

~~NC1 Sites of international and / or European importance for nature conservation~~

~~Planning permission will not be granted for a proposal within, or in the setting of, an existing or proposed site of International and / or European importance for nature conservation where it cannot be established that the proposal would not have an adverse effect, directly or indirectly, on the nature conservation value of the site. Exceptions will only be made where:~~

- ~~a. there is no alternative solution; and there are imperative reasons of overriding public interest for the proposal e.g. the proposal is essential for reasons of human health and public safety and the following requirements have been met:

 - ~~i. the location, design and construction of the development is — such that damage to nature conservation features is minimised — and opportunities are taken for nature conservation gain;~~
 - ~~ii. compensating and equivalent nature conservation features — are provided;~~
 - ~~iii. remaining features are protected and enhanced and provision — made for their management; and~~
 - ~~iv. improvements to public appreciation of and access to the site — are provided.~~~~

~~Conditions will be imposed or a planning obligation sought in order to secure these requirements. Environmental Impact Assessments (EIAs) will be required to accompany planning applications for development that would be likely to have a significant effect on sites of International and / or European importance for nature conservation.~~

- ~~7.15- There are several international site designations for nature conservation in the UK. One area, Castle Hill is designated as a Special Area of Conservation (SAC) in Brighton & Hove (see Proposals Map). SACs are designated under the EC Directive on the conservation of habitats and wild flora and fauna (The Habitats and Species Directive 1992). The Habitats Regulations 1994 translate the Directive into UK legislation. SACs are outstanding examples of selected habitat types important for the continuing wellbeing and survival of selected non-bird species (birds are protected under their own European legislation). The Directive states that SACs are to be afforded absolute protection subject to 'imperative reasons of overriding public interest'.~~