



Crow Ecology
Creating a Nest for your Project & Nature

Wildlife Enhancement Plan (WEP)

Site: 2021/0597/FUL – Erection of 73-bedroom residential elderly care home including access from Cross Spencer Street, car park, and turning area, landscaping, refuse and cycle storage. To include demolition of former Abacus Motor Group showroom and ancillary motor repair buildings (revised plans) - 471 - 480 High Street, Lincoln, Lincolnshire, LN5 8JG

Client: Stem Architects Ltd on behalf of their client

Date of Site Survey: 26th January 2024

**Prepared by Chris Crow BSc (Hons),
ACIEEM.**

NE Bat License No: 2015-11015-CLS-CLS
NE Great Crested Newt License No: 2015-18094-CLS-CLS
NE Barn Owl License No: CL29/00149

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Validity of survey data and report. The findings of this report are valid for 18 months from the date of survey. If work has not commenced within this period, an updated survey by a suitably qualified ecologist will be required.

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1. Introduction

This Wildlife Enhancement Plan (WEP) is produced by Crow Ecology for the proposed: 2021/0597/FUL – Erection of 73-bedroom residential elderly care home including access from Cross Spencer Street, car park, and turning area, landscaping, refuse and cycle storage. To include demolition of former Abacus Motor Group showroom and ancillary motor repair buildings (revised plans) - 471 - 480 High Street, Lincoln, Lincolnshire, LN5 8JG. The WEP is required to discharge Planning Condition 17 from City of Lincoln Council (CLC)¹.

1.1 – Planning approval

The client secured planning permission in 2021. The planning permission had one condition relating to ecology, this WEP is required to discharge Planning Condition 17. Please see below planning condition 17¹:

The proposal shall not be implemented until details of proposed bat and bird boxes throughout the site has been submitted to and approved by the Local Planning Authority. The approved details shall then be implemented and retained on site at all times thereafter.

Reason. In order to encourage ecology and reduce the developments impact.

The following chapters will provide the Ecological enhancements suitable for this project site.

Since 2022, the project site has been partly developed with access, and the start of the building work.

The site is expected to be completed by December 2024.



2. Wildlife Enhancements

For all wildlife enhancements, please refer to WEP Plan (Appendix 1) for locations of these enhancements.

2.1 – Integrated Bird boxes

2.1.1 - Justification

The LPA requested as part of the WEP: *proposed bat and bird boxes throughout the site*¹.

2.1.2 – Specifications

2.1.2.1 – Manthorpe Swift Brick

This brick will accommodate Swifts and other red-listed birds that are in decline partly due to less suitable nesting areas. Please see appendix 3 for an example of this brick.

2.1.2.2 – Vivara Pro Woodstone House Sparrow Nest Box

This box will accommodate House Sparrow species that are in a state of decline for a number of reasons, with rural populations down by a half and urban populations down by a third from 1970 – 2008². Please see appendix 3 for an example of this box.

2.1.3 – Locations

The location of the bird nesting provisions is as follows:



Proposed Second Floor Plan Scale 1:100



Proposed Elevation 01 Scale 1:100

Proposed Elevation 02 Scale 1:100



Proposed Elevation 03 Scale 1:100

Figure 2.1 – Location of proposed Swift bricks (Blue dots) and House sparrow boxes (Purple dots).

- The bricks/boxes will be located as close as possible to the eaves, without been cited above a window or door³.
- The Swift bricks will be at least 5m high.
- The eaves of the buildings will also provide a level of protection from rainfall³.

2.1.4 – Location Justification

The bricks and boxes will be cited with a North and East-facing bearings to avoid strong sunlight and prevailing wind and rain³. The prevailing winds in Lincoln are more frequent in a South to SW bearing⁴.

2.1.5 – Timings

The bricks and boxes will be integrated during the development of the plots. The client will send photos of the provisions, once installed to the LPA.

2.2 – Integrated Bat Boxes

2.2.1 - Justification

The LPA requested as part of the WEP: *proposed bat and bird boxes throughout the site*¹.

Bat boxes will further enhance the biodiversity of the project site and provide roosting potential that currently has none.

2.2.2 – Specification - Vivara Pro Build-in WoodStone Bat Box

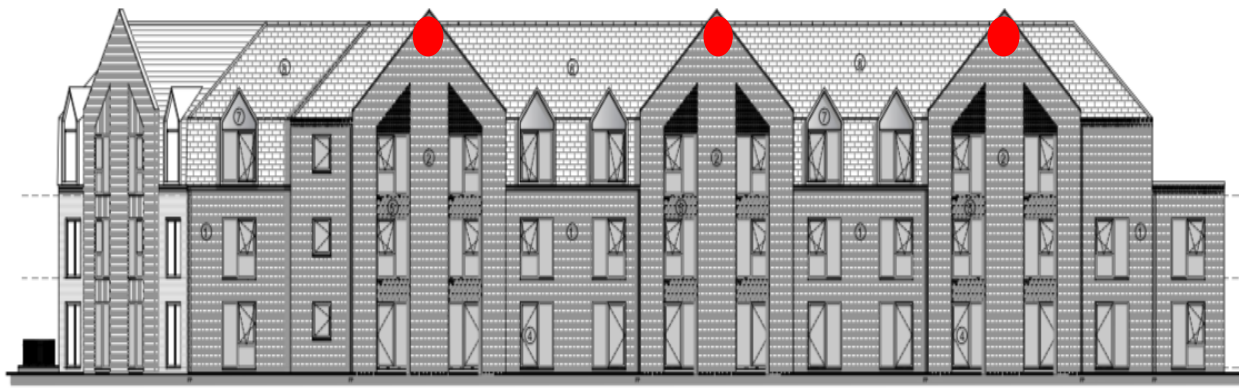
This box will accommodate crevice dwelling bats commonly found in urban locations. Species such as: Pipistrelle sp., Natterer's, Whiskered, and Brandt's bats will use these boxes. Please see appendix 5 for an example of this box.

2.2.3 - Locations

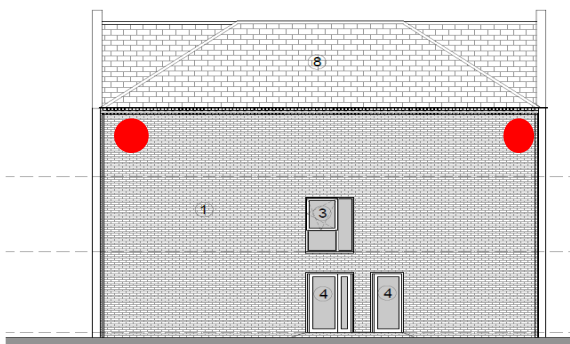
The location of these boxes are as follows:



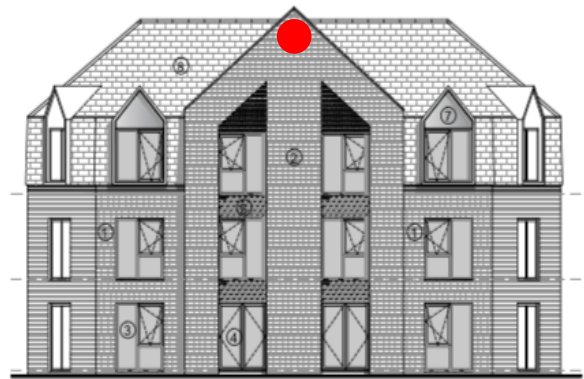
Proposed Second Floor Plan Scale 1:100



Proposed Elevation 03 Scale 1:100



Proposed Elevation 02 Scale 1:100



Proposed Elevation 04 Scale 1:100

Figure 2.2 – Overview of integrated bat boxes (Red dots).

- The boxes will be located as close as possible to the eaves without been cited above a window or door⁵.
- The eaves of the buildings will also provide a level of protection from rainfall⁵.
- These boxes are 'self-cleaning' so very little maintenance is needed.

2.2.4 - Location Justification

The box selected will accommodate crevice dwelling species that are present within the urban residential setting this development is in. The boxes with the West and South facing bearings are favoured by bats in the summer months⁶. Two boxes will be placed on the NE elevation so that bats potentially roost within the site all year round as this elevation is favoured by bats in the winter months⁶. The West elevation was not chosen for this site as it is facing directly onto the B1262 with its associated street lighting.

The boxes will create a potential roost for bats that the site did not have previously and it is allowing the bats to forage/commute closer to their preferred foraging habitats along the waterbody and trees.

2.2.5 – Timings

The boxes will be integrated during the development. The client will send photos of the provisions, once installed to the LPA.

2.3 – Hedgehog highways

The site was also evaluated for Hedgehog accessibility. On the western boundary, due to the site location close to a main road (B1262), it is not recommended to place Hedgehog highways in this boundary wall. In the eastern section of the Southern boundary there is timber post and rail fencing with gaps that already act as Hedgehog access points. The other boundary features are not owned/within the project site and therefore no Hedgehog highways can be incorporated. Please see plate 2.1 – 2.2.



Plate 2.1 – (L) – Boundary feature that does not belong to the project site (Environment Agency) (R) – Looking along the Eastern section of the Southern boundary where the timber post and rail fence is



Plate 2.2 – An overview of the timber post and rail fence in the Eastern section of the Southern boundary where no improvements for Hedgehog highways can be made.

2.4 – External Lighting Specifications Post Construction⁷

Although the foraging and commuting routes of bats are not legally protected, the proposed development may create an increase in artificial light. Light pollution may have an effect on the commuting and foraging routes of neighbouring bats. Such effects may reduce their survival chances and the possibility of breeding. The same is for bird species; artificial light may disturb breeding birds and as such may reduce their survival chances and the possibility of breeding. With regards to planning, it is an important consideration to manage and reduce the impact lighting may have on bats and breeding birds.

External lighting on the building has not been drafted into the proposed development scheme and therefore the following is recommended.

Mitigation Strategy	Impact
No Light	The best solution for bats but probably not for the public
Variable lighting regimes (VLR)	This is controlled by a CMS (Central Monitoring System). This involves switching off or dimming lights for a period in the night at set times. This would be useful for high periods of bat activity for example, emergence and commuting. Sensory lights are also recommended as they will only be illuminating when in the presence of an object. Once the object passes out of the range of the sensor the lighting turns off.
Spacing and Height	Lights should be spaced as far apart as possible but not at the expense of coverage. The height should be as low as possible to the ground and there-by reducing the illuminated light.
Reducing Intensity	This will have the same effect as dimming and will result in less light pollution.
Changing the Light Type	Avoid lights that have a short blue/white wavelength. Long wavelength types such as warm white will be suitable. Avoid lights with a high UV content. Use UV filters or glass housings to reduce UV emittance.
Reduce Spill	This can be done by using reducing the angle under 70 ⁰ or by installing accessories to direct the light. The 'shield' option of accessories will be suitable. This will be useful where lighting is close to commuting routes

Table 2.1 – Mitigation strategies to reduce the impact of lighting on bats

2.4.1.1 – Project site Lighting - Building

The specification for the building will be downlighting only with cowling on the top. This will minimise light spread and light pollution.

External lighting, where either an integrated bat or bird box is located, will be the same specification but operated on a PIR (passive infra-red) sensor. This will minimise light spread, light pollution and duration.

2.4.1.2 – Car Park

If the car park is to be illuminated then it is recommended that these should have low level pathway lighting or bollard lighting and operated on a PIR sensor. This will minimise light spread, light pollution and the duration of these factors and allow commuting/foraging bats to pass through the project site. Example of lighting types to be used shown below:

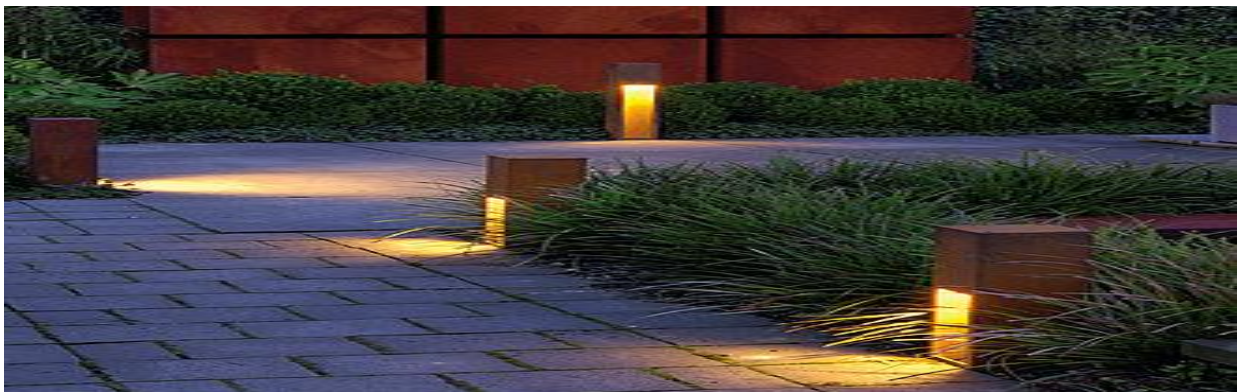


Figure 2.3 – Example of low-level lighting for the access tracks. Source - <https://www.exteriorlightsuk.co.uk/design-ideas>



Figure 2.4 – Example of bollard low-level lighting for the access tracks. Source - <https://www.lights.co.uk/kristof-stainless-steel-sensor-path-light.html>



3. WEP Timetable & Responsibilities for Implementation

WEP Implementation	Start date of integrating provisions (provisional)	Duration	Responsibility
Integrated Bird boxes	March 2024	Upon completion of the building	Torsion projects
Integrated Bat boxes	March 2024	Upon completion of the building	Torsion projects
Lighting specifications	During-Post development		Torsion projects
Completion Date	December 2024		Torsion projects



I hope that this report provides all the necessary information, but should any further advice be needed please do not hesitate to contact the author.

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January 2024

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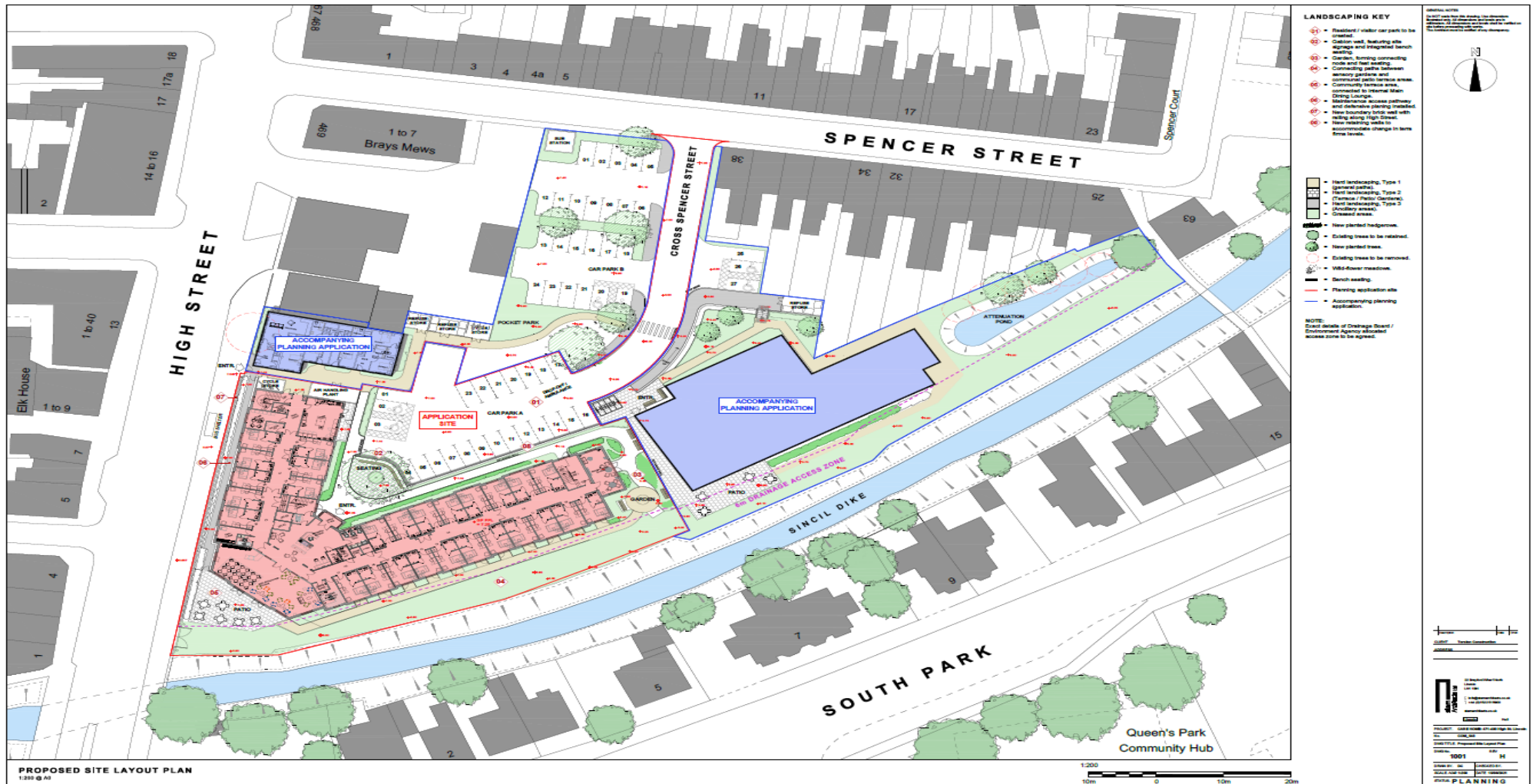


4. References & Bibliography

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- 2) Unknown (2021) *Population trends* [online] Available at: <https://www.rspb.org.uk/birds-and-wildlife/wildlife-guides/bird-a-z/house-sparrow/population-trends/> RSPB Accessed 29/01/24
- 3) Unknown (No date) *Making and Placing a Bird Box* [online] Available at: <https://www.rspb.org.uk/birds-and-wildlife/advice/how-you-can-help-birds/nestboxes/nestboxes-for-small-birds/making-and-placing-a-bird-box> Accessed 29/01/24.
- 4) Unknown (2024) *Skinnard Wind Forecast* [online] Available at: <https://wind.willyweather.co.uk/em/lincolnshire/skinnard.html> Accessed 29/01/24
- 5) Unknown, (No date). *Bat Boxes* [PDF] Bat Conservation Trust.
- 6) Collins, J (ed) (2023) *Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edn)*. The Bat Conservation Trust, London
- 7) Miles, J et al. (2018) *Guidance Note 08/18 – Bats and Artificial Lighting in the UK – Bats and the built Environment Series* Bat Conservation Trust [PDF]
- 8) Unknown, (No date). *Natural Environment and Rural Communities Act 2006* [Online]: Crown Copyright. Available at: <http://www.legislation.gov.uk/ukpga/2006/16/contents> Accessed 29/01/24.
- 9) Unknown, (2019). *National Planning Policy Framework* [Online]: Crown Copyright. Available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/740441/National_Planning_Policy_Framework_web_accessible_version.pdf Accessed 29/01/24.
- 10) Unknown (2023) *Central Lincolnshire Local Plan* [PDF] Central Lincolnshire Local Plan Team

5. Appendices

Appendix 1 – Proposed Site Layout



Appendix 2 – WEP Plan of the building

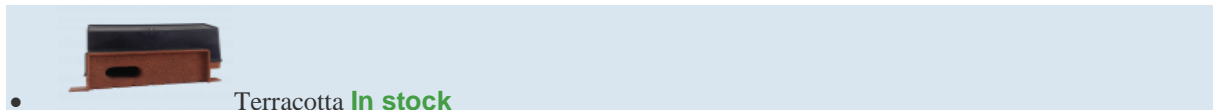




Appendix 3 – Integrated Bird Boxes

Manthorpe Swift Brick

- Made from long-lasting PVC and Polypropylene
- Blends into the surrounding brickwork
- Available in six colours



£37.00
#242167

Additional images



About this product

Swifts visit the UK between April and August, during which time they breed and raise their chicks before leaving again for warmer places to spend the winter months. Unlike swallows and house martins, swifts prefer to use existing holes, cracks and crevices for their nests such as those in old buildings. As modern building practices have improved the quality of homes in the UK, these nest sites are becoming more and more scarce and swifts are becoming much more dependent on nest boxes.

The Manthorpe Swift Brick has been developed with the help of conservation experts and is designed to provide a safe and spacious area for swifts to nest within the modern home. Available in six different colours, the box is designed to blend into the brickwork and so provides an aesthetically pleasing addition to any new build or development. Manufactured from PVC and Polypropylene, this nest box is designed to last for an extremely long time and will not rot or degrade.

The Swift Brick should be sited high within the gable wall of the property, ideally above 5 metres. If possible, avoid locations which receive long periods of direct sunlight throughout the day. An ideal place is below the overhang of the verge and barge board.

Key features:

- * The visible part of the nest box takes the space of a single brick and is designed to blend into the surrounding masonry
- * Very simple to install, it can be fitted quickly and easily during the bricklaying process (see installation instructions below)
- * The nest box at the rear features a pre-made nest concave which provides a useful starting point for nest building
- * The entrance hole is obround in shape and measures 29 x 65mm; the ideal size for swifts
- * The size of the nest box has been specifically designed to provide the maximum amount of living space possible within the wall
- * A built-in cavity tray in the roof of the bricks prevents water from getting into the nest box

Recommended reading:

[Manthorpe Swift Box Installation Instructions](#)

Specification

- * Width: 347mm
- * Depth: 200mm
- * Height: 153mm
- * Dimensions of protruding "brick" section: 80 x 227mm
- * Entrance hole: Obround; 29 x 65mm
- * Weight: 0.71kg
- * Materials: PVC (base); Polypropylene (top)
- * Available colours: Terracotta, Slate Gray, Antique Red, Buff, White, Black
- * Manufacturing: Injection moulded

Source – www.nhbs.com

Please note – This is an example of a suitable brick, other brands and companies are available



Vivara Pro WoodStone House Sparrow Nest Box

Manufacturer: [Vivara Pro](#)

- Two breeding chambers
- Durable and thermally stable



Double Chamber

In stock

£39.95 ⓘ

#210670

About this product

House sparrows are sociable opportunists that survive in most UK habitats, from towns and cities to farmland and countryside. Substantial declines in both urban and rural populations have led to concerns for this species.

This house sparrow nest box is manufactured from woodstone - a mix of concrete and FSC wood fibres. This material is strong and highly insulating which helps to provide a thermally stable environment within the box. It also protects against damage from predators such as cats, woodpeckers and squirrels. It is available with one or two breeding chambers, which can be particularly suitable for house sparrows as they prefer to nest in colonies.

The boxes can be integrated into the masonry of a new house or fixed onto an external wall using strong screws and wall plugs (not included). If possible, it should be positioned near to vegetation and at a minimum of 2m above ground.

Standard VAT and delivery within mainland UK. Please contact us for delivery charges outside of mainland UK.

Specification

Double Chamber:

- Dimensions: 16cm x 29cm x 21cm (D x H x W)
- Weight: 7.5kg

Source – www.nhbs.com

Please note – This is an example of a suitable box, other brands and companies are available.


Appendix 4 – Integrated Bat Boxes

PRO UK Build-in WoodStone Bat Box

Manufacturer: [Vivara Pro](#)

- Designed to fit in wall cavities
- Matches UK brick dimensions
- Entrance sits flush with wall
- Fully FSC Certified



•  **In stock**
£44.50
#256321



About this product

The Build-in WoodStone Bat Box has been specifically designed to fit into the cavity of house walls, with the entrance sitting flush with the outside bricks. It has been redesigned since older iterations to match the standard brick size in the UK. Manufactured from hard-wearing WoodStone and plywood with removable wooden side panels so that several boxes can be placed side by side to create one large chamber, the Woodstone Bat Box is a great choice for new-builds and renovations. Thanks to the sloping entrance ramp, droppings will fall out of the box, creating a maintenance-free habitat for a variety of bat species. Position the box at least 2.5m above ground level and away from artificial light sources.

WoodStone is a mixture of sawdust from FSC wood sources and concrete, and it is designed to last for years. It is breathable so there will be no problems with condensation and Woodstone maintains a consistent temperature inside, providing excellent insulation for roosting bats.

Dimensions:

Bottom section: 14cm x 21cm x 15cm

Top section: 50cm x 21cm x 5cm

Specification

* Total Height: 640mm

* Total Width: 210mm

* Total Depth: 150mm

* Weight: 6.7kg

* Material: WoodStone

Source – www.nhbs.com

Please note – This is an example of a suitable box, other brands and companies are available.



Appendix 5 - Wildlife Legislation and Planning Policy

The Natural Environment and Rural Communities (NERC) Act (2006)⁸

'An Act to make provision about bodies concerned with the natural environment and rural communities; to make provision in connection with wildlife, sites of special scientific interest, National Parks and the Broads; to amend the law relating to rights of way; to make provision as to the Inland Waterways Amenity Advisory Council; to provide for flexible administrative arrangements in connection with functions relating to the environment and rural affairs and certain other functions; and for connected purposes'.

In regards to the planning process sections 40 and 41 are of particular importance:

'Section 40 (1) 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.'

Section 41 lists habitats and species of primary importance to the conservation of biodiversity therefore making these habitats and species a consideration in the planning process.'

National Planning Policy Framework (NPPF) (July 2021)⁹

This policy states under section 15 'Conserving and enhancing the natural environment' that;
174.

Planning policies and decisions should contribute to and enhance the natural and local environment by:

- a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);
- b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;
- c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;
- d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;
- e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and
- f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

175. Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries.

176. Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks and the Broads. The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.

177. When considering applications for development within National Parks, the Broads and Areas of Outstanding Natural Beauty, permission should be refused for major development other than in



exceptional circumstances, and where it can be demonstrated that the development is in the public interest. Consideration of such applications should include an assessment of:

- a) the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;
- b) the cost of, and scope for, developing outside the designated area, or meeting the need for it in some other way; and
- c) any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.

178. Within areas defined as Heritage Coast (and that do not already fall within one of the designated areas mentioned in paragraph 176), planning policies and decisions should be consistent with the special character of the area and the importance of its conservation. Major development within a Heritage Coast is unlikely to be appropriate, unless it is compatible with its special character.

Habitats and biodiversity

179. To protect and enhance biodiversity and geodiversity, plans should:

- a) Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and
- b) promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.

180. When determining planning applications, local planning authorities should apply the following principles:

- a) if significant harm to biodiversity 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;
- b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;
- c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons⁶³ and a suitable compensation strategy exists; and
- d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.

181. The following should be given the same protection as habitats sites:

- a) potential Special Protection Areas and possible Special Areas of Conservation;
- b) listed or proposed Ramsar sites; and
- c) sites identified, or required, as compensatory measures for adverse effects on habitats sites, potential Special Protection Areas, possible Special Areas of Conservation, and listed or proposed Ramsar sites.

182. The presumption in favour of sustainable development does not apply where the plan or project is likely to have a significant effect on a habitats site (either alone or in combination with other plans or projects), unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site.



Local Planning Policy¹⁰

The 'Central Lincolnshire Local Plan' (2023) is the local planning policy document for the region and outlines the council's planning policy targets. The policy within the plan that is important to this site regarding biodiversity is:

Policy S60: Protecting Biodiversity and Geodiversity

All development should:

- a) protect, manage, enhance and extend the ecological network of habitats, species and sites of international, national and local importance (statutory and non-statutory), including sites that meet the criteria for selection as a Local Site;
- b) minimise impacts on biodiversity and features of geodiversity value;

- c) deliver measurable and proportionate net gains in biodiversity in accordance with Policy S61; and
- d) protect and enhance the aquatic environment within or adjoining the site, including water quality and habitat.

Part One: Designated Sites

The following hierarchy of sites will apply in the consideration of development proposals:

1. International Sites

The highest level of protection will be afforded to internationally protected sites. Development proposals that will have an adverse impact on the integrity of such areas, will not be supported other than in exceptional circumstances, in accordance with the NPPF.

Development proposals that are likely to result in a significant adverse effect, either alone or in combination with other proposals, on any internationally designated site, must satisfy the requirements of the Habitats Regulations (or any superseding similar UK legislation). Development requiring Appropriate Assessment will only be allowed where it can be determined, taking into account mitigation, that the proposal would not result in significant adverse effects on the site's integrity.

2. National Sites (NNRs and SSSIs)

Development proposals should avoid impact on these nationally protected sites. Development proposals within or outside a national site, likely to have an adverse effect, either individually or in combination with other developments, will not normally be supported unless the benefits of the development, at this site, clearly outweigh both the adverse impacts on the features of the site and any adverse impacts on the wider network of nationally protected sites.

3. Irreplaceable Habitats

Planning permission will be refused for development resulting in the loss, deterioration or fragmentation of irreplaceable habitats, including ancient woodland and aged or veteran trees, unless there are wholly exceptional reasons and a suitable compensation strategy will be delivered.

4. Local Sites (LNR, LWS and LGS)

Development likely to have an adverse effect on locally designated sites, their features or their function as part of the ecological network, will only be supported where the benefits of the development clearly outweigh the loss, and the coherence of the local ecological network is maintained. Where significant harm cannot be avoided, the mitigation hierarchy should be followed.

Part Two: Species and Habitats of Principal Importance

All development proposals will be considered in the context of the relevant Local Authority's duty to promote the protection and recovery of priority species and habitats.

Development should seek to preserve, restore and re-create priority habitats, ecological networks and the protection and recovery of priority species set out in the Natural Environment and Rural Communities Act 2006, Lincolnshire Biodiversity Action Plan, Lincolnshire Geodiversity Strategy and Local Nature Recovery Strategy.

Where adverse impacts are likely, development will only be supported where the need for and benefits of the development clearly outweigh these impacts. In such cases, appropriate mitigation or compensatory measures will be required.

Part Three: Mitigation of Potential Adverse Impacts

Development should avoid adverse impact on existing biodiversity and geodiversity features as a first principle, in line with the mitigation hierarchy. Where adverse impacts are unavoidable they must be adequately and proportionately mitigated. If full mitigation cannot be provided, compensation will be required as a last resort where there is no alternative.

Development will only be supported where the proposed measures for mitigation and/or compensation along with details of net gain are acceptable to the Local Planning Authority in terms of design and location, and are secured for the lifetime of the development with appropriate funding mechanisms that are capable of being secured by condition and/or legal agreement.

If significant harm to biodiversity resulting from development cannot be avoided, adequately mitigated, or, as a last resort, compensated for, then planning permission will be refused.