



Biodiversity & Wildlife Trigger Householder Checklist

Application Site:

18 Cranham Terrace
Oxford
Oxon
OX2 6DG

Date:

March 2024

Produced by:

Arkiplan Architectural Ltd
Lyttchett House, Freeland Park
Wareham Road
Poole
Dorset
BH16 6FA

Tel: 0845 852 0 852

Email: enquiries@arkiplan.co.uk

SECTION 1 – Sites and Habitats

| PROPOSAL DETAILS | YES – NOT AFFECTED | YES – AFFECTED | NO | FURTHER DETAILS REQUIRED? |
|--|--------------------|----------------|----|---------------------------|
| 1.1 Is the application site on or within <u>50m</u> of: | | | | |
| • SSSI | | | NO | NO |
| • SAC | | | NO | NO |
| • SPA | | | NO | NO |
| • RAMSAR | | | NO | NO |
| 1.2 Are any of the following present on or within <u>50m</u> of the application site? <i>NB: If Yes, there may be a SINC (Site of Importance for Nature Conservation), Priority Habitat (natural or semi-natural habitats that have been identified as being at risk) or other important feature within or adjacent to the application</i> | | | | |
| a) Broad Leaved Woodland | | | NO | NO |
| b) Veteran (particularly old / large) trees | | | NO | NO |
| c) Water courses (rivers or streams) | | | NO | NO |
| d) Lakes or ponds | | | NO | NO |
| e) Wetlands or marshes | | | NO | NO |
| f) Flower-rich meadow / grassland | | | NO | NO |
| g) Water meadow | | | NO | NO |

| | | | | |
|--------------------|--|--|----|----|
| h) Heathland | | | NO | NO |
| i) Mature Hedgerow | | | NO | NO |

Section 1 Summary

RISK LEVEL

LOW

The Proposals have been assessed as having a LOW risk of impacting designated sites, priority or other notable habitats or legally protected or notable species.

FURTHER INFORMATION REQUIRED?

NO

A separate Biodiversity Statement is not required.

CONCLUSION

The above checklist confirms that the property is of low risk to protected or notable species or habitats. The proposed works are considered to be of minimal impact and therefore further specialised reports and surveys should not be required as part of the planning application process.

SECTION 2 –Biodiversity Species Checklist

| PROPOSAL DETAILS Please answer ALL questions Yes or No by marking the appropriate box against each question | YES | NO | If you have ticked 'YES' to any of these, you will need to consider potential impacts to the following: | Survey attached? |
|---|-----|----|---|------------------|
| 2.1 Will the proposed works affect existing buildings with ANY of the following features? | | | | NO |
| a) <i>buildings with hanging tiles (see note 5), timber cladding / weatherboarding where the building is within 200m of woodland or water</i> | | NO | ♣ Bats and bat roosts | |
| b) <i>pre-1960 buildings or structures within 200m of woodland and/or water</i> | | NO | | |
| c) <i>pre-1914 buildings or structures within 400m of woodland and/or water</i> | | NO | | |
| d) <i>pre-1914 buildings with gable ends, traditional clay tile roofs or slate roofs, hanging tiles or weatherboarding regardless of location</i> | | NO | | |
| e) <i>structures where there is known current or historic bat use</i> | | NO | | |

| | | | | |
|--|--|----|---|----|
| 2.2 Will the proposal affect trees with ANY of the following features? | | | | NO |
| a) <i>old and veteran trees</i> | | NO | } ♣ Bats and bat roosts ♣ Nesting birds | |
| b) <i>trees with obvious holes, cracks, cavities or heavy vegetation</i> | | NO | | |
| c) <i>trees with a circumference greater than 1m at chest height</i> | | NO | | |
| 2.3 Are there streams, rivers or lakes on or within 25m of the application site that would be affected (including their banks and adjacent habitat) by the development? | | NO | ♣ Bat foraging habitat ♣ Otters ♣ Water vole ♣ White-clawed crayfish | NO |
| 2.4 Will the proposals affect any of the following features? | | | | NO |
| a) <i>deciduous (i.e. not mainly conifer) woodland?</i> | | NO | } ♣ Bat foraging habitat ♣ Dormice ♣ Breeding birds ■ | |
| b) <i>field hedgerows over 1m tall and over 0.5m thick?</i> | | NO | | |
| c) <i>areas of scrub well-connected to woodland or hedgerows?</i> | | NO | | |

| | | | | | |
|-----|--|--|----|---|----|
| 2.5 | Is the proposal within <u>200m</u> of a pond, where the surface area of the pond, when water is at its highest level (excluding flood events), is 225m ² (c.15m x 15m)? | | NO | ♣ Amphibians (particularly with respect to great crested newts) | NO |
| 2.6 | Will the proposal affect mature/overgrown gardens over 0.25ha, or any rough grassland, derelict/brownfield land, railway land or allotments? | | NO | ♣ Reptiles ♣ Breeding birds | NO |
| 2.7 | Will the proposal affect flower-rich meadows or grassland on or directly adjacent to the site? | | NO | ♣ Breeding birds | NO |

The above checklist confirms that the property is of low risk to protected or notable species or habitats. The proposed works are considered to be of minimal impact and therefore further specialised reports and surveys should not be required as part of the planning application process.

Section 2 Summary

RISK LEVEL

LOW

The Proposals have been assessed as having a LOW risk of impacting designated sites, priority or other notable habitats or legally protected or notable species

FURTHER INFORMATION REQUIRED?

NO

A separate Biodiversity Statement is not required.

CONCLUSION

SECTION 3 –Wildlife Triggers

| PART A - TRIGGERS FOR A WILDLIFE REPORT | YES | NO |
|--|------------------------|----|
| 1a. The application site (red line) is greater than 0.1 hectares* | | NO |
| 1b. The proposal: | | NO |
| i. Involves demolition of a building. | | NO |
| ii. Involves works to a roof, roof space, weather boarding or hanging tiles e.g. loft conversion, roof raising, extensions. | YES – Low Impact | |
| 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. | | NO |
| iv. Involves the development of wind turbine(s), including domestic turbines. | | 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. | | NO |
| vi. Impacts on a watercourse, intertidal area or standing open water (e.g. ponds, reedbeds) excluding ornamental garden fish ponds. | | NO |
| vii. Removes, or moves, part / all of a hedge or line of trees (excluding non-native or urban hedges unless > 10m being removed). | | NO |

| | | |
|--|------------|-----------|
| 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. | | 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 |
| x. Involves removal of tussocky (rough) grassland, wet grassland, flower rich grassland or heathland (heather/gorse present). | | NO |
| xi. ** Householders do not need to answer this question. 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). | | N/A |
| xii. Involves lighting or removal of a tree line, woodland, hedges or pasture within a Greater Horseshoe Bat consultation zone (please ask the LPA during pre-ap discussions). | | NO |
| PART B –TRIGGER FOR A GEOLOGICAL REPORT | YES | NO |
| ** Application impacts on a geological Site of Special Scientific Interest or County Geological Site (RIGS) | | NO |
| PART C – INVASIVE SPECIES | YES | NO |
| Site supports an invasive species such as Japanese Knotweed or other Schedule 9 non-native invasive <i>species</i> | | NO |

Section 3 Summary

RISK LEVEL

LOW

The Proposals have been assessed as having a LOW risk of impacting wildlife

FURTHER INFORMATION REQUIRED?

NO

A separate Biodiversity Statement is not required.

CONCLUSION

The above checklist confirms that the property is of low risk to wildlife within the area and the proposed works are considered to be of minimal impact. Further specialised reports and surveys should not be required as part of the planning application process.

Section 4 - Mitigation Measures

Overview:

The Checklists in Sections 1-3 do not identify any factors on site that are likely to give rise to the need for a preliminary ecological survey and there is no evidence or reasons why the proposed development would result in harm to ecological assets.

Mitigation:

Should any suspected protected or notable species be encountered during the works in the absence of an Ecologist, all works will cease immediately and advice will be sought from a suitably qualified professional.

Measures to avoid, mitigate, compensate, enhance or manage wildlife features have been reasonably taken which include:

- Maintaining the current environmental conditions such as temperature, availability of natural light, prevailing winds and existing ground conditions
- Providing underpasses in boundary fencing to enable movement of small animals between habitat sites
- Removal of any non-native species to the benefit of native species
- Installation of bird and bat nesting boxes within the curtilage
- Creation of suitable landscaping within urban gardens to encourage species such as butterflies, bees and small birds
- Use of Soakaways for rainwater drainage

Management:

Measures to avoid and manage potential impacts on wildlife features will be undertaken. These include but are not limited to:

- Prior to the commencement of any works, the existing property and its neighbouring properties will be inspected for the presence of protected species
- Should evidence suggest that there is a likelihood of notable or Priority species within the vicinity, a competent person with suitable qualifications, licenses and experience will be engaged to determine if there are any likely impacts
- No works will take place until appropriate measures have been completed as recommended by the competent person