

## How other LPAs manage SNCIs or their equivalent

### Inquirer Email request to LPAs

'Hello,

I hope you can help.

If a Local wildlife Site (LWS), sometimes known as - Site of Nature Conservation Interest (SNCI), Site of Importance for Nature Conversation (SINC), County site etc... is allocated for development in your Local Plan, does the site retain the existing policy that covered its Local Wildlife Site designation?

In other words, a site be both a Local Wildlife Site and a Site Allocation and in the event of a planning application require policies that cover LWS to be addressed?

I look forward to hearing from you.'

### Responses

#### 1. Central Lincolnshire

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**From:** NK - Talkplanning <[talkplanning@central-lincs.org.uk](mailto:talkplanning@central-lincs.org.uk)>

**Sent:** Friday, December 9, 2022 3:52 PM

**To:** xxx

**Subject:** RE: Local Plan policy query

Good afternoon xxx,

Thank you for your email.

Yes a site can be allocated for development and also contain one or potentially more Local Wildlife Site designations. An example that immediately springs to mind is the Sustainable Urban Extensions around Lincoln, such as the Western Growth Corridor.

Yes the site would retain the Local Wildlife Site designations and therefore any planning application submitted would need to comply with biodiversity policy within the Local Plan.

I hope that this answers your questions. Should you require any further information or clarification please do not hesitate to contact us.

Kind regards

Charlotte Robinson

## 2. East Cambridge District Council

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**From:** Richard Kay <xxx@eastcambs.gov.uk>

**Sent:** Friday, December 9, 2022 9:51 AM

**To:** xxx>

**Cc:** customerservices <customerservices@eastcambs.gov.uk>

**Subject:** RE: Local Plan policy query

Dear xxx

Thanks for your (somewhat cryptic!) question.

Overall, it is somewhat unlikely that a designated wildlife site is also allocated for development (eg housing).

However, in the event that it is, it would be whatever the provisions of the Local Plan said for that site. So, if it said for housing, then the principle of housing is established.

We are fully working the principle of biodiversity net gain (Biodiversity Net Gain | East Cambridgeshire District Council (eastcambs.gov.uk)), so, if a development was proposed which affected (harmed) a wildlife site, then the developer would have to demonstrate a net gain post development. Which would mean it would be pretty hard to develop on a local wildlife site, even if allocated for development, because it would be very hard to demonstrate a net gain.

My words above are somewhat generalised, and without knowing where you were referring, it's hard to be more specific.

Regards

Richard

Strategic Planning Manager

**From:** Richard Kay <xxx@eastcambs.gov.uk>

**Sent:** Friday, December 9, 2022 1:02 PM

**To:** xxx

**Subject:** RE: Local Plan policy query

Hi

So, I gather this is not East Cambs specific.

However, I would point out that, in law, the Local Plan wording has a higher legal status than the Policies Map – don't let anyone tell you otherwise!

The whole country is also bound by BNG, so whatever council you are dealing with, they should also be applying the same BNG principles.

Good luck!

Richard

### 3. Isle of Wight Council

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**From:** Brewer, James <xxx@iow.gov.uk>

**Sent:** Friday, December 9, 2022 10:06 AM

**To:** xxx

**Subject:** RE: Local Plan policy query

Good morning xxx

Thank you for your email and in short yes, if a site is allocated in a local plan and within that allocation are particular designations, we would expect any scheme coming forward to take account of those designations and relevant policies, with any design or mitigation solutions reflecting what is currently 'on the ground' as it were.

I hope this assists – if you have a specific site in mind I'd be happy to offer further advice on that and the relevant designations.

Kind regards

James

**James Brewer** | Planning Team Leader - Policy & Delivery | Planning Services | Isle of Wight Council

### 4. North Somerset Council

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**From:** Philip Anelay <xxx@n-somerset.gov.uk>

**Sent:** Tuesday, December 13, 2022 1:06 PM

**To:** xxx

**Cc:** Planning Policy <Planning.Policy@n-somerset.gov.uk>

**Subject:** RE: Local Plan policy query

Hello xxx, thank you for your query which was passed to me.

If a site allocated for development in a local plan includes a Local Wildlife Site then relevant policies will need to be considered, such as policy DM8

of the adopted Development Management Policies Plan , which refers to 'Local Sites'.

It states that 'Planning permission will not normally be granted for development that would result in loss in extent or otherwise have a significant adverse effect on Local Nature Reserves or Local Sites (locally designated Wildlife Sites and Geological Sites), unless the harm can be mitigated by appropriate measures'.

Regards

Phil

Phil Anelay

Planning Policy

**Example of a Dual allocation of Housing site – Policies Map -**  
**<https://map.n-somerset.gov.uk/PoliciesMap.html>**

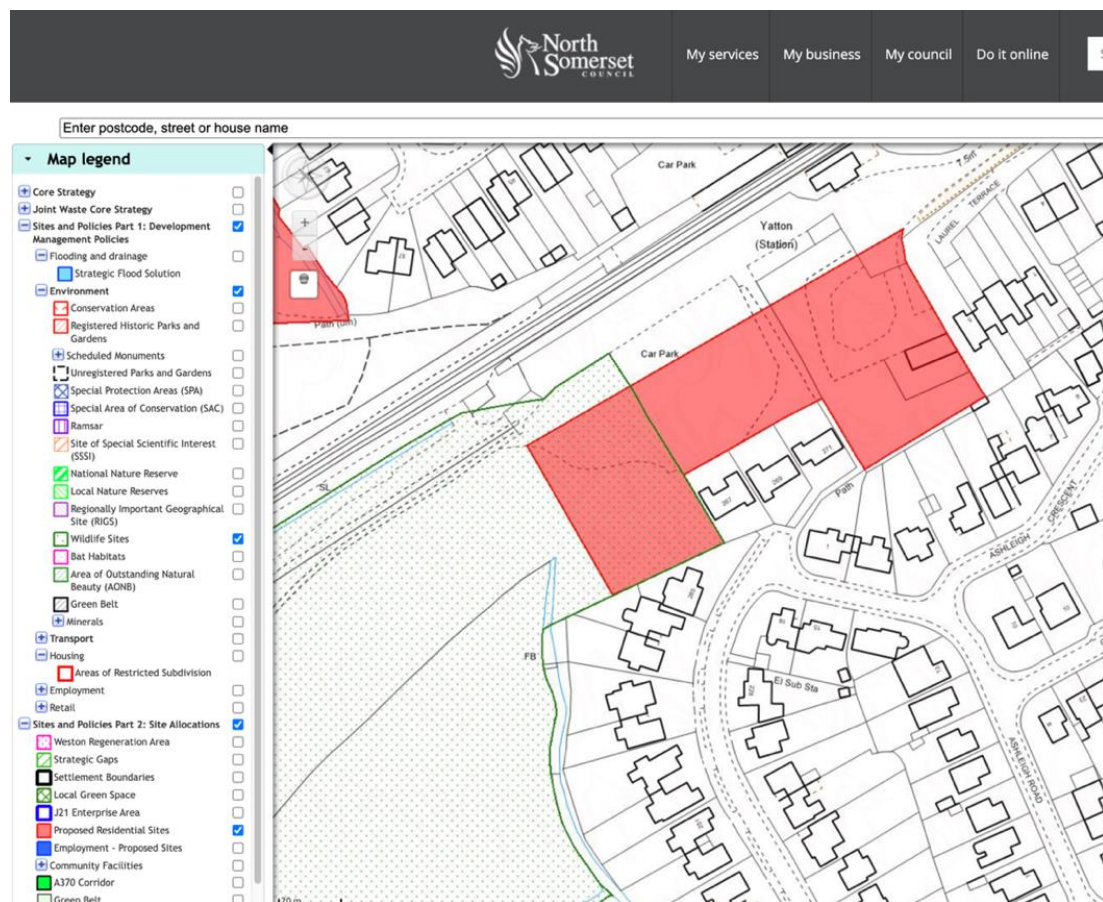


Figure 1 Example of a dual allocation on a Site Allocation (Wildlife Sites in North Somerset are the same as Bristol SNCIs)

## 5. Cheshire East Council

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**From:** PLANNING POLICY (East) <PlanningPolicy@cheshireeast.gov.uk>

**Sent:** Friday, December 9, 2022 5:11 PM

**To:** xxx

**Subject:** RE: Local Plan policy query

Dear xxx,

Under planning law, planning applications must be determined in accordance with the development plan, unless material considerations indicate otherwise.

The designation of part or all of an allocated site as a Local Wildlife Site would not change the site's status in the development plan. However, the development plan policy regarding Local Wildlife Sites would also be applicable to any application – e.g. see Local Plan Strategy Policy SE 3.

Kind Regards,

Stewart House

Cheshire East Council | Strategic Planning Team

## 6. Somerset County Council

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**From:** Andrew Gunn <xxx@somerset.gov.uk>

**Sent:** Monday, December 12, 2022 9:25 AM

**To:** xxx

**Subject:** RE: Local Plan policy query

Dear xxx

Thank you for your email query in regard to the above which has been forwarded to me for reply.

In terms of the adopted plans at Somerset County Council, we have the Somerset Mineral Plan (2015-2030) and the Waste Core Strategy (2013-2028). Neither have any allocated sites for mineral or waste related development. The waste plan does contain 4 strategic waste site zones located in Bridgwater, Taunton, Yeovil and Glastonbury. These aren't allocations but general areas where such a strategic waste site may be located. These cover mostly urban areas thus few designated environmental constraints but the plan does mention that consideration for any possible future development would need to take account of

downstream effects on an SSSI and Somerset Levels and Moors Ramsar Site etc.

In terms of specific allocated sites for housing or employment etc, I would advise that you contact the respective 4 District Councils as they may well have had experience of the particular issue you raise. My view would be that just because a site is allocated it doesn't automatically lose its particular conservation status and that any relevant local plan and national policies would still apply. Its status should be a strong consideration before allocating it but if there were no other suitable alternative sites, I would think that as part of the allocated site policy for that site, there should be criteria for mitigation and indeed enhancement, the latter will be particularly important given the legal requirement for BNG from the end of 2023.

The above is my view and as suggested, it would be worth contacting the District Councils who allocate land for development in their local plans and may have direct examples of the query you have raised.

Regards

Andrew

## 7. South Oxfordshire District Council

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**From:** Planning Policy S&V <planning.policy@southandvale.gov.uk>

**Sent:** Friday, December 9, 2022 5:17 PM

**To:** xxx

**Subject:** RE: Local Plan policy query

Dear xxx,

Thank you for your email. If the site is protected for wildlife it is unlikely to be allocated in a local plan for development. We do not have current experience where a protected nature site has been allocated for development in either of our two districts and therefore cannot say what the policy approach would be. However if you do have any examples in the area do let us know and I can look into it further. I hope this goes some way to answer your question but if not please do come back to us.

Kind regards,

Shelley

The Planning Policy Team

South Oxfordshire District Council and Vale of White Horse District Council

## 8. South Tyneside Council

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**From:** Local Plan <Local.Plan@southtyneside.gov.uk>

**Sent:** Monday, December 12, 2022 12:35 PM

**To:** xxx

**Subject:** RE: Local Plan policy query

Hello xxx,

Thank you for your email.

Should a development proposal or allocation effect a designated site (Local Wildlife Site, SSSI etc), the proposal would be expected to comply with any policies set out in adopted local development plan which related to that designation. With regard to the emerging Local Plan, the key policy for consideration would be Policy 34: Internationally, Nationally and Locally Important Sites. This policy sets the requirement for any mitigation or compensatory measures which would be required.

I hope this is of some assistance.

Kind Regards,

Deborah

Deborah Lamb

Operations Manager – Spatial Planning Team

Spatial Planning Team

South Tyneside Council

## 9. South Somerset Council

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**From:** Jo Wilkins <xxx@southsomerset.gov.uk>

**Sent:** Monday, December 12, 2022 4:50 PM

**To:** xxx

**Subject:** Local Wildlife Sites & Development

Dear xxx,

The Local Plan does not allocate Local Wildlife Sites they are identified by Somerset Environmental Records Centre (SERC) and shown on the Local Plan policy map. Local Plan policies EQ2, EQ4 and EQ5 are linked to the designation. You can see the Local Plan documents here.

Potentially a LWS could be included as part of a large allocation in a Local Plan and form part of an area of biodiversity/open space associated with the wider scheme but it remain a LWS and should be protected as such.

Does your query relate to a particular development allocation in the South Somerset Local Plan?

Thanks,

Jo

Jo Wilkins

Specialist - Strategic Planning

Strategy and Commissioning

South Somerset District Council

## **10. West Lancashire Council**

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**From:** Macfarlane, Neil <xxx@westlancls.gov.uk>

**Sent:** Monday, December 12, 2022 5:46 PM

**To:** xxx

**Cc:** LDF <[Localplan@westlancls.gov.uk](mailto:Localplan@westlancls.gov.uk)>

**Subject:** RE: Local Plan policy query

Message classification: **OFFICIAL**

xxx,

Thanks for your enquiry. I am not aware of anywhere in West Lancashire where there is a conflict between a development site allocation in the Local Plan and a local wildlife designation (in our case, being a 2 tier area, these are mostly Lancashire County Council's Biological Heritage Sites – BHSs). In my view, if such a situation were to occur the same principles would apply as if a planning application was submitted on a BHS or part of a BHS which would be that it would be considered in relation to principles set down by Adopted West Lancashire Local Plan Policy EN2 (Preserving and Enhancing West Lancashire's Natural Environment – see chapter 9 for this



Policy and Appendix I for the schedule of nature conservation sites) or successor, a copy of which can be found here:

<https://www.westlancs.gov.uk/planning/planning-policy/the-local-plan/the-local-plan-2012-2027.aspx>

Included in Policy EN2 is the following:

"Development that would directly or indirectly affect any sites of local importance will be permitted only where it is necessary to meet an overriding local public need or where it is in relation to the purposes of the nature conservation site."

I can only assume Lancashire County Council's viewpoint, but I think they would not be receptive to a development site allocation on part or the whole of a BHS and would require convincing evidence to be put in front of a Planning Inspector and themselves to justify such a proposal (a site has notably lost biodiversity since the last time a survey was undertaken). LCC are actually the body who undertake periodic surveys of BHSs on our behalf.

Best wishes

Neil

## 11. Somerset West and Taunton Council

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**From:** Povall, Sarah <[xxx@somersetwestandtaunton.gov.uk](mailto:xxx@somersetwestandtaunton.gov.uk)>

**Sent:** Friday, December 16, 2022 10:23 AM

**To:** xxx

**Subject:** RE: Local Wildlife Sites & Development

Hi xxx

Thanks for your enquiry, which has been passed to me. A LWS can remain as such, despite being in an allocation area. LWS status does not prevent development, but it would be considered along with other policy requirements should any proposals come forward for development.

I hope that helps.

Kinds regards

Sarah

Sarah Povall | Principal Planning Policy Officer | Somerset West and Taunton Council

## 12. South Staffordshire Council

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**From:** External Email for Local Plans <localplans@sstaffs.gov.uk>

**Sent:** Tuesday, December 13, 2022 9:53 AM

**To:** xxx

**Subject:** RE: Local Plan policy query

Dear xxx,

The local wildlife sites present in South Staffordshire are called either Sites of Biological Importance (SBI) or Biodiversity Alert Sites (BAS), with SBIs having a higher status than BAS. I'm not aware of any sites where the Local Plan Review for South Staffordshire is proposing housing or employment allocations on SBIs and whilst some sites are bordered by BAS we would usually expect these to be sensitively protected in the layout at the planning application stage, though ultimately those matters are considered more fully at the application stage.

For maps showing the proposed housing and employment allocations, alongside any SBI or BAS designations please see the following link: Publication Plan Policy Maps South Staffordshire Council (sstaffs.gov.uk)

Kind regards

Patrick Walker

Senior Planning Officer Strategic Planning

## 13. Wirral Council

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**From:** Entwistle, John C. <xxx@wirral.gov.uk>

**Sent:** Friday, December 16, 2022 3:18 PM

**To:** xxx

**Cc:** Local Plan <localplan@wirral.gov.uk>

**Subject:** RE: Local Plan policy query

Good afternoon xxx

Thank you for your email which has been forwarded to me for reply

The Council has not allocated any Local Wildlife Sites for development in the Local Plan. Potential housing sites go through a detailed selection process and sites likely to affect identified biodiversity or geological assets (including Local Wildlife Site designations) have normally been deemed

unsuitable for allocation for development due to the unknown impact of development. Where sites have been proposed for allocation adjacent to Local Wildlife sites such as in Bromborough, the relevant policy includes mitigation measures such as a requirement for buffer zones. Some Local Wildlife Sites have an open space or recreational function and are also given an open space designation in the Local Plan, but as both are essentially protective designations there should not be any conflict between the two. There are a small number of Local Wildlife Sites which are within designated Primarily Residential Areas, but as in all cases where a planning application is submitted within or close to the boundary of a designated Local Wildlife Site, the safeguards in the relevant policy would still apply, in the emerging Local Plan Policy WD3, in the existing UDP, Policy NC5.

I hope this is of assistance

John Entwistle

Principal Forward Planning Officer - Regeneration and Place

Wirral Council

#### **14. Leicester City Council**

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**From:** planning-policy <planning.policy@leicester.gov.uk>

**Sent:** Monday, December 19, 2022 9:47 AM

**To:** xxx

**Subject:** RE: Local Plan policy query

Good morning xxx,

Thank you for your email and for your interest in the Local Plan.

Some allocated sites in the new Local Plan are likely to have a Local Wildlife Site (LWS) present on the site. For any site allocations that do have LWS present on them, it would be expected that a planning application takes account of this designation and provides adequate mitigation measures.

Policies relevant to LWS have also been proposed as part of our new Local Plan to guide development around these sites and any other sites in the city. The Publication Local Plan should be out for consultation in January 2023 where you will be able to review and submit a representation.

If you would like to be kept informed about the Local Plan consultation, we can arrange for your details to be added into our consultation database. Please email [planning.policy@leicester.gov.uk](mailto:planning.policy@leicester.gov.uk) if you wish to do this.

Kind regards,

Planning Policy Team

Planning, Development and Transportation Division

Leicester City Council

## 15. North Norfolk District Council

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**From:** Planning Policy <[Planning.Policy@north-norfolk.gov.uk](mailto:Planning.Policy@north-norfolk.gov.uk)>

**Sent:** Monday, December 19, 2022 10:21 AM

**To:** xxx

**Subject:** RE: Local Plan policy query

Hi xxx,

Such questions are not clear-cut I am afraid.

When allocating land for development as part of a Local Plan the relevant planning authority will undertake a robust assessment of all available options, usually starting by identifying a range of sites from various sources, including a general 'call for sites' from agents, landowners and developers and public. A sustainability appraisal will support this process by assessing each potential site as to their social, economic and environmental impacts. The site assessment process should ideally filter out potential sites which may impact communities or the environment in harmful ways. It is easier and better for everyone if we can avoid this, and I can safely say that planners are as keen to protect the environment as anyone, whilst balancing their role of the planning authority to meet identified needs for new growth and steering development to the most appropriate locations (which sometimes might mean 'the best of a bad bunch').

In the event that an area is perhaps so constrained by environmental or other factors that it cannot meet its identified housing needs without impacting on such sites, and if the allocation is of such overriding importance to the wider Local Plan strategy, then it may be necessary to consider allocating the land. Other circumstances may dictate such a resolution. In these circumstances very specific site policy criteria should be specified indicating how any harmful impacts of will be mitigated. Other

policies within the Local Plan will often provide additional requirements that developers will have to meet in order to gain planning permission.

So in answer to your question, yes an allocation of land applied by the Local Planning Authority for an area can theoretically override such a local designation (if it is agreed through examination of the Plan), and this will usually be in very specific circumstances where there is an overriding necessity to do so. However, this should not negate the importance and value of a site, and any harmful effects should be addressed through careful design and appropriate mitigation measures as specific in the site policy.

Where this happens it is most likely to affect only a small part of a site, or be adjacent to an identified site of wildlife value. It may be the case that allocation of land which impinges on areas of wildlife value offers opportunities to improve the existing features of a site, such as wildlife and biodiversity value.

The National Planning Policy Framework requires that Plans allocate land with the least environmental or amenity. See section 15 'Conserving and enhancing the natural environment'. See also National Planning Guidance.

I hope this helps.

Kind Regards

Chris Brown

Project Management Support Officer (Planning Policy)

## 16. Manchester City Council

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**From:** Melanie Tann <xxx@manchester.gov.uk>

**Sent:** Wednesday, December 21, 2022 4:05 PM

**To:** xxx

**Cc:** Katrina Holt <xxx@manchester.gov.uk>

**Subject:** Fw: Local Plan policy query

Dear xxx,

Thank you for your email. It's always more difficult to comment in theory as specific sites may have specific issues.

It is possible for an allocation to contain a Local Wildlife Site (LWS). In Greater Manchester these are typically known as Sites of Biological Importance (SBIs). Any proposed development would need to avoid the

designated area or provide appropriate mitigation if the LWS was impacted.

If an application was submitted for a development, we would assess the proposal against Core Strategy Policy EN15, to ensure issues around biodiversity were fully considered, regardless of whether or not the site was an LWS.

If the applicant successfully demonstrated reasons why the site should be developed, we would look at what mitigation would be necessary.

It should be noted that each proposal is dealt with on its own individual merits and assessed against the relevant local and national planning policies, together with advice from appropriate statutory and non-statutory consultees.

I trust this is of some assistance to you, should you require further assistance please contact me.

Kind regards

Melanie Tann

Policy Officer

Planning & Infrastructure Team

Growth & Development Directorate

Manchester City Council

## **17. South Worcestershire Council**

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**From:** SWDP - WCC <swdp@worcester.gov.uk>

**Sent:** Wednesday, December 21, 2022 8:05 PM

**To:** xxx

**Subject:** RE: Local Plan policy query

Dear xxx

Please accept my apologies for the delayed response. If a LWS is located within a SWDP site allocation a planning application would need to be assessed against the SWDP, specifically SWDPR 27: Biodiversity and Geodiversity. Loss of locally designated sites would only be supported if the need for and the public benefits of the proposed development significantly outweigh the loss. The adopted SWDP can be found here: Adopted SWDP 2016 by Chapter - South Worcestershire Development Plan ([swdevelopmentplan.org](http://swdevelopmentplan.org)). As you maybe aware we are currently

consulting on the SWDP review (public consultation closes at 11:59pm 23 December) and further information can be found here: SWDPR Regulation 19 Publication Consultation - South Worcestershire Development Plan ([swdevelopmentplan.org](http://swdevelopmentplan.org))

For your information, the Worcestershire Local Partnership is responsible for Local Wildlife sites: Worcestershire Local Sites Partnership | Worcestershire Local Sites Partnership | Worcestershire County Council and Worcestershire Wildlife Trust helps maintain these sites: Local Wildlife Sites | Worcestershire Wildlife Trust ([worcswildlifetrust.co.uk](http://worcswildlifetrust.co.uk))

Kind regards,

Sarah Matthews

Planning Policy Officer

## **18. Plymouth City Council**

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From: Miller, Rebecca <[xxx@plymouth.gov.uk](mailto:xxx@plymouth.gov.uk)> on behalf of Plymouth Plan <[PlymouthPlan@plymouth.gov.uk](mailto:PlymouthPlan@plymouth.gov.uk)>

Sent: Tuesday, January 3, 2023 12:09 PM

To: xxx

Subject: RE: Local Plan policy query

OFFICIAL

Good afternoon xxx,

Please accept my apologies for the delay in getting back to you.

It is highly unlikely that we would allocate a protected wildlife site for development. However, if this is the case then the allocation would flag it up and require that any wildlife issues or designations to be also addressed. This is the case for example where a site is in a conservation area, has a heritage asset or a TPO. If you are able to tell us the site to which your query relates, we may be able to provide further detail on the allocation.

Regards

Rebecca

Rebecca Miller

City Planning Manager

Strategic Planning and Infrastructure

Plymouth City Council

## **19. Northumberland County Council**

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From: James Armstrong <xxx@northumberland.gov.uk> on behalf of  
Planning Strategy CRM <PlanningStrategy@northumberland.gov.uk>

Sent: Friday, December 9, 2022 4:02 PM

To: xxx

Subject: Re: Local Plan policy query

Hello xxx,

Thank you for your email.

Is this a general query or do you have a particular site / location in mind?

Generally-speaking we would always refer to any relevant ecological designations in our assessments of planning applications. If you could provide us with the specific location (if applicable!) we could provide more focussed advice for you.

Kind regards,

James.

James Armstrong

Planning Officer

Planning Policy

Northumberland County Council

## **20. Dorset Council**

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From: Sue Bellamy <xxx@dorsetcouncil.gov.uk>

Sent: Monday, December 12, 2022 10:23 AM

To: xxx

Cc: Fiona Ajram <xxx@dorsetcouncil.gov.uk>

Subject: SNCI and development

Dear xxx

Thanks for your enquiry about SNCIs and development. In general we would avoid allocating a development site on a designated SNCI. There are occasions when SNCI quality sites are discovered as part of the ecological assessment of a planning application. In these instances impact would be avoided or minimised through design of the site. As a last resort we could ask for compensation through the Biodiversity Appraisal Protocol



: <https://www.dorsetcouncil.gov.uk/countryside-coast-parks/countryside-management/biodiversity/planning-for-biodiversity/the-dorset-biodiversity-appraisal-protocol> . I hope this answers your question.

Regards

Sue

Sue Bellamy

Senior Planning Policy Officer

## **21. Buckinghamshire Council**

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From: Planning Policy Team Buckinghamshire Council

<planningpolicyteam.bc@buckinghamshire.gov.uk>

Sent: Friday, December 16, 2022 12:32 PM

To: xxx

Subject: RE: [EXTERNAL] Local Plan policy query

Good afternoon,

It is unlikely that any such site would be allocated for development in a local plan since that would probably undermine the purpose of the original designation.

It can sometimes happen that one of these sites falls within a much larger area of land that is allocated for housing or employment etc.

In that event, steps would be taken to protect the site from any harmful impacts arising from the development.

Kind Regards,

Planning Policy Team

Planning and Environment

Directorate for Planning, Growth and Sustainability

## **22. Nottingham City Council**

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From: Kate Perrey <xxx@nottinghamcity.gov.uk>

Sent: Wednesday, December 21, 2022 1:57 PM

To: xxx

Subject: RE: Local Plan policy query

Hi xxx,

Apologies for not getting back to you sooner.

You're right, in that an allocated site would still have to address the designation, and this would form part of the development principles for the site allocation.

Regards

Kate

### **23. East Riding of Yorkshire Council**

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From: Planning - Forward <forward.planning@eastriding.gov.uk>

Sent: Wednesday, December 21, 2022 9:14 AM

To: xxx

Subject: Re: Local Plan policy query

Morning xxx,

Thank you for your email.

It is normally unlikely that a site allocated for development would also be designated as a Local Wildlife Site, however where this happens to be the case, it would be expected that the Site Allocation Policy would include details relating to what development proposals will be required to do in this regard (how to address the LWS re-acceptability).

We hope this addresses your query, however please do not hesitate to contact us if you would like to discuss any related Local Plan Policy issues.

Kind regards,

**Forward Planning**

East Riding of Yorkshire Council

### **24. Bath & North East Somerset Council, planning officer**

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From: Planning Policy <Planning\_Policy@bathnes.gov.uk>

Sent: Monday, December 12, 2022 4:55 PM

To: xxx

Subject: RE: Local Plan policy query

Dear xxx,

Thank you for your email. In response to your question below if a site is allocated consideration would still need to be given to the designation and applicable policies.

Further information as to how plan-making bodies identify and safeguard Local Wildlife Sites, and the standard Criteria for Local Wildlife Sites can be accessed via the link below:

<https://www.gov.uk/guidance/natural-environment>

Paragraph: 013 Reference ID: 8-013-20190721

Paragraph: 014 Reference ID: 8-014-20190721

Kind regards

Hayden Foster

Planning Officer

Development Management

Bath and North East Somerset Council

## **25. City of London planning**

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From: Harte, John <xxx@cityoflondon.gov.uk>

Sent: Monday, December 12, 2022 3:44 PM

To: xxx

Subject: RE: Local Plan policy query

Hi xxx,

Thank you for your email. Please note we do not currently identify development sites in our Local Plan. The City of London has designated a number of SINC's and has several candidate SINC's and the Plan seeks to protect these for nature conservation, meaning that any development within the SINC's would only be permitted where it has been demonstrated that the development would protect and enhance the site's nature conservation. However, it is unlikely we would grant permission for development within an adopted SINC.

Any further questions please let me know.

Kind regards

John Harte

Planning officer | Policy Strategy

## **Inquirer Email request re deregistration of SNCIs etc.**

'Hello,

I would be grateful if you could detail the process that must be followed when deregistering a non-statutory Local Site within your area.

Additionally, if a Local Site is identified for possible housing development in a Local Plan, would the process (if any) remain the same?

Local Sites are also known as Sites of Importance for Nature Conservation (SINC), County Wildlife Site, Sites of Nature Conservation Importance (SNCI) etc.

Many thanks for your time,'

## **Responses received**

### **1. Essex area**

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From: <XXX@gmail.com>

Sent: Saturday, September 24, 2022 2:02 PM

To: XXX

Subject: Re: Local Wildlife Sites - Deregistration

Dear XXX

Please explain exactly why you would want to know?

Your question is actually extremely complex and in Essex is currently even more difficult to answer since there is no process for this other than when an independent review of Local Wildlife Sites is undertaken for a local authority, currently undertaken either by EECOS (Essex Wildlife Trust consultancy) or Place Services (Essex County Council). We are not directly involved in the Local Wildlife Site process, however, basically Local Wildlife Sites cannot simply be deregistered by a local authority. Also all sites which qualify under the LWS the criteria should be treated in planning terms as Local Wildlife Sites regardless. Housing development should not normally be permitted on a Local Wildlife Site, although we are very well aware that Colchester have decided against all the odds and logic to include Middlewick Ranges in their new Local Plan for housing despite the best efforts of many knowledgeable naturalists and organisations. They cannot however simply 'deregister' the site (which in the Middlewick Ranges case should actually be a SSSI).

best regards

Essex recorders partnership

## 2. Somerset Environmental Records Centre

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From: Ann Fells <xxx@somerc.com>  
Sent: Monday, September 26, 2022 3:02 PM  
To: xxx  
Subject: RE: Local Wildlife Sites - Deregistration

Hello xxx and thanks for your email.

I've attached some information about Local Wildlife Sites in Somerset and the Local Wildlife Sites selection criteria – the de-selection process is outlined on page 15 and the need for such sites to be taken in to consideration in the planning system is discussed (page 9). A thorough survey by a suitably experienced ecologist at an appropriate time of year would be required to provide information to assess the site against the LWS selection criteria.

Local authorities are required to protect habitats and species as per their responsibilities under the NERC Act 2006: "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". Therefore a LWS should not be identified for a possible housing development in a local plan – although there could be occasions when the site was registered after the local plan had been written.

Do you have a particular LWS in mind?

Best wishes,

Ann

Ann Fells

Ecologist

## 3. Buckinghamshire

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**From:** Environmental Records Centre <[erc@buckinghamshire.gov.uk](mailto:erc@buckinghamshire.gov.uk)>  
**Sent:** Monday, September 26, 2022 7:54 AM  
**To:** XXX  
**Cc:** Environmental Records Centre <[erc@buckinghamshire.gov.uk](mailto:erc@buckinghamshire.gov.uk)>  
**Subject:** RE: [EXTERNAL] Local Wildlife Sites - Deregistration

Good morning XXX,

The process is the largely same whatever the site, for both designation and

de-designation of a site.

A site visit(s) will be needed to survey the habitats and species on the site itself. From which a paper is drawn up, this is presented to the Local Sites Selection Panel, comprising a variety of statutory and non-statutory bodies, local wildlife recorders and experts. These panels meet irregularly, and usually not more than twice a year. The panel takes a view as to whether the site is good enough to become a LWS, or in this case has lost sufficient substantive interest to be de-designated.

Once the panel's view is made the BMERC (Buckinghamshire and Milton Keynes Environmental Records Centre) Team then work through a process to add or remove the site from mapping and to formally record the change. That knowledge is then shared with key partners such as Local Authorities and enquiries from the general public, consultants etc.

Regards

**Julia Carey**

Senior Environmental Records Officer

Environment Team

Planning, Growth and Sustainability Directorate

**Buckinghamshire & Milton Keynes Environmental Records Centre (BMERC)**

Buckinghamshire Council. 6<sup>th</sup> Floor, Walton Street Offices, Aylesbury.  
HP20 1UY

#### **4. Merseyside**

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**From:** Merseyside BioBank <[info@merseysidebiobank.org.uk](mailto:info@merseysidebiobank.org.uk)>

**Sent:** Monday, September 26, 2022 8:54 AM

**To:** XXX

**Subject:** RE: Local Wildlife Sites - Deregistration

Hi XXX,

Thank you for your email. The North Merseyside Local Sites Partnership is responsible for the Local Wildlife Sites in our area. Deselection of a site would be something we would try to avoid and discourage as all sites are based on evidence and should have been adopted into each authority's local plan as a material consideration in planning and also a component of the local authorities Biodiversity Duty. Most of the North Merseyside sites also

exist within the City Region Ecological Network which is a strategic planning document.

If you are aware of an instance where a local site has been allocated for development in a local plan, then please do let us know so I can query it with my colleagues at the LSP.

In the meantime, I will forward your query regarding the process for deselection onto the LSP.

Kind Regards,

Ben Deed

Keep up to date with our latest news; Sign-up to our newsletter bulletins [here](#).

[Merseyside BioBank LERC](#)

[Environmental Advisory Service](#)

## 5. Barnsley

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**From:** Biodiversity Consultations

<[biodiversityconsultations@barnsley.gov.uk](mailto:biodiversityconsultations@barnsley.gov.uk)>

**Sent:** Monday, September 26, 2022 9:42 AM

**To:** XXX

**Subject:** RE: Local Wildlife Sites - Deregistration

Hi XXX

I think the landowner of the Local Wildlife Site (LWS) would have to have a qualified ecologist survey the site at an appropriate time within the year to assess the value of the habitats present and whether these are still of value and meet the designation of a LWS. This results of the survey should be written up and can be submitted to this email address for our consideration. We may also want to visit the site to confirm the findings of the report and would request access from the landowner. The findings of the surveys would also be submitted to the Local Wildlife Site Panel to discuss deselection of the LWS. If the LWS became deselected, then this would be reflected in upcoming Local Plans with the former LWS no longer being highlighted. It may be that the LWS (if deselected) can be removed from the interactive Local Plan on the Barnsley Local Plan website prior to a new Local Plan being adopted, but I would have to check this with the planning policy team.

I hope this is of assistance.

Kind regards

**Katie Lawrence**

Planning Ecologist

Planning Policy

Growth and Sustainability

## 6. Hertfordshire

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**From:** HERC Enquiries <[enquiries@hercinfo.org.uk](mailto:enquiries@hercinfo.org.uk)>

**Sent:** Monday, September 26, 2022 10:41 AM

**To:** XXX; HERC Enquiries <[enquiries@hercinfo.org.uk](mailto:enquiries@hercinfo.org.uk)>

**Subject:** RE: Local Wildlife Sites - Deregistration

Dear XXX,

Thank you for your email.

I have attached the Hertfordshire Local Wildlife Sites Selection Criteria, which details the process of de-selecting Wildlife Sites that no longer meet designation criteria on page 8 of the document. The process of de-selection would be the same regardless of whether the site had been identified for a possible housing development in a Local Plan.

If your query relates to a specific Local Wildlife Site, could you please let us know the name and/or file code of the site if possible?

Best wishes,

Ellie--

Ellie Smith

Data Officer

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### *Local Wildlife Sites Selection Criteria*

#### De-selection of Local Wildlife Sites

Where a significant part or all of a site has been damaged or has degraded, the Ratification Panel will consider whether the site should be deselected. In so doing, they will consider the available evidence as to the current condition of the site and also apply their own professional judgement as to the potential for repair or restoration of the feature(s) of special interest for which the site was designated.

The ultimate arbiter of Local Wildlife Site status, which includes selection and deselection, is the HLWSP, who are accountable to the Local Authorities. Surveys submitted for selection or deselection must be consistent with published LWS survey standards (Appendix 14) and be to the satisfaction of the HLWSP.



## **7. Cambridgeshire**

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**From:** Lucy Wilson <[XXX@wildlifebcn.org](mailto:XXX@wildlifebcn.org)>

**Sent:** Tuesday, September 27, 2022 11:15 AM

**To:** XXX

**Subject:** Local Sites

Dear XXX

Thank you for your email enquiry to CPERC, they have passed it on to me.

Local Sites (known as County Wildlife Sites and Local Geological Sites in Cambridgeshire) are administered by a Panel which is overseen by the Wildlife Trust, though also includes CPERC, representatives from the district and county councils, Natural England, Cambridgeshire Geological Society, among a few others. Any changes made to CWSs (or LGSs) need to be taken through this panel and deselecting a site should only happen because the site no longer meets the criteria for which it was selected and is unlikely to recover. This system remains the same whether it is a request from the landowner, the panel itself (as the Wildlife Trust survey the sites), council or other party. Although CWSs are non-statutory, deselection in advance of planning applications is not usually endorsed, though would be looked at on a case-by-case basis.

May I ask which site(s) you are asking about? Has this answered your questions?

Kind regards

Lucy

## **8. Northamptonshire**

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**From:** Gavin Bennett <[XXX@wildlifebcn.org](mailto:XXX@wildlifebcn.org)>

**Sent:** Tuesday, September 27, 2022 3:22 PM

**To:** XXX

**Subject:** RE: Local Wildlife Sites - Deregistration

Hi XXX,

Thanks for getting in touch. Our local sites are called Local Wildlife Sites

LWS. We along with partners assess and notify and denotify sites. Denotifying them is usually because of two reasons – either they are not managed well and have lost all interest with no chance of recovery, or they have been destroyed by a development.

LWS sites are considered by planners with applications and if sites contain priority habitat the LWS designation is trumped by that. Sites that are in a local plan are not removed from the list unless destroyed as above.

Is there a particular site you were interested in?

Many thanks.

Gavin

## 9. Greater London

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**From:** Amy Palmer-Newton <[XXX@gigl.org.uk](mailto:XXX@gigl.org.uk)>

**Sent:** Tuesday, September 27, 2022 2:23 PM

**To:** XXX

**Subject:** Re: Local Wildlife Sites - Deregistration

Hi XXX,

GiGL is the official custodian of the London wide SINC dataset. However, the designation (and de-designation) of sites is the responsibility of local planning authorities, such as London Boroughs. These must follow a process including a site review, public consultation and a review by the London Wildlife Sites Board (LWSB), who provide guidance to ensure consistency and a process which is compliant with various policy frameworks. If you would like to know more about the selection process you can view the GiGL produced timeline [here](#) or read more about the LWSB [here](#). An in-depth look at the process as set out for London can be found [here](#) (produced by the LWSB in partnership with GiGL).

As my colleague Andy mentioned, the best way to find the exact process for your area is to contact your Local Planning Authority directly, which can usually be done through their planning policy team.

While non-statutory, SINCs are still afforded a high level of protection within the planning system. Development that negatively impacts a SINC will only be permitted in exceptional circumstances and where mitigation can be proven from the beginning.

I hope this answers your questions on SINCs.

Kind regards,

**Amy Palmer-Newton** (she/her)

*Database Officer*

**Greenspace Information for Greater London CIC**

## **10. Leicestershire and Rutland**

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**From:** Karen Headley <[XXXX@leics.gov.uk](mailto:XXXX@leics.gov.uk)> on behalf of L&R

Environmental Records Centre <[LRERC@leics.gov.uk](mailto:LRERC@leics.gov.uk)>

**Sent:** Tuesday, September 27, 2022 2:55 PM

**To:** XXX

**Cc:** L&R Environmental Records Centre <[LRERC@leics.gov.uk](mailto:LRERC@leics.gov.uk)>

**Subject:** RE: Local Wildlife Sites - Deregistration

Hello XXX

Thank you for your enquiry regarding Local Wildlife Sites process.

Local Wildlife Sites identify some of the most important areas for wildlife in Leicestershire and Rutland. The primary purpose of the Local Wildlife Site system is to act as an alert to ensure that a site's value can be taken into account when considering the management or development of the land.

A Local Wildlife Site designation is non-statutory, i.e. it is not protected by any legislation. and is for advice only and does not prevent development. Our data is shared on request with various organisations including the District Planning Authority and Neighbourhood Plan Groups. It is then up to these bodies to decide how to use and interpret the information we have sent them; most Planning Authorities do include them within Local Plans. As mentioned above, the key thing is that they are an alert to where a site may need further ecology survey information if there were development aspirations and where it is likely that avoidance, mitigation or compensation will be needed. However, our knowledge of Local Wildlife Sites isn't comprehensive and ecology surveys of sites are often needed as part of the planning process regardless of an existing designation.

LWS can be de-selected if there is evidence that a site has been lost, or has significantly declined in value. A record of these sites will still be retained on the register, but marked as 'destroyed'. Evidence needed to demonstrate that a site has been lost would usually take the form of a survey carried out by a suitably qualified ecologist at the optimal time of year.

Any queries regarding Local Plans would need to be referred to the relevant District Authority and those concerning Neighbourhood Plans to the relevant Parish Council or Neighbourhood Plan group.

If you are able to provide a bit more context regarding your enquiry we would be happy to help you further.

Best wishes

Karen

**Karen Headley**

**Records Officer/Surveyor**

Leicestershire County Council

Room 200, County Hall

Glenfield,

Leicester LE3 8RA

## **11. Bedfordshire and Luton**

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**From:** Jackie Ulliyett <[XXX@wildlifebcn.org](mailto:XXX@wildlifebcn.org)>

**Sent:** Tuesday, September 27, 2022 3:12 PM

**To:** XXX; BRMC <[brmc@bedsbionet.org.uk](mailto:brmc@bedsbionet.org.uk)>

**Subject:** RE: Local Wildlife Sites – Deregistration

Dear XXX,

Thank you for your enquiry. In answer to your questions the County Wildlife Site Panel will only consider deselecting a site if a full survey has been done and it no longer meets the reasons it was selected for in the first place. The same goes for the second question. Please note that if the site has been intentionally destroyed and proper procedures have not been followed in terms of applying for a change of use via the EIA regulations ([EIA \(Agriculture\) regulations: apply to make changes to rural land - GOV.UK \(www.gov.uk\)](#)) then the owner might get fined by Natural England.

There are further details about the County Wildlife Sites on our website here in case that's helpful: [BRMC - Beds and Luton LERC \(bedscape.org.uk\)](#)

With best wishes,

Jackie

Jackie Ulliyett,  
Data Manager,  
Bedfordshire and Luton Biodiversity Recording and Monitoring Centre,  
Priory Country Park,  
Visitors Centre,  
Barkers Lane,  
Bedford. MK41 9DJ

## 12. Dorset

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**From:** Mariko Whyte <[XXX@dorsetwildlifetrust.org.uk](mailto:XXX@dorsetwildlifetrust.org.uk)>

**Sent:** Tuesday, September 27, 2022 3:21 PM

**To:** XXX

**Subject:** RE: Local Wildlife Sites - Deregistration

Dear XXX,

Thank you for your email. In Dorset non-statutory local sites are known as Sites of Nature Conservation Interest (SNCIs).

In general deletion of SNCIs is based on survey data and the decision is made by the SNCI Panel at a formal panel meeting. Once selected as an SNCI an area is unlikely to be deleted unless the habitat or species interest has been lost and is unlikely to be recovered.

The Panel meets 3-4 times a year and consists of representatives from various organisations who are involved in land management or environmental assessment, including Dorset Wildlife Trust, Dorset Area of Outstanding Natural Beauty, The National Trust, Dorset Council, Dorset Environmental Records Centre, Dorset Flora Group and Natural England. The panel is responsible for all additions, deletions and boundary changes to the fully designated list.

The process would remain the same if the site is allocated for development although of course we will object strongly to any such allocation and work with local authorities to ensure that this isn't the case. If despite all our efforts an SNCI is developed, it will have been effectively destroyed and would be deleted subsequently. It is very unlikely that any site would be deleted based on the prospect of future destruction which hasn't yet occurred.

Can you let me know what your reason for asking is? I understand by your

enquiry that you are asking the same question in a number of different regions?

Kind regards,

**Mariko Whyte** (she/her) - *find out why I display my pronouns [here](#)*

Conservation Officer (Planning & SNCI)

Nature Based Solutions Team

**Dorset Wildlife Trust**

### 13. West Yorkshire

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**From:** Masheded, Robert <[XXX@wyjs.org.uk](mailto:XXX@wyjs.org.uk)>

**Sent:** Tuesday, September 27, 2022 4:27 PM

**To:** [XXX](#)

**Subject:** Local Wildlife Site - Deregistration

Hi XXX

Thank you for your email of 24 September 2022. Please could you provide more context about who you are and why you are asking the question about deregistering Local Wildlife Sites.

It is possible. The sites are designated by the Local Sites Partnership. They follow the principle of trying to quickly designate Local Wildlife Sites when they are identified as being of local ecological or local geological importance using agreed site selection criteria. If a site deteriorates in value so that the reason for designation is no longer met, attempts will be made to see what has caused this situation and discuss restoration with the landowner before dedesignating the site is considered.

Regards

Robert

**From:** Masheded, Robert <[xxx@wyjs.org.uk](mailto:xxx@wyjs.org.uk)>

**Sent:** Sunday, December 11, 2022 1:28 PM

**To:** xxx

**Subject:** RE: Local Wildlife Site - Deregistration

Hi xxx

Thank you for your email and for your explanation of the situation.

For a site to be allocated for development within a Local Plan the Inspector at the local plan inquiry would have considered whether or not there was a

reasonable expectation that the development would be “deliverable” within the local plan period (probably 15 years). Part of this process would have been a balance between the importance of the purpose for which the site was being allocated, which could have been of national importance and the “local” importance of the nature conservation designation. (It is also worth considering that some LWS sites will actually meet the selection criteria for nationally important SSSIs, but there may be other existing SSSIs within the “Area of Search” used by Natural England which preclude the additional site being designated when SSSI designation was being debated).

Assuming that the notes from the Local Plan inquiry made by the inspector explain how any such balance was arrived at, and this of course assumes that the LWS was designated before the Local Plan inquiry, then the Inspector and Planning Authority would generally have placed some general requirements which the developer would have to follow within the Local Plan which outlined the need for suitable mitigation for the loss. All of this would not “delete” the LWS designation. What if the economic conditions make the development unviable or perhaps some required infrastructure does not get national government funding, so the LWS remains contributing to the biodiversity of the area.

Assuming that this is not the case and the owner applies for planning permission to develop the site, either outline or full, then this application would need to include measures which mitigated for the loss of habitats and species which met the policy in the Local Plan worded to protect such sites. This policy will NEVER provide absolute protection for the site. It will always have wording set by the National Planning Policy Framework which requires appropriate weight to be placed on internationally, nationally and locally designated sites, and again which usually say something about the needs for the development outweighing the value of the Local Wildlife Site.

This has been the case for many years but since the advent of the Environment Act 2021 there are additional requirements of developers to assess the habitat value of the whole of the site within the red line boundary using the Defra Biodiversity Metric and achieve Biodiversity Net Gain. The metric will struggle to come up with baseline biodiversity values for the loss of UK BAP quality habitats. The general assumption being that such habitat should be retained within development. If it can not be retained then the Local Authority Ecologist or Planning Department advisors will need to negotiate and agree a Biodiversity Unit value for the habitat to be lost (or damaged). Strictly speaking the habitat does not need to be designated as a Local Wildlife Site for this process.

The LWS may have been designated for SPECIES related matters which

may not necessarily be adequately covered by the Defra metric. The Local Plan will usually have a separate policy covering protected and other notable species. The Planning Authority, in the exercise of its duties, is still required under the Natural Environment and Rural Communities Act (NERC) to "have regard to" UK BAP habitats and species of principal importance. The Environment Act is tightening up the interpretation of the NERC Act.

So in summary

The Planning Authority should not be de-designating a Local Wildlife Site at the time land is allocated for development within the Local Plan.

If you need any more help I will need for details about the site, planning authority and LWS site description.

Regards

Robert

## 14. Doncaster

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**From:** Massarella, Melissa <[XXX@doncaster.gov.uk](mailto:XXX@doncaster.gov.uk)>

**Sent:** Wednesday, September 28, 2022 11:39 AM

**To:** XXX

**Cc:** Marsh, Bob <[XXX@doncaster.gov.uk](mailto:XXX@doncaster.gov.uk)>

**Subject:** Local Wildlife Sites - Deregistration

Dear XXX,

My colleague Bob Marsh had forwarded your enquiry, which I'll try to respond to. Further information on Local Wildlife Sites can also be found on our [web pages](#).

In terms of de-designating a Local Wildlife Site, we would need to understand whether the site has lost the special features which made it eligible for designation and if so why, i.e. if there is scope to restore the features through conservation management then we would want to explore with the owner whether this could be achieved. In other instances it might be appropriate to amend a Local Site boundary rather than de-designate a site e.g. to remove an area of private garden that may have been included when the site was originally mapped. Ultimately, a recommendation to de-designate a Local Wildlife Site would need to be endorsed by the Local Sites Partnership.

The presence of a Local Wildlife Site would be a material consideration if a proposed development e.g. for housing, was submitted for planning



permission. In this instance the site would not be de-designated and policies 30 and 31 of Doncaster's Local Plan would be used to guide the decision making. Should the development ultimately result in the loss of the Local Wildlife Site or biodiversity features, then this would need to be addressed through compensatory measures. This would be accounted for as part of a Biodiversity Net Gain assessment. Further information on Biodiversity Net Gain (BNG), can be found in our Supplementary Planning Guidance. It is important to note that any vegetation clearance on sites prior to planning permission being submitted is actively discouraged. In cases where this has taken place then compensation for habitat loss through BNG is guided by a precautionary estimate of the quality and condition of habitats that have been lost, and can result in larger compensation requirements being necessary.

If you would like to discuss a specific site with us, then please get back in touch.

Kind regards

Melissa

**Melissa Massarella**

Principal Officer (Biodiversity)

Economy and Environment Doncaster Council

## **15. Cornwall**

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**From:** Laura Snell <[XXX@cornwallwildlifetrust.org.uk](mailto:XXX@cornwallwildlifetrust.org.uk)>

**Sent:** Thursday, September 29, 2022 5:38 PM

**To:** XXX

**Subject:** RE: Local Wildlife Sites - Deregistration

Dear XXX

Many thanks for getting in touch with Cornwall Wildlife Trust. Your email was forwarded to me.

In order for a County Wildlife Site to be 'de-registered' in Cornwall it would need to be demonstrated that the wildlife interest of the site has deteriorated to such an extent that it is no longer of County Wildlife Site value, or that it has been completely lost. We would expect this information to be collected by an experienced ecologist. The Local Sites Partnership would then review this information and determine if deletion is appropriate.

Please note that Policy 23 (3c) Natural Environment of the Cornwall Local Plan seeks to protect County Wildlife Sites –

*3 (c). Local Sites Development likely to adversely affect locally designated sites, their features or their function as part of the ecological network, including County Wildlife Sites, Local Geological Sites and sites supporting Biodiversity Action Plan habitats and species, will only be permitted where the need and benefits of the development clearly outweigh the loss and the coherence of the local ecology.*

In addition Table 2 of the Cornwall Planning for Biodiversity and Net Gain Supplementary Planning Document states the following:

*Non-statutory sites include County Wildlife Sites (CWS), County Geology Sites (CGS) and Roadside Verge Audit Geological and Biological Sites These are of at least county importance for wildlife/geology in Cornwall and are all recognised and given weight through the planning process. Developments which would have an adverse impact on County Wildlife Sites will not be supported by Cornwall Council unless there are no suitable alternative sites, impacts are unavoidable and there is full provision for habitat re-creation and management. Where proposals are for site uses which can be easily accommodated elsewhere, such as housing, development within CWS will not be supported.*

If there is a conflict with a Local Housing Allocation in the development plan it would be up to the Council to reach a decision on this matter as part of the planning process. It is likely that Cornwall Wildlife Trust would object to a housing development within a CWS on the basis that these are core areas for wildlife in Cornwall and an important part of the Local Nature Recovery Network.

Even in the absence of a CWS designation, landowners would still need to comply with existing wildlife/environmental legislation and planning policy. Please also note that the LPA does not look favourably upon pre-emptive habitat clearance undertaken in advance of a planning permission.

I do hope this answers your questions.

Kind regards

Laura Snell

Conservation Officer

Cornwall Wildlife Trust

## 16. Hampshire

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**From:** Callegari, Sarah <[XXX@hants.gov.uk](mailto:XXX@hants.gov.uk)>

**Sent:** Wednesday, September 28, 2022 10:42 AM

**To:** XXX

**Cc:** Hampshire Biodiversity Information Centre  
<[enquiries.hbic@hants.gov.uk](mailto:enquiries.hbic@hants.gov.uk)>

**Subject:** FW: Local Wildlife Sites - Deregistration

Hi XXX,

Thank you for your enquiry.

To deregister a Local Wildlife Site (known as SINC in Hampshire), we would need to survey the site to confirm that the interest is no longer present or capable of restoration. The proposal to deregister the site as a SINC would then need to be approved by the SINC Advisory Panel (we typically run one panel a year but can send single proposals to the panel throughout the year if the situation is urgent) and the landowner notified of the decision of the Panel, offering a period of consultation for the landowner to comment or object on the proposal. Below is a link to our SINC criteria document, which gives a little more detail on the panel process.

[SINCCriteria.pdf \(hants.gov.uk\)](#)

If a SINC was identified as a possible housing site in a Local Plan, the SINC would remain in situ until such time as the site is developed and the interest lost. This would then be recorded as a SINC lost to development in annual reporting.

Please get back in touch if you have further queries.

Kind regards,

Sarah

Dr Sarah Callegari

Senior Ecologist

**Hampshire Biodiversity Information Centre**

## **17. Lincolnshire**

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From: Margaret Haggerty <XXX@glnp.org.uk>  
Sent: Thursday, September 29, 2022 8:42 AM  
To: XXX  
Subject: RE: Local Wildlife Sites - Deregistration

Good morning XXX

For a Local Wildlife Site (LWS) or Local Geological Site (LGS) to be deregistered, then GLNP (as we manage the Local Sites system on behalf of our Local Authority Partners) would need to be provided with evidence of loss of interest that would suggest a site no longer meets LWS/LGS selection criteria. We would then take that evidence to the LWS or LGS Panel who would make a decision on recommending the site for deselection (this could take place via email). This recommendation would need to be ratified by the GLNP Steering Group at their next quarterly meeting. The agreed recommendation would then be shown on our online data search and mapping systems, and also provided to the relevant Local Authority as part of their annual update.

I hope that helps! Please let me know if you need any further information.

Kind regards

Margaret

Margaret Haggerty

Information Officer

(Local Sites & Nature Strategy)

## **18. Isle of Wight**

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From: Temple, Lucy <XXX@iow.gov.uk> on behalf of Isle of Wight Local Records Centre <lrc@iow.gov.uk>  
Sent: Thursday, September 29, 2022 1:32 PM  
To: XXX  
Subject: RE: Local Wildlife Sites - Deregistration

Dear XXX,

Thank you for your email. A Site of Importance for Nature Conservation would only be removed if it had been destroyed with no hope of restoration. The Isle of Wight Council would then remove it from the maps and site

register and inform me here at the IWLRC. To my knowledge, this has never happened. We have only ever had slight modifications to any of our designated SINCs.

I hope this helps,

Kind Regards

Lucy

## **19. Birmingham and the Black Country**

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From: Andy Slater <XXX@bbcwildlife.org.uk>

Sent: Monday, October 3, 2022 9:27 AM

To: XXX

Subject: RE: Local Wildlife Sites - Deregistration

Dear XXX,

Apologies for the delay in responding.

In Birmingham and the Black Country Local Wildlife and Geological Sites encompass what are termed Sites of Importance for Nature Conservation (SINCs) and Sites of Local Importance for Nature Conservation (SLINCs).

The two designations are defined as:

- Sites of Importance for Nature Conservation (SINCs) - Sites of substantive nature conservation value in the context of Birmingham and the Black Country.
- Sites of Local Importance for Nature Conservation (SLINCs) - Sites of substantive nature conservation value in the context of a metropolitan borough.

Proposed changes in the status of Local Sites (SINCs or SLINCs) would need to be supported by up-to-date evidence - i.e. a Local Site Assessment report informed by up-to-date ecological survey work.

This evidence would need to be submitted to the Birmingham and Black Country Local Site Partnership (LSP) who would then review the evidence for the designation of sites as SINCs and SLINCs against defined ecological, geological and social criteria, as set out in Birmingham and Black Country Local Wildlife Sites – Guidance for Selection (September 2018)

Following that review, the LSP will make a recommendation/provide feedback.

It is then for the relevant Local Planning Authority (LPA) to take the process forward.

There's additional information on the process here: <http://www.ecorecord.org.uk/index.php?q=content/local-sites-supporting-documents>

Hope this helps. Please let me know if you have any queries,

Kind regards,

Andy

Andy Slater