The Isles of Scilly Local Development Framework
Supplementary Planning Document

Biodiversity and Geological Conservation

Planning Good Practice Guidance for the Isles of Scilly

December 2008

Cornwall

Contents

Photo: Trevor Kirk

1 Introduction

1.1 Wildlife and Wild Places of the Isles of Scilly

The coastal habitats, heathlands, cultivated fields and wetlands found in Scilly are a unique product of the islands' geography, geology, climate and its people. The strong maritime influence and mild climate has resulted in a wide variety of habitats and species, some of which are found nowhere else.

Benefits of conserving Biodiversity

"Development control decisions which embrace biodiversity and geological conservation can be of broad benefit to communities by creating employment through new projects, creating cost effective naturally functioning utilities such as for flood relief and drainage, and enhancing the local economy through tourism and improving local surroundings which enhance quality of life"

Planning for Biodiversity and Geological Conservation: A Good Practice Guide, ODPM 2006

1.2 Impacts of Development

With the majority of land on Scilly influenced by farming rather than industries hungrier for buildings, it is tempting to assume it is not under particular threat from development. However, the fact that wildlife is still widespread means that nature conservation considerations should be central to developments on all scales. Indeed, with some fore-thought, and some creative thinking by developers and planners, development has the potential to enhance the environment of the Isles of Scilly.

1.3 The Threat of Climate Change

Coping with the effects of climate change may be the biggest planning challenge for Scilly. As sea level rises, sand dune systems and marshes are likely to become ever more constrained, or even disappear. If existing built development is displaced there could be increased pressure for development further inland. In addition, rising temperatures and changing weather patterns may mean that conditions become unsuitable for some plant and animal species and they will need to move to new areas in order to survive.

The planning system will need to create space for wildlife and habitats to expand their ranges if they are to adapt to, and survive, the challenge of climate change.

The Environment as an Economic Driver on Scilly

"Cornwall and the Isles of Scilly is a place where the environment and the economy work together. A robust and successful business base is critical to achieving sustainable prosperity – and this can only be achieved with the environment being fully integrated into the business practices of individual enterprises and the economy as a whole" Cornwall and the Isles of Scilly Convergence Operational Programme 2007-2013

1.4 The Marine Environment

This guide deals only with land use planning down to the mean low water mark. For developments and activities in or affecting the marine environment it is likely that other consents will be needed. There is some local information already in existence[1]. The Government is currently working on a Marine Bill which could bring in new laws to protect marine habitats and wildlife. This may include the introduction of a marine spatial planning system to enable strategic and integrated management of the seas.

1.5 The Purpose and Status of this Good Practice Guidance

This Good Practice Guidance is designed to assist people who are submitting and determining planning applications on Scilly to ensure that biodiversity and, where relevant, geodiversity are protected, conserved and enhanced as a consequence of development. It supplements the policies and proposals contained in the Local Plan and emerging Local Development Framework. This Good Practice Guidance is identified within the Local Development Scheme and has the status of a Supplementary Planning Document and will form part of the Isles of Scilly Local Development Framework. Whilst there are national publications and guidance documents[2] about biodiversity and geodiversity, it was considered that there was a need for a document relevant to the wildlife and wild places of Scilly, and to the scale of development that is occurring. This document aims to address this need.

1.6 Preparation of the Good Practice Guidance

This document has been prepared by a working group including the Council of the Isles of Scilly, Isles of Scilly Wildlife Trust, Cornwall Wildlife Trust and Natural England. In accordance with Government guidance set out in Planning Policy Statement 12: Local Development Frameworks, this document has been subject to a sustainability appraisal. This appraisal is available separately from this document for public inspection.

1.7 What is Biodiversity?

"Biodiversity" is the term applied to the variety of life on earth. Internationally, the importance of conserving biodiversity has been recognised, with the UK being a signatory to the Convention on Biological Diversity. Following from this the UK government produced the UK Biodiversity Action Plan (BAP) and the England Biodiversity Strategy[3] which created a framework for action to maintain

1. Marine Consents Guide 1st Edition, Solent Forum 2005 *www.solentforum.hants.org.uk/pdf/marineconsents.pdf*, Biodiversity issues and the Fal and Helford Special Area of Conservation - Best Practice Guidelines for smaller developments, Spalding Associates (Environmental) Ltd 2006 and Plymouth Sound and Estuaries Coastal Planning Study- Key Guidance, Tamar Estuaries Consultative Forum 2006 *www.tamar-estuaries.org.uk*

2. Planning for Biodiversity and Geological Conservation: A Guide to Good Practice, ODPM March 2006, Planning Policy Statement 9: Biodiversity and Geological Conservation, ODPM August 2005, Environmental Quality and Spatial Planning- Guidance to help in the preparation of Regional Spatial Strategies and Local Development Frameworks, Countryside Agency and others June 2005, Publicly Available Specification PAS 2010- Planning to halt the loss of biodiversity- Biodiversity conservation standards for planning in the United Kingdom- Code of practice, BSI 2006 *www.bsi-global.com*

and increase indigenous species populations and habitat areas. This work was continued at a regional level with the South West Biodiversity Action Plan[4] and Implementation Plan[5]. A BAP audit for the Isles of Scilly[6] has recently been produced by the Environmental Records Centre for Cornwall and the Isles of Scilly (ERCCIS). The audit assesses the status and trends in biodiversity, establishes priorities for conservation and makes recommendations for immediate action to conserve and enhance BAP habitats and species.

Gugh Bar Regionally Important Geological Site - Geological diversity is reflected in landforms and soils and is closely linked with biodiversity. Photo: Rosemary Parslow

1.8 What is Geodiversity?

Geodiversity is the variety of rocks, minerals and fossils together with the variety of soils, natural processes and landforms found within a particular region. Geodiversity is important because it underpins biodiversity with soils being the link between them. A Geodiversity Action Plan (GAP) for Cornwall and the Isles of Scilly[7] has recently been produced.

1.9 Policy Context

All local planning authorities are required by both policy and statute to take nature conservation into account when making decisions on individual applications.

Countryside and Rights of Way Act 2000

Section 74 of the Act states that 'It is the duty of [Government] in carrying out…its functions, to have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biological diversity in accordance with the Convention' (on Biological Diversity following the Rio Earth Summit in 1992). Section 74 also contains a list published by the Secretary of State for Environment, Food and Rural Affairs of habitats and species that are of principal importance to biodiversity conservation in England.

Planning and Compulsory Purchase Act 2004

Section 38(6) of the Act indicates that determination of planning applications should be in accordance with the policies in the development plan. Until it is replaced by the Local Development Framework, the Isles of Scilly Local Plan – A 2020 Vision, provides the basis for determining planning applications. Specifically, the Local Plan provides protection for biodiversity and geology through Policy 1. The Local Plan and documents forming part of the Local Development Framework, including the Isles of Scilly Design Guide, are available from the Council of the Isles of Scilly or its website[8].

The Regional Spatial Strategy for the South West 2006 – 2026 (RSS), also forms part of the Development Plan for the islands and contains policies that protect biodiversity and geological interests.

Planning Policy Statement 9-Biodiversity and Geological Conservation

PPS 9 sets out the government's national planning policies on protection of biodiversity and geological conservation through the planning system. The key principles of PPS 9 are summarised below:

1 Planning policies and planning decisions should be based on up-to-date environmental information.

2 Planning policies and planning decisions should aim to maintain, and enhance, restore or add to biodiversity and geological conservation interests.

3. Working with the grain of nature: A biodiversity strategy for England, Department for Environment, Food and Rural Affairs 2002 *www.defra.gov.uk*
4. Action for Biodiversity in the South West: A series of habitat and species plans to guide delivery, South West Regional Biodiversity Partnership 1997 *www.swbiodiversity.org.uk* 5. South west Biodiversity implementation Plan- Biodiversity: A Natural Advantage for the South West, South West Regional Biodiversity Partnership 2004. 6. The Isles of Scilly Biodiversity Audit 2008, Environmental Records Centre for Cornwall and the Isles of Scilly 2008. iodiversity conservation standards for planning in the United Kingdom- Code of practice, BSI 2006 *www.bsi-global.com*
7. Geodiversity Action Plan - Cornwall and the Isles of Scilly 1st Edition, Cornwall Wildlife Trust 2005 *www.cornwallgeology.org.uk*
8. Council of the isles of Scilly *www.scilly.gov.uk*

3 Planning policies should take a strategic approach to the conservation, enhancement and restoration of biodiversity and geological features.
4 Planning policies should promote opportunities to incorporate biodiversity and geological features within the design of development.
5 Development proposals where the principal objective is to conserve or enhance biodiversity and geological conservation interests should be permitted.
6 The aim of planning decisions should be to prevent harm to biodiversity and geological conservation interests. If significant harm cannot be prevented, adequately mitigated against, or compensated for, then planning permission should be refused.

PPS 9 also includes information on how international, national and local sites should be handled through the planning system and highlights the importance of ancient woodland, other important natural habitats, networks of habitats and previously developed land.

Natural Environment and Rural Communities Act 2006
Section 40 of the NERC Act states that:
'Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity, where conserving biodiversity includes, in relation to a living organism or type of habitat, restoring or enhancing a population or habitat'. Detailed information about the implications of the NERC Act for local authorities has been produced nationally[9].

1.10 Protected sites and species
In addition to the protection provided through the planning system, species, habitats and geological features are protected through legislation. This legislation and the protection provided by planning controls operate in parallel to protect species and habitats. Both aspects must be considered by the Local Planning Authority and developers.
The main Acts and Regulations are:
- Wildlife and Countryside Act 1981 (as amended)
- Protection of Badgers Act 1992
- The Conservation (Natural Habitats, &c.) Regulations 1994 (as amended)
- Hedgerow Regulations 1997
- Environmental Impact Assessment Regulations 1999
- Countryside and Rights of Way Act 2000
- Natural Environment and Rural Communities Act 2006

The Joint Nature Conservation Committee (JNCC) website[10] has more information on this legislation.

These Acts and Regulations together provide differing levels of protection to a variety of sites, plants and animals (including the places inhabited by particular species of plants and animals), and geological features.

Site designations on the Isles of Scilly
Designations that cover sites of nature conservation and geological value on the Isles of Scilly include the following:

Statutory international designations
Special Protection Areas (SPA)
Special Area of Conservation (SAC)
Ramsar
Statutory national designations
Site of Special Scientific Interest (SSSI)
Area of Outstanding Natural Beauty (AONB)
Local designations
Regionally Important Geological Sites (RIGS)
Biodiversity Action Plan habitats -
These include many coastal habitats, some grasslands, wet woodland,
arable field margins, hedgerows, heathland, ponds and wetlands.

For more information on protected sites please refer to the Joint Nature Conservation Committee website[10]. For more information on BAP habitats on the Isles of Scilly contact the Environmental Records Centre for Cornwall and the Isles of Scilly (ERCCIS) 01872 273939 ext 240.

Information on designated sites is also available in the Isles of Scilly Local Plan- A 2020 Vision[11]. Alternatively, Natural England's 'Nature on the Map' website contains information[12]

Local planning authorities are required to consult statutory agencies on planning applications which affect statutorily designated sites. Developers are encouraged to engage in pre-application discussions with planning authorities and statutory agencies, this can help minimise delays later in processing the application. Other organisations may be able to advise on other sites. A list of organisations and their role in the planning process is given in appendix 1.

Protected species on the Isles of Scilly
The presence of a protected species is a material consideration in the planning decision. The onus is on the Local Planning Authority, through its development control role, to ensure that harmful effects on the species or its habitat are avoided. Even when planning permission is granted, the developer must comply with protected species legislation whilst carrying out the development.

9. Guidance for local authorities on implementing the Biodiversity Duty, Defra May 2007 www.defra.gov.uk
10. Joint Nature Conservation Committee website *www.jncc.gov.uk*
11. Council of the isles of Scilly *www.scilly.gov.uk* 12. Natural England's 'Nature on the map' website *www.natureonthemap.org.uk*

Scilly shrews have limited protection under the Wildlife and Countryside Act 1981.

Photo: David Mawer

Whilst some species may occur within statutorily protected sites, they are often found outside of these, and consequently are vulnerable to a range of threats including built development and land use changes.

Summary of the many different animals and plants on the Isles of Scilly protected by legislation and/or included in the UK Biodiversity Action Plan.

All bat species, hedgehogs (BAP) and Scilly Shrew (Schedule 6 of WCA 1981);

All bird species are protected during the nesting season. Many species have further protection;

Many invertebrates are protected including beetles, bees, ants, butterflies, moths and molluscs;

Some fish species are protected;

Many species of flowering plant, fungi, lichens, liverworts and mosses are also protected.

For more information on BAP species and protected species records on the Isles of Scilly, contact the Environmental Records Centre for Cornwall and the Isles of Scilly (ERCCIS) 01872 273939 ext 240. For general information on statutory species protection please refer to the JNCC website[13]. Adequate information about important species, habitats and geological features, and appropriate design solutions, should be provided by applicants when submitting planning applications. This will enable the local planning authority to determine what effects, if any, the development will have on protected species and biodiversity. If planning applications are submitted with insufficient supporting evidence local planning authorities have powers to require further information or, in some cases to refuse planning permission on the grounds of insufficient information[14].

Some protected species can only be disturbed following the granting of a licence by Natural England.

Local authorities should also conserve other important species and natural habitat types that have been identified in section 74 of the Countryside and Rights of Way Act 2000[15]. The list included in the Act is the UK Biodiversity Action Plan (BAP) list of habitats and species, which was updated in 2007. Species and habitats on the UK list which are found on the Isles of Scilly are detailed in the Isles of Scilly BAP audit 2008[16]. Local authorities have a duty to have regard to the conservation of biodiversity in exercising their functions. This duty was introduced by the Natural Environment and Rural Communities Act in 2006.

1.11 Permitted Development

Some forms of development do not require planning permission. However, some forms of permitted development, particularly those relating to recreation, temporary uses of

13. Joint Nature Conservation Committee website *www.jncc.gov.uk*
14. Planning for Biodiversity and Geological Conservation: A Guide to Good Practice, ODPM March 2006
15. List of habitats and species of principal importance for the conservation of biological diversity in England published by the Secretary of State for the Environment, Food and Rural Affairs, in response to section 74(2) of the Countryside and Rights of Way Act 2000 *www.defra.gov.uk/wildlife-countryside/cl/habitats/habitats-list.pdf* 16. The Isles of Scilly Biodiversity Audit 2008, Environmental Records Centre for Cornwall and the Isles of Scilly 2008

land and some of the activities of statutory undertakers such as utility companies could harm biodiversity or geological interests. Such harm could be mitigated by restricting operations or works to specific times of the year where the presence of a species is seasonal, excluding sensitive areas or limiting the scale of the development. Mechanisms for controlling permitted development are provided under Article 4 of the Town and Country Planning (General Permitted Development) Order 1995. Indeed, many permitted development rights, particularly in relation to residential dwellings, have been removed on the islands through the use of Article 4 Directions.

Development which would normally be permitted by the Development Order, but which is considered to be a Schedule 1 Project or Schedule 2 Development, for which a positive screening opinion has been given by the Local Planning Authority under the Environmental Impact Assessment Regulations, cannot proceed without a full planning application. The Conservation (Natural Habitats) Regulations 1994 (as amended) also impose restrictions on permitted development likely to have a significant effect on a European Site, such as a Special Protection Area for birds or a Special Area of Conservation.

Photo: Eleanor Breen

2 The Development Process

2.1 Guiding principles for developers

By following the principles outlined below, developments can be viable whilst enhancing the natural environment for the benefit of wildlife and local communities.

Summary of guiding principles for protecting and enhancing biodiversity and geological conservation through development control

• View biodiversity and geodiversity as an opportunity not a constraint
Where wildlife is successfully incorporated into the design of a development it can be an asset to the local community. Local communities are less likely to object to development proposals that account for the needs of wildlife.

• Access ecological and geological expertise
Assessing the likely ecological impacts of a development is often complex so employing an ecological or environmental consultant is likely to be the most appropriate and cost effective approach. Pre-application discussion with relevant agencies and organisations (see appendix 1) will ensure all issues are considered before an application is submitted and help prevent delays.

• Surveys and Information Gathering
Adequate survey information must be gathered before submitting a planning application. The information should then be used to inform the design of the development from the earliest stage. Insufficient information can significantly delay decision making[17].

• Avoidance, Mitigation and Compensation
Ecological or environmental consultants can advise on avoiding negative impacts on biodiversity and geodiversity through careful site design. Where negative impacts are unavoidable it may be possible to minimise the impacts through mitigation measures. Where mitigation alone is insufficient, it may be possible to use compensatory measures to off-set harm. Compensation is the least favoured option.

• Enhancement
It is likely that there will be opportunities to provide new benefits on all development sites. For example, retained habitats can be extended and enhanced, bird and bat boxes and access can be designed into new buildings, or habitats once found on the site can be re-created.

2.2 The development control process

The aim of planning decisions should be to prevent any harm and, where possible, to enhance biodiversity and geological conservation interests.

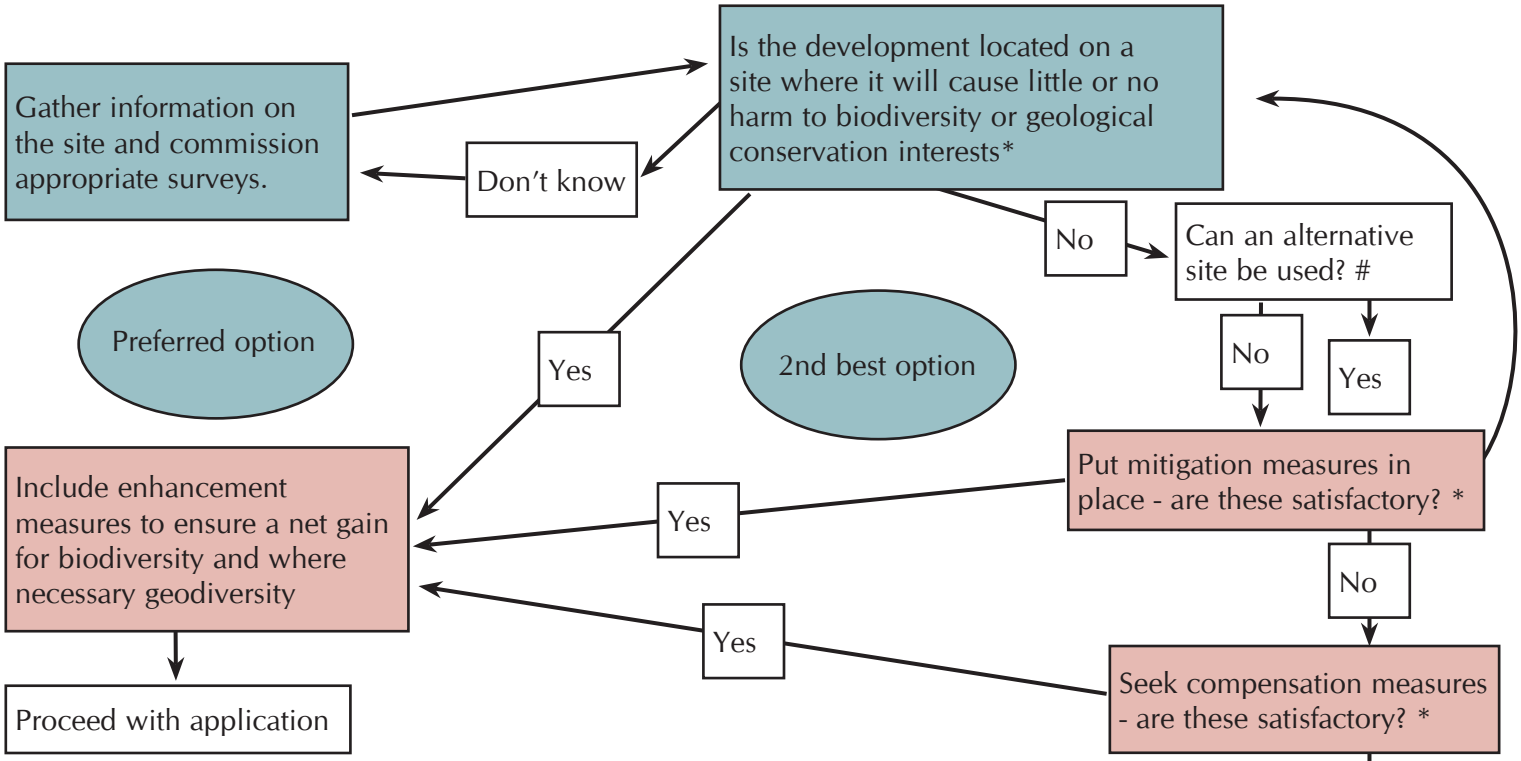


Figure 1- How biodiversity and geological conservation should be considered in planning decisions in line with PPS 9
**Up-to-date information and ecological expertise will be required to assess this.*
#Planning Officers will often be able to provide information on the availability of alternative sites

17. Does money grow on trees? Cabe Space March 205 *www.cabe.org.uk*

2.3 Stages in the process

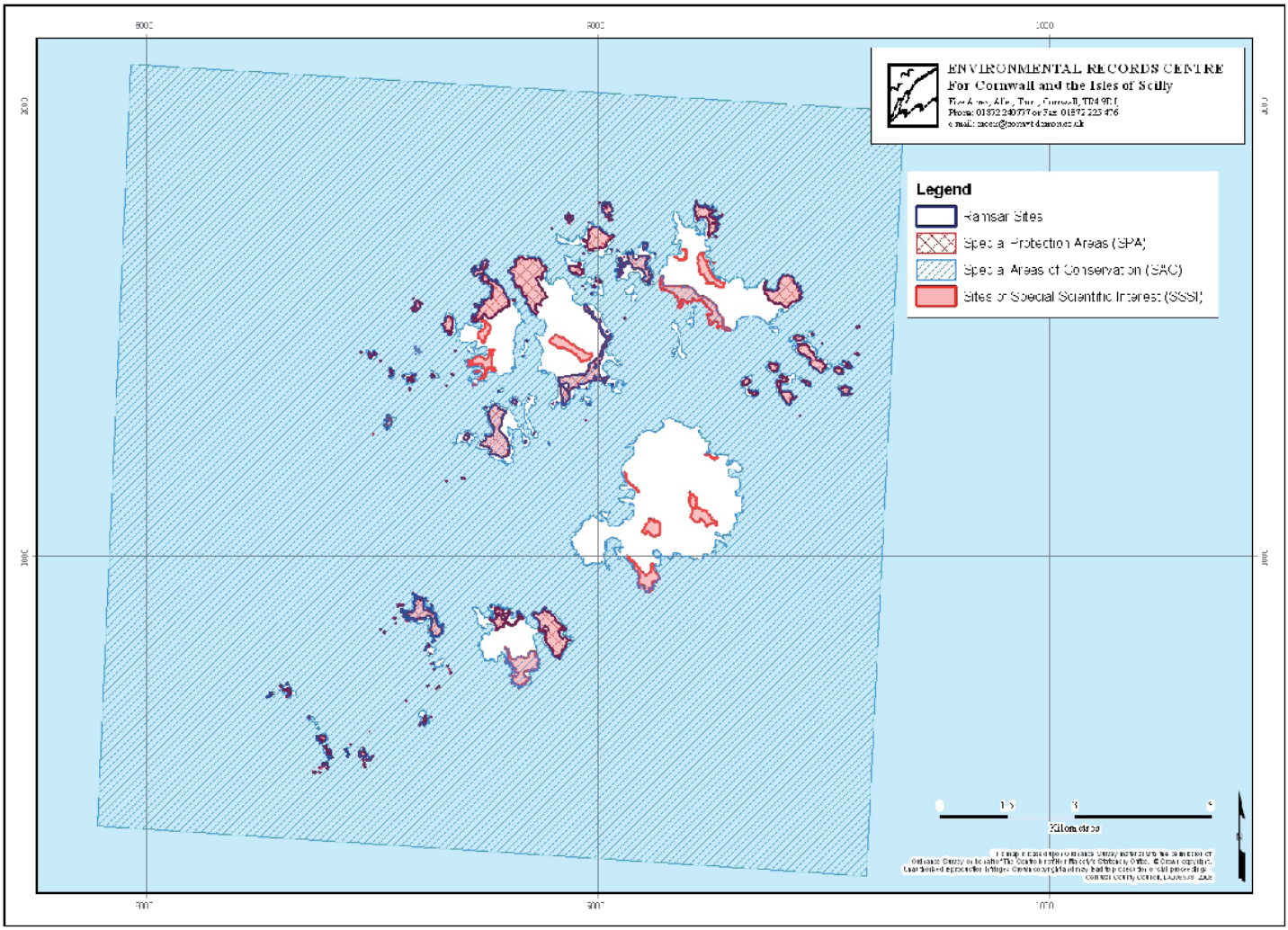
Stage 1 - Surveys and information gathering: Before acquiring land or buildings with development potential, commissioning designs or submitting a planning application

Habitats and species surveys

Where a site contains areas of habitat, wildlife potential or geological features, it will be necessary for the applicant or developer to gather information to assess the biodiversity value of the site and the immediate surrounding area. Surveys need to be carried out at the earliest possible stage to inform the design of the development, ensure that biodiversity and geodiversity features are incorporated and to prevent costly delays later.

Advanced survey information on the presence of protected species and habitats, linked to any required avoidance, mitigation or compensatory measures, will help avoid infringements of national and international law, help satisfy the legal requirements of both the EIA and Conservation (Natural Habitats) Regulations (as amended) and, if required, form the basis of a subsequent licence application (See PPS 9 Guide to Good Practice- ODPM).

The checklist below summarises the most likely circumstances where surveys and assessments would be needed and gives details of where to get further information.



The Environmental Records Centre for Cornwall and the Isles of Scilly (ERCCIS) holds data on habitats and species of the Isles of Scilly.

CHECKLIST

Any of the developments listed below could have a negative impact on habitats and species and/or geodiversity interests. In such cases, surveys and assessments may be required prior to submission of a planning application.

Any proposed development which would involve:

- Removal of all or part of a hedge bank or hedgerow
- Tree works (felling or lopping) on large or old trees, trees with holes, cracks or splits
- Removal of scrub
- Conversion of barns, farmhouses and other old buildings
- Loft conversion or other modification to existing roof spaces or re-roofing
- Building demolition
- Works in or adjacent to ponds, wetland features or watercourses
-

Or any proposed development which would be within or likely to affect:

- A Special Area of Conservation (SAC) [18]
- A Special Protection Area (SPA) [18]
- A Site of Special Scientific Interest (SSSI) [18]
- A Regionally Important Geological Site (RIGS) (contact ERCCIS)
- Any other site supporting a BAP priority habitat (contact ERCCIS):
    - Hedge banks or hedgerow
    - Coastal habitats
    - Acid grassland & lowland meadows
    - Heathland
    - Ponds/wetland
    - Wet woodland
    - Traditional orchards
- Any site with a protected species record or likely to support a protected species (an ecological consultant can advise)
- Any site reported by local people or wildlife groups to support a protected species
- Any site supporting or likely to support a BAP priority species- some BAP species are also protected species (contact ERCCIS)
- Quarry sites
- Derelict buildings or archaeological structures

ERCCIS contact details:

Five Acres, Allet, Truro, Cornwall, TR4 9DJ.
Phone: 01872 273939 ext 240
Fax: 01872 225476
email: *erccis@cornwt.demon.co.uk*
Website: *www.erccis.co.uk*

18. Natural England's 'Nature on the map' website *www.natureonthemap.org.uk*

Validation of planning applications
Mandatory standard application forms for the English planning system (1APP) were introduced in April 2008. The Council of the Isles of Scilly has introduced validation checklists that guide applicants in relation to the supporting evidence that should be submitted with different types of application (e.g. planning permission, listed building consent, conservation area consent). If an application is submitted without the appropriate supporting evidence including, for example, insufficient survey information or assessment based on the checklist set out above, the local planning authority would be entitled to ask for additional information or may even refuse an application[19]. Copies of standard application forms and validation checklists are available from the Planning & Development Department.

Ecological expertise
For larger scale developments or where the site is especially sensitive, employing an ecological or environmental consultant is likely to prove cost effective in the long term. Consultants can be contacted through the yellow pages (under Environmental consultants) and through internet directories[20]. Costs will vary depending on the scale and location of the work proposed, but an initial simple inspection for protected species can cost relatively little. Alternatively, for smaller developments such as house extensions, local wildlife recording groups may be able to help including, for example, the Isles of Scilly bat group. The Environmental Records Centre for Cornwall and the Isles of Scilly (ERCCIS) (see appendix 1), has contact details for wildlife recording groups who operate on the islands.

Timing of ecological surveys
For larger scale developments, a walk over survey (also known as an extended Phase 1 habitat survey) completed by a competent ecologist will identify important ecological and geological features on the site and its immediate surrounding area. Such a survey will also determine the need for further detailed species surveys. The level of survey data needed and the time taken to collect it will vary according to the size of the development and the habitats and species concerned. There are certain times of year when surveys are best conducted for different species, which needs to be taken into account (see table below).

For larger developments a Phase 1 habitat survey will identify important ecological features and determine the need for further detailed species surveys. Photo: Cornwall Wildlife Trust

19. Planning for Biodiversity and Geological Conservation: A Guide to Good Practice ODPM March 2006
20. Internet directory of Environmental Consultants *www.endsdirectory.com* or *www.ieem.org.uk/Home.htm*

Guidance on the best times to carry out ecological surveys on the Isles of Scilly

Please note:
This table is for general guidance only, it illustrates the need to plan surveys at an early stage to prevent delays

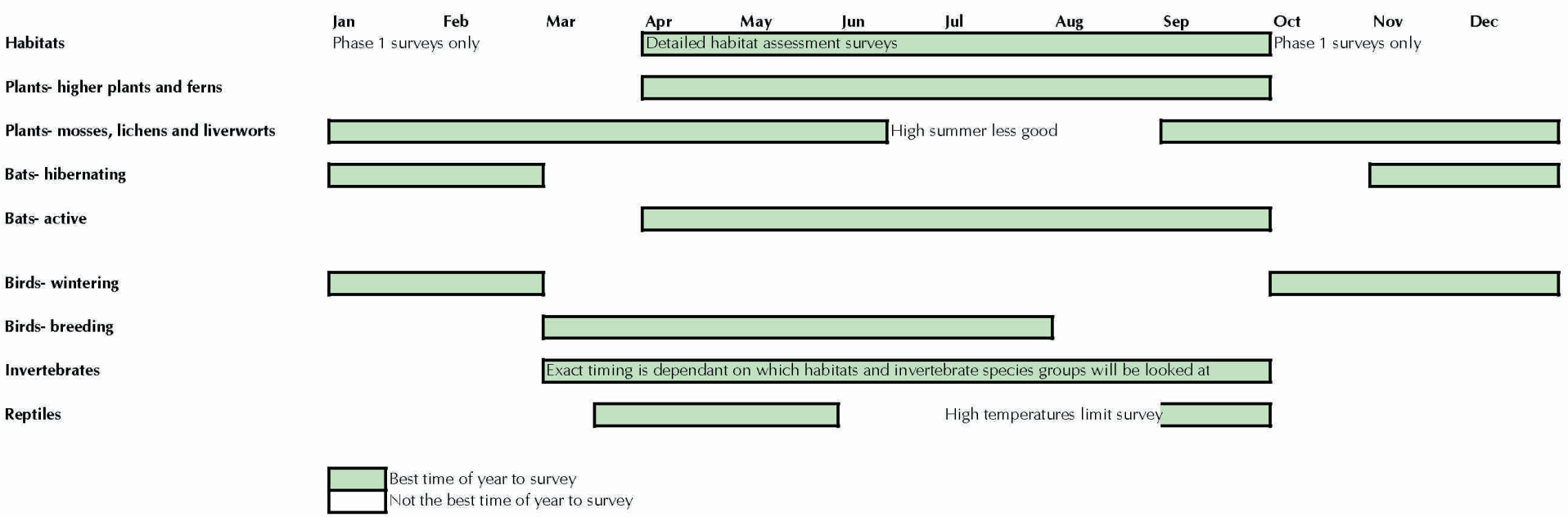
In some circumstances surveys may be acceptable at other times of year, this will need to be assessed on a case by case basis by a competent ecologist
If surveys are carried out outside the time periods recommended they may be deemed inadequate and result in an application being refused on the grounds of lack of information

Survey techniques for several groups require survey activity over a period of time, in some cases several months, a survey not carried out for a sufficient length of time may be deemed inadequate

All survey timing is dependant on weather conditions.

Timings of surveys will vary between different species within the groups listed

More detail on survey timing and techniques can be found in the references listed



It is the responsibility of the competent ecologist to ensure that a reasonable amount of survey effort has been expended in proportion to the scale of development.
Bats are one of the groups most likely to be affected by development on the Isles of Scilly. The box below gives details on how bats should be handled in the development process.

BATS AND BUILDINGS

Guidance for building & restoration works

All bats and their roosts are protected by law. This section (also available as a leaflet) tells you how to make sure your development will not illegally harm bats. It will assist you to in preparing your planning application.

Pipistrelle bat roosts can be found in buildings, few roosts are known on the islands but it is likely that they are under-recorded. Photo: John Kaczanow

Bats and the Law
Bats can be discreet visitors and you may not notice their presence. They cause no harm to buildings and pose no health risk. These guidelines aim to provide the information needed to consider the effects of development on bats, what you must do if you wish to carry out work on your property and useful contacts for further help and advice.

Bats and their roosts are given special protection under the Wildlife & Countryside Act (1981) (as amended) and The Conservation Regulations (1994). It is illegal (without a licence) to kill, injure or disturb a bat, or to damage or to obstruct access to any place that a bat uses for shelter. 'Damage' means to make conditions worse for the bat and so would include treatment with toxic chemicals found in wood preservatives. It is not illegal to remove bats carefully from the living area of a house or to look after injured or abandoned bats.

If Natural England (the responsible authority under the law) has been notified and been given reasonable time to advise on proper action, disturbing bats or damaging or destroying their roosts are not offences. However, failure to seek this advice may result in prosecution.

Bats in Scilly
Apart from the legal requirements, there are strong conservation reasons for being aware of bats in buildings. Of the 16 British bats, only one – the common pipistrelle – is reliably found in the Islands. Their numbers have declined substantially in recent decades but they are now increasing again. It is important that we encourage this increase. It is suspected that other species, such as the long-eared bat may be present but they are less easy to detect.

Bats in Buildings

Why do bats occupy buildings?
Bats may depend on domestic buildings for roosting especially if there is a decline in agricultural buildings or natural roosts such as trees and caves. It should be noted that pipistrelles seem to use very new buildings as well as very old ones.

When do bats occupy buildings?
Bats form maternal colonies from late spring to early autumn. Baby bats need a warm undisturbed site to grow for 5-6 weeks until weaned and independent. In winter, bats seem to leave houses but in Scilly we are still not sure where they go. We need more information.

Where do bats go in buildings?
Bats require somewhere safe during the day. Tucked into a tiny space under a slate on the Southern or western side of a house roof is ideal for a Pipistrelle. These bats do not tend to use the loft space but some may be out of sight behind felt or joints in the timber. A gap this size is enough for a Pipistrelle to enter.

How do you know if you have bats?
Look for droppings. Pipistrelle and mouse droppings are similar. If they are crumbly and made of tiny shiny particles, they have been left by these bats. They may be seen:
· On glass and windowsills
· On the ground below a gap on the outside of a property
· In the loft
Covering articles stored in the loft with newspaper or sheeting reduces the nuisance.

Recommended procedure for planning applications.
Consultation
The presence of bats is a material consideration for the Local Planning Authority when considering planning applications. If the Local Authority receives an application that is likely to result in disturbance or damage to bats or

their roosts, it will consult Natural England prior to granting planning permission. Natural England will comment on any proposed mitigation and advise on action required. It is advisable that applicants, who wish to demolish, convert or alter a building or its roof, investigate the presence of bats at an early stage and preferably prior to the submission of a planning application to avoid any unnecessary delays.

Survey
Sufficient information must be provided about the proposed development and the presence or absence of bats prior to granting planning permission. Some information may already exist but where it is insufficient, the Planning Department will request a thorough survey. This will indicate the presence or absence of bats, and the manner of usage (winter hibernation, summer roost, maternity roost etc). further information about surveys can be obtained from the licensed bat wardens (see "Further Information").

Getting your property surveyed
The services of an appropriately qualified warden are required to do the survey and, if necessary, draw up mitigation measures. Bat wardens are licensed by Natural England and this allows them to perform activities that would otherwise be an offence. The licence allows them to carry out a survey within your property. A survey carried out by yourself will be invalid.

Mitigation
If bats are found during the survey, the next stage is to incorporate suitable mitigation into the proposed development. The Local Authority, you the applicant and Natural England will work together to find a course of action that is sympathetic to bats and agreeable to all parties. Measures to be taken may include minor adjustments to the planned works, use of 'bat friendly' chemicals in timber treatment, works to reduce disturbance and timing of works to avoid disturbance. Remember, even if you don't have bats, you can easily make provision for them – bat bricks, bat boxes, bat slots, etc.

DEFRA Licensing
A DEFRA licence will be required for works other than in the living areas of a dwelling house, such as conversion or demolition of a barn. Application for such a licence can be made only after full planning permission has been granted by the Local Authority; however that permission can only be acted upon after granting of the licence, which is looked upon most favourably if suitable mitigation measures have been agreed.

Summary of Key Stages
1. Commission bat survey
2. If bats are not present, no further action is required
3. If bats are present, incorporate bat mitigation measures with advice from warden.
4. Submit detailed planning application
5. Receive advice from Natural England via Local Authority and incorporate into plans.
5. If planning permission given, apply for a DEFRA licence if it is not deemed to be within dwelling house.

Further Information
This leaflet has been prepared jointly by the Isles of Scilly Bat Group, the Planning and Development Department of the Council of the Isles of Scilly and Natural England.

Advice, more detailed leaflets and other information can be obtained from:

Anna Bayton, The Planning Department, Council of the Isles of Scilly, Old Wesleyan Chapel, Garrison Lane, St Mary's. Tel.01720 424350

Isles of Scilly Bat Group; Secretary: Mike Gurr 01720 422224.

Isles of Scilly Wildlife Trust; Senior Conservation Warden: David Mawer. 01720 422153

Natural England; Species Officer: Jane Squirrell Truro. Tel.01872 265721

Licensed bat wardens in Scilly in 2007 are: Ralph Banfield (423041), Marian Bennett (422411) and Anne & Mike Gurr (422224).

There are many sources of information on survey techniques and timings, which are detailed below.

Further information sources for biodiversity and geodiversity survey work

General
- Development control, local authorities and protected species surveys - Research Report No 479, 2003 English Nature
- Working with Wildlife - A resource and training pack for the construction industry (C587TP) CIRIA Authors: Newton, J., Williams, C., Nicholson, B., Venables, R. and others 2004 ISBN 0 86017 587 1
- Guidelines for Environmental Impact Assessment in the United Kingdom; IEEM 2006 *www.ieem.net/ecia*

Geodiversity
- Geological conservation-a guide to good practice English Nature 2006 ISBN 1 85716 906 9

Reptiles
- Herpetofauna Workers' Manual, Gent, T. and Gibson, S.Eds. JNCC 2003 ISBN 1 86107 4506

Bats
- Bats and Trees, Bat Conservation Trust 1997 *www.bats.org.uk/downloads/Helpline/01.10.12_bats_trees.pdf*
- Bats and Buildings, Bat Conservation Trust 2004 *www.bats.org.uk/downloads/Helpline/Bats_and_*

Buildings_June04.pdf

- Bat Mitigation Guidelines, English Nature 2004 ISBN 185716 781 3 *www.english-nature.org.uk/pubs/publication/PDF/Batmitigationguide2.pdf*
- Focus on bats: discovering their lifestyles and habitats, Natural England 2007 *http://naturalengland.twoten.com/naturalenglandshop/docs/NE23focus_on_bats.pdf*
- 3rd Edition Bat Workers' Manual Mitchell-Jones, A.J., and McLeish, A.P. Eds., 2004 ISBN 1 86107558 8 *www.jncc.gov.uk/page-2861*
- Bat Surveys - Good Practice Guidelines, Bat Conservation Trust 2007 ISBN 978 1 872745 99 2 *www.bats.org.uk/biodiversity/BatSurveyGuidelines.asp*

Invertebrates

- Organising surveys to determine site quality for invertebrates- A framework guide for ecologists, English Nature (2005) ISBN 1 85716899 2

Environmental Impact Assessment and Appropriate Assessment

Some developments require an Environmental Impact Assessment (EIA) under the Town and Country Planning Regulations 1999. Even permitted development that could have a significant impact on conservation interests may require an EIA. If in doubt applicants should initially contact the local planning authority so that the application may be 'screened' to determine if an EIA is necessary, particularly as the Isles of Scilly is defined as a 'sensitive area' as it is within an Area of Outstanding Natural Beauty.

Development affecting sites designated as SPA and SAC require by an Appropriate Assessment to determine any impact and mitigation. Government policy also requires an Appropriate Assessment for potential SPAs, candidate SACs and listed Ramsar Sites for the purpose of considering development proposals affecting them.

Stage 2: Design

Protecting the biodiversity/geodiversity present on the site

In designing any development, the first step to ensuring that biodiversity and geodiversity are properly taken into account is to protect existing key habitats, species and geological features as advised in PPS 9[21]. The approach should be to use survey information to ensure biodiversity and geodiversity is incorporated into new developments as far as possible. Site layout and design should seek to retain existing habitats, ecological features and geological interest, giving priority to Biodiversity Action Plan habitats and species where they are present. If this cannot be achieved at a particular site, an alternative location for the development should be considered. Consideration should also be given to natural features situated outside the application site that may be affected by a scheme. This consideration is especially necessary where adjacent sites are designated for their biodiversity or geodiversity value, or where a linear habitat such as a water course, small woods or hedgerow may act as a wildlife corridor that will be affected by the development.

The design stage of any scheme should lead clearly and logically from the survey information gathered during Stage 1. Where a site or its surroundings have clear biodiversity or geodiversity value and no or insufficient measures are taken to reasonably protect this value, then planning permission may be refused. Additional advice is available in the Isles of Scilly Design Guide.

Speckled wood. Photo: Rosemary Parslow

21. Planning Policy Statement 9: Biodiversity and Geological Conservation, ODPM August 2005

Hedge banks and hedgerows in development
The typical hedge bank is of stone-faced earth construction often with bushes and trees growing on it. Hedge banks can also be of turf construction with little stone facing. Well managed hedge banks represent a linked, stable habitat supporting a wide range of animals and plants. Hedge banks are also of great landscape, historical and geological importance.

Stage 1 - Surveys and information gathering
The definition of a hedge used in the Hedgerow Regulations does not accord with all hedge banks, since many do not have rows of trees or bushes on them. Many hedge banks are very rich in plants and animals and are of high landscape and historical importance yet are not classed as 'important' under the regulations. The Hedge (and Wall) Importance Test (HIT), devised by the Guild of Cornish Hedgers is an alternative which can be applied to all hedge banks, dry stone walls and hedgerows. For more information on the HIT test see *www.cornishhedges.com*.

Stage 2 - Designing in biodiversity/geodiversity Protection – Hedge banks should be retained and incorporated into the design of developments wherever possible and as advised in the Isles of Scilly Design Guide. Where some hedge banks cannot be retained the, HIT test can be used to help assess which hedge banks should be prioritised for retention. Connectivity of hedge banks and hedgerows is a very important consideration.

Mitigation - Where hedge banks and hedgerows are retained as part of a development, provision of adjoining strips of buffer habitat such as rough grassland or scrub at least 2m wide either side of a hedge can have a positive impact on biodiversity.

Compensation - Where it is not possible for all hedge banks or hedgerows to be retained; equal length(s) of new hedge bank or hedgerow should be re-built within the development site in compensation. These new hedges (or areas of trees and shrubs if it is not possible to build new hedges) should connect into the retained hedge network and other areas of retained semi-natural habitat. All stone and soil from any removed hedge banks should be re-used for building the new sections as detailed in the Guild of Cornish Hedgers' Code of Good Practice available at *www.cornishhedges.com*. Where new material is required, it should match the stone type of the original hedges.

Enhancement - Enhancements to existing hedge banks and hedgerows can include repair of damaged sections, building new sections to link to other hedge banks and hedgerows on site and on neighbouring sites and bringing neglected hedge banks and hedgerows back into active management. Any damaged retained sections of hedge bank should be repaired using stone reclaimed from the site wherever possible to match the existing pattern.

Stage 3 - Construction
Hedge banks and hedgerows that are being retained as part of a development, or new hedge banks or hedgerows that are created should be protected using fencing during construction works. Where hedge banks or hedgerows are to be repaired as part of a development, or new ones created, techniques should follow the Guild of Cornish Hedgers' Code of Good Practice.

Stage 4 - Monitoring and management
Management options for retained and new hedge banks and hedgerows should form part of an overall management plan agreed with the developer.

Hedge banks are an important feature on Scilly for biodiversity and landscape value. Photo: Trevor Kirk

Mitigating harm caused by the development
Every effort should be made to avoid harm to existing habitats, species and geological features through design measures. Where this is not possible, reasonable alternative sites should be considered. If there are no alternative sites it may still be possible to minimise potentially damaging impacts through mitigation measures. In such cases adequate mitigation steps should be proposed by the applicant and will then normally be the subject of planning conditions or obligations on design, methods or timing of development.

Mitigation measures are used to minimise damaging impacts and can include, amongst others:

- Timing the development of sites to avoid the breeding seasons of species present;
- Creating buffer zones between sensitive areas and development areas to reduce disturbance to habitats;
- Translocation of species from destroyed habitat, to be used only as a last resort and should follow IUCN guidelines.

For further examples please see the case studies in section 3.

It must, however, be remembered that mitigation still entails harm of some form. Where a site or its surroundings have clear biodiversity and/or geological value and the proposed mitigation steps are insufficient to reasonably protect this value, then planning permission may be refused on these grounds.

Some operations that affect protected species such as bats may require a Natural England licence before work can commence. Wildlife licences may be needed even after planning permissions have been granted. Natural England's Wildlife Management and Licensing Service in Bristol will provide advice on license application procedures, but a qualified Ecological Consultant will usually be needed to submit an application. For further information on licensing issues see *www.naturalengland.org.uk/conservation/wildlife-management-licensing.*

Compensating for habitat loss
Where damage is unavoidable, alternative sites are not available and damage will still occur in spite of mitigation, loss to biodiversity can in some cases be compensated for by creating new habitat in replacement either on or off-site. Some examples of how this can be done are given in Table 2 below. Where this is appropriate then the steps required will be proposed by the developer and will then normally be the subject of planning conditions or planning obligations (see Stage 4: Monitoring, Management and Enforcement, below), for example to ensure re-creation of habitat in a certain place by a certain time. An arrangement can be made for the developer to provide money for habitat creation and maintenance, either on or off-site.

Established habitat usually acquires biodiversity value over a very long period of time as its ecology diversifies and changes. Artificially recreated habitat will therefore usually be greatly inferior to established habitat for example, newly planted woodland is of lesser value than existing ancient woodland. For this reason compensation is the least favoured option. There are only very limited circumstances where this loss is justified. If significant harm cannot be prevented, adequately mitigated against, or compensated for planning permission could be refused on nature conservation grounds.

Enhancing the biodiversity/geodiversity of the site
Developments should aim to enhance biodiversity and geological conservation interests, regardless of the current status of the site, in line with PPS 9. This will ensure that it contributes to the wider aims of enhancing urban and rural areas overall, and delivery of the UK BAP and Cornwall and Isles of Scilly GAP. Enhancement should be appropriate to the scale of the development. Options include design measures for individual buildings through to larger development sites. Major developments can have the greatest impact, but also offer the greatest opportunities for biodiversity and geological conservation.

Applicants should look to design in opportunities to improve habitats for biodiversity conservation, and to increase the overall quality of the development by enhancing existing habitats and geological features or creating new areas appropriate to the wider landscape context. This should be in addition to any necessary mitigation or compensation. The Cornwall and Isles of Scilly Landscape Character study 2005-7[22] gives information on which habitats are important in particular areas and can be used along with the BAP process to inform the design of developments.

Violet. Photo: Rosemary Parslow

22. *www.cornwalllandscapes.org.uk*

Table 2 - Creating, restoring and enhancing habitats

The table below gives examples of the kinds of enhancement that can be carried out. Existing habitats can be used to inform the choice. However it is worth emphasising that there is limited scope for planting new trees in the islands without harming other habitats, archaeological remains or the landscape. Where tree planting is considered appropriate as part of a new development as well as the native elm, other suitable species such as hazel, hawthorn, oak and Cornish provenance should be considered.

What is present?	What can be created, restored or enhanced?- Some examples
Habitats	
Coastal location	Restore intertidal Use soft engineering for coast protection Create coastal grassland
A building or other structure	Incorporate bat 'lofts' Erect bird boxes Erect bat boxes and use 'bat bricks'
Grassland	Area of wildflower meadow, acid grassland, wetland scrapes - depends on the quality of the existing wetland Create new areas adjacent to the site
Hedgerows and hedgebanks	Enhance by repairing damaged sections and implementing appropriate management regime Link existing hedges by creating new ones Link other habitats by creating new hedges
Quarries	Retain and manage areas supporting important species Create suitable conditions for colonisation by lower plants and invertebrates, for example living roofs
Woodland / Scrub	Retain as many trees as possible, particularly older trees Buffer woodland areas and link to other habitats Plant new trees, erect bat boxes
Trees	Maintain existing mature trees Buffer trees from developments Plant native species of local or regional genetic origin Facilitate natural regeneration
Heathland	Bring existing heathland areas into best practice management Extend existing areas using established re-creation techniques
Other habitats	Use landscape character assessment and the UK BAP to inform decision on what should be created, for example creating a hedge bank
Species	
Bats	Incorporate bat 'lofts' within conversions Erect bat boxes Retain mature/decaying trees Suitable planting & habitat links Creation of feeding habitat- ponds, grassland, hedges, scrub
Birds	Swift, swallow and house martin boxes attached to buildings Other bird boxes on trees etc Native planting particularly berry and seed producing trees and shrubs Create green/rubble roofs on new buildings
Wildflowers	Establish native species of local or regional genetic origin using best practice Create green/rubble roofs on new buildings
Mosses, liverworts and lichens	Create rubble roofs on new buildings Create bare areas of suitable substrate
Invertebrates	Create mosaic of scrub, hedges and grassland Create ponds with shallow sides Create bare ground Retain and create dead wood features
Scilly Shrew	Create mosaic of habitats including wet areas, scrub, heathland, hedges and grassland

Further information sources on building biodiversity and geological conservation into developments

A Natural Estate, Neighbourhoods Green 2007 *www.neighbourhoodsgreen.org.uk/ng/resources/publications/A%20natural%20estate.pdf*

Biodiversity by design - A guide for sustainable communities, Town and Country Planning Association 2004 *www.tcpa.org.uk/biodiversitybydesign/pdfs/TCPA_biodiversity_guide_lowres.pdf*

Building greener - Guidance on the use of green roofs, green walls and complementary features on buildings (C644) Early, P., Gedge, D., Newton, J., Wilson, S. 2007 ISBN 0 86017 644 4 *www.ciria.org/buildinggreener*

Geological Conservation - A guide to good practice, English Nature 2006 *http://naturalengland.communisis.com/NaturalEnglandShop/product.aspx?ProductID=712db525-75de-4079-862e-5b654546ea56*

Song thrush. Photo: Rosemary Parslow

Stage 3: Construction – All activities relating to site clearance and building phases

Regardless of how effectively the biodiversity and geodiversity values of the site have been identified and considered through the project planning and design stages, there remains a risk that environmental impacts will occur during the construction phase unless specific measures are taken to prevent or minimise this. Also, it is not acceptable to promise an enhanced local environment once the development has been completed if this involves avoidable impacts during construction.

Pollution legislation

Many of the activities that take place on a demolition or construction site have the potential to cause pollution of air or water and re-mobilisation of soil contaminants, including invasive species such as Japanese knotweed (see Table 3 below). Such activities are subject to their own legislation, regardless of the benefit of planning permission. These include the following:

Water Resources Act 1991

Environmental Protection Act 1990

Wildlife and Countryside Act 1981 (as amended)

The Environment Agency has a range of information leaflets concerning pollution prevention, many of which are relevant to construction activities - e.g. Pollution Prevention Guidance Note 5: Works in, near or liable to affect watercourses. Further information can be found via: *www.environment-agency.gov.uk*

Construction Method Statement

Depending upon the scale and complexity of the proposed development, it may be appropriate to produce a Construction Method Statement, detailing methods of working to prevent or minimise impacts arising from site clearance, demolition and construction. This must contain adequate information to provide reassurance that impacts can be controlled. In the case of major development it should include at least the following:

- Details of site location and all plant and machinery to be used on site;
- Details of all materials to be used on site;
- Likely or intended access routes into and around the site – these aren't necessarily required on planning applications, but can result in impacts if not considered;
- Temporary works designs – e.g. for structural repair;
- Details of site offices, compounds and other temporary structures;
- Details of service provisions both temporary and permanent;
- Materials storage provisions and re-fuelling arrangements;
- Exclusion areas to protect trees and other habitat and landscape features;
- Details of how invasive species such as Japanese knotweed, if present, will be controlled and managed ;
- Details of the procedure for dealing with the unexpected discovery of a protected species once work has commenced - e.g. stop work and seek advice;
- Details of how waste material will be disposed of.

Photo: Trevor Kirk

Table 3 - Frequent impacts related to construction and how these can be avoided

Hazard	Development activities	Potential Environmental Impacts	Actions to reduce risk
Dust creation and siltation	Exposing bare ground Vehicle tracking Poorly located soil stockpiles Poorly stored/careless use of materials	Smothering fish spawning gravels in receiving watercourses Nutrient enrichment of watercourses or wetlands Run-off to roads; blocking of gullies Changing pH of soils/ sediments e.g. cement dust Smothering vegetation- on land and in watercourses/ marine environment	Seed or cover soil stockpiles Provision of temporary drainage or settlement system or bunding Regular cleaning of site roads and working areas Careful storage and use of materials Spraying surfaces to prevent dust creation with controls to prevent impacts on watercourses and wetlands
Toxic Contamination	Poorly stored machinery, chemicals and materials, including concrete Poor re-fueling practices· Excavation of contaminated soils, including via dredging	Pollution of watercourses, wetlands or groundwater, leading to death and damage to flora and fauna Direct uptake through roots and foliage leading to death and damage to plants	Adopting proper storage and re-fueling locations and procedures Establishing, and practising, emergency procedures Agreeing in advance method for dealing with contaminated sediments
Disturbance	Any noise, vibration or light-generating activities above ambient situation Lorry movements to, from and within site Increased human activity	Disruption to sensitive species, possibly affecting feeding, breeding or roosting Disruption to species outside actual development footprint (eg. on temporary access trackways and adjoining land)	Identify particularly sensitive species at outset and plan works to avoid key times Adopt low noise-emitting methods Fully consider access routes etc at project design stage Use of appropriate lighting and light management plan on sensitive sites
Invasive species – eg Japanese knotweed	Ground excavation, earthmoving Vegetation management Vehicle movement	Invasive species is able to spread to new locations Contamination of waste leading to increased disposal costs	Identify species at outset, seek specialist advice, prepare a method statement for its management and ideally treat in-situ before excavation
Destruction of bio- or geodiversity key feature	Site clearance – including vegetation clearance and building demolition prior to construction Excavation Material storage eg. Soil	Death and destruction of flora and fauna, or their habitats Damage or burial of geological exposure Damage to root systems of important trees and shrubs by cutting or by soil compaction	Identify all key features for retention in initial survey Protect with fencing for duration of building phase - see BS 5837 for details of protective fencing for trees
Hydrological change	Excavation of foundations, service trenches etc	Alteration of surface or groundwater flows leading to changed habitats	Utilise drainage blankets etc. in sensitive locations, avoid excessive excavation

Applicants should monitor and manage enhancement, mitigation and compensation measures. For example, a bat loft built in to a converted barn would need to be monitored post-construction to see if it was being used by bats. A competent ecologist will be able to devise a monitoring scheme appropriate to the scale of the development and implement it for an agreed time period. Monitoring the success of these measures gives information that can be used to assess whether the development needs modifying or if further mitigation or compensation is needed. Monitoring is likely to be essential as part of a European protected species licence.

If information on the success of mitigation and compensation is made available to conservation organisations through the Environmental Records Centre for Cornwall and the Isles of Scilly (ERCCIS) it allows everyone to learn from the applicant's experience and inform future projects.

Planning conditions and planning obligations

It is good practice to address biodiversity and geological conservation as completely as possible within the design of the development approved. However, it will often be necessary to secure further matters through the imposition of conditions and/or a planning obligation.

Planning **conditions** mitigate identified harm that would otherwise result in the refusal of an application. Planning conditions achieve this in several ways on major development sites including:

- Monitoring a site during and after construction to ascertain any effects on wildlife, especially protected species;
- Ensuring that the development process continues to comply with PPS 9 after planning permission has been granted by requiring, for example, an ecological watching brief;
- Monitoring of retained features and of new or enhanced habitats to gauge their success;
- Restricting or regulating the development in some way by requiring, for example, certain operations to be carried out at set times of the year;
- Requiring works to be carried out; including for example habitat enhancement;
- Requiring further details such as a comprehensive landscaping scheme to be submitted to the local planning authority for approval;
- Requiring existing ecological/geological features such as trees and hedges to be retained as part of the development and protected during construction;
- Limiting the duration of all or part of the development;
- Requiring appropriate management and maintenance after construction to benefit biodiversity and geodiversity.

In accordance with Government regulations, planning conditions can only be used where they are: necessary, relevant to planning, relevant to the development to be permitted, enforceable, precise and reasonable[23].

The use of conditions in planning permissions DEFRA circular 11/95 Page 21

Planning **obligations** are an agreement between the planning authority and the developer (those with a legal interest in the land) under section 106 of the Town and Country Planning Act. They are sometimes used to address biodiversity or geological conservation issues, particularly where enhancement or mitigation measures are to be carried out outside the application site. Planning obligations are usually used where financial payments or on-going management are required to address biodiversity or geological conservation concerns. A Planning Obligation should only be used where it is necessary to make an otherwise unacceptable development acceptable. Planning obligations should also be reasonable, serve a planning purpose and relate to the proposed development in scale and kind[24]. Section 106 agreements are the usual way of formalising planning obligations.

Examples of the use of planning obligations for major developments:

- Provision of access and interpretation facilities for an area of biodiversity interest or a geological feature;
- Provision of new habitats or geological exposures;
- Off-site monitoring of the hydrological effects of development;
- Financial provisions such as a commuted sum for management to cover long-term maintenance costs;
- Ongoing management of new or improved habitats after the initial after-care or maintenance period, possibly through a 5-year (or longer) management plan with the developer;
- Agreement with a conservation organisation, housing association, the Council or local residents group, where they are prepared to take on management responsibility.

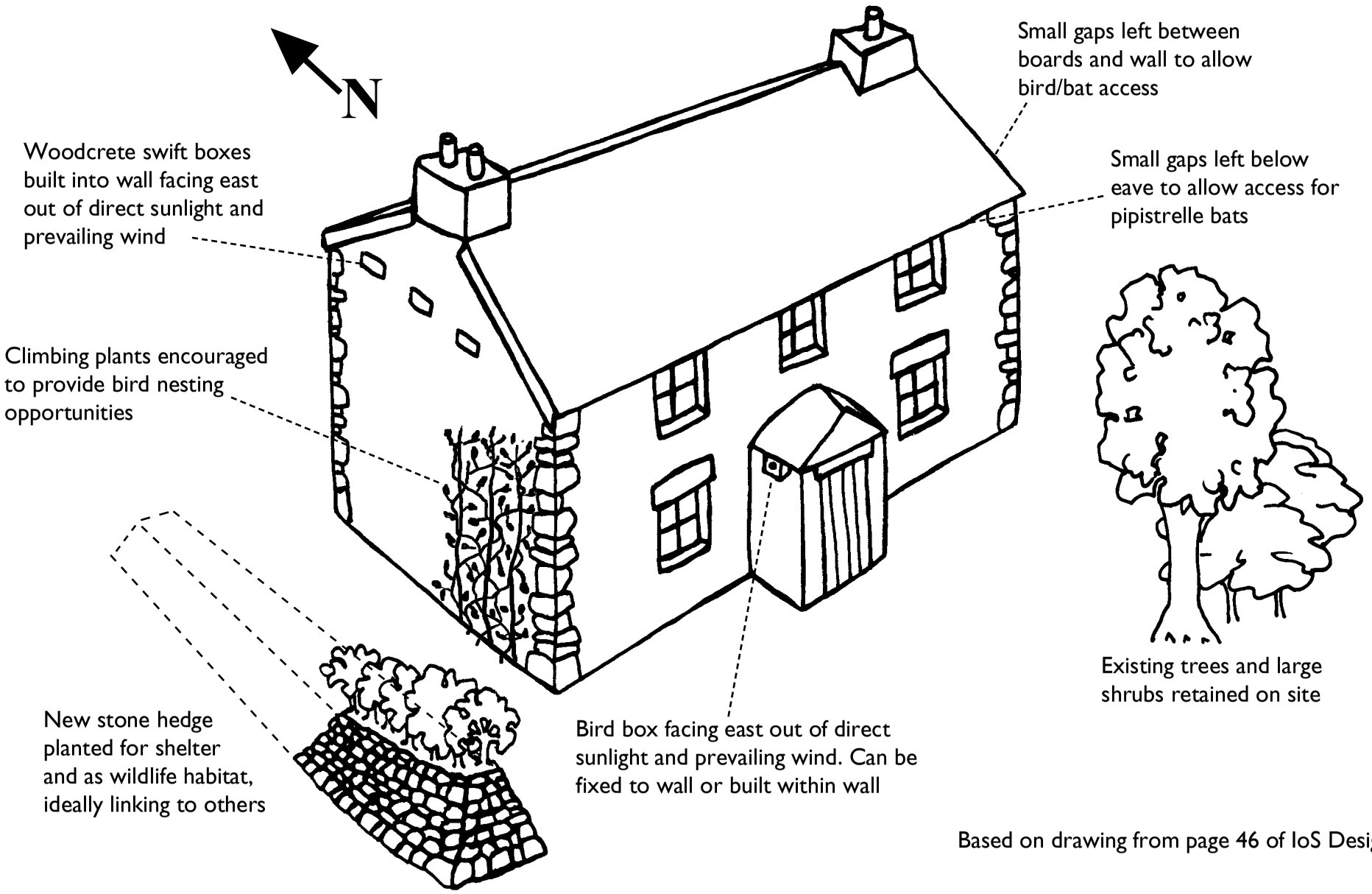
In addition to planning conditions and obligations, informatives may be attached to planning application decision notices. Informatives guide the applicant to other consents that might be necessary, such as a European Protected Species licence issued by Natural England. Informatives are not a statutory part of the decision notice but should be carefully considered as they may assist in ensuring a development is properly carried out.

Development plan monitoring

Local Planning Authorities are required to monitor the effectiveness of their plans and policies through the preparation of Annual Monitoring Reports. It is useful for developers to provide relevant information such as the area of BAP habitats that will be lost, restored, maintained and created as part of a development. The Local Planning Authority can provide guidance on their monitoring requirements. The Council's Annual Monitoring Report can be viewed on its web site.

Case Study 1. New Build - Infill development between existing buildings

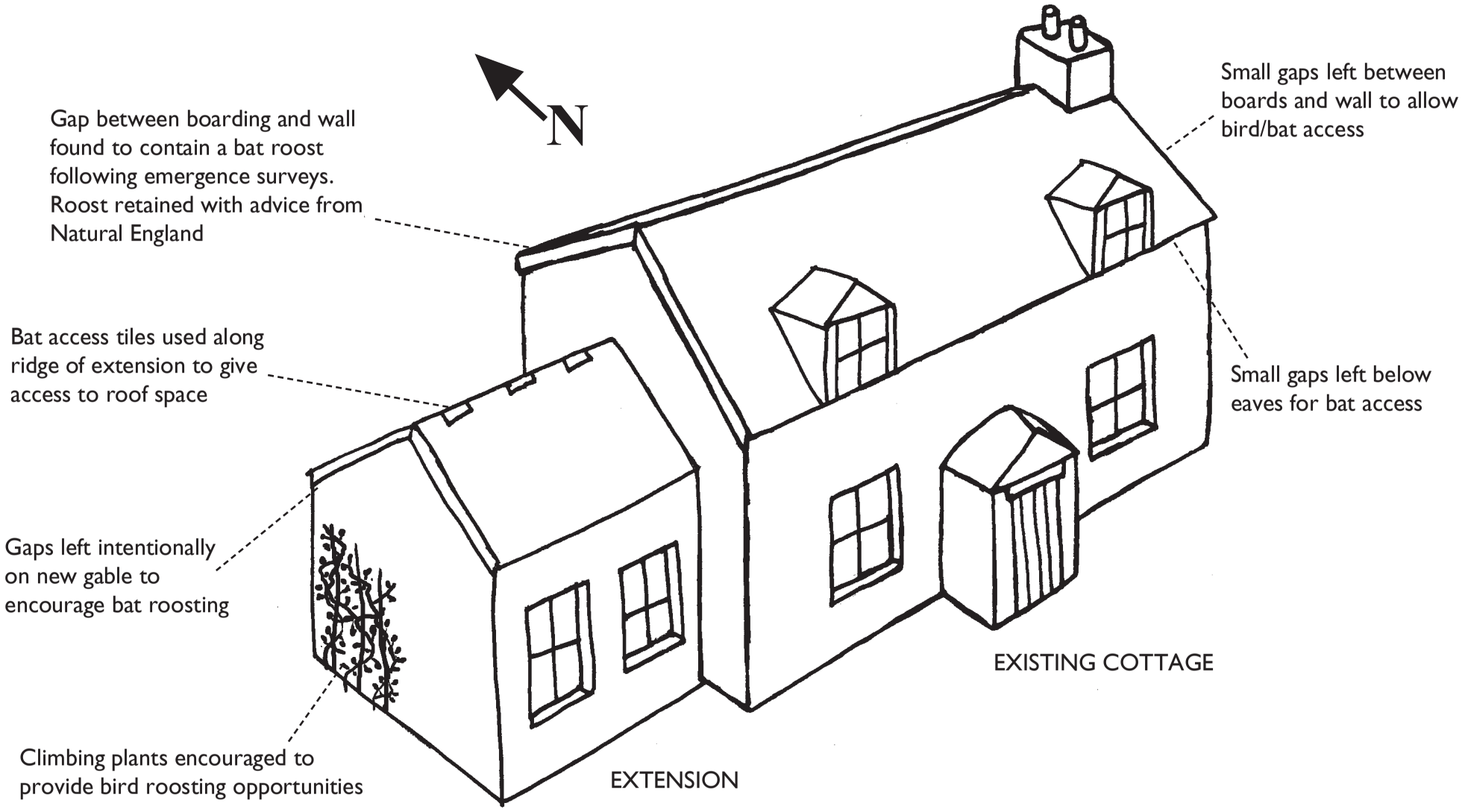
- Existing ecological features retained
- Bird and bat boxes incorporated into the main structure
- Stone hedge planted and climbing plants encouraged to attract wildlife



Based on drawing from page 46 of IoS Design

Case Study 2. Extension to existing cottage found to house a bat roost

- Survey showed bats roosting behind boards on gable end
- Construction method to retain bat roost agreed with Natural England



Based on an example from page 77 of IoS Design Guide

Case Study 3. Local needs housing

Phase I survey highlighted need to retain hedgerows and need to survey farm buildings for bats.

Hedgerows and hedge banks retained and existing gap used. New hedge banks constructed.

Farm buildings found to house a pipistrelle bat roost so converted under licence.

Appendix 1 - Organisation contacts and their role in planning.

Organisation	Role in Planning Process	Contact Details
Natural England		
(Local Team Office)	Has a statutory role as consultee and advisor on protected species, development affecting statutory sites and ecological/geological aspects of EIA	Pydar House, Pydar Street, Truro, Cornwall, TR1 1XU 01872 245045 *cornwall@naturalengland.org.uk*
Natural England (Licensing Section, Bristol)	Has a statutory role to issue and advise upon licences for legally protected species for the purposes of development	Natural England: Wildlife Management and Licensing Service, Burghill Road, Westbury-on-Trym, Bristol, BS10 6NJ 0845 601 4523 *wildlife@naturalengland.org.uk*
Environment Agency	Has a statutory role as a consultee or advisor on sustainable development. However, it should be noted that the EA has very little jurisdiction or responsibilities on the Isles of Scilly	Environment Agency, Sir John Moore House, Victoria Square, Bodmin, PL31 1EB Cornwall. *planning@environmentagency.gov.uk*
Isles of Scilly Wildlife Trust	Non-statutory consultee to planning applications	Carn Thomas, St Mary's, Isles of Scilly, TR21 0PT 01720 422153 *www.ios-wildlifetrust.org.uk*
Isles of Scilly Bat Group	Voluntary group with members licenced to carry out bat survey work	Mike Gurr, Secretary 01720 422224
RSPB	Non-statutory consultee to planning applications affecting RSPB reserves and major developments likely to impact on areas important for birds	The Manor Office, Marazion Penzance TR17 0EF 01736 711682
RIGS Group (Geology)	Non-statutory consultee to planning applications affecting County Geology Sites (RIGS) and minerals and waste planning applications	Five Acres, Allet, Truro TR4 9DJ 01872 273939 *www.cornwallgeology.org.uk*
Council for the Isles of Scilly	Local planning authority for the islands and responsible for determining planning applications, enforcing planning regulations and preparing the Local development Framework	Planning and Development Department Wesleyan Chapel Garrison Lane St. Mary's Isles of Scilly TR21 0JD Tel: 01720 424316 *www.scilly.gov.uk*
Isles of Scilly AONB Team	Advise on development proposals that are potentially damaging to the character of the Isles of Scilly AONB	Old Wesleyan Chapel, Garrison Lane, St Marys, Isles of Scilly, TR21 0JD 01720424355 *www.ios-aonb.org.uk*
Environmental Records Centre for Cornwall and the Isles of Scilly	Collates, manages and disseminates environmental information	Five Acres, Allet, Truro TR14 9BL 01872 273939 ext. 240 *www.erccis.co.uk*