THE LICHFIELD MODEL

Lichfield District Council Ecology Team

Embedding: No Net Loss, Mandatory Net-Gain & Quantitative Assessment within the Planning System
Situated in the heart of the midlands in the county of Staffordshire and covers some 33,125 ha of land.

**THE TWO GREATEST THREATS TO BIODIVERSITY:**

- Permanent loss of habitat caused by new development
- Intensification of agricultural practices
Lichfield's Development Pressures

- Housing growth 2008-2029
- 10,080 + Windfall
- New Employment 2008-2029
  - 89.1ha
  - HS2, phase 1 & phase 2a
WHAT LPA’S NEED TO CONSIDER
LEGISLATION & POLICY CONTEXT

- Natural Environment And Rural Communities Act 2006
- The Conservation (Natural Habitats etc.) Regulations 1994 (as amended 2017)
- The Wildlife and Countryside Act 1981 (as amended 2010)
- The Protection of Badgers Act 1992
- The Countryside and Rights of Way Act 2000
- The National Planning Policy Framework (NPPF) 2019
- Governments Biodiversity 2020: A Strategy for England’s Wildlife and Ecosystem Services
THE LICHFIELD MODEL

Reducing Ecological Jargon

Created in 2015: Based on Existing Legislation and Planning Policy within the Lichfield Local Plan and Supported by and Established Evidence Base
The Lichfield Biodiversity and Development SPD

- Provides a concise step-by-step approach to dealing with ecology in the planning system
- All impacts and net-gains must be measurable
- Biodiversity Offsetting being the final step, only to be entered into after all other options have been explored and exhausted

Adoption of a Habitat Creation Opportunity Map

- Securing all biodiversity net-gains and ecological monitoring for a period of no less than 25 years

One key policy (NR3) and a number of supporting policies

Consists of 4 Things:
POLICY NR3: Biodiversity, Protected Species & their Habitats

- Enshrined Ecological Mitigation Hierarchy within the Lichfield planning system
- Makes the **Delivery of Net-Gains to Biodiversity Value Mandatory** for all developments within the Lichfield District.
- Requires that all impacts to Biodiversity caused through development (Net-Gains and Net-Losses) are Measurable.
- i.e. That developers use a ‘biodiversity metric’
• Nature conservation is regarded as a key test of sustainable development.
• The Lichfield Local Plan addresses this duty by the inclusion of a number of other nature conservation policies in local planning documents.

These include:
• Core Policy 13: Our Natural Resources
• Policy NR4: Trees, Woodland & Hedgerow
• Policy NR5: Natural and Historic Landscapes
• Policy NR6: Linked Habitat Corridors & Multi-functional Green Spaces
• Policy NR7: Cannock Chase Special Area of Conservation
• Policy NR8: River Mease Special Area of Conservation
Nature Recovery Network Mapping
BIODIVERSITY & DEVELOPMENT SPD

• Sets out a clear step-by-step process for how developers need to consider Biodiversity/protected/priority species & habitats within the Lichfield District.
  
• Further enshrines the Mitigation Hierarchy

• Puts a quantitative (i.e. measurable) minimum value for Net-Gains to be achieve by Major Developments.
  
  • 20% above the value of all habitats lost
  
  • The Replacement Percentage
BIODIVERSITY METRICS

• Takes information available from: 
  Phase 1 habitat maps and Development Master Plans
• Gives every habitat within the red-line (before and after development) a value.
• Adds all values up for before and after development.

GIVES DECISION MAKERS CONFIDENCE AND REDUCES ECOLOGICAL JARGON
IF...

after value < before value = NET LOSS to BIODIVERSITY

amend scheme or refuse

IF...

after value > before value = NET GAIN to BIODIVERSITY

FREE TO MAKE DETERMINATION
A PLANNING APPLICATION AT

Pre App Advice & Validation Discussions

Developer Conducts Required Ecological Surveys and Calculates Biodiversity Metric

Submission of Application and Assessment of Ecological Information

Recommendation of Ecological Conditions or Schedule within S106 Agreement

Submission of Information to Discharge Condition

Ongoing Ecological Monitoring (completed by developer, secured by condition)
CASE STUDY 1
CASE STUDY: 16/00921/COU ELFORD LOWE FARM
NET-LOSS TO BIODIVERSITY
### 67% NET-GAIN TO BIODIVERSITY

#### Proposed habitats on site

<table>
<thead>
<tr>
<th>Parcel</th>
<th>Development, mitigation and onsite compensation</th>
<th>Target habitats</th>
<th>Target habitat condition</th>
<th>Temporal factor</th>
<th>Difficulty factor</th>
<th>Biodiversity units generated</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Distinctiveness</td>
<td>Score</td>
<td>Score</td>
<td>T1</td>
<td>U1</td>
</tr>
<tr>
<td>1: Habitat recreation</td>
<td>Enter target habitat to be recreated on area of development habitat impact</td>
<td>Q1</td>
<td>R1</td>
<td>55</td>
<td>T1</td>
<td>U1</td>
</tr>
<tr>
<td>Built Environment: Buildings and hardstanding</td>
<td>2.35</td>
<td>None</td>
<td>0</td>
<td>Poor</td>
<td>1</td>
<td>5 years</td>
</tr>
<tr>
<td>Total</td>
<td>2.85</td>
<td></td>
<td></td>
<td></td>
<td>0.00</td>
<td></td>
</tr>
</tbody>
</table>

| 2: Habitat creation | Enter new target habitat to be created on land protected during development. To be of higher value than existing | Q2 | R2 | S2 | T2 | U2 | (T2 x U2 + V2) / T2 / U2 |
| Grassland: Other natural grassland | 2.00 | Medium | 4 | Good | 3 | 4.00 | 10 years | 1.4 | Medium | 1.5 | 0.52 |
| Total | 2.46 |                |               |                | 0.52 |                |               |

| 3: Habitat restoration | Enter target habitat of retained areas to be restored | Q3 | R3 | S3 | T3 | U3 | (T3 x U3 + V3) / T3 / U3 |
| Total | 0.05 |                |               |                | 0.00 |                |               |
CASE STUDY 2
CASE STUDY: 18/01218/REMM WATERY LANE

ALL INFO. SUBMITTED CORRECT AT APPLICATION
<table>
<thead>
<tr>
<th>Parcel ID</th>
<th>Existing habitat distinctions</th>
<th>Existing habitat condition</th>
<th>Areas to be retained and protected during development</th>
<th>Habitats to be lost and subsequent operation</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>A</td>
<td>B</td>
<td>C</td>
<td>A</td>
</tr>
<tr>
<td></td>
<td>Habitat area (ha)</td>
<td>Distinctiveness Score</td>
<td>Condition Score</td>
<td>Area (ha)</td>
</tr>
<tr>
<td>Other Features: Tall ruderal</td>
<td>2.09</td>
<td>Low</td>
<td>2</td>
<td>Poor</td>
</tr>
<tr>
<td>Grassland: Other low distinctiveness grassland</td>
<td>1.98</td>
<td>Low</td>
<td>2</td>
<td>Poor</td>
</tr>
<tr>
<td>Woodland: Scrub</td>
<td>0.95</td>
<td>Medium</td>
<td>4</td>
<td>Poor</td>
</tr>
<tr>
<td>Woodland: Scattered trees</td>
<td>0.67</td>
<td>Medium</td>
<td>4</td>
<td>Moderate</td>
</tr>
<tr>
<td>Woodland: Broadleaved plantation</td>
<td>1.01</td>
<td>Medium</td>
<td>4</td>
<td>Moderate</td>
</tr>
<tr>
<td>Freshwater: Other standing open water and canals</td>
<td>4.06</td>
<td>Medium</td>
<td>4</td>
<td>Poor</td>
</tr>
<tr>
<td>Grassland: Improved grassland</td>
<td>6.41</td>
<td>Low</td>
<td>2</td>
<td>Poor</td>
</tr>
<tr>
<td>Built environment: Buildings and hardstanding</td>
<td>0.91</td>
<td>None</td>
<td>0</td>
<td>Poor</td>
</tr>
<tr>
<td>Arable: Cereal crops and arable fields</td>
<td>22.47</td>
<td>Low</td>
<td>2</td>
<td>Poor</td>
</tr>
<tr>
<td>Arable: Cereal crops and arable fields</td>
<td>0.90</td>
<td>Low</td>
<td>2</td>
<td>Poor</td>
</tr>
<tr>
<td>Arable: Cereal crops and arable fields</td>
<td>1.83</td>
<td>Low</td>
<td>2</td>
<td>Poor</td>
</tr>
</tbody>
</table>

Total 43.03

Total 1.21 2.40 2.45 9.60 2.17 4.34 37.60 86.20

Indirect negative impacts

Including off-site habitats

<table>
<thead>
<tr>
<th>Before</th>
<th>After</th>
</tr>
</thead>
<tbody>
<tr>
<td>0.00</td>
<td>0.00</td>
</tr>
</tbody>
</table>

Gross biodiversity loss 86.20
Submitted Habitat Creation Map inc. Biodiversity Offset
20.2% NET-GAIN TO BIODIVERSITY
PLANNING CONDITION:
Secure Net-Gains Onsite (within the Red line)

- Before any construction works hereby approved are commenced, a Construction Environment Management Plan (CEMP) and Habitat Management Plan (HMP) detailing, in full, measures to protect existing habitat during construction works and the formation of new habitat to secure a habitat compensation and biodiversity net gain of no less than 2 Biodiversity Units, shall be submitted to and approved in writing by the Local Planning Authority. Within the CEMP/HMP document the following information shall be provided:

  - i. Current soil conditions of any areas designated for habitat creation and detailing of what conditioning must occur to the soil prior to the commencement of habitat creation works (for example, lowering of soil pH via application of elemental sulfur);
  - ii. Descriptions and mapping of all exclusion zones (both vehicular and for storage of materials) to be enforced during construction to avoid any unnecessary soil compaction on area to be utilised for habitat creation;
  - iii. Details of both species composition and abundance where planting is to occur;
  - iv. Proposed management prescriptions for all habitats for a period of no less than 25 years;
  - v. Assurances of achievability;
  - vi. Timetable of delivery for all habitats; and
  - vii. A timetable of future ecological monitoring to ensure that all habitats achieve their proposed management condition as well as description of a feedback mechanism by which the management prescriptions can be amended should the monitoring deem it necessary. All ecological monitoring and all recommendations for the maintenance/amendment of future management shall be submitted to and approved in writing by the Local Planning Authority.

- The development shall be undertaken and thereafter maintained in accordance with the approved CEMP and HMP.
Before the development hereby approved is commenced, a scheme for the offsetting of biodiversity impacts at the site shall be submitted to and approved in writing by the Local Planning Authority. The proposed offsetting scheme, as detailed in document XXX, shall provide for the creation and/or improvement of habitat/s of a value no less than XXX Biodiversity Units & shall include:

i. Details of the offset requirements of the development, in accordance with a recognised biodiversity offsetting metric,

ii. The identification of a receptor site or sites which generates a minimum of XXX Biodiversity Units;

iii. The provision of arrangements to secure the delivery of offsetting measures, including a timetable for delivery;

iv. A management and monitoring plan, to include for the provision and maintenance of the offsetting measures for a period of no less than 25 years from the commencement of the development. The management and monitoring plan is to include:

v. Description of all habitats to be created/enhanced with the scheme including expected management condition and total area;

vi. Review of the ecological constraints;

vii. Detailed designs and/or working methods (management prescriptions) to achieve proposed habitats and management conditions, including extent and location of proposed works;

viii. Type and source of materials to be used, including species list for all proposed planting and abundance of species within any seed mix/planting scheme;

ix. Identification of the persons responsible for implementing the works;

x. A timetable of ecological monitoring to assess the success of all habitat creation/enhancement.

xi. A timetable of future ecological monitoring to ensure that all habitats achieve their proposed management condition as well as description of a feed-back mechanism by which the management prescriptions can be amended should the monitoring deem it necessary. All ecological monitoring and all recommendations for the maintenance/amendment of future management shall be submitted to and approved in writing by the Local Planning Authority.

The offsetting scheme shall thereafter be completed in accordance with the approved details.
• **Must include correct Trigger**
  - Submission and approval of offsetting scheme or habitat management scheme prior to commencement

• **Allow LPA to retain control of what habitats are made where**
  - Linked to opportunity map
  - Control of vegetative species composition... etc.

• **Must include Ongoing Ecological Monitoring**
  - include mechanism to amend habitat management regime if it is failing

• Wording must be concise & **MUST BE ENFORCABLE**
80 major applications approved (or in final stages of approval (i.e. S106)) since model adopted:

- All applications demonstrated a likely net gain above 20% (above value lost)
- A number of developments achieving greater than 100%
- Average likely net gain score in Lichfield District is 59.33%
- Average biodiversity units that are net gain is 8.04
• Biodiversity Offsetting Strategy
• Habitat Banking & Conservation Credit Scheme
• Ecological Joint Approach Group
  • Nature Recovery Network Mapping
  • Detailed Habitat Connectivity Mapping
• Developing the Economy of Nature Conservation in Lichfield and beyond.
THANK-YOU

Any Questions?

Presentation made in conjunction with the Cannock Chase S.A.C. Partnership