

# Development Management Local Biodiversity Checklists

(based on ALGE 2007 Validation Checklist)

Please complete the final column in tables 1- 3 below and submit a copy with your application. If the application involves a development proposal which requires a survey and assessment (i.e. you have answered YES at any point in the final column), a Protected Species / Habitat / Geodiversity Survey and Assessment must also be submitted with the application. Exceptions to when a survey and assessment may not be required are also explained below.

**TABLE 1  
Local Requirement for Protected Species: Criteria and Indicative Thresholds (Trigger List) for when a Survey and Assessment is Required**

Proposals for Development That May Trigger a Protected Species Survey and Assessment	Species likely to be affected and for which a survey and assessment may be required											
	Bats	Barn owls	Breeding birds	Gt. Created Newts	Otters	Hazel Dormice	Water Vole	Badger	Reptiles	Amphibians	Other BAP species	SURVEY AND ASSESSMENT REQUIRED?  Y / N
<p>Proposed development which includes the modification conversion, demolition or removal of buildings and structures (especially roof voids) involving the following:</p> <ul style="list-style-type: none"> <li>• all agricultural buildings (e.g. farmhouses and barns) particularly of traditional brick or stone construction and/or with exposed wooden beams greater than 20cm thick;</li> <li>• all buildings with weather boarding and/or hanging tiles that are within 200m of woodland and/or water;</li> <li>• pre-1960 detached buildings and structures within 200m of woodland and/or water;</li> <li>• pre-1914 buildings within 400m of woodland and/or water;</li> <li>• pre-1914 buildings with gable ends or slate roofs, regardless of location;</li> <li>• all tunnels, mines, kilns, ice-houses, adits, military fortifications, air raid shelters, cellars and similar underground ducts and structures;</li> <li>• all bridge structures, aqueducts and viaducts (especially over water and wet ground);</li> <li>• derelict buildings of suitable construction and location</li> </ul>	▪	▪	▪									
Proposals involving lighting of churches and Listed Buildings or flood lighting of green space within 50m of woodland, water, field hedgerows or lines of trees with obvious connectivity to woodland or water.	▪	▪	▪									
Proposals affecting woodland, or field hedgerows and/or lines of trees with obvious connectivity to woodland or water bodies.	▪		▪			▪		▪			▪	

Proposed tree work (felling or lopping) and/or development affecting:  <ul style="list-style-type: none"> <li>old and veteran trees that are older than 100 years;</li> <li>trees with obvious holes, cracks or cavities,</li> <li>trees with a girth greater than 1m at chest height</li> </ul>	▪	▪										
Proposals affecting gravel pits or quarries and natural cliff faces and rock outcrops with crevices, caves or swallets.	▪		▪					▪				
Proposals directly affecting water bodies or land immediately adjacent			▪	▪	▪		▪			▪		
Major proposals within 250m of a pond or minor proposals within 100m of a pond				▪								
Proposals affecting or within 10m of rivers, streams, canals, lakes, or other aquatic habitats.	▪		▪		▪		▪			▪	▪	
Proposals affecting 'derelict' land (brownfield sites), allotments and railway land, with piles of ballast, wood, compost etc			▪	▪			▪	▪	▪			
Proposed development affecting any buildings, structures, feature or locations where <u>protected species are known to be present</u> *	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪	

\*Confirmed by data searches or other information made available to the Applicant or Local Planning Authority

**TABLE 2**  
**Local Requirement for Habitats: Criteria and Indicative Thresholds (Trigger List) for when a Survey and Assessment is Required**

Proposals for development that may trigger a Habitat Survey and Assessment	Key habitat types likely to be affected for which a survey and assessment may be required*							SURVEY AND ASSESSMENT REQUIRED?  Y / N
	Woodland	Grassland / heathland	Marsh / fen / swamp	Open water	Parkland / Orchards	Scrub / hedges	Disturbed ground	
Loss of or impact on internationally designated site	▪	▪	▪	▪	▪	▪	▪	
Loss of or impact on nationally designated site	▪	▪	▪	▪	▪	▪	▪	
Loss of or impact on locally designated site	▪	▪	▪	▪	▪	▪	▪	
Major developments affecting sites of over 5 ha	▪	▪	▪	▪	▪	▪	▪	
New build on greenfield or brownfield sites greater than 0.5 ha	▪	▪	▪	▪	▪	▪	▪	

\* a full list of Priority Habitats (Habitats of Principal Importance for Biodiversity under S.41 of the NERC Act 2006) is given in the ALGE document checklist.

**TABLE 3****Local Requirement for Geodiversity Sites and Features: Criteria and Indicative Thresholds (Trigger List) for when a Survey and Assessment is Required**

Proposals for development that may trigger a Geodiversity Survey and Assessment	Key habitat types likely to be affected for which a survey may be required						SURVEY AND ASSESSMENT REQUIRED?  Y / N
	Quarries and pits	Inland outcrops	Road / rail / canal cuttings	Underground mines	Fossil sites	Geo-morphological features	
Loss of or impact on internationally designated site	▪	▪	▪	▪	▪	▪	
Loss of or impact on nationally designated site	▪	▪	▪	▪	▪	▪	
Loss of or impact on Regionally and locally designated sites	▪	▪	▪	▪	▪	▪	
Major developments affecting sites of over 5 ha	▪	▪	▪	▪	▪	▪	

**Exceptions for when Full Species, Habitat or Geodiversity Surveys and Assessments may not be required:**

Following consultation by the applicant at the pre-application stage, when the Local Planning Authority (LPA) has stated in writing that no protected species surveys or assessments are required.

If it is clear that **no protected species / or important habitats** are likely to be present or affected by the development, despite the guidance in the above tables. The applicant may need to provide evidence with the planning application to demonstrate that either:

1. such species are absent (e.g. this might be in the form of a letter or brief report from a suitably qualified and experienced person, or a relevant local nature conservation organisation); or
2. that the development proposal will not affect any protected species present.

This information should include a statement acknowledging that the applicant is aware that it is a criminal offence to disturb or harm protected species should they subsequently be found or disturbed.

It is only appropriate for surveys to be undertaken of those species which are likely to be present and affected by a proposal. However opportunities for encouraging some other species may be provided within the report.

**Biodiversity information and advice can be obtained from:**

**Hertfordshire Biological Records Centre**  
Environment, County Hall, Hertford, Herts  
SG13 8DN  
01992 555220  
<http://enquire.hertscc.gov.uk/hbrc/default.html>

**Herts & Middlesex Wildlife Trust**  
Grebe House, St Michael's Street, St Albans,  
Herts AL3 4SN  
01727 858901  
<http://www.hertswildlifetrust.org.uk/>

**CONCLUSION**

**Is a Biodiversity Survey and Assessment required?**

**Y/ N**

**Site Address** .....

**Details of person responsible for completing the checklist:**

**Name** .....

**Relationship to proposal** .....  
e.g. applicant, agent, ecological consultant

**Declaration:**

Being familiar with the proposed development and the site in question, the information supplied is correct to the best of my knowledge.

**Signed** .....

**Date** .....

**Please submit these completed biodiversity checklists with conclusion to the Local Planning Authority with your planning application.**