



Planning for Brownfield Conservation

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Introduction

- 
- **What is the problem?**
 - **Protection of brownfield land**
 - **Two case studies**
 - **Mitigation**

What's the problem?

- Some (but definitely not all) brownfield land is good for wildlife (and people!)
- 50% of Buglife planning work focusses on wildlife rich brownfield sites under threat from development
- Often invertebrate conservation is the lowest priority....

These 12 principles are that planning should....

*....encourage the effective use of land by reusing land that has been previously developed (brownfield land), **provided that it is not of high environmental value;***

Can brownfield land have a high ecological value?

*It may do. Information on brownfield land of high ecological value ('Open Mosaic Habitats') has been published by [Defra](#). Where insufficient information is available **survey work may be appropriate to assess ecological value before decisions on development are taken.***



Natural Environment and Rural Communities Act

Section 41 Species - species and habitats that require specific consideration in dealing with planning and development control cases

At least 35 priority species found and Open Mosaic Habitat is habitat of principal importance

Plans to infill an existing quarry with inert waste

Refused –

- OMH priority habitat
- **Hornet robber fly** (*Asilus crabroniformis*),
- **Solitary wasp** (*Cerceris quinquefasciata*)
- **Brown-banded carder bee** (*Bombus humilis*)



West Thurrock Marshes

Third best site in the UK for endangered species

1300 species - 32 Hectares, 17 Priority species

36 Red Data Book species,

116 Notable, 352 Local





West Thurrock legal challenge

- Established that Section 41 species are legally ‘protected’
- Raised profile of brownfield conservation issues
- First time that biodiversity protection has been tested – unfortunately exposed frailty of system
- First UK Protective Costs Order for environmental case



Impacts of development

Easily under-estimated for brownfield sites

- Loss of a crucial resource
- Individually habitat components may appear uninteresting
- We don't always know what is on site
- Some species have specific requirements
- Specialist mitigation is often needed

Mitigation hierarchy!

Information

Avoid

Reduce/mitigate


Compensate



Conclusions

- There is protection for high value brownfield land
- Survey guidelines should be followed - OMH and Natural England
- Mitigation hierarchy observed
- Invertebrate focussed mitigation

Get in touch!




Lastly, Buglife can help so please do ask.

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