

North Norfolk District Council Local Validation requirements for Designated Sites, Priority Habitats and other significant features.

If the application involves development on or immediately adjacent to any of the following designated sites or habitats, or is likely to affect the species listed below, an Ecological Impact Assessment (EclA) or Preliminary Ecological Appraisal (PEA) should be submitted with the planning application.

<p>1. Designated sites</p> <p>a) Internationally Designated Sites</p> <ul style="list-style-type: none">i. Special Protection Area (SPA)ii. Special Area of Conservation (SAC)iii. Ramsar wetland sites <p>b) Nationally Designated Sites</p> <ul style="list-style-type: none">i. Site of Special Scientific Interest (SSSI)ii. National Nature Reserve (NNR) <p>c) Regionally and Locally Designated Sites</p> <ul style="list-style-type: none">i. County Wildlife Sites (CWS)ii. Local Nature Reserve (LNR)iii. Regionally Important Geological Sites (RIGS)iv. Roadside Nature Reserves (RNR) <p>d) Other sites protected sites</p> <ul style="list-style-type: none">i. Ancient Woodlandii. Ancient semi-natural woodland (ASNW) and plantations on ancient woodland sites (PAWS)
<p>2. Habitats and Species</p> <p>a) Habitats and Species of Principle Importance - listed under Section 41 of the Natural Environment and Rural Communities (NERC) Act</p> <p>b) Norfolk Biodiversity Action Plan – locally listed priority habitats and species</p> <p>c) Veteran Trees</p> <p>d) National or local Red List or notable species</p>

Survey Requirements:

Surveys should be undertaken by [competent persons](#) with suitable qualifications and experience, at the appropriate time of year and using recognised survey methods.

Surveys should follow the requirements set out in [BS 42020:2013 Biodiversity – Code of practice for planning and development](#) and the Chartered Institute of Ecology and Environmental Management (CIEEM) [Guidelines on Ecological Impact Assessment](#) (Second Edition) or the [Guidelines for Preliminary Ecological Appraisal](#).

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; and
- How impacts that cannot be avoided, mitigated or reduced, will be compensated.

Exceptions for when a full Ecological Impact Assessment (EclA) may not be required and a Preliminary Ecological Appraisal will suffice:

Applications may be supported by a Preliminary Ecological Appraisal (PEA) only when

- The results of the PEA clearly indicate that further survey and assessment is not required;
- A non-technical summary is provided of the net losses and gains for biodiversity of the development;
- The PEA has provided clarity and certainty regarding the ecological impacts of the development and the Local Planning Authority has sufficient information in order to make a decision in accordance with BS42020:2013.

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](#) and refer to [BS 42020:2013](#) for further guidance on what is required by the Local Planning Authority to provide certainty and clarity to enable a decision to be made.