



# Householder and Listed Building Consent Biodiversity Validation Checklist

## Uttlesford District Council

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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. This checklist should only be used for householder and listed building consent applications.

- 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 **Minor Developments** (applications that do not fit into the major developments category and are not individual householders) please use the [Minor Development Biodiversity Validation Checklist](#).


The purpose of this checklist is to help to determine whether your application has potential to impact upon protected and Priority species. Protected and Priority species are a material consideration in the planning process, and if there is a reasonable likelihood that your development will impact them, further information must be submitted in support of your planning application. If the information received is not adequate, the application may be refused.

The questions enclosed will help you to determine whether or not further information is needed and will help advise you on the type of information required. Any further ecological information will need to be provided by a professional and suitably qualified ecologist.

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 can be completed by the applicant or their agent and must be submitted with a planning application. Viewing and completing electronically is recommended. Please answer all questions fully and ensure the declaration is also completed.

4 XHMRQ ' RSJRSRVDOLCROYHWKIPOLWLRUJHRYDR DEXICLIDGRILSDFWWDUR  
RIEXLQJ'

<( 6 2 



4 XHVMRQ ' R WKSUFSRVDOV LQYROYFR GLILFDWRQR FQYHUVLQR DEXLQZLWVKH RORZ LQJ  
IHDXUHSOHVHLND WDWSSO (7KLV LQGLFDMMKHLIRGRI EDW XURSDQSRVHFVMSFLHV  
EHLQSHVHQRDI IHFVGE WKGPHOSPHQMPD\ WUJ JH WKBHGI RUKUYA DWVPHQMRXSRUW  
DQSSOLEWR

- 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 or stone 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;
  - Dutch barns or livestock buildings with a single skin roof and board-and-gap and/or Yorkshire boarding; or
  - underground structures including, but not limited to, cellars, ice-houses, air raid shelters.
- 3 QDVSURYLGISRVRJUDSKVRI DDD/SFWRJ WHEXLOLQJ LQTXHVWR 16 (DQGDG  
FORVH XSVR DOR WHEERYHI HWXUHV RXYHLGHQW LHG
- I confirm I have provided the necessary photographs.

4 XHVMRQ ' R WKSUFSRVDOV LQROYH IHDQURY DORU Z RUNWR SOHVHWR

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

Note: Questions 1, 2 and 3 relate predominantly to bats. They have been adapted from the Bat Surveys for Professional Ecologists: Good Practice Guidelines 3rd Edition (Bat Conservation Trust 2016).

4 XHVMRQ ' R WKSUFSRVDOV LQROYHVKH UHP RYDOP RGLIFDWRQR FDXUJJDGHQ HDVUHV ( J  
URXJK JUDVODGSR VWKHS QSLQI URFNHU VFUXE FRSVH DQVW HQWRURUFKDG

<(61)



4 XHVMRQ ' R WKSJFSRVDOLCROYHW KHUPR YDO P RGLIFDMRQR D SHUPD QHQWVSRU DA Z DMU  
ERG RJZWHUFRUVH "

<( 6 12 )

4 XHVMRQ ' RHVVKHLWRUSDVRLVQHZLWQD ' LVMFVHYHOIFHQLQJ \$ P EHUR565LW-RQH  
IRUUHWAJHWHG HZ/W"

<( 6 12 )

4 XHVMRQ \$ UH RXDZDU HR DQA SURMFMG RU 3 URUW VSHFILVSH/HQWRQUDGMFHWRA RU  
GHYHOSP HQWLW

Records of protected and Priority species can be found through a data search from [Essex Field Club](#) or [Essex Wildlife Trust Records Centre](#). 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)):

<( 6 12 )

,I \ RXIDYHDQZHUHG <( 6 VR DQA RIMEI TXHVMRQV DERYH SODVHSJRYLGIGHWLOVKUH DQG RUQD  
VHSDUDMKH-HW

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,I \ RXIDYHDQZHUHG <( 6 VR RUMFHGDQ SDUWRI DQA RIMEIDERYHTXH/VLRQ V \ RXDUHOLND VR  
QHIG DQ HFRQJIFDQVHVPH QWZL FV/KRKOGLQ FOGHGDWDVHURKIURP ( VWH ) LIQ&XE DQG  
( VWH ) :L @WHFXW5HRUGV&HQWH Z LMKWHSOLRWLRQ This should be addressed before you submit  
your planning application by seeking advice from a [professional and suitably qualified ecologist](#).



Assessments should be proportionate to the size of the site and the nature of the proposals. If your ecologist considers the impacts on ecology are negligible, they should provide justification with clear photographs to explain why. This must include an explanation of how all potential impacts on biodiversity will be avoided and/or why protected and Priority species are not an issue on your site. If the ecological information received does not provide certainty of likely impacts, the application may be refused.

**SITE DETAILS AND DECLARATION**

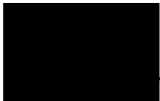
Site Address:

27 high street  
Saffron walden

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

Applicant/Agent's name:

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Applicant/Agent's organisation (where applicable):  
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Signed: .....  .....

Date: ..... 03/04/2024 .....