



Minor Development 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. Please use this checklist for any development which does not fit into either of the categories below:

- 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 **householder developments and/or works requiring listed building consent** please use the [Householder and Listed Building Consent Biodiversity Validation Checklist](#).

The purpose of this checklist is to assess potential impacts upon important wildlife sites, habitats or species from proposed development. Sites, habitats and species are afforded varying levels of protection under European and/or UK legislation and through national and local planning policies. The Council also has a [duty under the Natural Environment and Rural Communities Act \(2006\)](#) to have regard to biodiversity in all its functions.

Applicants are reminded that they have a legal responsibility to ensure their development does not result in harm to biodiversity and that an offence is not committed during any work on site.

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 will help the applicant and the Local Planning Authority comply with national policy, legislation and the British Standard ([BS 42020:2013](#)), thereby reducing the likelihood of delays resulting from the provision of inadequate information. **If biodiversity (ecological) surveys are required but not included, your application will not be validated.** If the information received is not adequate, the application may be refused. It is therefore important for both the applicant and the Council that the questions enclosed are answered accurately.

This checklist must be completed by the applicant, or their agent or their ecologist, and submitted with a planning application. It must be viewed electronically to access the internet links enclosed. If additional information is required, it will need to be provided by a professional and suitably qualified ecologist.

This Checklist is divided into four sections. All four sections should be completed.

1. Protected Sites and Habitats
2. Protected and Priority Species
3. Ecological Assessments, Surveys and Mitigation
4. Site Details and Declaration



SECTION 1: PROTECTED SITES AND HABITATS

Note: there are freely available sources of information relating to statutory sites (Question 1), and non-statutory sites and protected habitats (Question 2). Links to this information can be found at the end of this section.

Question 1: Is the development site within the Impact Risk Zone (IRZ) of a Site of Special Scientific Interest? Is it within 100m of a National Nature Reserve or Local Nature Reserve? Please check the [MAGIC website](#) for details.

YES –Statement: Although the site is within 500m of a SSSI, there are no building works involved so there would not be any adverse effect on the SSSI.

Question 2: Does the development trigger a financial contribution in line with the Essex Coast Recreational disturbance Avoidance & Mitigation Strategy (RAMS)?

Please check the [MAGIC website](#) for details.

All residential development within the evidenced Zone of Influence (ZOI) of the Essex Coast RAMS -e.g. Felsted parish is likely to result in increased visitor pressure at the Essex coast, in combination with other plans and projects. Uttlesford District Council will therefore need to prepare a Habitats Regulations Assessment and secure effective mitigation measures for delivery at the coastal Habitats Sites e.g. Blackwater Estuary Special Protection Area (SPA) & Ramsar site. This will be in line with the Essex Coast RAMS strategy to avoid adverse effects on the integrity of the coastal Habitats sites from recreational disturbance, in combination with other plans and projects. A proportionate financial contribution will therefore be needed prior to commencement to ensure delivery of visitor management at the Blackwater Estuary SPA and Ramsar site. Further advice is available from Uttlesford DC planners. The ZOI for the Essex Coast RAMS including the Blackwater Estuary SPA & Ramsar site is available on the UDC Proposals Map and MAGIC mapping website.

NO

Question 3: Is there a Local Wildlife Site, Special Roadside Verge or irreplaceable/Priority habitat within 100 metres of your development?

NO

If you have answered YES to either Question 1, 2 or 3, please submit with your application:

- **an evaluation of potential impacts upon the relevant site/habitat(s);**
- **a location map of the site/habitat(s); and**
- **details of how any impacts will be avoided or mitigated.**

This should be provided by a professional and suitably qualified ecologist and should form part of a Preliminary Ecological Appraisal Report (PEAR) or Ecological Impact Assessment (EiA) (described in section 3). This should be submitted with your planning application.



Information links:

The Government’s [MAGIC](#) website provides location details for Habitats (European) Sites e.g. [Special Protection Areas](#) (SPA), [Ramsar sites](#), [Sites of Special Scientific Interest](#) (SSSI), [National Nature Reserves](#) (NNR), [Local Nature Reserves](#) (LNR), [Priority habitat](#) (also known as ‘Habitats of Principal Importance’ and ‘Biodiversity Action Plan habitats’), and irreplaceable habitats (e.g. [ancient woodland](#), [veteran trees](#) and unimproved grassland). The location of SSSIs, NNRs, [Special Roadside Verges](#) and Local (‘County’) Wildlife Sites can be found on Uttlesford District Council’s [Proposals Map](#).

If your ecologist predicts adverse impacts on an SSSI or NNR, you can obtain Pre-application Advice from [Natural England developer advice](#). If there are likely to be adverse impacts on a Local Wildlife Site we recommend that you contact the [Essex Wildlife Trust](#). If there are likely to be adverse impacts on a Special Roadside Verge we recommend you contact [Saffron Walden Museum](#).

SECTION 2: PROTECTED AND PRIORITY SPECIES

Question 4: 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](#).

NO

If YES, please list all the protected species of which you are aware are on or adjacent to the development site. 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)):

Question 5: Please tick all of the following that apply to your development:

Note: this will help to determine the need for a Preliminary Ecological Appraisal or Ecological Impact Assessment (see Section 3) by taking into consideration habitats and features associated with protected and Priority species. The list below has been adapted from the Bat Surveys for Professional Ecologists: Good Practice Guidelines 3rd Edition (Collins, 2016) and 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.

Demolition or removal of a building and/or impacts to a roof of a building?

NO

Conversion, modification of buildings (including hotels, schools, hospitals, churches, commercial premises and derelict buildings) which are:

- 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 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; or
- Dutch barns or livestock buildings with a single skin roof and/or board-and-gap or Yorkshire boarding.

Development affecting built structures:

- tunnels, mines, kilns, ice-houses, military fortifications, air-raid shelters, cellars and similar underground ducts and structures;
- disused industrial chimneys that are unlined and of brick/stone construction; or
- bridge structures, aqueducts and viaducts (especially over water and wet ground).

Floodlighting of:

- churches and listed buildings, green space (e.g. sports pitches) within 50m of woodland, water, or field hedgerows or lines of trees with connectivity to woodland or water; or
- any building/structure meeting the criteria listed above.

Felling, removal or lopping of:

- woodland;
- field hedgerows and/or lines of trees with connectivity to woodland or water bodies;
- old and veteran trees; or
- mature trees with holes, cracks or cavities, or that are covered with mature ivy (including large dead trees).

Proposals for:

- wind farm developments (multiple or single); or
- the modification, disturbance or removal of arable field(s) with a hedgerow and/or grass margin.

Proposals located in or within 50 metres of:

- woodland;
- quarries or gravel pits;
- natural cliff faces/rock outcrops with crevices, caves or sink holes;
- heathland; or
- meadow grassland, previously developed land ('brownfield site'), parkland or pasture.

Proposals:

- within a District Level Licensing [Amber or Red Risk Zone for Great Crested Newts](#);
- within 200m of rivers, streams, canals, lakes, reed beds or other aquatic habitats;

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- within 500m of a pond or slow-flowing water body (e.g. ditch) that is linked to the site by semi-natural habitat; or
- where bats are known to be present (including development affecting any type of building, structure, feature or location).

If you have answered NO to all parts of Section 2 and established that there will be no impacts on statutory or non-statutory wildlife sites or Priority habitats or species, please go straight to the Declaration in Section

4. No further ecological information is required for planning submission.

SECTION 3: ECOLOGICAL ASSESSMENTS, SURVEYS AND MITIGATION

Note: the documents referred to in this section must be completed by a *competent and qualified ecologist* and submitted with your planning application.

3.1: Ecological assessment

3.2: Further species surveys

3.3: Mitigation

SECTION 4: SITE DETAILS AND DECLARATION

Site Name and Address:

2 Loppingdale Cottages, Guants End, Elsenham, Uttlesford, CM22 6DR

I confirm that to the best of my knowledge the information provided in this checklist is accurate. I understand that if the information provided is inaccurate it may result in a delay in the determination of my application, or its refusal.

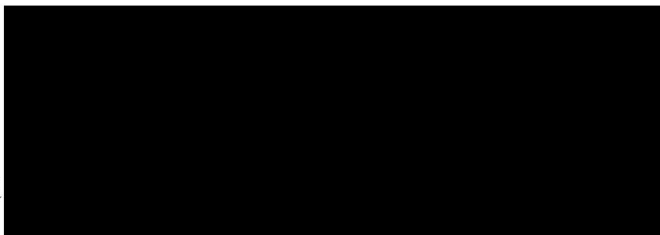
Agent's name:

Taran Wood

Agent's organisation (where applicable):

Ampersand associates.

Signed



Date: 17/01/2024