

Do you need to submit a Wildlife, Geology or Invasive Species Report with your planning application?

Please remember that anyone causing a wildlife offence (e.g. destruction of a bat roost) can be prosecuted, irrespective of the planning process. Remember to schedule works to ensure no disturbance to protected species, including nesting birds.

Please fill in Parts Ai and ii, B and C of the table below. The completed table must be included with your application.

Part A. If there is a tick in the ‘yes’ column you must include a **Wildlife Report** with your application. The report may vary from a short written statement (if there is no significant impact) to a comprehensive report with surveys.

Part B. If there is a tick in the ‘yes’ column you must include a **Geology Report** with your application.

Part C. If there is a tick in the ‘yes’ column an **Invasive Species Control Plan** is required.

All reports must be produced by a consultant with suitable qualifications and experience. For further information on the reports, including a list of consultants and a generic Wildlife Report brief (which may help when employing a consultant), go to <https://new.devon.gov.uk/environment/wildlife>

Wildlife and Geology Trigger Table

PART A - TRIGGERS FOR A WILDLIFE REPORT for Moor Farm, Talaton EX14 9SG	Yes (Wildlife Report required)	No
1a. The application site (red line) is greater than 0.1 hectares*		No
1b. The proposal:		
i. Involves conversion, but not demolition of a building	Yes	
ii. Involves works to a roof, roof space, weather boarding or hanging tiles e.g. loft conversion, roof raising, extensions.	Yes	
iii. Involves works to a quarry or built structures such as bridges, viaducts, aqueducts, tunnels, mines, kilns, ice houses, military fortifications, air raid shelters, cellars and similar underground ducts and structures.		No
iv. Involves the development of wind turbine(s), including domestic turbines.		No
v. Will illuminate / cause light spill onto a building, mature tree (see ix), woodland, field hedge, pasture, watercourse, water body, tree line or a known bat roost.		No
vi. Impacts on a watercourse, intertidal area or standing open water (e.g. ponds, reedbeds) <u>excluding ornamental garden fish ponds.</u>		No
vii. Removes, or moves, part / all of a hedge or line of trees (<u>excluding non native or urban hedges unless > 10m being removed</u>).		No
viii. Is within, or may impact on (including impacts on hydrology), a woodland or a substantial area of scrub connected to a woodland or hedge.		No
ix. Involves surgery to or felling of a mature tree with obvious holes, cracks or cavities, dense ivy, deadwood, bird / bat box (i.e features which may be a bat roost).		No

x. Involves removal of tussocky (rough) grassland, wet grassland, flower rich grassland or heathland (heather/gorse present).		No
xi. ** <u>Householders do not need to answer this question.</u> May impact directly or indirectly (via a watercourse or air pollution pathway) on a designated wildlife site (Special Areas of Conservation, Special Protection Area, Sites of Special Scientific Interest, County Wildlife Site, Local Nature Reserve, Special Verge).		No
xii. Involves lighting or removal of a tree line, woodland, hedges or pasture within a Greater Horseshoe Bat consultation zone (<i>please ask the LPA during pre-ap discussions</i>).		No
PART B – TRIGGER FOR A GEOLOGICAL REPORT	Yes (Geology Report required)	No
** Application impacts on a geological Site of Special Scientific Interest or County Geological Site (RIGS)		
PART C – INVASIVE SPECIES Site supports an invasive species such as Japanese Knotweed. <i>For a list of Schedule 9 non native invasive species see http://www.legislation.gov.uk/ukpga/1981/69/schedule/9 or http://www.nonnativespecies.org/index.cfm?sectionid=23 For more information on Japanese Knotweed see www.devon.gov.uk/japanese_knotweed.htm.</i>	Yes (Invasive Species Control Plan required)	No
		No

* - If you have ticked 'no' to all 1b questions a Wildlife Report will not be required if the LPA confirms in writing that it is reasonably certain that there will be no impact on protected or priority habitats and species.

** - to find out if your site is in, or near, a designated site look on <http://map.devon.gov.uk/DCCViewer/> or ask the LPA or Devon Biodiversity Records Centre www.dbr.org.uk (there will be a small charge). For County Geological Sites (RIGS) see also www.devonrigs.org.uk/07DevonSites.html

IMPORTANT.....

- If detailed protected species surveys are required these **MUST** be included with your planning application. The application cannot be validated without them. They cannot be conditioned.
- Some surveys can only be undertaken at certain times of year. It is essential that these are timetabled into your project plan in order to avoid wasting time and money. A survey calendar can be found at: http://webarchive.nationalarchives.gov.uk/20140605090108/http://www.naturalenland.org.uk/Images/WhentosurveyFINAL_tcm6-21620.pdf
- All details of avoidance, mitigation, compensation and enhancement actions **MUST** also be included with your application. It is very likely that any planning permission will be conditional on these being implemented.

Last updated: 15th May 2017