



Protecting Brownfield Habitat within New Developments – Development of General Rules for Planners and Developers.

1) What existing guidelines exist and how could these be strengthened?

- i) PPS 9 (and TAN 5 in Wales)
- ii) Habitat and Species Protection – NERC Act, N2K, UKBAP, s42, LBAP, Site Designation (SAC, SSSI, SINCS)
- iii) Local Planning guidance – Local frameworks
- iv) British Standard – ISO14001
- v) Agencies and NGOs offer advice on species and habitat guidance. Also bodies like CABI.

One problem is the language of advice notes – not right for the audience.

2) What should the guidance include e.g. sources of advice?

Main problem is lack of appreciation of Brownfield sites.

a. Surveys – what info should be provided with an application?

- i) Information is accessible – e.g. but is there an LRC? And under-recording is a problem.
- ii) For scoping of a site to be done properly it should be done at the right time of year.
- iii) There is a legal hierarchy of what to look for but it's the lower level stuff that gets missed.
- iv) IEEM has produced guidance for invertebrate assemblage's.
- v) But lack of clarity between Local authorities, no central source of survey guidance and lack of specialists.

b. Mitigation – what guidance is needed?

- i) Buglife guide, guidance on habitat types from various sources e.g. Penny Anderson, Design Manual Roads and Bridges is widely consulted, case studies produced by BC and others, ALGAE have or are producing a Brownfields toolkit.
- ii) What are the key principles?
- iii) Need multiple flagship species not just representative of one habitat type.

c. Aftercare/long-term management.

- i) s106 agreements or commuted sums
- ii) Needs someone to take on the work long-term as not often done post development.
- iii) Companies should be encouraged to publish how they look after sites post development
- iv) A developer with long-term involvement in a site more likely to continue long-term management.
- v) Partnership case studies – successes and ones that did not work.
- vi) Engagement is critical but everyone only has limited staff capacity to engage.

3) How could we best promote these new rules/guidelines – what do engineers/planners read?

- i) We need to say why it is an advantage in ways a developer will understand – less money, good publicity etc.
- ii) Need help to get the language right.
- iii) Partnership working can demonstrate that understanding can be developed.
- iv) Acknowledge what is possible and what is not – compromise
- v) Need to talk about the beauty of brownfield sites – lack of appreciation is a barrier.
- vi) Onsite interpretation for construction staff and future users and/or residents
- vii) Put information in places where target audience will read it
- viii) Involve the media.