust, Sussex Biodiversity Records Centre, Natural England, Environment Agency and the local planning authority hold some ecological data. There may be a fee for provision of data.
- Large developments likely to have a significant impact on the environment require an Environmental Impact Assessment.

## Protection of Existing Habitats and Species

- All development proposals will be scrutinised to avoid damage to habitats and species. You should retain features of biodiversity importance and avoid fragmenting or isolating species.