

NNDC Designated Sites and Priority Habitats Survey Requirements Checklist

If the application involves development on or immediately adjacent to any of the following listed in Column 3, a survey and assessment should be submitted with the planning application.

		COLUMN 3
1. Designated Sites ¹	Internationally Designated Sites	<ul style="list-style-type: none"> • Special Protection Area (SPA) • Special Area of Conservation (SAC) • Ramsar Site
	Nationally Designated Sites	<ul style="list-style-type: none"> • Site of Special Scientific Interest (SSSI) • National Nature Reserve (NNR)
	Regionally and Locally designated Sites	<ul style="list-style-type: none"> • County Wildlife Sites (CWS) • Local Nature Reserve (LNR) • Regionally Important Geological Sites (RIGS) • Roadside Nature Reserves (RNR)
	Other	<ul style="list-style-type: none"> • Ancient Woodland Site
2. Priority Habitats ²	Norfolk Biodiversity Action Plan	<ul style="list-style-type: none"> • Ancient and/or species-rich hedgerows • Cereal field margins • Chalk rivers • Churchyards and cemeteries • Coastal and floodplain grazing marsh • Coastal saltmarsh • Coastal sand dunes • Coastal vegetated shingle • Eutrophic standing waters • Fens • Lowland calcareous grassland • Lowland heathland and dry acid grassland • Lowland meadows and pastures • Lowland mixed deciduous woodland • Lowland wood-pasture and parkland • Maritime cliff and slopes • Mesotrophic lakes • Reed beds • Saline lagoons • Traditional orchards • Wet woodlands
	Other	<ul style="list-style-type: none"> • Secondary woodland and Veteran trees³ • Previously developed land and brownfield sites with biodiversity interest
3. Other species of principle importance in England	Listed under Section 74 of the CROW Act 2000	<ul style="list-style-type: none"> • Species listed in the Norfolk Biodiversity Action Plan⁴

¹ The location of these sites is available to view at www.magic.gov.uk and <http://www.norfolkwildlifetrust.org.uk/protecting%20wildlife/CountyWildlifeSites.html>

² The Norfolk Biodiversity website <http://www.norfolkbiodiversity.org/actionplans/habitat/> contains Habitat Action Plans for the majority of habitats listed which include a description and definition of the habitat. In some cases it also provides information on the location of these habitats in the county. www.natureonthemap.org.uk also contains information on the location of some of these habitats.

³ Characteristics of veteran trees include; a very large girth for the species, a hollow or hollowing trunk and a large quantity of dead wood in the canopy.

4. Geological Conservation Features	Exposure or extensive sites	<ul style="list-style-type: none"> • Active quarries and pits • Disused quarries and pits • Coastal cliffs and foreshore • River and stream sections • Road, rail and canal cuttings
	Integrity site	<ul style="list-style-type: none"> • Static (fossil) geomorphological • Active process geomorphological
	Finite site	<ul style="list-style-type: none"> • Finite mineral, fossil or other geological • Finite buried interest

Survey requirements:

The Survey should be undertaken and prepared by a suitably qualified, experienced and competent person; at an appropriate time and month of the year, in suitable weather conditions and using nationally recognised survey guidelines and/or methods where available⁵. The survey must be to an appropriate level of scope and detail and must:

- Record which habitats and features are present on and where appropriate around the site;
- Identify the extent/area/length present;
- Map their distribution on site and/or in the surrounding area shown on an appropriate scale plan.

Assessment requirements:

The Assessment should identify and describe potential development impacts likely to harm designated sites, priority habitats or other features (both direct and indirect effects, during and after construction). Where harm is likely to occur, evidence must be submitted to show:

- How alternative designs or locations have been considered;
- How adverse effects will be avoided wherever possible;
- How unavoidable impacts will be mitigated or reduced;
- How impacts that cannot be avoided, mitigated or reduced, will be compensated.

Exceptions for when a full survey may not be required:

- International and National Sites – a survey and report will not be required if the applicant is able to provide evidence of pre-application correspondence with Natural England, where NE confirms in writing that they are satisfied that the proposed development will not affect any statutory sites designated for their international or national importance.
- Other – a survey and report will not be required if the applicant is able to provide evidence of pre-application correspondence with appropriate local experts (e.g. Norfolk Wildlife Trust or local RIGS group) or other professional ecologists, where they confirm in writing that they are satisfied that the proposed development will not affect any designated sites, priority habitats or other features.

If you are in doubt about the answers to the above questions or any of the information contained within this document, please seek the advice of a professional ecologist. NNDC may be approached for guidance on the exceptions criteria on 01263 516165.

⁴ The Norfolk Biodiversity website <http://www.norfolkbiodiversity.org/actionplans/species/> contains a list of species covered by Species Action Plans for Norfolk and deemed of principle importance in England.

⁵ Further information can be found in *Guidance on Survey Methodology* published by the Institute of Ecology and Environmental Management; available at: <http://www.ieem.org.uk/ecia/>