So what is this evening about?
Implementation of development control policy on the ground

How this works at present
Donald Rumsfeld  
United States Defence Secretary Feb 12th 2002

“As we know, there are known knowns.
There are things we know….

We also know there are known unknowns.
That is to say we know there are some things we do not know….

But there are also unknown unknowns, the ones we don’t know we don’t know”. 
The challenge for local authority planning departments when negotiating compensatory ecological measures...

under existing environmental and planning policy / guidance
Planning shapes the places where people live and work and the country we live in. It plays a key role in supporting the Government’s wider economic, social and environmental objectives and for sustainable communities.
Key Principles From PPS 9

Information – A Good Evidence Base

Strategic Approach To Wider Environment

Policies Should Promote Enhancement

Permit Development Aiming To Conserve And Enhance

Explore Reasonable Alternatives And Avoid Impacts

Mitigate And Compensate Significant Impacts

Where Mitigation / Compensation Is Not Possible – Refuse!
Planning for Biodiversity and Geological Conservation: A Guide to Good Practice
1994 No 2716
Wildlife
Countryside

The Conservation (Natural Habitats, &c.) Regulations

2007
2009
2010
Things We Know
What Will Encourage Greater Cooperation?
Council Ecologists

Employed in only 35% of English LPAs in 2004
The challenges for local authority planning departments ...

When ensuring compensatory measures do deliver what they say they will
Enforcement?

It has to be effective!
Speed isn’t Everything!

Quality = Detail = Time
Offsetting **Must**

Deliver What it Says on the Tin!

- Commitment to proposed measures
- Sufficient detailed design to be credible
- Adequate planning conditions/obligations
- Encourage compliance
- Enforcement
- Monitoring
- Mechanisms for Contingencies
- Resources for long-term management
Challenges in the negotiation and supervision of biodiversity offsetting mechanisms
Appreciate the local politics

Remember local people

Gain democratic support
• Clear strong message from central Govt.

• Clearly understood mechanisms  
  e.g. 106s vs Community Infrastructure Levy?

• Foster Environmental Negotiation Skills

• Long-term maintenance
  – Funding
  – Staffing & Expertise
  – Provision for Contingencies
  – Monitoring e.g. Linkage between Annual Monitoring 
    Reports and BARS
Remember
the Unknown Unknowns !!!
Thank you for your ear

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