Natural Environment Supplementary Planning Document

Scoping Draft

(N.B. Content, text and structure of this document will be altered in future to reflect comments from internal consultees, external stakeholders and any changes made to the SAMDev Plan 2014 by the Planning Inspectorate.)

July 2014

Natural Environment SPD – Scoping Draft

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(Scope notes in italics)

1 Introduction

This Shropshire Council (SC) Supplementary Planning Document (SPD) forms part of the Shropshire Local Development Framework (LDF), and will be a material planning consideration in the determination of planning applications and defending decisions at appeals. The SPD applies to development proposals whether or not they require a statutory Environmental Impact Assessment (EIA).

The SPD builds on national planning policy and expands on policies concerning landscape, biodiversity and trees in the Core Strategy adopted in March 2011 and the Site Allocation and Management of Development Plan 2014. These policies seek to ensure that the natural environment is protected, maintained, enhanced and restored throughout the development process, and this SPD provides additional details on how these policies will be interpreted and implemented.

These policies promote sustainable well-designed development, sympathetic to the wider landscape, ensuring that biodiversity and appropriate landscaping are fully integrated into new developments. This will lead to the creation of accessible green spaces for wildlife and people, will contribute to a high quality natural and built environment, reflecting local character and contributing to a better quality of life, whilst also delivering economic growth for the people of Shropshire.

Creating sustainable economic growth is as much a priority locally as it is nationally and tourism is a key local economic sector, with around nine million visits generating £457m a year and supporting over eight and a half thousand jobs in Shropshire [(p105, 5)]. The accessibility and quality of the landscape and natural environment is an essential part of Shropshire's attraction as a visitor destination and also for making it a desirable place in which to live and work. Thus Shropshire's natural environment is deservedly recognised as one of its greatest assets.

This SPD is aimed at applicants and developers but will also assist consultant ecologists, planning development control officers and members of the public. It is relevant to all stages of the planning process from pre-application enquiries through to full planning applications and is also relevant in forward planning and to the site allocations made in Local Plans.

1.1 Shropshire Council statutory duties particularly relevant to the natural environment.

Shropshire Council has four Statutory Duties of particular relevance to this SPD:

1 under the NERC Act 2006 when exercising its functions, to have regard, to the purpose of conserving biodiversity. Conserving biodiversity includes, in

relation to a living organism or type of habitat, restoring or enhancing a population or habitat,

2 under the Conservation of Habitats and Species Regulations 2010 (9(5)) when exercising any of its functions, must have regard to the requirements of the Habitats Directive so far as they may be affected by the exercise of those functions,

3 under the Water Framework Directive to identify opportunities for improvements and restoration work to maximise any contribution to meeting the Water Framework Directives objectives.

4 under the Countryside and Rights of Way Act 2000 to take reasonable steps, consistent with the proper exercise of the authorities functions, to further the conservation and enhancement of the flora, fauna or geological or physiographical features by reason of which a site has been designated as a Site of Special Scientific Interest.

This SPD provides guidance on how these Duties will be implemented through the planning system when addressing landscape, biodiversity and tree issues.

Shropshire Council also has a regulatory role to ensure the preservation of trees and woodlands of high public amenity value, regardless of their public or private ownership and to secure the provision of adequate green infrastructure in new developments.

2 Aims of the SPD

- To ensure that the key principles of international and national planning guidance on landscape, biodiversity, geodiversity and trees are fully met locally, ensuring that local planning decisions maintain, enhance, restore or add to environmental assets in Shropshire, whilst delivering sustainable economic growth.
- To ensure that Shropshire's Environmental Network is fully integrated into the local planning process.
- To promote current best environmental practice in a consistent and open manner protecting essential ecosystem services for future generations and sustainable businesses.
- To minimise the cost to development and streamline the application process by ensuring biodiversity, tree and landscape implications are as predictable as possible and that only relevant development proposals are affected.

- Fulfil Shropshire Council's Statutory Duties relating to the Natural Environment.
- To maximise benefits to society by providing multi-functional green and open spaces for people to enjoy, providing inspiration and promoting physical and mental health.

3 Description of Environmental Assets:

3.1 Designated nature conservation sites.

There are a number of levels of designated sites from European Designated Sites sometimes collectively referred to as Natura 2000 sites, Nationally Designated Sites and Locally Designated Sites. Such wildlife sites support Shropshire's key biodiversity assets, form core areas within the Environmental Network and damage to them should be avoided wherever possible. In addition, we will seek opportunities to buffer, improve the quality or extend the amount of priority habitats through development.

Table 1 Summary of the hierarchy of designated sites (note that sites outside of the County boundary may also be affected by development inside Shropshire)

Level of Designation	Type of Designated Site	Relevant Legislation	Number of sites in Shropshire
European Designated Site	Special Area of Conservation (SAC)	The European Community Habitats Directive 12 May 1992 The Conservation of Habitats and Species Regulations 2010 (as amended)	5
	Special Protection Areas (SPA)	The European Community Birds Directive The Conservation of Species and Habitats Regulations 2010	0
	Ramsar Sites	Ramsar Convention on Wetlands (1971) The Conservation of Habitats and Species Regulations 2010 (as amended)	2 Phases: each made up of a number of units - 16

Nationally Designated Sites	Sites of Special Scientific Interest	The Wildlife & Countryside Act 1981 (as amended) Countryside and Rights of Way Act 2000	112
	National Nature Reserves	Designated by Natural England as a selection of the best SSSI already designated under The Wildlife & Countryside Act 1981 (as amended)	4
Locally Designated Sites	Local Nature Reserves	National Parks and Access to the Countryside Act 1949 (as amended)	11
	Local Sites, also known as County Wildlife Sites	Designated by the Shropshire Local Sites Partnership Protected by planning policy only	537
	Regionally Important Geological and Geomorphological Sites	Designated by the Shropshire Geological Society Protected by planning policy only	293
	Ancient Semi-natural Woodlands	Protected by planning policy only, unless also designated as an SSSI.	882

3.1.1 European (Natura 2000) and Nationally designated sites

Shropshire is particularly rich in internationally and nationally designated wildlife sites, which have the highest level of protection. Descriptions of both levels of sites, together with a map of their locations, can be found at www.magic.defra.gov.uk. Natural England are a statutory consultee on planning applications affecting such sites.

3.1.1.1 European Sites

Sites of European importance include Special Areas of Conservation (SACs) such as Fenn's, Whixall, Bettisfield, Wem & Cadney Mosses and The Stiperstones and Hollies. Wetlands of international importance are designated as Ramsar Sites and include 16 'meres and mosses' scattered across the northern and central parts of the

County. European sites are protected by the Conservation of Habitats and Species Regulations 2010 (as amended) (see section 6.1 Habitat Regulation Assessment). If a proposed development is likely to have a significant effect on a European Site, then any possible pathways must be analysed to determine if it would have an adverse effect on the integrity of the site. Following any mitigation measures, if the adverse effect cannot be completely removed then planning permission will be refused in line with SAMDev Policy MD12. All SACs and almost all Ramsar sites are also Sites of Special Scientific Interest.

3.1.1.2 National Sites

Nationally designated sites or Sites of Special Scientific Interest (SSSIs) within Shropshire number around 112, and cover a wide range of habitats and geological features. SSSIs are protected by the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000. If a development will adversely affect a SSSI, permission will only be granted in very exceptional circumstances. *(Ref Legal and policy section below.)*

3.1.2 Local Wildlife Sites

Local Sites, also known as County Wildlife Sites, are designated by the Shropshire Local Wildlife Sites Partnership, co-ordinated by the Shropshire Wildlife Trust, who are the contact for details of the sites and their locations. *(Contact details for SWT and a map giving the locations of Wildlife Sites can also be found on the SC website at **********).* Local Wildlife Sites are a material consideration in the planning process. (See SAMDev policy MD12 Natural Environment).

3.1.3 Local Geological Sites (LGS, formerly known as RIGS)

Paragraph on coverage and importance.

Shropshire Council currently holds mapped boundaries of LGS on behalf of the Shropshire Geological Society – contact naturalenvironment@shropshire.gov.uk *Refer to MD12.*

3.2 Protected species

Wildlife legislation protects a number of rare or threatened species. The most stringent protection is for species protected under the EU Habitats Directive via the Conservation of Habitats and Species Regulations 2010 (as amended). The most frequently found European Protected Species (EPS) in Shropshire are Otter, Dormouse, all bat species, Great Crested Newt, Freshwater Pearl Mussel and Floating-Leaved Water Plantain.

Ref: Guidance Note 6 – European Protected Species – 3 tests in section 6.X

The Wildlife and Countryside Act 1981 (as amended) protects a larger number of nationally protected species, with varying degrees of protection. In addition to the EPS listed above, the Act protects species such as Water Vole, White-clawed Crayfish and all nesting wild birds, amongst others.

The Badger Act 1992 provides strong protection for badgers and their setts, although this is for welfare issues rather than rarity.

Wildlife legislation applies to works, whether or not planning permission is required and if planning permission is granted, the legislation must still be complied with. A list of protected species known to be found in Shropshire is provided in appendix X. However, over time this may change and the current national list of protected species should be viewed at http://jncc.defra.gov.uk/page-3408. (See Survey section below)

3.3 Priority Species and habitats

Under Section 41 of the NERC Act 2006, the Secretary of State must publish a list of the living organisms and types of habitat which in the Secretary of State's opinion are of principal importance for the purpose of conserving biodiversity. Species and habitats on this list are often referred to as Priority Species and Habitats. These species and habitats were selected by updating the UK Biodiversity Action Plan priority lists and so are still sometimes referred to as UKBAP species and habitats.

A list of Priority Species and Habitats thought to be currently found in Shropshire is included in Appendix X but for certainty the national list should be consulted at http://jncc.defra.gov.uk/page-5717.

Priority habitats and species are a material consideration in the planning process and any development should seek to avoid, protect, enhance or restore such habitats or populations of species (see SAMDev policy MD12 Natural Environment).

3.4 Ancient Woodland, Veteran Trees and other irreplaceable habitats

Some habitats take centuries to develop to full diversity, whilst others would be extremely difficult to recreate for a range of reasons *(see compensation/biodiversity offsetting section below)*.

The NPPF states in paragraph 118 that 'planning permission should be refused for development resulting in the loss or deterioration of irreplaceable habitats, including ancient woodland and the loss of aged or veteran trees found outside ancient woodland, unless the needs for and benefits of, the development in that location clearly outweigh the loss.'

3.4.1 Ancient Woodland and ancient/Veteran Trees

The government recognises the special importance of ancient woodland and veteran trees and its refreshed Forestry and Woodland Policy Statement [(26)] renews its commitment to the policies set out in 'Keepers of Time' [(21)], as part of its clear hierarchy of priorities to protect, improve and expand the nation's public and private woodland assets. National Planning Practice Guidance states that ancient semi-natural woodland and plantations on ancient woodland sites are to be treated equally under the NPPF.

Natural England's Ancient Woodland Inventory (AWI) [10] is the key information source identifying ancient woodland in England. However, it originally identified only sites greater than 2ha and is considered provisional. Natural England may add or remove sites from the Inventory as and when information becomes available that shows the woods are likely to be ancient or not. Thus, where up to date and reliable information or evidence suggests an area of woodland affected by proposed development is likely to be ancient (e.g. due to the number of ancient woodland indicator species), but it is not included on the AWI (because it is too small to have been recorded on the original inventory or for other reasons), Shropshire Council will afford it the same consideration as registered ancient woodland, in the determination of a planning application. Details of the woodland will be forwarded to Natural England to consider whether or not to add the site to the AWI.

The Woodland Trust Ancient Tree Hunt register [28] is currently the only record of the locations of some ancient or veteran trees. Many such trees have been recorded and verified in Shropshire. SC will have regard to this dataset and encourage applicants to add to it, where ancient and veteran trees are identified during the course of a planning application. Equally, where ancient wood pastures are identified they shall be afforded the same consideration as other forms of ancient woodland. (Many wood pastures containing ancient or veteran trees have not been included on the AWI because of their low tree density).

The Forestry Commission and Natural England Standing Advice for Ancient Woodland and Veteran Trees [9] is a material consideration in determining planning applications and SC will follow its advice, consulting Natural England for developments affecting all Sites of Special Scientific Interest and the Forestry Commission where any part of a relevant development (i.e. proposals to erect a new building or extend an existing one) is within 500m of an ancient woodland site.

3.4.2 Other irreplaceable habitats

Expand and give examples
Refer to Compensation/biodiversity offsetting section.

3.5 Trees, woodlands and hedges

Shropshire Council's Tree, Woodland and Hedgerow Strategy (in preparation) defines the policies and practices that it will adopt in the sustainable management of its own tree and woodland resource and at the same time encourage others to follow. This SPD interprets and implements national and local planning policy to help deliver the Council's Visions and Objectives for Shropshire, with regard to trees, woodland and hedgerows. It should be read in conjunction with the SC Trees and Development Guidance Note 7 [1] (currently under review) and the SC Tree and Woodland Strategy (in preparation).

3.5.1 Trees and woodlands

Trees have many diverse benefits that make a positive contribution to all aspects of sustainable development. An ever-expanding body of evidence supports their roles and values in for example climate change adaptation / mitigation and other

ecosystem services; their fundamental importance to landscape and wildlife; the direct and indirect economic dividends they deliver; and the social benefits conferred through their effects upon health and well-being and the opportunities offered for recreation and education, amongst others. (See for example [3] and [4] as publications summarising the multi-functional benefits of trees and their interaction particularly with the planning system).

Trees, woodlands and hedgerows are individually and collectively an integral and key component of Shropshire's Environmental Network, providing valuable habitat and helping define and characterise the natural landscape and the built environment, both historic and contemporary.

Yet perhaps surprisingly, Shropshire has a lower than national average woodland cover – 8.5% of land cover [7] compared to 10% across England [8]. Small woods (<2ha in size) comprise just over 11% of Shropshire's total woodland area, but there are over eight and a half thousand of them distributed across the county, outnumbering larger woods by over 5:1[7]. Ancient woodland (defined as being continuously wooded since at least 1600AD) is a rare and vulnerable habitat and an irreplaceable resource. It comprises only about 3% of England's land cover [9] and a similarly low proportion (2.7%) in Shropshire as a whole [10], although the Shropshire Hills Area of Outstanding Natural Beauty (AONB) is relatively rich, containing higher than the national average cover of ancient and semi-natural woodland [11]. These statistics serve to highlight the significance in Shropshire of small woodlands and ancient woodland in particular.

Trees are a material consideration in the determination of planning applications and local authorities have a statutory duty to ensure, whenever appropriate, that in granting planning permission they make adequate provision for the preservation or planting of trees, through the use of conditions and / or by making Tree Preservation Orders (TPOs), where they consider it expedient in the interests of amenity to do so [12]. Trees and woodland under sound, sustainable management in accordance with national arboricultural and silvicultural standards and industry good practice (see [14] and [15]) are unlikely to require protection under a TPO.

Currently nearly 1,100 TPOs have been created in Shropshire and SC will continue to maintain the TPO register, reviewing Orders and making new ones to protect trees and woodlands when appropriate to do so. The Council may make a TPO when it considers that trees, groups of trees, or woodlands have sufficient current or potential future amenity value, when objectively judged against defined criteria (such as the TEMPO system [13]) and are suffering, or at genuine threat of suffering, undue damage or harm, whether through proposed or actual development-related activity or otherwise.

3.5.2 Hedges

Hedgerows are protected under the Hedgerows Regulations 1997 *(web link)*. Under these Regulations, notice is required to be submitted to the local planning authority (LPA) before a hedgerow is removed. If a hedgerow meets certain criteria defined in the Regulations it is deemed to be 'important' and the LPA is able to issue a

Retention Notice to prevent its removal). Thus, the planning system is the primary means by which a local authority may exert any influence over hedgerows in the built environment, through the design of development proposals and / or conditions attached to planning approvals. It should be noted that a TPO cannot be used to protect a hedgerow; also, garden hedgerows are outside the scope of the Regulations.

Development proposals should seek to retain existing hedges wherever compatible with site layout and other aspects of the scheme. Hedges that would be classed as 'important', had they been eligible for assessment against the criteria of the Hedgerows Regulations 1997, merit particular consideration and special efforts should be made to retain them.

3.6 Environmental Networks

Environmental Networks provide opportunities for informal recreation for local communities and tourists, improved health and community well-being, a sense of place and identity, social cohesion, potential to maintain and increase biodiversity value and maintain air and water quality. Such networks can also help us to mitigate against and adapt to the effects of climate change, providing natural methods to manage flood risk and routes for the dispersal and migration of species.

Summary of Guidance Note 11 – Environmental Networks, and reference to it.

Give web link to map.

Many biodiversity features occur outside both designated sites and the Environmental Network. To be sustainable, it is important that development identifies, conserves and enhances such features in accordance with SAMDev policy MD12 Natural Environment.

3.7 Nature Improvement Areas (NIAs), Priority Areas for Action (PAAs) and Local Green Spaces

Text describing these features in Shropshire, their importance and planning requirements.

3.8 Landscape

Shropshire's landscape and its importance nationally and locally.
Description of the Shropshire Landscape Character Assessment, Historic Landscape Characterisation and Shropshire's Landscape Typology with web links as appropriate.
Description of Landscape Visual Assessment and references to best practice/guidelines.

Tree cover is one of the six defining components of landscape character identified within Shropshire's Landscape Character Typology, (the other components being

geology, land form, soils, settlement pattern and land use). Indeed 10 of the 27 Landscape Character Types identified in the Typology are named for their predominantly 'timbered', 'wooded' or 'forest' character. Thus trees, groups of trees, woodland and the hedgerow networks that interconnect them, are clearly important determinants of landscape type and quality in Shropshire.

3.9 AONB

Description and importance of AONB. Refer to the AONB management plan. Refer to policies MD12 and CS17.

For development affecting the Shropshire Hills AONB, particular regard should be paid to the Shropshire Hills AONB Management Plan.

4 Legislation and planning policy

4.1 Legislation

(This could be referred to under each environmental asset (section 3) and the summary table below put into an appendix – in 4.1 could just list the main relevant legislation and put in weblinks.)

Table 2 Summary of legislation *(or put in appendix)*

EUROPEAN LEGISLATION	**DESCRIPTION**	**PLANNING IMPLICATIONS**
Conservation of Habitats and Species Regulations 2012 (as amended)	UK regulations transposing the requirements of the EU Habitats Directive (date). Details protection of Natura 2000 sites (European Protected Sites) and European Protected Species (EPS).	LPA duty to have regard to the EC Habitats Directive in the exercise of its functions. LPA is a Competent Authority and must carry out a Habitat Regulation Assessment for any plan or project (including planning applications) which could have a significant effect on a Natura 2000 site. Where EPS are present and may be affected by development, the LPA must consider the three tests under the directive (see case law below).
Water Framework Directive	A framework for the protection of inland surface waters (rivers and lakes) and groundwater. Its purpose is to 'ensure all aquatic ecosystems and, with regard to their water needs, terrestrial ecosystems and wetlands meet 'good' status by 2015.'	The Directive requires Member States to establish River Basin Management Plans. X and Y cover Shropshire and these stress the following ***** through the planning system. Public Bodies are also expected to identify opportunities for improvements and restoration work to

		maximise any contribution to meeting the Water Framework Directives objectives.
NATIONAL LEGISLATION		
Wildlife and Countryside Act 1981 (as amended)	Protection of rare or threatened species, SSSIs and LNRs to prohibit certain methods of killing or taking wild animals; to amend the law relating to protection of certain mammals; to restrict the introduction of certain animals and plants; to amend the Endangered Species (Import and Export) Act 1976; to amend the law relating to nature conservation, the countryside and National Parks and to make provision with respect to the Countryside Commission; to amend the law relating to public rights of way; and for connected purposes. http://www.legislation.gov.uk/ukpga/1981/69	Protected species and sites are a material consideration, with policies in NPPF *(add para numbers),* and so a specific policy is not repeated in Shropshire's LDF but they are mentioned in the explanatory text.
Badgers Act 1992	Protection of Badgers and their setts	Material consideration – damage to setts to be avoided or a licence obtained from NE.
Countryside and Rights of Way Act 2000	Additional protection for SSSIs, wording changes to protected species legislation in W&C Act. http://www.legislation.gov.uk/ukpga/2000/37/contents	Statutory Duty of Local Authorities (28G Authorities, Schedule 9) to take reasonable steps, consistent with the proper exercise of the authority's functions, to further the conservation and enhancement of the flora, fauna or geological or physiographical features by

		reason of which the site is of special scientific interest. Need to consult NE over applications which could affect SSSIs to statutory timescales. Schedule 12 strengthens the legal protection for threatened species with the addition of a possible custodial sentence and a new offence of reckless disturbance.
Natural Environment and Rural Communities Act 2006	Statutory Duty to conserve biodiversity on all public bodies. Under Section 41 the Secretary of State must maintain a list of organisms and habitats of principle importance for conserving biodiversity. http://www.legislation.gov.uk/ukpga/2006/16/section/40	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. Conserving biodiversity includes, in relation to a living organism or type of habitat, restoring or enhancing a population or habitat. Organisms and Habitats of principal importance (known also as priority species and habitats) are a material consideration in the planning process and are covered by planning policy. Species and habitats of principal importance known to be found in Shropshire are listed in Appendix X
SOME CASE LAW RELEVANT TO THE PLANNING PROCESS		

Cornwall Case	○ R v Cornwall County Council ex parte Jill Hardy [2001] JPL 786 72] I appreciate that the advice of English Nature and of the Cornish Wildlife Trust was that the surveys should be carried out before the development started rather than before planning permission was granted. However, that advice was not, in my view, consistent with the requirements of the Directive and the Regulations, however understandable the reasons for the advice may have been, because the results of the surveys could have contained information which, under the Regulations, would have to be in the environmental statement which had to be considered by the respondent before deciding whether to grant planning permission. If it is thought that bats are, or may be, present within the area to be filled, the fact that they are itinerant creatures cannot excuse a failure to ascertain their presence as part of the environmental statement before planning permission is granted because that is the time at which the information has to be provided. The technical difficulty of carrying out the survey in the woodland area was not a matter relied upon by the Director of Planning in the body of his report, nor was it relied upon by Mr Straker on behalf of the respondent and, in any event, as Mr McCracken suggested, there could, if necessary, be a "minded to grant" resolution to overcome that aspect. [73] In my judgment, the grant of planning permission in this case was not lawful because the respondent could not rationally conclude that there were no significant nature conservation effects until they had the data from the surveys. They were not in a position to know whether they had the full environmental information required by reg 3 before granting planning permission. I would therefore quash the planning permission dated 25 October 1999.	Surveys must be carried out before a planning decision is made.
Morge Case	○ R (Vivienne Morge) v Hampshire County Council	1. 8.3. Of these cases we would particularly highlight the *Morge* case.

	[2011] UKSC 2 and [2011] UKSC 2 (Morge)	The Supreme Court, in the *Morge* case considered the duty of the Local Planning Authority in exercising its duty under regulation 9 of the Habitats Regulations.[6] In his leading judgment in the Supreme Court Lord Brown said "I cannot see why a planning permission (and, indeed, a full planning permission save only as to conditions necessary to secure any required mitigation measures) should not ordinarily be granted save only in cases where the Planning Committee conclude that the proposed development would both (a) be likely to offend article 12 (1) and (b) be unlikely to be licensed pursuant to the derogation powers." 8.4. If therefore the Planning Authority concludes that the carrying out of the development for which permission has been applied for, even if it were to be conditioned, would be likely to breach Article 12(1), by say causing the disturbance of a species, then it must consider the likelihood of a licence being granted. The licensing authority

		is Natural England.
Cheshire East or Wooley Case	○ R (Simon Woolley) v Cheshire East Borough Council and Millennium Estates Ltd [2009]EWHC 1227 Admin Case_No_CO28202008 Woolley_vs_Cheshire_East_Borough_Council_May_2009[1]	
	○ Eaton v Natural England & RWE Npower Renewables Ltd [2012] EWHC 2401 ○	
	○	

4.2 National Planning Policy Framework (NPPF)

The National Planning Policy Framework (NPPF) has a 'presumption in favour of sustainable development' as its central tenet, which should run as a 'golden thread' throughout the process of plan-making and decision-taking (para 2, 2). It identifies three dimensions to sustainable development: economic, social and environmental - gains for all three of which are jointly required in order to deliver sustainable development (paras 7&8, 2).

(Refer to policies defining 'non-sustainable' developments/actions and quote EU and SSSI paragraphs.)

Draw attention to key paragraphs in NPPF particularly 109-125.

4.3 Shropshire Local Development Framework: Adopted Core Strategy March 2011

(Include parts from other CS policies?)

The natural environment is referred to in many policies within the SC Core Strategy, but policies **CS6** (Sustainable Design and Development Principles), **CS8** (Facilities, Services and Infrastructure), **CS9** (Infrastructure Contributions) and **CS17** (Environmental Networks) *(**CS18**?)* are central to achieving the Council's strategic objective to 'ensure that the character, quality and diversity of Shropshire's built, natural and historic environment is protected, enhanced and where possible restored, in a way that respects landscape character, biodiversity, heritage values and local distinctiveness, promotes adaptation to climate change and contributes to wider environmental networks.

Policy **CS6 Sustainable Design and Development Principles** ensures that all development, amongst other things, will:
i) protect, restore, conserve and enhance the natural environment, taking into account those features that contribute to local character;
ii) contribute to the health and well-being of communities, including safeguarding local amenity and achieving local standards for the provision and quality of open space,
iii) have regard to landscape character assessments, most effective use of land and ecological strategies where appropriate,
iv)Safeguard natural resources including high quality agricultural land, geology, minerals, air, soil and water.

Development should make a positive contribution to the overall appearance and environmental quality of the area, being appropriate to its setting and surrounding and reflecting local character. Appropriate landscaping and tree planting is integral to assimilating development into its surroundings.

CS17 Environmental Networks states that development will identify, protect, enhance, expand and connect Shropshire's environmental assets, to create a multifunctional network of natural and historic resources. This will be achieved by ensuring that all development:
i) Protects and enhances the diversity, high quality and local character of Shropshire's natural, built and historic environment, and does not adversely affect the visual, ecological, geological, heritage or recreational values and functions of these assets, their immediate surroundings or their connecting corridors;
ii) Contributes to the quality of Shropshire's environment, including landscape, biodiversity and heritage assets, such as the Shropshire Hills AONB, the Meres and Mosses and the World Heritage Sites at Pontcysyllte Aqueduct and Canal and Ironbridge Gorge;
iii) Does not have a significant adverse impact on Shropshire's environmental assets and does not create barriers or sever links between dependant sites;
iv) Secures financial contributions, in accordance with Policies **CS8** and **CS9**, towards the creation of new, and improvement to existing, environmental sites and corridors, the removal of barriers between sites, and provision for long term management and maintenance.

New development of one or more dwellings, or any development for employment use, should contribute to extending and improving linkages, between these individual sites and provide connections between urban areas and the adjoining countryside. Linkages can be provided through footpaths, cycle paths, rail lines, watercourses and their margins, canal corridors, field boundaries, hedgerows or woodlands and should link across administrative boundaries. Agri-environment schemes are important mechanisms for an agricultural area such as Shropshire, providing opportunities for creating and linking wildlife corridors.

Reliable, up to date and robust evidence from the Landscape Character Assessment, Historic Landscape Characterisation and Urban Characterisation Assessment, together with site specific arboricultural and ecological surveys will be used where appropriate to ensure that development proposals contribute towards identifying, retaining and enhancing environmental assets for the multi-functional benefits they deliver.

Shropshire Council has produced an Open Space, Sport and Recreation Study which provides an audit of public and private open space areas and identifies local needs and aspirations through consultation with the public. A series of standards of provision have been established and will be monitored and regularly updated. To be of importance, an area of open space need not have a formal use or be accessible to the general public, as long as it contributes to the character and appearance of its locality. Contributions from developers will be directed towards identified infrastructure needs that help achieve Policy **CS8**.

Landscape, biodiversity, trees and hedgerows are key components of the environmental infrastructure covered by Policy **CS8 Facilities, Services and Infrastructure** which aims, amongst other things, to:

i) protect and enhance facilities, services and amenities that contribute to the quality of life for residents and visitors; and
ii) positively encourage infrastructure that mitigates and adapts to climate change.
Delivery of Policy **CS8** will be reflected in the Local Development Framework (LDF) Implementation Plan and its associated Place Plans for Shropshire's Market Towns / Key Centres and Community Hubs and Clusters. Contributions from developers will be directed towards identified environmental infrastructure needs (which may include habitat creation and tree planting) that help achieve Policy **CS8**, in accordance with Policies **CS6, CS9** and the Community Infrastructure Levy (CIL) Charging Schedule (p78, 5).

Policy **CS9 Infrastructure Contributions** stipulates that development providing additional dwellings or employment premises will contribute to local infrastructure through a variety of ways: on-site works and design of development, planning conditions and, for off-site contributions, s106 legal agreements and the CIL. Where appropriate, contributions from a number of developments may be pooled to address a cumulative impact (p88, 5). These factors and their implications with regard to the natural environment are discussed in more detail in *Sections x below*.

CS9 recognises that the definition of 'essential' utilities, which are part of the critical infrastructure and thus top priority for receipt of developer contributions, is likely to change over time. In this respect, Sustainable Urban Drainage Systems (SUDS) will become an increasingly important form of infrastructure.

Policy **CS18 Sustainable Water Management** requires all development to incorporate appropriate SUDS to manage surface water (p111, 5). Certain types and forms of SUDS can make a positive contribution to the Environmental Network and the connections within it, by incorporating existing important trees and other natural habitats and features and planting new trees and creating new habitats and features as appropriate.

4.4 Site Allocations and Management of Development Policies and site allocations

(Expand on relevant SAMDev policies, particularly MD2 and MD12. Re-Write section and re-distribute text.)

The Site Allocations and Management of Development **(**SAMDev) Plan sets out more detailed policies for the management of new development across Shropshire.

In order for development to be sustainable, SAMDev Policy MD2 (Sustainable Design) requires it to contribute to and respect locally distinctive or valued character and existing amenity value by, amongst other things: i) enhancing, incorporating or recreating natural assets in accordance with Policy MD12 (The Natural Environment); and ii) respecting, enhancing or restoring historic context in accordance with Policy MD13 (The Historic Environment) (p18, 20); recognising that trees, woodland and hedgerows, whilst being natural assets, can also be important and defining features in the setting and character of historic assets.

Indeed ancient trees and woodland provide a vital link and continuity with the past and can be considered as natural monuments and historic assets in themselves; as 'Keepers of Time' (the statement of policy for England's ancient and native woodlands and ancient and veteran trees) states – they represent a living cultural heritage, a natural equivalent to our great churches and castles [(21)]. Ancient woodland and ancient / veteran trees are discussed specifically in Section *x* below.

Policy MD2 requires that development provides at least 30m^2 of open space per person (based on a standard of one person per bedroom for residential developments or estimated number of employees for non-residential developments). The open space should meet local needs in terms of function and quality and contribute to wider policy objectives including the provision and enhancement of semi-natural open space [(p19 & 21, 20)]. SC will encourage the planting of trees, woodland and hedges on open space, according to compatibility with other uses and functions of the land.

Policy MD2 encourages the retention and planting where appropriate particularly of long-lived, large-canopied trees (which generally deliver greater environmental and social benefits than smaller trees) in publically accessible locations within the site [(p21, 20)]. In order to achieve this, development must create places where trees can thrive (bearing in mind the above ground and underground conditions and constraints) and where they can deliver their full range of benefits, in harmony their surroundings and without causing damage or nuisance [(see pp30 – 34, 4)].

Proposed Changes to Policy MD2 (if accepted by the Inspector) will require a greater amount of semi-natural open space and/or visitor management measures at European sites where development would be likely to result in harm to Natura 2000 sites through recreational pressure.

SUDs?

Policy MD12, through applying the guidance in this Natural Environment SPD, seeks to achieve the conservation, enhancement and restoration of Shropshire's natural assets, by, amongst other things encouraging development that appropriately conserves, enhances, connects, restores or recreates natural assets. A hierarchy of avoidance, mitigation and compensation measures will be employed in order to minimise adverse effects of development, be they direct, indirect or cumulative, on natural assets such as:

i. the special qualities of the Shropshire Hills AONB;
ii. locally designated biodiversity and geological sites;
iii. priority species;
iv. priority habitats
v. important woodlands, trees and hedges;
vi. ecological networks
vii. geological assets;
viii. visual amenity;

ix. landscape character and local distinctiveness.

Important trees, woods and hedges are defined in Policy MD12 as including those with legal protection as well as others that are of demonstrable significance in terms of their amenity, cultural, biodiversity, landscape, heritage, financial or ecosystem service values, or which make a significant contribution to the character of a building, a settlement or the setting thereof (p68, 20).

Policy MD12 recognises that trees are integral and significant features in Shropshire's landscapes and townscapes and that their conservation and proper management is an essential factor in maintaining local distinctiveness (p68, 20). The policies and practices by which SC will manage its own tree stock and encourage good management of others' trees, are set out in the SC Tree and Woodland Strategy (in preparation).

Proposed Changes to MD12 will require mitigation where development could result in harm to European site.

Ref other relevant SPDs

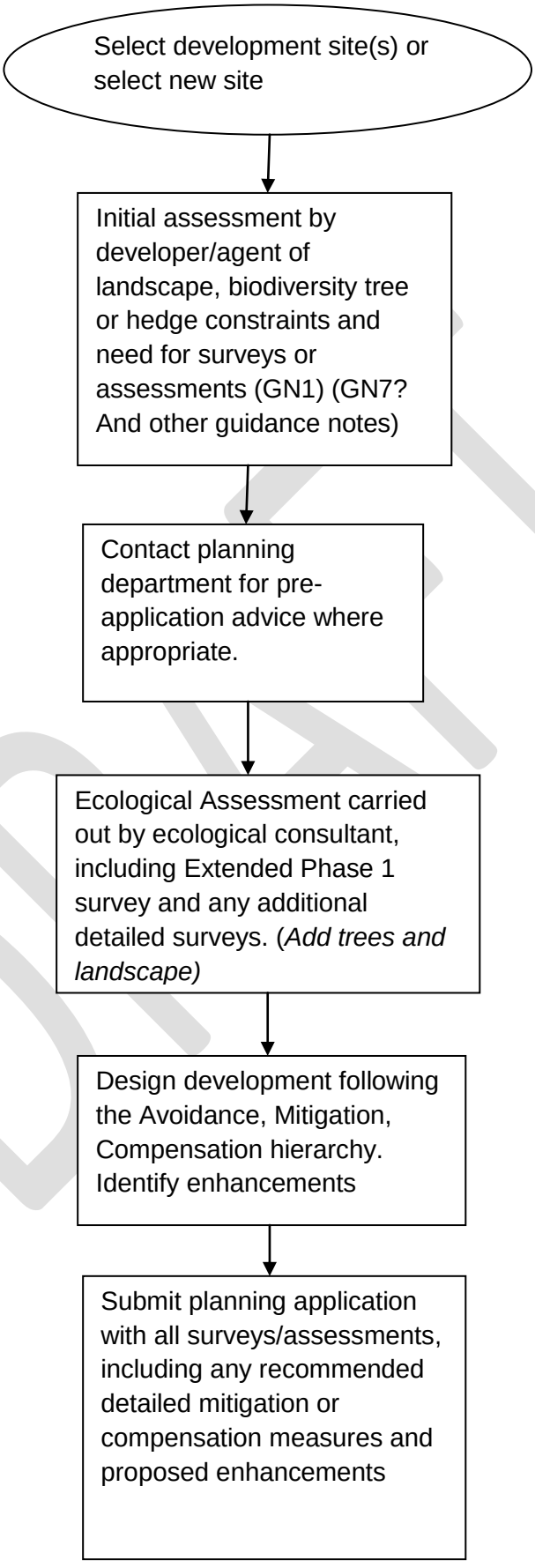
AONB

The Shropshire Hills AONB Management Plan is a statutory document and a material consideration in the determination of planning applications. Particular regard will be given to that document for applications within the AONB. The expansion of native broadleaf woodland within the AONB is one of the plan's stated policies (p29,11).*(Expand for natural environment in general.)*

5 How to take the Natural Environment into account when submitting a planning application.

5.1 Submitting a planning or listed Building application (and procedures for General Permitted Development Orders)

(Building nature into development/submitting a planning application (step by step guide for developers)


Select development site(s) or select new site
Initial assessment by developer/agent of landscape, biodiversity tree or hedge constraints and need for surveys or assessments (GN1) (GN7? And other guidance notes)
Contact planning department for pre-application advice where appropriate.
Ecological Assessment carried out by ecological consultant, including Extended Phase 1 survey and any additional detailed surveys. (*Add trees and landscape)*
Design development following the Avoidance, Mitigation, Compensation hierarchy. Identify enhancements
Submit planning application with all surveys/assessments, including any recommended detailed mitigation or compensation measures and proposed enhancements

5.1.1 Guidance available on the Shropshire Planning website

Description of guidance notes listed in Appendix X and links to web-based maps

Guidance Note 1: When is an Ecological Assessment Required aims to give clear and concise advice on when a planning application should be accompanied by an ecological assessment and other protected species surveys. Trees and Development Guidance Note 7 provides further detailed advice to help applicants properly consider and appropriately respond to tree-related aspects of a development proposal. Guidance Notes will be updated as necessary.

SC will use Guidance Notes, this SPD and other relevant information as a baseline against which to assess the environmental aspects of planning applications; in accordance with relevant NPPF and Local Plan policies (discussed further above) and where appropriate taking account of community led plans such as Neighbourhood Plans, Parish / Town Plans and Village Design Statements, where they contain local requirements relating to the natural environment.

5.1.2 Key guidance available from external organisations

(e.g. NE Standing Advice for LPAs, Circular 06/05, New guidance on NPPF, British Standard for Biodiversity and Trees etc.)

Natural England has published Standing Advice for Local Planning Authorities on how LPAs should deal with applications that involve protected species and Ancient Woodland and Veteran Trees. The Standing Advice, which is a material consideration when assessing planning applications, describes a sequential process and decision making flow charts to ensure sufficient survey and mitigation information has been provided. (http://www.naturalengland.org.uk/ourwork/planningdevelopment/spatialplanning/standingadvice/).

SC will use this advice when assessing development proposals.

Specific guidance and recommendations regarding the successful integration of trees and development is given in the current version of British Standard 5837 [(17)].

5.1.3 Seeking pre-application advice

(Link to Planning website http://new.shropshire.gov.uk/planning/applications/get-help-with-an-application/)

One way for a landowner or developer to demonstrate a responsible attitude towards the natural environment is to engage with the local authority early in the planning process and to consider landscape, biodiversity and trees from the outset in the

layout and design of a development. SC encourages developers and agents to seek pre-application advice and interested parties are advised to consult our planning webpages for further information on the process and fees involved.

Providing advice prior to the formal submission of a planning application could ensure that the quality of a development is improved and that certainty in the outcome can be increased for the application. Some benefits of pre-application advice are:

- An understanding of how national and local guidance and policies will be applied to your development;
- Potential for reducing the time your professional advisors spend in working up the proposals and an indication of those proposals that are completely unacceptable, so saving you the cost of pursuing a formal application;
- Written confirmation of the advice given to you at the pre-application stage;
- Advice that is consistent, reliable and up to date and tailored to the specific development;
- Comprehensive information on what you need in order for your application to be validated and considered by the authority (including ecological surveys).

5.1.4 Validation requirements and the standard 1 APP form

Possibly move further down text to follow flow chart sequence?

Currently SC validates planning applications which meet the national level requirements. SC strongly encourages applicants to submit the Local List requirements at validation stage to support and improve the process of determining their application, however they are not a mandatory requirement. See ***http://new.shropshire.gov.uk/media/103968/validation-checklist.pdf.***
The above guide is designed to provide information and explanatory notes to all applicants for each document that may be requested by the authority, including those on natural environment issues, together with links to useful sources of information and standing advice from Statutory Planning consultees.

Often a planning decision cannot be made within the normal consideration period if documents required on the Local List are not supplied at the planning application validation stage. This is particularly true of ecological assessments due to the restricted seasons for surveys for protected or priority species (Guidance Note 2, section XX below). There may be long delays waiting for the next survey period and you may be asked to withdraw your application.

On the standard 1APP planning application form for full planning permission, available via the planning portal *(weblink*), there are two questions which must be answered on the natural environment – question **13. Biodiversity and Geological Conservation**. And **15 Trees and Hedges**. Any surveys, which should be carried out at the earliest stages of designing a development proposal, should be used to answer these questions, informed by the guidance provided with the 1 APP form and this Natural Environment SPD. Failure to submit the correct information, or making

misleading or inaccurate statements on the application form, could result in delays during determination.

5.2 Information to be submitted with a planning application

5.2.1 Initial general site assessment

Normally carried out by the developer or their agent to decide what information from the Local Validation Checklist is required and what specialist help will be needed. The question needs to be asked, bearing in mind national legislation and national and local planning policy, is the proposed site able to support the development, physically and economically. If 'show stoppers' are identified, alternative solutions, including alternative sites, may need to be considered.

Outline initial scoping of site/s to identify 'show stoppers' for Landscape, biodiversity, geodiversity, and trees/hedges. Refer to relevant guidance notes including GN1 and GN7. Give case studies or use one case study through each stage of the flow chart?

5.2.2 Surveys

What the Council expect to be included in an Ecological Assessment is set out in Guidance Note 1 (add web link). A 'trigger list' for surveys is also included.

In summary the contents should be:

- Extended Phase 1 habitat survey
- A desk study
- Supplementary detailed surveys (phase 2 habitat surveys)
- Evaluation of the importance of biodiversity or geological features
- Analysis of the direct and indirect impacts of the development
- Proposed avoidance, mitigation or compensation measures+
- Legal implications such as the need for licences
- Proposed enhancement measures.

Choosing consultants

Historical ecological records and where to find them – Shropshire Environmental Data Network

Species/habitat specific best-practice guidance

Assessment of the position of the proposed development in relation to the Environmental Network and any potential impacts, positive or negative, upon it.

Tree survey requirements

The standard 1APP form requires trees or hedges on the proposed development site to be surveyed and a detailed tree condition assessment to be provided. Applicants are also asked to identify whether there are trees or hedges on land adjacent to the proposed site that could influence the development or that might be important as part of the local landscape character.

The significance of trees and their suitability for retention within a development is determined through a tree survey, undertaken by a competent arborist in accordance with the current version of BS 5837. The 1-APP form requires a tree survey to be submitted in support of outline or full planning applications, where there are trees or hedges on or adjacent the site. Those trees or groups of trees classified as category 'A' or 'B', whether for their 1) mainly arboricultural qualities, 2) mainly landscape qualities, or 3) mainly cultural / conservation values (see Table 1 of BS 5837: 2012), are considered to have demonstrable significance. Category 'C' trees are less likely to be considered important, but may be so for other reasons – for example young trees planted as replacements for removed protected ones.

Landscape survey requirements – to be completed

Geological survey requirements. - to be completed

Table X Summary of surveys which may be required with a planning application.

LANDSCAPE	*BIODIVERSITY*	*TREES*	*GEOLOGY*
Landscape Character Assessment	*Ecological Assessment including:*	*Tree and/or hedge survey*	*?*
Landscape Visual Assessment	*Phase 1 habitat survey plus potential for protected species*	*Detailed Tree Condition Assessment*	
	Detailed surveys such as: *Phase 2 vegetation surveys* *Bat survey* *GCN survey* *Position and importance in Ecological*		

	network……		

Guidance Note 1 When is an ecological survey required?
Guidance Note 2 Ecological Survey Timings
Guidance Note 3 – Ecological Reports

5.2.3 Protection measures – the planning hierarchy

Avoidance/Mitigation/Compensation/Offsetting – balancing social and economic benefits. No satisfactory alternatives – expand.

Under paragraph 118 of the NPPF national policy establishes that "if significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused".

This approach is adopted by Shropshire Council through it's policy making (SAMDev Plan policy MD12 Natural Environment, see appendix X) and through negotiations on planning applications.

5.2.3.1 Avoidance

The Council encourages the use of pre-application advice, during which it will identify any major environmental constraints or policy considerations affecting a site. Where significant impacts are likely on ecology, applicants are encouraged to consider alternative sites and options on site to avoid impacts. Development likely to have an adverse effect on an SSSI, for example, will not normally be permitted.

One reason for encouraging ecological surveys to be carried out at an early stage in the process, and **before** applications are submitted, is to identify important constraints which cannot be mitigated and therefore result in refusal of an application.

Examples of avoidance:

- restricting the time of year when works take place to avoid sensitive periods, such as bird nesting season or the active season for Great Crested Newts,
- Moving/re-designing elements of the development to retain and maintain important natural features.

5. 2.3.2 Mitigation

If significant harm to ecological interests would be caused by a development and these cannot be avoided, then mitigation measures will be needed. These are expected to be on-site and under the control of the applicant rather than off-site wherever possible. These can be physical features such as buffer zones between built development and water courses and fencing around valuable features such as

trees during construction. For protected species such as amphibians and reptiles, it may be necessary to translocate animals to safety.

For bats, mitigation could involve retention of existing bat roosts and access points within refurbished or converted buildings. Buffer strips for watercourses with water voles. A financial contribution to management of nearby existing wildlife sites, through a commuted sum, can be required where the development could lead to increased pressure on those sites (e.g. noise and disturbance through increased amenity use)

5.2.3.3 Compensation and biodiversity offsetting

Landscape, biodiversity and geodiversity examples of compensation (tree text below may, in whole or part, be transferred to a guidance note).

Biodiversity offsetting (approach under consideration in light of national situation)

Examples of compensation:

- *Creation of new ponds*
- *Creation of new bat roosts within buildings or in bat boxes*
- *Hedgerow planting where loss for example due to access creation*
- *Developing wildflower meadows (with minimal introduction of outside species) etc.*

Where a development results in the loss of existing vegetation, SC SAMDev Policy MD2 requires that mitigation should be sought on-site in the first instance, or off-site compensation measures where this is not possible, in accordance with Policy MD12 (p21, 20).

Developer contributions with respect to trees will be required where either:

> i) new tree, woodland or hedge planting is required to mitigate the impact of a development, where circumstances preclude planting on-site; or
>
> ii) important or significant trees, woodland or hedges are felled as part of a development and circumstances preclude their replacement on-site.

Policy MD12 directs the spatial delivery of off-site compensation measures, stating that measures will be considered within the same settlement or associated group of settlements (as defined within the LDF Implementation Plan and Place Plans) in which the development is located (p67, 20).

If neither on- or off-site mitigation nor compensation is possible, applicants will be encouraged where appropriate to make a contribution via a section 106 agreement

to funds to support the conservation and enhancement of natural assets, (including the planting of trees, woodland and hedgerows) more widely in Shropshire, in accordance with this Natural Environment SPD [p67, 20].

Thus, where not specifically covered by CIL funding as a specified priority in a Place Plan, pooled section 106 contributions may be used to fund tree planting of public benefit at identified locations within the county. Trees will be planted at the closest available location to the development from which contributions were received, or as otherwise identified through the planning approval process.

There are several systems currently available for assessing the value of trees (see for example [3] and [4] for overviews). They can be applied at the level of an entire tree stock (such as i-Tree Eco), for the purposes of informing strategic policy and asset / budget management, or at the level of an individual tree, in order to calculate its financial value in a comprehensive, systematic way. Once tree values are expressed in financial terms, it makes it easier to treat them equitably with other assets and factors to be considered in the preparation and determination of planning proposals. Indeed, trees are unusual in that they are assets which appreciate in value as they age, unlike street furniture or other types of man-made infrastructure.

CAVAT (Capital Asset Value of Amenity Trees) [25] is a method that can be used to value either individual trees or a tree stock. It is based on replacement costs adjusted for functional condition, life expectancy and suitability for location, as well as a measure of the ecological and social value of the tree (via use of the Community Tree Index). SC will use CAVAT as a means of tree valuation, in considering issues of compensation measures where development (or other activities) requires or results in the loss, damage or harm to important trees in public or private ownership. The use of tree valuation methods and their application in Shropshire is expanded upon in the SC Tree and Woodland Strategy (in preparation).

All on- and off-site mitigation, compensation or offsetting measures should be accompanied by a management plan and include for appropriate resourcing over an agreed timescale [p67, 20]. Financial contributions for mitigation and compensation measures will thus contain an appropriate element for initial maintenance of the compensation planting/habitat, in addition to the costs of purchasing land and protecting or replacing them.

The amount of compensatory and mitigatory tree planting required and the rates for associated developer contributions are described in Section 6 below.

Tree, Woodland and Hedge Replacement Standards and Contribution Rates

Planting Standards

SC will use evidence-based targets within its Tree and Woodland Strategy (in preparation), Implementation Plan, Place Plans or in local community led plans, to guide decisions as to appropriate and proportionate types and levels of tree,

woodland or hedge planting associated with development proposals at any given location.

Where no local targets exist, given Shropshire's lower than average woodland cover and the government's policy to protect, improve and expand England's woodland cover [(26)], SC will apply the principle that development should result in no net loss of the county's wooded natural assets. Thus SC will require any area of woodland or tree group removed to enable a development, to be replaced by at least an equal area of woodland or equivalent group of trees. (Subject to the special provisions for ancient woodland and veteran trees described in Section 7 below).

Similarly, when hedges or lengths of hedges are removed to enable development, SC requires at least an equal length of hedge to be planted to compensate for that removed.

Where important or significant trees are removed to enable development, SC expects replacement planting to provide a similar level of canopy cover to that lost, rather than providing replacement necessarily on a one for one numerical basis. The justification for this is that depending on species, it takes between 15 and 40 years for a tree to grow a sufficiently large canopy to deliver many of its social and environmental benefits. It is only when a tree reaches and lives through a mature stage that the return on the investment made to plant and care for that tree is realised. Thus a significant loss is incurred whenever a new tree is planted to compensate for the removal of an older one with a larger canopy [(p21, 4)].

The diameter of the trunk provides a proxy for estimating the canopy size of the tree to be lost and also determining the number of replacement trees to be planted to achieve a similar canopy cover [(p24, 4)]. This method has been adopted in for example Bristol City Council's policy on Tree Planting Obligations [(27)] and will likewise be used by SC, as set out in Table 1 below.

Table X: the number of replacement trees required to compensate for the loss of an existing tree.

Trunk Diameter* (cm) of Tree Lost to Development (* measured at 1.5 metres above ground level)	**Number of Replacement Trees* (* based on 16-18cm girth size)**
Less than 19.9	1
20-29.9	2
30-39.9	3
40-49.9	4
50-59.9	5

60-69.9	6
70-79.9	7
80 +	8

Planting Contribution Rates

Replacement planting should preferably be provided on the development site. Where this is not feasible, developers are expected to make contributions on a per tree / per unit length of hedge / per unit area of woodland basis.

Off-site tree planting will either take place on open ground or in areas of hard standing such as pavements. Where planting can take place directly into open ground the contribution will be lower than where the planting is in areas of hard standing. This is due to the need to plant trees located in areas of hard standing in an engineered tree pit, with a bespoke grille, guard, underground guying and irrigation systems and if necessary structural soil 'cells'.

The 'open ground' figure will apply where: i) development results in the loss of council-owned trees in open ground; or ii) where development results in the loss of trees on the development site, and is unable to provide replacement tree planting on site. The 'hard standing' figure will apply where: i) development results in the loss of council-owned trees in areas of hard standing; or ii) where mitigation requires off-site tree planting in hard standing.

Developer contributions for tree planting, woodland creation and hedge planting will be levied at the rates set out in Table 2 below. The specifications on which those costs are based are described in Table 3 below. Contributions will be adjusted annually for inflation.

Table X unit rates for tree planting, woodland creation and hedge planting

Planting Type	**Unit Cost (£)**
Trees on open space	***/ tree
Trees on hard standing	***/ tree
Woodland	***/ 100m^2
Hedge	***/ m

Table 3: specifications for planting types and initial maintenance

Planting Type	**Specification**

Trees on open space	***
Trees on hard standing	***
Woodland	***
Hedge	60 – 90cm b/r transplants, 'notch' planted, 1 x bamboo cane and 1 x 45cm transparent, ventilated rabbit spiral per transplant.

5.2.4 New benefits/enhancements

Distinguish between items of mitigation or compensation and new benefits)

Biodiversity maintenance and enhancements through the planning system have the potential to make a significant contribution to the achievement of Biodiversity 2020 targets.

Biodiversity enhancement in and around development should be led by a local understanding of ecological networks, and should seek to include:

- habitat restoration, re-creation and expansion;
- improved links between existing sites;
- buffering of existing important sites;
- new biodiversity features within development; and
- securing management for long term enhancement.

Examples of enhancements:
Bat and bird boxes - give design and location advice
Swift boxes
SUDS ponds
Hedgerow – filling in gaps
Tree planting, community orchards
Reptile and amphibian hibernacula

5.3 Planning conditions and obligations

What can and cannot be left to conditions, S106 agreements.

Mitigation and compensation will be secured through the use of planning conditions, planning agreements or offsetting measures as appropriate*.(Expand with examples, CS9)*

Planning permission may be granted subject to conditions. These can require specific approval for aspects of the development before it can proceed. The Council has a range of standard conditions for natural environment matters that it uses and adapts in order to secure mitigation and compensation. *(examples)*

The Council also uses informatives on consents to give advice, for example on the legal protection for species that may be encountered on a site.

Planning obligations (also known as S106 agreements under the 1990 Town and Country Planning Act) can be attached to a planning permission to make development acceptable. They apply to the land in perpetuity. They can be used to secure mitigation or compensation. *Describe Community Infrastructure Levy –may be used to fund infrastructure where identified in Place Plans.*

5.3.1 Planting and landscaping standards

SC requires development proposals to demonstrate how they successfully address Policies CS6 and MD2, amongst others, in relation to the site and its surroundings and effective landscape design is seen as key to high quality sustainable development. Design of landscaping and open space must be considered holistically as part of the whole development, responding to the character and context within which it is set. Proposals will need to be supported by clear and accurate plans and drawings, including a Design and Access Statement and a Landscape Plan (pp19-21, 20). The SC Trees and Development Guidance Note (1) provides further detailed advice regarding the information and material SC requires to be submitted as regards trees, woodland and hedgerows.

SC requires planting schemes to use high quality planting stock supplied in accordance with British Standard 8545: 2014(23). Specifications for ground preparation and tree planting, protection and support, together with measures for watering and other maintenance will be required as appropriate for the site and planting location. In all cases a high standard of design and the use of high quality materials is required (see for example [24] for a compendium of good planting design and practice). Close attention should be paid to the provision of suitable rooting medium (soil type, condition and rooting volume), particularly in urban environments / hard surfaces, where the use of subterranean structural soil ‘cells’ or other novel approaches may be required.

Expand on wildflower meadow types and requirements.
Need to use native species of local provenance – definitions.
Timing of works

5.4 Construction management plans, landscape plans and aftercare

Description of what SC would expect in each and current standard conditions.

5.5 Key tips for developers to avoid delays to planning applications

Early involvement of an ecologist

Design based on the results of landscape, biodiversity, geodiversity and tree surveys/assessments.

Survey at correct times of year – plan ahead Guidance Note 2

Pre-application advice

6 Types of development requiring special consideration

6.1 Applications likely to affect a Natura 2000 Site and requiring a Habitat Regulation Assessment

Appropriate Assessment (as required by the European Habitats Directive) will be necessary for any development proposals that may have a negative impact on the integrity of SPA, SAC and Ramsar designations within and adjoining Shropshire as described in Section 3.1 *(from CS17)*

Updated guidance on the law affecting European sites, protected species and Sites of Special Scientific Interest is being prepared by Defra and will replace the advice currently set out in Circular 06/05: Biodiversity and Geological Conservation.

See Guidance Note 4 – Habitat Regulation Assessment

Shropshire Council, before granting planning permission (or any other consent), must be able to conclude in the absence of reasonable scientific doubt that the decision would not impact upon a European Designated Site.

Natural England triggers
Shropshire council triggers in Guidance Note.

Developments with the potential to result in greater impacts on European sites through, for example resulting in water pollution are more likely to require HRA. Examples include industrial processes, intensive farming units, mineral and waste sites. These may require HRA up to a 10km distance from the designated sites.

Consider types of impacts

Hydrological and water quality e.g. Clun and surface water catchments of Ramsar sites
Air pollution
Recreation

6.1.1 Mitigation measures to remove any possible adverse effects on the integrity of EU sites.
Reference Settlement policies and SAMDev development management policies (MD12, MD2, CS6, CS8, CS9, CS17, CS18 and cross ref to other relevant SPDs etc. HRA of SAMDev, management plans of EU sites and Place Plans.

6.1.2 All applications in the River Clun catchment

Reference relevant documents for information including the River Clun Catchment Nutrient Management Plan, any subsequent action plan, SAMDev HRA, Core Strategy and SAMDev Plan development management policies (MD12, CS8, CS18 etc.) and settlement policies S2 and S7.

Developments in Clun Catchment will also be asked to make enhancements where appropriate to promote the Nutrient Management Plan principles.

See Interim Guidance Note 12 or any subsequent replacements.

6.2 European Protected Species

Section on the need for a European Protected Species Mitigation Licence and the 3 tests which have to be considered by the LPA in making its decision.
Guidance Note 6

The three tests detailed below must be satisfied in all cases where a European Protected Species may be affected and where derogation under Article 16 of the EC Habitats Directive 1992 would be required – i.e. an EPS licence to allow an activity which would otherwise be unlawful. Test 1 ‘overriding public interest’ and test 2 ‘no satisfactory alternative’ should be addressed by Shropshire Council planning team. Test 3 ‘favourable conservation status’ should be addressed by Shropshire Council Ecologists with guidance from Natural England.

The three tests must be satisfied in all cases where a European Protected Species may be affected and where derogation under Article 16 of the EC Habitats Directive 1992 would be required – i.e. an EPS licence to allow an activity which would otherwise be unlawful. An example of the 3 tests form is at Appendix X.

6.3 Wind turbines and renewable energy

A Shropshire Council Guidance Note 10 will be prepared on this topic.

Wind turbines have the potential to cause collisions with flying bats and birds. As this issue is still being researched, Natural England and the Council cannot recommend prescriptive guidelines on survey effort, however we adopt a risk based approach so that the siting and design of turbines minimises the chances of a collision. A Guidance Note on this topic will be produced but until this is available the following advice is provided:

Bat activity tends to be in close proximity to tree lines, hedgerows and water bodies, therefore if turbines are sited well away from these features then this should minimise the risk of a collision. Where there are known bat roosts within 50m of a turbine, it is recommended that turbines are re-sited beyond this distance to reduce the collision risk. All wind farms are likely to require detailed bat activity and breeding bird surveys.

Micro-renewables refers to electrical installations of less than 50kw. A single 50kw wind turbine could be up to 25m in height.

Wind and solar farms, like other developments, may also require Ecological Assessment of the proposed site and the proposed electricity connection route (by overhead or underground cable).

Please refer to Natural England guidance: Bats and onshore wind turbines interim guidance NE TIN051. This provides further advice on survey requirements.

http://www.bats.org.uk/pages/wind_turbines.html

http://publications.naturalengland.org.uk/publication/35010?cache=1402408046.94

Biodigesters- Emissions

Solar panels on roofs should not impact on access to bat roosts

Link to landscape issues on wind farms. AONB ?

6.4 Poultry Units and other intensive agriculture, biodigesters and other development generating air pollution such as ammonia.

EA permitting and NH3 modelling – twin tracking planning and EA permitting processes. For sites with EU wildlife sites within 10km, HRA will need to be carried out by Planning Authority. Often landscape issues due to size of buildings Landscape Visual Assessments. Surveys must cover any proposed road or other access works.

6.5 Garden Habitats

Importance to wildlife, species of note – GCNs, bats, birds. NPPF reference to garden habitats and value in Environmental Networks.

6.6 Developments generating light pollution

From NPPF 125
Planning policies and decisions should limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.

Evidence that bats affected by light ref. BCT bats and lighting guidance.

Where a site contains or is close to bat roosts or contained bat foraging and commuting routes, the Council will restrict lighting by planning condition.

Impacts on birds, bugs (ref. Buglife guidance and research) and moths.

6.7 Sites near water courses

Buffers and WFD. Species particularly affected and guidance.

6.8 Sustainable Urban Drainage Schemes and the natural environment

New development should also adhere to the principles set out in the SC SUDS Handbook [(22)] concerning the planning, design and delivery of high quality SUDS. SUDS schemes can have significant implications for the layout of buildings, roads and open space and therefore they should be considered and integrated from the earliest stages of project planning and design with existing and planned trees and other natural and semi-natural features of the site.

Opportunities should also be sought to integrate planting pits with SUDS schemes, for example, as a means of utilising ‘grey water’ to irrigate planted trees and other vegetation.
Expand and add case-studies.

6.9 Minerals sites

Protecting the existing natural environment.

Landscape impacts and mitigation.

Opportunities for wildlife and geology in new and extensions to mineral sites.

Maximising links into the Environmental Network.

References to good practice guidelines.

7 Developments affecting the Environmental Network and requirements for recreational and multi-functional open space

Guidance Note 12 plus link to map on website

Environmental Networks – how to protect, enhance and restore or create.

Design of recreational open space.

8 Case studies and other examples of best practice

Present in pictures/maps where possible

Major residential

- *Where great crested newts are an issue – survey and mitigation*
- *Environmental network enhancement*

Barn conversions

- *With bats and birds*
  Examples of bat case studies available at http://roost.bats.org.uk/case-studies

Single dwelling
Types of surveys needed e.g. 250m GCN survey

9 Glossary

Definitions :Biodiversity, Geodiversity, Landscape Character, Landscape Visual Assessment, Environmental Assets (priority species and habitats) Ecosystem Services etc.

10 Appendices/Guidance Notes

10.1 Appendix 1 – Protected and Priority Species and Habitats found in Shropshire

This is not a full list of species protected by law in Shropshire but includes those most likely to be considered by development or land management works. It should also be mentioned that all birds are protected but are not listed here to keep the list manageable. All plants (including mosses and liverworts) are also protected from uprooting without the land owners consent and Bluebell is protected from sale.

Plants and animals listed on Schedule 9 of the Wildlife and Countryside Act 1981 are invasive pest species. It is illegal to plant them in, or release them into, the wild.

Species group	Common name	Scientific name	Status EPS	Status WCA	Status Other
Lichen	Orange-fruited Elm-lichen	*Caloplaca luteoalba*		Sch 8	
Fungi	Sandy Stiltball	*Battarraea phalloides*		Sch 8	
Mammals	Barbastelle Bat	*Barbastella barbastellus*	Sch 2	Sch 5	
Mammals	Bechstein's Bat	*Myotis bechsteinii*	Sch 2	Sch 5	
Mammals	Brandt's Bat	*Myotis brandtii*	Sch 2	Sch 5	
Mammals	Brown Long-Eared Bat	*Plecotus auritus*	Sch 2	Sch 5	
Mammals	Daubenton's Bat	*Myotis daubentonii*	Sch 2	Sch 5	
Mammals	Greater Horseshoe Bat	*Rhinolophus ferrumequinum*	Sch 2	Sch 5	
Mammals	Leisler's Bat	*Nyctalus leisleri*	Sch 2	Sch 5	
Mammals	Lesser Horseshoe Bat	*Rhinolophus hipposideros*	Sch 2	Sch 5	
Mammals	Natterer's Bat	*Myotis nattereri*	Sch 2	Sch 5	
Mammals	Noctule Bat	*Nyctalus noctula*	Sch 2	Sch 5	
Mammals	Pipstrelle Bat	*Pipistrellus pipistrellus*	Sch 2	Sch 5	
Mammals	Serotine Bat	*Eptesicus serotinus*	Sch 2	Sch 5	
Mammals	Soprano Pipistrelle Bat	*Pipistrellus pygmaeus*	Sch 2	Sch 5	
Mammals	Whiskered Bat	*Myotis mystacinus*	Sch 2	Sch 5	
Mammals	European Otter	*Lutra lutra*	Sch 2	Sch 5	
Mammals	Dormouse	*Muscardinus avellanarius*	Sch 2	Sch 5	
Amphibian	Great Crested Newt	*Triturus cristatus*	Sch 2	Sch 5	
Mollusc	Desmoulin`s whorl snail	Vertigo moulinsiana	Sch 2		
Mollusc	Freshwater Pearl Mussel	Margaritifera margaritifera	Sch 2	Sch 5	
Plant	Killarney Fern	*Trichomanes speciosum*	Sch 5	Sch 8	
Plant	Floating Water-plantain	*Luronium natans*	Sch 5	Sch 8	
Plant	Pennyroyal	*Mentha pulegium*		Sch 8	

Plant	Varnished Hook-moss	*Hamatocaulis vernicosus*	Sch 8
Plant	Marsh Flapwort	*Jamesoniella undulifolia*	Sch 8
Fish	Twait Shad	*Alosa fallax*	Sch 5
Crustacean	Atlantic stream crayfish	*Austropotomobius pallipes*	Sch 5
Invertebrate	Lesser Silver Water Beetle	*Hydochara caraboides*	Sch 5
Mammals	Water Vole	Arvicola terrestris	Sch 5
Mammals	Pine Marten	*Martes martes*	Sch 5
Mammals	Badger	*Meles meles*	Protection of Ba
Reptile	Adder	*Vipera berus*	Sch 5
Reptile	Common Lizard	*Zootoca vivipara*	Sch 5
Reptile	Grass Snake	*Natrix natrix*	Sch 5
Reptile	Slow Worm	*Anguis fragilis*	Sch 5
Bird	Common Crossbill	*Loxia curvirostra*	Sch 1
Bird	Firecrest	*Regulus ignicapilla*	Sch 1
Bird	Goshawk	*Accipiter gentilis*	Sch 1
Bird	Hobby	*Falco subbuteo*	Sch 1
Bird	Kingfisher	*Alcedo atthis*	Sch 1
Bird	Red Kite	*Milvus milvus*	Sch 1
Bird	Merlin	*Falco columbarius*	Sch 1
Bird	Barn Owl	*Tyto alba*	Sch 1
Bird	Peregrine	*Falco peregrinus*	Sch 1
Bird	Little Ringed Plover	*Charadrius dubius*	Sch 1
Bird	Quail	*Coturnix coturnix*	Sch 1

Priority Species List

Family	**Common Name**	**Scientific name**
Birds	Skylark	*Alauda arvensis*
Birds	European White-fronted Goose	*Anser albifrons subsp. albifrons*
Birds	Greenland White-fronted Goose	*Anser albifrons subsp. flavirostris*
Birds	Tree Pipit	*Anthus trivialis*
Birds	Nightjar	*Caprimulgus europaeus*

Birds	Lesser Redpoll	*Carduelis cabaret*
Birds	Linnet	*Carduelis cannabina*
Birds	Hawfinch	*Coccothraustes coccothraustes*
Birds	Cuckoo	*Cuculus canons*
Birds	Lesser Spotted Woodpecker	*Dendrocopos minor*
Birds	Yellowhammer	*Emberiza citrinella*
Birds	Reed Bunting	*Emberiza schoeniclus*
Birds	Red Grouse	*Lagopus lagopus*
Birds	Grasshopper Warbler	*Locustella naevia*
Birds	Woodlark	*Lullula arborea*
Birds	Corn Bunting	*Miliaria calandra*
Birds	Yellow Wagtail	*Motacilla flava*
Birds	Spotted Flycatcher	*Muscicapa striata*
Birds	Curlew	*Numenius arquata*
Birds	House Sparrow	*Passer domesticus*
Birds	Tree Sparrow	*Passer montanus*
Birds	Gray Partridge	*Perdix perdix*
Birds	Wood Warbler	*Phylloscopus sibilatrix*
Birds	Willow Tit	*Poecile montanus*
Birds	Marsh Tit	*Poecile palustris*
Birds	Dunnock	*Prunella modularis*
Birds	Bullfinch	*Pyrrhula pyrrhula*
Birds	Turtle Dove	*Streptopelia turtur*
Birds	Starling	*Sturnus vulgaris*
Birds	Song Thrush	*Turdus philomelos*
Birds	Ring Ouzel	*Turdus torquatus*
Birds	Lapwing	*Vanellus vanellus*
Bryophyta	Bog paw-wort	*Barbilophozia kunzeana*
Bryophyta	Waved fork-moss	*Dicranum bergeri*
Bryophyta	Sausage Beard-moss	*Didymodon tomaculosus*
Bryophyta	Pitted Frillwort	*Fossombronia foveolata*
Bryophyta	Marsh Flapwort	*Jamesoniella undulifolia*
Bryophyta	Channelled Crystalwort	*Riccia canaliculata*
Bryophyta	Spreading-leaved Beardless-moss	*Weissia squarrosa*
Coleoptera	Zircon Reed Beetle	*Donacia aquatica*
Coleoptera	a bark beetle	*Ernoporus tiliae*
Coleoptera	Stag Beetle	*Lucanus cervus*
Crustacea	White-Clawed Crayfish	*Austropotamobius pallipes*
Diptera	a cranefly	*Lipsothrix errans*
Diptera	a cranefly	*Lipsothrix nervosa*
Diptera	a cranefly	*Lipsothrix nobilis*
Diptera	a muscid fly	*Phaonia jaroschewskii*
Fish	Twaite Shad	*Alosa fallax*
Fish	Eel	*Anguillia anguilla*
Fish	River Lamprey	*Lampetra fluviatilis*
Fish	Sea Lamprey	*Petromyzon marinus*
Fish	Atlantic Salmon	*Salmo salar*
Fish	Brown Trout	*Salmo trutta*
Fungi & lichens	Sandy Stiltball	*Battarraea phalloides*
Fungi & lichens	Constant Bolete	*Boletus immutatus*
Fungi & lichens	Woolly Rosette	*Cotylidia pannosa*
Fungi & lichens	Big Blue Pinkgill	*Entoloma bloxamii*

Fungi & lichens	Olive Earthtongue	*Microglossum olivaceum*
Fungi & lichens	a lichen	*Pyrenula nitida*
Fungi & lichens	Violet Crowncup	*Sarcosphaera coronaria*
Fungi & lichens	Carroty False Truffle	*Stephanospora caroticolor*
Fungi & lichens	a lichen	*Toninia sedifolia*
Hymenoptera	a solitary bee	*Andrena tarsata*
Hymenoptera	Brown-banded Bumblebee	*Bombus humilis*
Hymenoptera	Red-shanked Carder-bee	*Bombus ruderarius*
Hymenoptera	a solitary bee	*Eucera longicornis*
Hymenoptera	a solitary bee	*Osmia parietina*
Lepidoptera	Grey Dagger	*Acronicta psi*
Lepidoptera	Knot Grass	*Acronicta rumicis*
Lepidoptera	Forester	*Adscita statices*
Lepidoptera	Flounced Chestnut	*Agrochola helvola*
Lepidoptera	Brown-spot Pinion	*Agrochola litura*
Lepidoptera	Beaded Chestnut	*Agrochola lychnidis*
Lepidoptera	Green-brindled Crescent	*Allophyes oxyacanthae*
Lepidoptera	Ear Moth	*Amphipoea oculea*
Lepidoptera	Mouse Moth	*Amphipyra tragopoginis*
Lepidoptera	Dusky Brocade	*Apamea remissa*
Lepidoptera	Garden Tiger	*Arctia caja*
Lepidoptera	Centre-barred Sallow	*Atethmia centrago*
Lepidoptera	Dark Brocade	*Blepharita adusta*
Lepidoptera	Pearl-bordered Fritillary	*Boloria euphrosyne*
Lepidoptera	Small Pearl-bordered Fritillary	*Boloria selene*
Lepidoptera	Minor Shoulder-knot	*Brachylomia viminalis*
Lepidoptera	Mottled Rustic	*Caradrina morpheus*
Lepidoptera	Haworth's Minor	*Celaena haworthii*
Lepidoptera	Crescent	*Celaena leucostigma*
Lepidoptera	Streak	*Chesias legatella*
Lepidoptera	Broom-tip	*Chesias rufata*
Lepidoptera	Latticed Heath	*Chiasmia clathrata*
Lepidoptera	Small Heath	*Coenonympha pamphilus*
Lepidoptera	Large Heath	*Coenonympha tulia*
Lepidoptera	Goat Moth	*Cossus cossus*
Lepidoptera	Dingy Mocha	*Cyclophora pendularia*
Lepidoptera	False Mocha	*Cyclophora porata*
Lepidoptera	Small Square-spot	*Diarsia rubi*
Lepidoptera	Small Phoenix	*Ecliptopera silaceata*
Lepidoptera	September Thorn	*Ennomos erosaria*
Lepidoptera	Dusky Thorn	*Ennomos fuscantaria*
Lepidoptera	August Thorn	*Ennomos quercinaria*
Lepidoptera	Grey Mountain Carpet	*Entephria caesiata*
Lepidoptera	Galium Carpet	*Epirrhoe galiata*
Lepidoptera	Dingy Skipper	*Erynnis tages*
Lepidoptera	Autumnal Rustic	*Eugnorisma glareosa*
Lepidoptera	Spinach	*Eulithis mellinata*
Lepidoptera	White-line Dart	*Euxoa tritici*
Lepidoptera	Double Dart	*Graphiphora augur*
Lepidoptera	Narrow-bordered Bee Hawk	*Hemaris tityus*
Lepidoptera	Small Emerald	*Hemistola chrysoprasaria*
Lepidoptera	Ghost Moth	*Hepialus humuli*

Lepidoptera	Grayling	*Hipparchia semele*
Lepidoptera	Rustic	*Hoplodrina blanda*
Lepidoptera	Rosy Rustic	*Hydraecia micacea*
Lepidoptera	Wall Brown	*Lasiommata megera*
Lepidoptera	Wood White	*Leptidea sinapsis*
Lepidoptera	White Admiral	*Limenitis camilla*
Lepidoptera	Brindled Beauty	*Lycia hirtaria*
Lepidoptera	V-moth	*Macaria wauaria*
Lepidoptera	Dot Moth	*Melanchra persicariae*
Lepidoptera	Broom Moth	*Melanchra pisi*
Lepidoptera	Pretty Chalk Carpet	*Melanthia procellata*
Lepidoptera	Rosy Minor	*Mesoligia literosa*
Lepidoptera	Drab Looper	*Minoa murinata*
Lepidoptera	Shoulder-striped Wainscot	*Mythimna comma*
Lepidoptera	Lunar Yellow Underwing	*Noctua orbona*
Lepidoptera	Oblique Carpet	*Orthonama vittata*
Lepidoptera	Powdered Quaker	*Orthosia gracilis*
Lepidoptera	Common Fan-foot	*Pechipogo strigilata*
Lepidoptera	Grass Rivulet	*Perizoma albulata*
Lepidoptera	Silver-studded Blue	*Plebeius argus*
Lepidoptera	Grizzled Skipper	*Pyrgus malvae*
Lepidoptera	Argent & Sable	*Rheumaptera hastata*
Lepidoptera	White-letter Hairstreak	*Satyrium w-album*
Lepidoptera	Shaded Broad-bar	*Scotopteryx chenopodiata*
Lepidoptera	White Ermine	*Spilosoma lubricipeda*
Lepidoptera	Buff Ermine	*Spilosoma luteum*
Lepidoptera	Anomalous	*Stilbia anomala*
Lepidoptera	Figure of Eighty	*Tethea ocularis octogesimea*
Lepidoptera	Hedge Rustic	*Tholera cespitis*
Lepidoptera	Feathered Gothic	*Tholera decimalis*
Lepidoptera	Blood-vein	*Timandra comai*
Lepidoptera	Pale Eggar	*Trichiura crataegi*
Lepidoptera	Barred Toothed-striped	*Trichopteryx polycommata*
Lepidoptera	Cinnabar	*Tyria jacobaeae*
Lepidoptera	Oak Hook-tip	*Watsonalla binaria*
Lepidoptera	Dusky-lemon Sallow	*Xanthia gilvago*
Lepidoptera	Sallow	*Xanthia icteritia*
Lepidoptera	Red Carpet	*Xanthorhoe decoloraria*
Lepidoptera	Dark-barred Twin-spot Carpet	*Xanthorhoe ferrugata*
Lepidoptera	Heath Rustic	*Xestia agathina*
Lepidoptera	Neglected Rustic	*Xestia castanea*
Mammals	Water Vole	*Arvicola terrestris*
Mammals	Barbastelle Bat	*Barbastella barbastellus*
Mammals	Hedgehog	*Erinaceus europaeus*
Mammals	Brown Hare	*Lepus europaeus*
Mammals	European Otter	*Lutra lutra*
Mammals	Harvest Mouse	*Micromys minutus*
Mammals	Dormouse	*Muscardinus avellanarius*
Mammals	Polecat	*Mustela putorius*
Mammals	Bechstein's Bat	*Myotis bechsteinii*
Mammals	Noctule Bat	*Nyctalus noctula*
Mammals	Soprano Pipistrelle Bat	*Pipistrellus pygmaeus*

Mammals	Brown Long-Eared Bat	*Plecotus auritus*
Mammals	Greater Horseshoe Bat	*Rhinolophus ferrumequinum*
Mammals	Lesser Horseshoe Bat	*Rhinolophus hipposideros*
Molluscs	Freshwater Pearl Mussel	*Margaritifera margaritifera*
Molluscs	Mud Pond Snail	*Omphiscola glabra*
Molluscs	Desmoulin`s Whorl Snail	*Vertigo moulinsiana*
Reptiles & amphibians	Slow Worm	*Anguis fragilis*
Reptiles & amphibians	Common Toad	*Bufo bufo*
Reptiles & amphibians	Grass Snake	*Natrix natrix*
Reptiles & amphibians	Great Crested Newt	*Triturus cristatus*
Reptiles & amphibians	Adder	*Vipera berus*
Reptiles & amphibians	Common Lizard	*Zootoca vivipara*
Spiders	a spider	*Dictyna pusilla*
Spiders	Cotton's Amazon Spider	*Glyphesis cottonae*
Spiders	Triangle Hammock-spider	*Saaristoa firma*
Trichoptera	Window Winged Sedge	*Hagenella clathrata*
Vascular plants	Spreading Bellflower	*Campanula patula*
Vascular plants	Cornflower	*Centaurea cyanus*
Vascular plants	Basil Thyme	*Clinopodium acinos*
Vascular plants	Frog Orchid	*Coeloglossum viride*
Vascular plants	Purple Ramping Fumitory	*Fumaria purpurea*
Vascular plants	Red Hemp-nettle	*Galeopsis angustifolia*
Vascular plants	Floating Water-plantain	*Luronium natans*
Vascular plants	Yellow Bird's-nest	*Monotropa hypopitys*
Vascular plants	Tubular Water Dropwort	*Oenanthe fistulosa*
Vascular plants	Lesser Butterfly Orchid	*Platanthera bifolia*
Vascular plants	Grass-wrack Pondweed	*Potamogeton compressus*
Vascular plants	Annual Knawel	*Scleranthus annuus*
Vascular plants	Small-flowered Catchfly	*Silene gallica*
Vascular plants	Marsh Stitchwort	*Stellaria palustris*

UK Priority Habitat	**Present in Shropshire**
Rivers	y
Oligotrophic and Dystrophic Lakes	?
Ponds	y
Mesotrophic Lakes	y
Eutrophic Standing Waters	y
Arable Field Margins	y
Hedgerows	y
Traditional Orchards	y
Wood-Pasture & Parkland	y
Upland Oakwood	y
Upland Mixed Ashwoods	?
Wet Woodland	y

Lowland Mixed Deciduous Woodland	y
Lowland Dry Acid Grassland	y
Lowland Calcareous Grassland	y
Upland Calcareous Grassland	y
Lowland Meadows	y
Coastal and Floodplain Grazing Marsh	y
Lowland Heathland	y
Upland Heathland	y
Upland Flushes, Fens and Swamps	y
Purple Moor Grass and Rush Pastures	y
Lowland Fens	y
Reedbeds	y
Lowland Raised Bog	y
Inland Rock Outcrop and Scree Habitats	y
Calaminarian Grasslands	?
Open Mosaic Habitats on Previously Developed Land	y

10. 2 Appendix 2 – List of Guidance Notes

Guidance Note 1 When is an ecological survey required? *Published on SC website*
Guidance Note 2 Ecological Survey Timings *Draft*
Guidance Note 3 – Ecological Reports *In preparation*
Guidance Note 4 – Habitat Regulation Assessment *Draft*
Guidance Note 5 – Ecological Mitigation *In preparation*
Guidance Note 6 – European Protected Species – 3 tests *Draft*
Guidance Note 7 – Trees and Development *Published, due an update*
Guidance Note 7a – Ancient Woodland *proposed or just refer to NE Standing Advice*
Guidance Note 9 – Ecology and non-planning consents *proposed*
Guidance Note 10 – Ecology and Renewable Energy *in preparation*
Guidance Note 11 – Environmental Networks *Published on SC website*
Guidance Note 12 – Development within the River Clun Catchment *Published on SC website*
Guidance Note 13 – Green Infrastructure/open space *under consideration*

10.3 Appendix 3 References

<u>References</u>

Add biodiversity and landscape titles.

Further information on the legislative and national planning policy context for biodiversity and geological conservation can be found in the following documents:
National Planning Policy Framework
<u>https://www.gov.uk/government/policies/making-the-planning-system-work-more-efficiently-and-effectively/supporting-pages/national-planning-policy-framework</u>
ODPM Circular 06/2005 *Biodiversity and Geological Conservation – Statutory Obligations and Their Impact Within The Planning System*; available at:

https://www.gov.uk/government/publications/biodiversity-and-geological-conservation-circular-06-2005
Planning for Biodiversity and Geological Conservation: A Good Practice Guide (2006); available at:
https://www.gov.uk/government/publications/planning-for-biodiversity-and-geological-conservation-a-guide-to-good-practice
The Institute of Ecology and Environmental Management have produced *Guidance on Survey Methodology*; available at:
http://www.ieem.net/survey-sources/
This may provide useful information on possible survey methods.

(1) Trees and Development Guidance Note (Shropshire Council, March 2011). (Currently under review) http://www.shropshire.gov.uk/environment/trees-and-woodlands/trees-development-guidance-notes/
(2) National Planning Policy Framework (Department for Communities and Local Government, March 2012)

(3) The Case for Trees in development and the urban environment (Forestry Commission England, 2010)

(4) Trees in the Townscape a Guide for Decision Makers (Trees and Design Action Group, 2012)

(5) Shropshire Local Development Framework: Adopted Core Strategy (Shropshire Council, March 2011)
(6) The Shropshire Landscape Typology (Shropshire County Council, September 2006)
(7) National Inventory of Woods and Trees – Shropshire (Forestry Commission, 2002)

(8) National Forest Inventory Woodland Area Statistics: England (Forestry Commission, 2011)
(9) Standing Advice for Ancient Woodland and Veteran Trees (Forestry Commission England / Natural England, 2014)
(10) Ancient Woodland Inventory (Natural England, ongoing – currently version 2.6)
(11) The Shropshire Hills AONB Management Plan 2014 – 2019 (The Shropshire Hills AONB Partnership, March 2014)
(12) s197 & s198 of the Town & Country Planning Act 1990
(13) TEMPO – Tree Evaluation Method for Preservation Orders (Forbes-Laird Arboricultural Consultancy, November 2009)
(14) The UK Forestry Standard the governments' approach to sustainable forestry (3rd edition, Forestry Commission, 2011)
(15) BS 3998: 2010 Tree Work – Recommendations (British Standards Institution, 2010)
(16) http://new.shropshire.gov.uk/planning/applications/pre-application-advice-faqs/
(17) BS 5837: 2012 Trees in Relation to design, Demolition and Construction (British Standards Institution, 2012)
(18) http://www.planningportal.gov.uk/planning/
(19) http://new.shropshire.gov.uk/media/103968/validation-checklist.pdf
(20) Site Allocations and Management of Development (SAMDev) Plan Pre-Submission Draft (Final Plan) (Shropshire Council, March 2014)
(21) Keepers of Time a statement of policy for England's ancient and native woodland (DEFRA / Forestry Commission England, 2005)

(22) SUDS Handbook

(23) BS 8545: 2014 Trees: from the nursery to independence in the landscape. Recommendations (British Standards Institution, 2014)
(24) Trees in Hard Landscapes a Guide for Delivery Consultation Draft (Trees and Design Action Group, 2014)

(25) CAVAT (Christopher Neilan, London Tree Officers Association, September 2012)
(26) Government Forestry and Woodlands Policy Statement, Incorporating the Government's Response to the Independent Panel on Forestry's Final Report (DEFRA / FC England, January 2013)

(27) Tree Planting Obligations (Planning guidance for Developers, Bristol City Council, January 2012)

(28) http://www.ancient-tree-hunt.org.uk/project/hunt

(29) Ancient Tree Guides No. 3: Trees and Development (Woodland Trust / Ancient Tree Forum, 2007)
(30) Veteran Trees: a guide to good management (Helen Read, Natural England, 2000)
(31) Ancient and other veteran trees: further guidance on management (Ed: D Lonsdale, Ancient Tree Forum / Woodland Trust, 2013).

10.4 Appendix 4 Key planning policies

NPPF?
CS6
CS8
CS9
CS17
CS18
MD2
MD12

N.B. SAMDev references to NE SPD:

MD12 (20) Examples of actions which could deliver positive benefits for NE assets (previously changed ??)

MD12 (18-19) Mitigation, compensation and sustainable management measures – examples, offsetting

MD12 (15) LGS and Geological SSSIs listed in SPD – combine with (10)?

MD12 (11) UK Priority Spp and habitats Section 40/41 – listed in SPD plus additional habitats and species of local importance.

MD12 (10) Locally designated sites are listed in the NE SPD – LWS, LGS, LNRs or Local Green Space (where notified at least in part for wildlife.