



Householder and Listed Building Consent Biodiversity Validation Checklist

Uttlesford District Council

This checklist is one of three prepared by Place Services. 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.

All applications are required to provide measurable net gains for biodiversity, as outlined under Paragraph 170d of the National Planning Policy Framework 2019. [Reasonable biodiversity enhancement measures](#) will need to be provided in order to do this and can include but are not limited to bird boxes, bat boxes, invertebrate boxes, green roofs, native-species planting, wildlife pond creation, habitat improvements, permeable boundaries for hedgehogs and hedgehog nest boxes. Submission of details of enhancement features, their proposed location and their maintenance will avoid the need for a separate condition of any planning consent.

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: Do proposals involve the demolition or removal of a building and/or impacts to a roof of a building?

YES / NO

The existing garage to be removed has a flat roof and no loft void.



Question 2: Do the proposals involve modification, conversion 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):

- loft void(s);
 - lined roof tiles/slates;
 - lined flat roof;
 - hanging tiles or cladding;
 - soffits/fascias;
 - 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.
- The existing loft is not affected by the proposed works and the existing brick gable to be covered by the extension has a tiled undercloak verge sitting directly on the brick gable (i.e. there is only a small verge overhang of about 40mm, there are no barge boards or soffits and there are no possible openings into the loft as the whole gable/verge detail is constructed with mortar joints) - SEE PHOTO SHEET
- 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 holes, cracks or cavities, or that are covered with mature ivy (including large dead trees).

Note: Questions 1, 2 and 3 relate predominantly to bats. They have been adapted from the Bat Surveys for Professional Ecologists: Good Practice Guidelines 3rd 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.

YES / NO



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

YES / **NO**

Question 6: Does the site or part of it lie within an District Level Licensing Amber or Red Risk Zone for Great Crested Newts?

YES / NO

Question 7: Are you aware of any protected or Priority species present on or adjacent to your development site?

Records of protected and Priority species can be found through a data search from [Essex Field Club](#) or [Essex Wildlife Trust Records Centre](#). That is, those species protected under legislation such as the Conservation of Habitats and Species Regulations 2017 (as amended); the Wildlife and Countryside Act 1981, as amended; Protection of Badgers Act 1992; and/or Priority species (also known as 'species of principal importance', NERC Act (2006)):

YES / **NO**

If you have answered YES to any of the questions above, please provide details here and/or on a separate sheet:

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Although the property sits within the northern edge of an Amber Zone for Great Crested Newts, there are no ponds on the site, the garden area is predominantly mown grass and the driveway is gravel (see photo sheet). It should also be noted that the site is bounded at the front by the highway, a similar property to the east (no ponds and mown grass) and a track to the west.

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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 from [Essex Field Club](#) and [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](#).



Assessments should be proportionate to the size of the site and the nature of the 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 ecological information received does not provide certainty of likely impacts, the application may be refused.

SITE DETAILS AND DECLARATION

Site Address:

High Ridge House
Widdington
Saffron Walden
CB11 3SB

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:

Peter Stollery

Applicant/Agent's organisation (where applicable):

Donald Purkiss & Associates LLP

Signed: Peter Stollery

Date: 9th November 2022