Isle of Man Government
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Making a Planning Application - A Guide for Applicants

Supplementary Guidance on Wildlife, Biodiversity and Habitats

December 2022

Department of Environment, Food and Agriculture

Planning and Building Control Directorate

Purpose of this document

This document provides guidance on the requirements for ecological surveys as part of planning applications. It is supplementary guidance to that set out within the Department of Environment, Food and Agriculture's publication: 'Making a Planning Application A Guide for Applicants". It is not policy and is not intended to cover all circumstances.

Introduction

Wildlife, biodiversity, habitats and protected areas should be a consideration at all stages of a development and is an important planning consideration. The four main issues relating to wildlife, biodiversity and habitats for developments are set out below.

- **Will my development impact upon any designated sites, which include but are not limited to; National Nature Reserves, Marine Nature Reserves, Areas of Special Scientific Interest and Ramsar wetlands of international importance?**
- **Will my development impact upon any natural or semi-natural habitats, in particular any 'priority habitats'?**
- **Will my development impact upon any species that is legally protected, rare or listed as a conservation priority?**
- **Will my development impact on any invasive non-native species?**

To help answer these questions, ecological surveys, and sometimes wider assessments, are often required, and guidance is given on each of these in turn. This guide also contains a glossary (appendix 1), and more detailed guidance on sites and habitats (appendix 2) and species (appendix 3).

Legislation & Policy

The Isle of Man **Strategic Plan** has General and Environment Policies and Objectives of relevance, including Strategic Objective 3.3 (b) ' To protect, maintain and enhance the built and rural environment (including biodiversity)', Strategic Policy 4 (b) 'Proposals for development must protect or enhance the landscape quality and nature conservation value of urban as well as rural areas but especially in respect to development adjacent to Areas of Special Scientific Interest and other designations', Environment Policy (EP) 1, 'The countryside and its ecology will be protected for its own sake,' EP3 covers woodlands, EP4 is significant in regard to habitats, species and designated sites, EP5 covers 'exceptional circumstances where development is allowed which could adversely affect a site recognised under Environmental Policy 4', and EP7 covers wetlands.

In addition to the above, the **Wildlife Act 1990** provides the legislative framework for the legal protection of certain areas of land and species. Action 21 of the **Biodiversity Strategy** promotes a basic policy of 'no net loss for semi-natural Manx habitats and species' and to 'ensure that unavoidable loss is replaced or effectively compensated for'. Under the Climate Change Act 2021, Biodiversity Net Gain is a recognised ambition. Planning legislation and policy is being reviewed to support Biodiversity Net Gain (see Climate Change Act 2021). When planning future developments, this ambition should be taken into account.

Pre-application Advice

Ecological pre-planning advice can be sought from DEFA's Biodiversity Officers (contact details available in Appendix 4). Officers will advise on the requirements of ecological surveys and this will depend on the location, scale and type of development. Advice is based on historic ecological surveys undertaken by the Isle of Man Government and wildlife organisations, biological records held in the Manx Biological Recording Partnerships database and current knowledge of existing habitat features, obtained through recent aerial photography and site visits.

Ecological Surveys

Which developments required ecological surveys?

Ecological surveys are required for proposed developments that may impact on statutory and non-statutory designated sites, legally protected species and other species of conservation concern, and should be considered for all areas of semi-natural habitats. Table 1 sets out some common development types and potential impacts.

When should surveys be undertaken?

Ecological surveys should be undertaken prior to the submission of an application as protected species, invasive non-native species and protected sites are material considerations and the plans may be affected. The findings of ecological surveys should be used to influence the design of a development and demonstrate how adverse effects on biodiversity will be addressed (following the hierarchy of avoid – mitigate - compensate).

Omitting ecological surveys and appropriate mitigation could result in the determination of the application being delayed until all of the required information has been submitted. Some ecological surveys need to be undertaken at specific times of the year and so forward planning is important. Table 2 sets out guidance on the timing of surveys.

How should surveys be undertaken?

Ecological surveys need to:

- be undertaken by a suitably qualified ecologist;
- be undertaken at an appropriate time of year;
- follow a standard methodology;
- be undertaken prior to site clearance and enabling works;
- be written up into a report and include a section on any required mitigation;
- influence the design of a development; and
- be based on the best available data and be up-to date, in line with UK Guidance (see the CIEEMs Advice Note on the Lifespan of Ecological Reports and Surveys).

Should an application be approved the mitigation section of an ecological report may be used for drafting conditions. Any identified biodiversity enhancements must be written into a separate section of the ecological report.

A British Standard (BS42020:2013 Biodiversity – Code of Practice for Planning and Development) describes the standards that should be applied to biodiversity throughout the planning process and includes standards for: professional practice, design, pre-application (surveys and reports), validation and

registration of planning applications, decision-making, determination, implementation of the development and post development management. Professional guidance standards may also be referred to, such as guidelines produced by the Chartered Institute of Ecology and Environmental Management (CIEEM).

What other information should be used?
The Manx Biological Recording Partnership manages a database of biological records. There is public access to the records on this database through the NBN Atlas Isle of Man https://isleofman.nbnatlas.org/ and detailed records are available from the Department of Environment, Food and Agriculture, Manx Wildlife Trust and Manx National Heritage. Note that bird records should be sought from Manx BirdLife, which runs a separate database for bird records.

Other Assessments

Preliminary Ecological Appraisal (PEA)
PEAs may be required for applications affecting areas of semi-natural habitat, depending on the scale. The PEA is a rapid assessment of the ecological features present, or potentially present, within a site and its surrounding area (taking into account mobile legally protected species). The PEA includes a desk study and a walkover survey to identify the likely ecological constraints associated with a project. Findings of the PEA must influence the design of the project through avoidance and mitigation to minimise the impacts to biodiversity and identify potential enhancements.

The PEA will also identify if additional protected species surveys are required. The PEA must be undertaken by a suitably qualified ecologist and can be undertaken at any time of the year, although April to August is the optimum. The ecologist will produce a report of their findings that should be submitted with your planning application for review. PEAs form the initial survey stage of Environmental Impact Assessments (EIAs) and Ecological Impact Assessments (ECiAs), but may also be required for developments which do not require an EIA. PEAs should adhere to CIEEM (2017) Guidelines for Preliminary Ecological Appraisal, 2nd edition.

Ecological Impact Assessment (EcIA) – a process of identifying, quantifying and evaluating the potential impacts of defined actions on ecosystems, species and habitats. They can either be stand-alone or one element of a broader EIA and are used to demonstrate how development projects comply with legislation and policy where an EIA is not required. The UK Guidelines on EcIAs are available from https://cieem.net/resource/guidelines-for-ecological-impact-assessment-ecia/

Environmental Impact Assessment (EIA)
Chapter 7 and Appendix 5 of the Isle of Man Strategic Plan 2016 provide information on developments requiring an EIA. Large scale schemes such as a wind farm, may require three years of ecological data to make an informed decision for an EIA, therefore the ecology of a site should be considered from the conception. The ecology section of an Environmental Impact Assessment should be undertaken in accordance with CIEEM (2018) Guidelines for the Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine version 1.1. Chartered Institute of Ecology and Environmental Management, Winchester.

Table 1 - Grouped development type and wildlife likely to be impacted by works.

	Development on Legally Protected Sites – e.g. ASSIs, NNRs etc.	Refurbishment, alteration, conversion, demolition etc. of existing buildings.	Mature Tree Removal.	Development on or immediately adjacent to semi-natural habitats.	Development on or immediately adjacent to boundary features including hedges and sod banks.
Bats	✓	✓	✓	✓ Impacts on foraging and commuting habitat rather than bat roosts.	✓ Impacts on foraging and commuting habitat rather than bat roosts.
Birds	✓	✓	✓	✓	✓
Lizards	✓	✓* Could be impacted by construction activities		✓	✓
Frogs	✓	✓* Could be impacted by construction activities		✓	✓
Invertebrates	✓	✓* If in the Laxey or Perwick area.	✓ If in the Laxey or Perwick area.	✓	✓
Protected and rare plants and fungi.	✓	✓* Could be impacted by construction activities		✓	✓
Invasive non-native plants	✓	✓* Could be impacted by construction activities		✓	✓
Semi-natural habitats	✓	✓* Could be impacted by construction activities	✓	✓	✓

*For activities marked with an * please note that though the proposed development itself is unlikely to impact upon lizards, frogs, invertebrates, plants and semi-natural habitats, the associated construction activities could. For example - the movement of construction vehicles on site, widening of site entrances, storage of materials etc. could impact upon a variety of wildlife and therefore will need to be fully considered at an early stage. Avoidance measures may be required.*

This table is not intended to cover every scenario, but provides a guide to where different wildlife is likely to be encountered and should be considered prior to submission of a Planning application. Please note that wildlife is mobile and can turn up in unexpected locations.

This guidance is not intended for the marine environment. If your application is likely to impact the marine environment, contact DEFA Fisheries (01624 685884 fisheries@gov.im).

Table 2 - Timetable for Ecological Surveys

<table>
<tr><th>ECOLOGICAL SURVEYS</th><th>Jan</th><th>Feb</th><th>Mar</th><th>Apr</th><th>May</th><th>Jun</th><th>Jul</th><th>Aug</th><th>Sep</th><th>Oct</th><th>Nov</th><th>Dec</th></tr>
<tr><td>PEA/Habitats/Vegetation</td><td colspan="3">Suboptimal</td><td colspan="5">Surveys Recommended</td><td colspan="3">Suboptimal</td></tr>
<tr><td rowspan="2">Bats</td><td colspan="12">Potential roost features and internal inspection</td></tr>
<tr><td colspan="3">Hibernation roosts</td><td>Limited activity</td><td colspan="3">Summer roost emergence surveys
Activity surveys</td><td>Activity surveys</td><td>Limited activity</td><td colspan="2">Hibernation roosts</td></tr>
<tr><td>Birds</td><td colspan="2">Wintering birds</td><td colspan="3">Breeding and migrant birds</td><td colspan="2">Breeding birds</td><td>Breeding and migrant birds</td><td>Migrant birds</td><td>Migrant and wintering birds</td><td colspan="2">Wintering birds</td></tr>
<tr><td rowspan="2">Frogs</td><td colspan="12">Basic habitat assessment (determination of presence or absence of habitats suitable for frogs)</td></tr>
<tr><td>Hibernation</td><td colspan="3">Breeding ponds (late Feb/Mar for spawn)</td><td colspan="4">Terrestrial</td><td>Limited activity</td><td colspan="2">Hibernation</td></tr>
<tr><td rowspan="2">Reptiles</td><td colspan="12">Basic habitat assessment (determination of presence or absence of habitats suitable for lizards)</td></tr>
<tr><td colspan="2">Hibernation</td><td colspan="6">Peak survey months April, May and September but weather dependant</td><td>Limited activity</td><td colspan="2">Hibernation</td></tr>
<tr><td rowspan="2">Bush crickets</td><td colspan="12">Basic habitat assessment (determination of presence or absence of habitats suitable for bush crickets)</td></tr>
<tr><td colspan="4">Eggs only.</td><td colspan="3">Adults and nymphs active, eggs present.</td><td>Survey season - adults calling (and eggs present)</td><td colspan="3">Eggs only.</td></tr>
</table>

Appendix 1 - Terms and Definitions

Action For Wildlife - a set of action plans for prioritised conservation projects whilst other action plans are developed.

Biodiversity – all living species.

Biodiversity Action Plans –action plans that are being developed for habitats and species on the Isle of Man that are considered a conservation priority. These will change as the work progresses.

Ecologist – person who has, through relevant education, training or experience, gained recognised qualifications and expertise in the field of ecology and environmental management.

Ecology – study of the distribution and abundance of species, the interaction between species, the interaction between species and their environment, and the structure and function of ecosystems.

Mitigation - mitigation normally involves measures that avoid, reduce and/or minimise impacts within the site boundary such as changes to timings or methodology, design of the development, reductions to the extent of a project, features to be included within the development etc.

Priority habitats – a range of semi-natural habitat types that have been identified as being the most threatened, requiring conservation action.

Red lists - the conservation status of many species is given in Manx, UK and international red lists.

Semi-natural habitats - includes all habitats except recently ploughed fields sown with an arable crop or perennial ryegrass; these are categorised as 'improved'. Also does not cover regularly mown lawns, hard landscaping and built land.

Suboptimal – used in relation to the timing of ecological surveys means that not all species will be visible for recording in suboptimal months. Where possible surveys should be planned well in advance and suboptimal survey months avoided.

Translocation – capture, transport and release or introduction of species. This can only be undertaken in exceptional circumstances and where it has been demonstrated that there will be no damaging impacts on the residing ecology.

Appendix 2 – Sites & Habitats

Designated Sites

Developments on legally (statutory) protected sites, which include Areas of Special Scientific Interest (ASSI), National Nature Reserves (NNRs), Ramsar wetlands of international Importance, Areas of Special Protection and Bird Sanctuaries, will always require ecological scrutiny and will most likely require some level of ecological survey and consent, depending on the type of work proposed and likely impacts upon these sites. Likewise, developments adjacent to designated sites will also need careful consideration and may require ecological surveys. Applicants should seek advice from DEFA Biodiversity Officers at the conception for any development on or adjacent to designated sites.

The Isle of Man also has a number of Wildlife Sites, which though not statutorily designated or recognised by law, are nonetheless sites of high wildlife value which should be recognised through the planning system. Developments on or adjacent to Wildlife Sites may need to be accompanied by ecological surveys. Further information about wildlife sites can be obtained from the Manx Wildlife Trust.

The locations of statutory and non-statutory sites can be found on the Island Environment Map at www.gov.im/maps.
Further information about statutory sites and information on their special features can be found on the Isle of Man Governments website www.gov.im/protected-sites.

Semi-natural habitats

The Isle of Man contains a variety of ecologically important semi-natural habitats, which although may not be within a statutorily designated site, are nonetheless of high ecological value, requiring preservation. Particular account should be taken of any habitats listed as Priority Habitats (see Appendix 1 for more information).

Semi-natural habitats include, upland and lowland heath, ponds, mires, watercourses, woodland, scrub, hedges and sod banks, semi-improved or unimproved grasslands, coastal cliffs, saltmarsh etc. All of these habitats are important in their own right, but they are also home to a multitude of wildlife including bats, birds, frogs, lizards, invertebrates, small mammals and fungi.

Applications should aim to avoid impacts upon semi-natural habitats entirely, wherever possible. This may be possible by simply altering the layout of developments to take account of the habitat's location. If impacts are unavoidable, then depending on the scale of the development, a PEA written by a qualified ecologist is likely to be required, alongside proportionate mitigation. Only for very small-scale applications, such as the removal of a small stretch of hedge, may a PEA not be required, but the application should still be accompanied by avoidance and mitigation measures, e.g. timing of work outside of the breeding bird season and replacement native planting. Consideration should also be given to opportunities for enhancements on site, e.g. via the creation of new habitats.

Note, there may be opportunities to provide habitat enhancements that support conservation priorities, such as Action for Wildlife projects, the emerging Biodiversity Action Plans, or other conservation projects.

If your development is likely to impact upon a watercourse then you must get in contact with a member of the DEFA Inland Fisheries Team at 01624 651544 fisheries@gov.im.

Appendix 3 - Protected Species

Bats

Having bats at your proposed development site will not stop the development going ahead, if appropriate provision has been made for their protection during and after the development. Sections 9 and 10 of the Wildlife Act 1990 cover the protection of roost sites used by bats (and access to them), and the protection of the bats themselves, against injury or, death, or disturbance at a roost.

Nine species of bat occur on the Isle of Man and they roost in buildings, barns, stonework and trees. There are many factors that impact the likelihood of bats being present within buildings including: location; proximity to woodland, watercourses and other semi-natural habitats; location of other roosts, presence of features suitable for roosting bats etc. Some species of bat roost in crevices, while others will roost in open spaces e.g. in loft spaces or inside barns. Bats enter buildings through small holes, cracks, under loose tiles, under lead flashing, and other similar features, or directly through open gaps in the case of derelict buildings and barns. The potential presence of bats should be considered in all planning applications that alter the exterior of the building, or the roof space, including extensions on buildings. If features suitable for roosting bats are present, a bat survey may be required. Trees proposed for removal with features that bats could use for roosting also require assessments for bats and bat roosts.

It is also recommended that bat surveys are undertaken prior to the demolition of barns, derelict buildings, or other buildings with bat features, though this may not be a matter for consideration in planning.

Surveys for bat activity should be undertaken between May and August, any surveys undertaken outside of this period and will need to be fully justified within the ecological report, for example a check for a hibernation roost. The report must demonstrate that the surveys were undertaken in suitable weather conditions with sufficient surveyors, bat access points, species and counts of bats must be identified and reported. The report must identify avoidance and mitigation measures and consideration should be given to roofing membranes, timber treatments, planting connectivity and lighting (Bat Conservation Trust and Institute of Lighting Professionals (2018) Guidance Note 08/18. Bats and artificial lighting in the UK. ILP, Rugby).

Bat surveys must be undertaken by a suitably qualified and licensed bat worker, and following best practice guidance (see Collins, J. (ed.) (2016) Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd edn). The Bat Conservation Trust, London). For more information on whether your proposed development is likely to require a bat survey please refer to Box 1 on page 13 of the Bat Conservation Trust Guidelines.

Birds

Sections 1 to 3 of the Wildlife Act cover bird protection. All birds and their active nests, eggs and chicks are protected, from intentional or reckless damage or destruction, additionally birds listed on Schedule 1 of the Wildlife Act are protected from disturbance whilst nesting.

The bird nesting season for most species on the Isle of Man is between late February and late September (busiest from March to July inclusive) and this is dependent on the species and weather conditions. Feral pigeons and wood pigeons may nest at any time of year and crossbills often nest in mid-winter.

Many bird species nest in or on buildings including swifts, swallows, house martins, house sparrows, starlings, feral pigeons, jackdaws, barn owls and chough. Works can usually be timed outside of nesting

season to avoid damage or disturbance whilst breeding. If works will result in the loss of nesting space, then provision of alternative nesting space will be expected, either by providing nest boxes or other suitable nesting space, e.g. integrating covered ledges into buildings for swallows. However, for some species, including swifts, it may be necessary to alter works in order to retain existing nest sites because of their nesting requirements.

Other bird species nest within trees, scrub and other vegetation. Vegetation removal should be timed outside of nesting season to avoid damage or disturbance whilst breeding, wherever possible. If this is not possible then checks for active nests will be required before removal takes places and works will have to stop if nesting birds are present. If works will result in the permanent loss of nesting space then then provision of alternative nesting space will be expected, either by providing nest boxes or suitable nesting habitat. For example – should hedge removal be a requirement of your development, then new native landscaping suitable for nesting birds should be provided and/or nest boxes.
N.B. Replacement planting takes time to mature sufficiently to be utilised by breeding birds therefore the removal of vegetation should be avoided in the first instance, where practicable.

As a priority, developments should always aim to avoid impacts on Wildlife Act 1990 Schedule 1 species, and species of conservation priority, such as those red listed on Isle of Man, UK or International lists of conservation concern (See Appendix 1)

For developments on semi-natural habitats, the PEA will identify if any specific breeding or wintering bird surveys are required. These will need to be undertaken at specific times of year.

Viviparous (common) Lizards
Viviparous lizards are listed on Schedule 5 of the Wildlife Act 1990, meaning that they and their places of shelter are protected from intentional or reckless activity.

Habitats associated with lizards are semi-natural grasslands, scrub, heath, sod banks, dry stone walls, woodland edges and coastal sites. In spring, summer and early autumn, they bask in sunny patches on the edge of taller growing vegetation where they can hide from predators. They often bask on or under materials that absorb heat rapidly such as metal, wood and stones. Banks, walls and stumps are particularly favoured. Whereas, in winter they go into hibernation, in places such as dead wood and loose dry stone walls, though they may come out to forage on milder days.

Lizards must be taken into account for any proposed development (including the construction phase, storage of materials and work zone) which will impact on any habitat likely to be used by lizards. Lizard activity surveys for larger developments, or developments which will impact on substantial areas of semi-natural habitat, must be undertaken in appropriate conditions between April to September, in their active period. However, for smaller developments, summer activity surveys are often not required. Ecologists can undertake habitat assessments at any point throughout the year to determine if suitable habitat is available and therefore the likelihood of lizards being present, and make avoidance and mitigation recommendations based on this information. The licenced ecologist will determine the level of assessment required. It most instances it will be sufficient to put Reasonable Avoidance Measures in place which may include specifications on timing, or use of construction exclusion areas, to protect lizards during the building phase. However, if lizard habitat is to be permanently destroyed then new habitat should be provided, e.g. via the creation of a lizard hibernacula or sod bank, and for large developments translocation may need to be considered.

More information on the requirements for common lizard surveys can be found at www.gov.uk/guidance/reptiles-protection-surveys-and-licences.

Common Frogs
Common frogs are listed on Schedule 5 of the Wildlife Act 1990, meaning that they and their places of shelter are protected from intentional or reckless activity.

Though frogs are mostly associated with ponds and ditches they spend the majority of their time searching for food in wet grassland, marshy habitats or in other damp, rough vegetation. Only returning to ponds and ditches to breed.

Common frogs can disperse up to 2km from breeding ponds and therefore they should be taken into consideration when undertaking any development within 2km of suitable breeding habitat (ponds and ditches) that impacts on their terrestrial habitat (wet grassland and marsh habitats). In most instances it will be sufficient to put Reasonable Avoidance Measures in place to protect frogs during the building phase, but this will need to be fully justified by an ecologist. However, if frog habitat is to be permanently destroyed then new habitat should be provided. E.g. Via the creation of a new pond or area of rough vegetation.

Should an ecologist determine that further frog surveys at their breeding sites are required, then these must be undertaken at their breeding sites from February to March (for adults and frog spawn). It may be possible to detect tadpoles from April to May but this is less reliable, as they disperse and hide.

Plants
All wild plants listed on Schedule 7 of the Wildlife Act 1990 are legally protected. It is an offence to intentionally or recklessly pick, uproot or destroy any wild plant included in Schedule 7.

Legally protected plants should be considered on all potential development sites on semi-natural habitats including roadside verges and sod banks. The presence of legally protected plants should be identified through the Preliminary Ecological Appraisal required for semi-natural habitats.

If legally protected plants occur on your proposed development site your ecologist will advise whether mitigation is feasible. However, be aware that mitigation for protected plants is often not possible or recommended, because the likelihood of it failing is high, therefore impacts on protected plants should be entirely avoided whenever possible. It may be possible to avoid impacts upon protected plants by altering the layout of developments and putting measures in place to protected plants during construction.

As a priority, developments should always aim to avoid impacts on Wildlife Act 1990 Schedule 7 species, and species of conservation priority, such as those red listed on Isle of Man, UK or International lists of conservation concern (See Appendix 1)

Invasive non-native species
Invasive non-native plant species are listed on Schedule 8 Part II of the Wildlife Act 1990. It is an offence to cause to grow in the wild any of these plants. Japanese knotweed, Montbretia and Himalayan balsam are examples of Schedule 8 plants.

If any plant listed on Schedule 8 Part II occurs within your development site then you must ensure that you do not cause it to spread, including during construction. Where possible, we advise control and eradication, following best practice. If your application is on an area of semi-natural habitat then a plan for its responsible eradication should be provided. Plants listed on Schedule 8 Part II should never be used in planting and landscaping schemes for a development.

Please note: The Planning circular - 1/93 Landscape Guidance Notes – lists Griselinia as an indicative plant species for shrub planting. However, Griselinia is listed on Schedule 8 Part II of the Wildlife Act 1990 and therefore must not be planted in semi-natural settings, and is discouraged elsewhere due to the risk of spread to the wild.

Japanese knotweed is highly invasive and can grow through concrete. Some mortgage companies will not issue mortgages for sites that have Japanese knotweed. Eradication can take three years or more. Please see the following guidance for more information www.gov.im/japanese-knotweed and www.gov.uk/guidance/prevent-japanese-knotweed-from-spreading.

Insects

Specially protected invertebrate species are listed on Schedule 5 of the Wildlife Act 1990 and are mostly associated with semi-natural habitats. The protection extends to the animals and their places of shelter or protection (including disturbance of them at such places).

Alterations to dwellings are unlikely to affect protected invertebrates, unless you are in the Laxey or Perwick areas, where protected bush crickets are recorded in gardens (other sites may be recorded in future). We recommend you contact a member of the Ecosystem Policy Team for further advice if your development proposal is located in Laxey or Perwick and will disturb areas of dead wood, rough grassland, trees, hedges and brambles. The best survey period is August to September, when the adults are calling (speckled bush cricket calls are ultrasonic and dark bush crickets call at around the limit of human hearing, though many people can hear them). In most instances it will be sufficient to put Reasonable Avoidance Measures in place to protect bush crickets during the building phase. However, if habitat is to be permanently destroyed through the development, then new habitat should be provided, e.g. via the creation of a rough grassland area or new hedge.

For larger developments a PEA will flag up whether these species are present on your proposed development site and whether additional surveys are required. Surveys for invertebrates can only be undertaken in inappropriate months, as advised by the ecologist.

Appendix 4 - Contacts for further information

Rivers and watercourses: for any development that is likely to impact upon a watercourse or is situated within 9m of a watercourse please contact DEFA Inland Fisheries at 01624 651544 fisheries@gov.im

Trees: for any development that are to impact upon tree please see the Supplementary Guidance for trees or contact DEFA Forestry at 01624 695701 forestry@gov.im

Marine Environment: for any development that is likely to impact upon the marine environment please contact DEFA Fisheries at 01624 685884 fisheries@gov.im

Wildlife and Protected Sites and DEFA Biodiversity Officers: 01624 651577 ecopolicy@gov.im
Or see www.gov.im/wildlife-biodiversity-and-protected-sites