

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 A 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	Yes (Wildlife Report required)	No
Land adj - N1 Brady Close - Sandford.		
1a. The application site (red line) is greater than 0.1 hectares*		✓
1b. The proposal:		
i. Involves demolition of a building.		✓
ii. Involves works to a roof, roof space, weather boarding or hanging tiles e.g. loft conversion, roof raising, extensions.	✓	
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.		✓
iv. Involves the development of wind turbine(s), including domestic turbines.		✓
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.		✓
vi. Impacts on a watercourse, intertidal area or standing open water (e.g. ponds, reedbeds) <u>excluding ornamental garden fish ponds.</u>		✓
vii. Removes, or moves, part / all of a hedge or line of trees (excluding non native or urban hedges unless > 10m being removed).		✓
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.		✓

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).		✓
x. Involves removal of tussocky (rough) grassland, wet grassland, flower rich grassland or heathland (heather/gorse present).		✓
xi. ** Householders do not need to answer this question. 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).		
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>).		
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. 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 .	Yes (Invasive Species Control Plan required)	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.naturalengland.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.