

## Torbay Wildlife and Geology Trigger Table

### 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, 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. Householder/building applications should be submitted with the **Householder and Buildings Checklist**. All other applications should be submitted with the **Wildlife Checklist**.

**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 guidance, including a list of consultants go to the [DCC planning wildlife webpage](#).

### 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*		<b>X</b>
1b. The proposal:		
i. Involves demolition of a building.		<b>X</b>
ii. Involves works to a roof, roof space, weather boarding or hanging tiles e.g. loft conversion, roof raising, extensions, solar panels.		<b>X</b>
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.		<b>X</b>

iv. Involves the development of wind turbine(s), including domestic turbines.		X
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.		X
vi. Impacts on a watercourse, intertidal area or standing open water (e.g. ponds, reedbeds) <u>excluding ornamental garden fish ponds</u> .		X
vii. Removes, or moves, part / all of a hedge or line of trees ( <u>excluding non-native or urban hedges unless &gt; 10m being removed</u> ).		X
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.		X
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
x. Involves removal of tussocky (rough) grassland, wet grassland, flower rich grassland or heathland (heather/gorse present).		X
xi. Involves lighting or removal of a tree line, woodland, hedges or pasture within a bat consultation zone within a bat consultation zone e.g., the South Hams SAC Sustenance Zones and Landscape Connectivity Zones (can be viewed on the <a href="#">DCC environment viewer</a> - please ask the LPA during pre-ap discussions).		X
xii. <b>** <u>Householders do not need to answer this question.</u></b> 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).		
xiii. <b>** <u>Householders do not need to answer this question.</u></b> Has a clear link to increased recreational use of the coast i.e., involves the expansion of or new facilities for kayaks, paddleboarding, wild swimming, personal watercraft, coasteering or other activities, or consists of tourist accommodation directly linked to these activities ( <i>please ask the LPA during pre-ap discussions</i> ).		
<b>PART B – TRIGGER FOR A GEOLOGICAL REPORT</b>	<b>Yes</b>	<b>No</b>

	(Geology Report required)	
1.a) ** Is the application on a designated geological site: i.e., geological Site of Special Scientific Interest (SSSI) or Regionally Important Geological and Geomorphological Site (RIGS)? <b>or</b> Is the application near (approx. 50m) a designated geological site and involves excavation, soak aways, vegetation clearance or any works which might impact future management of a geological feature, such as access requirements or opportunities to record geological features during construction? (You <b>must</b> check the <a href="#">Devon County Council Environment Viewer</a> / <a href="#">Torbay Local Plan Policies Map</a> / <a href="#">Defra Magic Map</a> to ascertain this information).		X
1.b) ** Is the application on or near a potential geological feature (e.g., a quarry, cliff face, cave, rock exposure or cutting), or would it expose a new geological feature? (The LPA will consult with the Geopark Co-ordinator as part of the planning application process). (Some features are shown on <a href="#">Torbay Local Plan Policies Map</a> (Policy C3) and <a href="#">South Devon and Dorset shoreline management plan</a> ).	(Please ask LPA)	X
<b>PART C – INVASIVE SPECIES</b>	<b>Yes (Invasive Species Control Plan required)</b>	<b>No</b>
Does the application site support invasive species. E.g., Japanese Knotweed. For a list of Schedule 9 non-native invasive species see <a href="http://www.legislation.gov.uk/ukpga/1981/69/schedule/9">http://www.legislation.gov.uk/ukpga/1981/69/schedule/9</a> or <a href="http://www.nonnativespecies.org/index.cfm?sectionid=23">http://www.nonnativespecies.org/index.cfm?sectionid=23</a> For more information on Japanese Knotweed and other Devon invasives see ‘sources of information’ at <a href="https://www.naturaldevon.org.uk/home/devon-invasive-species-initiative/">https://www.naturaldevon.org.uk/home/devon-invasive-species-initiative/</a>		X

\* - 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 or a Geological Sites (RIGS), look on <http://map.devon.gov.uk/DCCViewer/> or ask the LPA or Devon Biodiversity Records Centre [www.dbr.org.uk](http://www.dbr.org.uk) (there will be a small charge). For detailed information on Geological Sites (RIGS) see [www.devonrigs.org.uk/07DevonSites.html](http://www.devonrigs.org.uk/07DevonSites.html). These are also shown on [Torbay Local Plan 2021-2030 interactive policies map](#).

#### IMPORTANT.....

- If detailed species surveys are required these **MUST** be included with your planning application. The application cannot be validated without them. Surveys can only be conditioned in exceptional circumstances and when agreed with the LPA.
- 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 <https://www.gov.uk/guidance/protected-species-how-to-review-planning-applications#when-to-survey>. All details of avoidance, mitigation, compensation and net gain actions **MUST** also be included with your application. It is very likely that any planning permission will be conditional on these being implemented.