

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, complying with British Standard and Biodiversity Net Gain requirements. 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://www.devon.gov.uk/environment/wildlife/wildlife-and-geology-planning-guidance>

Wildlife and Geology Trigger Table

PART A - TRIGGERS FOR A WILDLIFE REPORT	Yes (Wildlife Report required)	No
1a. The application site (red line) is greater than 0.1 hectares*		
1b. The proposal:	Yes (0.27ha)	
i. Involves demolition of a building.		<input type="checkbox"/> No
ii. Involves works to a roof, roof space, weather boarding or hanging tiles e.g. loft conversion, roof raising, extensions.		<input type="checkbox"/> No
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.		<input type="checkbox"/> No
iv. Involves the development of wind turbine(s), including domestic turbines.		<input type="checkbox"/> 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.		<input type="checkbox"/> No
vi. Impacts on a watercourse, intertidal area or standing open water (e.g. ponds, reedbeds), <u>excluding ornamental garden fish ponds.</u>		<input type="checkbox"/> No
vii. Removes, or moves, part / all of a hedge or line of trees (excluding non-native or urban hedges unless > 10m being removed).		<input type="checkbox"/> No
viii. Is within, or may impact on (including impacts on hydrology), a woodland or scrub connected to a woodland or hedge.		<input type="checkbox"/> 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 – proposal involves removal of 3no. trees and partial removal of 1no. tree. These trees are considered to be of moderate to low quality (*Please see below textbox).	
x. Involves removal of tussocky grassland (a form of open grassland that is dominated by tussock grasses which grow as singular plants in clumps), wet grassland, flower rich grassland or heathland (heather/gorse present).		<input type="checkbox"/> 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).		<input type="checkbox"/> No
xii. Involves lighting or removal of a tree line, woodland, hedges or pasture within a bat consultation zone e.g. South Hams SAC and Beer Quarry and Caves – Sustenance Zones and Landscape Connectivity Zones (<i>please ask the LPA during pre-ap discussions</i>).		<input type="checkbox"/> 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).		<input type="checkbox"/> No
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
		<input type="checkbox"/> No

*An Arboricultural Survey has been submitted a part of the application which confirms this. In conclusion, the survey found that impact on trees would be relatively minor in comparison to the population and it is considered that they can easily be mitigated with some replacement planting.

* - 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. Check a [survey calendar](#).
- 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: 12th April 2023