



# Householder and Listed Building Consent Biodiversity Validation Checklist

## Braintree District Council

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This checklist is one of two prepared by Place Services on behalf of BDC, in addition to the Major Development checklist for Essex. Please ensure that you are using the one that is most appropriate to the size and scale of your development. This checklist should only be used for householder and listed building consent applications.

For **major developments** (developments that contain more than nine houses and/or are greater than one hectare, as defined by the Town and Country Planning Act 1990) you must use Essex County Council's [Essex Biodiversity Validation Checklist](#).

For **minor developments** (applications that do not fit into the major developments category and are not individual householders) please use the [Minor Development Biodiversity Validation Checklist](#).

The purpose of this checklist is to help to determine whether your application has potential to impact upon Protected and Priority species. Protected and Priority species are a material consideration in the planning process, and if there is a reasonable likelihood that your development will impact them, further information must be submitted in support of your planning application. If the information received is not adequate, the application may be refused.

The questions enclosed will help you to determine whether or not further information is needed and will help advise you on the type of information required. Any further ecological information will need to be provided by a professional and suitably qualified ecologist.

This checklist can be completed by the applicant or their agent and must be submitted with a planning application. Viewing and completing electronically is recommended. Please answer all questions fully and ensure the declaration is also completed.

### **Question 1: Does the development trigger a financial contribution in line with the Essex Coast Recreational disturbance Avoidance & Mitigation Strategy (RAMS)?**

All 1+ residential development within the evidenced Zone of Influence of the Essex Coast RAMS is likely to result in increased visitor pressure at the Essex coast, in combination with other plans and projects. NB: This excludes extensions loft conversions. Braintree District Council will therefore need to prepare a Habitats Regulations Assessment and secure effective mitigation measures for delivery at the coastal Habitats Sites eg Blackwater Estuary or Colne Estuary Special Protection Area (SPA) & Ramsar sites. This will be in line with the Essex Coast re RAMS strategy to avoid adverse effects on the integrity of the coastal Habitats sites from recreational disturbance, in combination with other plans and projects. A proportionate financial contribution will therefore be needed prior to commencement to ensure delivery of visitor management at the Blackwater Estuary or Colne Estuary SPA and Ramsar sites. Further advice is available from Braintree DC Planners.

The Zone of Influence (ZOI) for the Essex Coast RAMS including the Blackwater Estuary and Colne Estuary Special Protection Area (SPA) & Ramsar sites is available on the Braintree DC Proposals Map and [MAGIC mapping website](#).

No



**Question 2: Do the proposals involve modification, conversion, demolition or removal of a building with the following features (please tick any that apply)** (*This indicates the likelihood of bats (European protected species) being present and affected by the development & may trigger the need for survey & assessment to support an application*):

- agricultural buildings (e.g. farmhouses, barns and outbuildings) of traditional brick or stone construction and/or with exposed wooden beams;
- buildings with weather boarding and/or hanging tiles that are within 200m of woodland and/or water;
- pre-1960 detached buildings and structures within 200m of woodland and/or water;
- pre-1914 buildings within 400m of woodland and/or water;
- pre-1914 buildings with gable ends or slate roofs (regardless of location);
- located within, or immediately adjacent to woodland and/or immediately adjacent to water;
- Dutch barns or livestock buildings with a single skin roof and board-and-gap and/or Yorkshire boarding; or
- underground structures including, but not limited to, cellars, ice-houses, air raid shelters.

**Please provide photographs of all aspects of the building in question (N, S, E and W) and close-ups of all of the above features you have identified.**

- I confirm I have provided the necessary photographs.

**Question 3: Do the proposals involve felling, removal or works to (please tick):**

- woodland;
- native hedgerows and/or lines of trees;
- old and veteran trees; or
- mature trees with obvious holes, cracks or cavities, or that are covered with mature ivy (including large dead trees).

Note: Questions 2 and 3 relate predominantly to bats. They have been adapted from the Bat Surveys for Professional Ecologists: Good Practice Guidelines 3<sup>rd</sup> Edition (Bat Conservation Trust 2016).

**Question 4: Do the proposals involve the removal/modification of mature garden features? E.g. rough grassland, compost heap, log pile, rockery scrub, copse, allotment, or orchard.**

No

**Question 5: Do the proposals involve the removal/modification of a (permanent or temporary) water body or water course/ditch?**

No

**Question 6: Are you aware that there are records of any protected or Priority species present on or adjacent to your development site?**

No



**If you have answered YES to questions 3, 4, 5 or 6, please provide details here and/or on a separate sheet:**

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**If you have answered YES to, or ticked any part of, any of the above questions you are likely to need an ecological assessment, which should include a data search for bats from [Essex Field Club](#) or [Essex Wildlife Trust Records Centre](#) with the application.** This should be addressed before you submit your planning application by seeking advice from a professional and suitably qualified ecologist.

[Ecological Assessments](#) should be proportionate to the size of the site and the nature of the development proposals. If your ecologist considers the impacts on ecology are negligible, they should provide justification with clear photographs to explain why. This must include an explanation of how all potential impacts on biodiversity will be avoided and/or why protected and Priority species are not an issue on your site. If the information received is not adequate, the application may be refused.

It is also highlighted that household applications may be required to demonstrate measurable net gains for biodiversity, as outlined under Paragraph 170d of the National Planning Policy Framework 2019. Therefore, if this is required, it is recommended that advice is sought by a suitably qualified ecologist.

**SITE DETAILS AND DECLARATION**

Site Address:

59 Shalford Road Rayne Essex CM77 6BY  
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I confirm that to the best of my knowledge, the information provided in this checklist is complete and correct. I understand that if the information provided is incorrect it may result in a delay in the determination of my application, or its refusal.

Applicant/Agent's name:

Lauren Broomfield  
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Applicant/Agent's organisation (where applicable):

Architecture ONE  
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Signed: Lauren Broomfield  
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Date: 12/08/2022  
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