

# Planning Application Biodiversity Checklist

If you consider that surveys are not required, despite the following questions indicating otherwise, please provide a reason as to why you consider as such:

The proposal, whilst retrospective, relates only to change of use as the Applicant utilises the same void which was previously used for agricultural purposes, with no internal amends, engineering works or development required to facilitate the change of use.

The development does not impact habitat, through loss or degradation within the red line boundary – the application area comprises existing sealed surfaces (concrete, hardstanding and hard-pack aggregate access track). The building itself is assigned a zero score in the statutory biodiversity metric, meaning that this surfaces/ application site is exempted from the 10% net gain requirement and logically ecological assessment thereafter.

# Quick check

To be completed and submitted with each planning application

|   | Yes | No |  |
|---|-----|----|--|
| Buildings (are any of the following being modified, demolished or converted?)   |     |    |  |
| Agricultural Buildings, particularly of traditional brick or stone construction and/or with exposed wooden beams greater than 20cm thick  |     | X  | If yes, surveys will be required, particularly in relation to bats, barn owls and breeding birds                                   |
| Buildings with weatherboarding and/or hanging tiles that are within 200 metres of a woodland and/or water   |     | X  | If yes, surveys will be required, particularly in relation to bats   |
| Pre-1960 detached buildings or structures within 200m of woodland and/or water  |     | X  | If yes, surveys will be required, particularly in relation to bats   |
| Pre-1914 buildings within 400 metres of a woodland and/or water   |     | X  | If yes, surveys will be required, particularly in relation to bats   |
| Pre-1914 buildings with gable ends or slate roofs, regardless of location   |     | X  | If yes, surveys will be required, particularly in relation to bats   |
| Tunnels, mines, kilns, ice-houses, adits, military fortifications, air raid shelters, cellars or similar underground ducts and structures   |     | X  | If yes, surveys will be required, particularly in relation to bats   |
| Bridge structures, aqueducts or viaducts (especially over water and wet ground)   |     | X  | If yes, surveys will be required, particularly in relation to bats   |
|   |     |    |  |
| Does the proposal involve lighting of churches or Listed Buildings, or flood lighting of green space within 50 metres of woodland, water, field hedgerows or lines of trees with obvious connectivity to woodland or water? |     | X  | If yes, surveys will be required, particularly in relation to bats, barn owls and breeding birds                                   |
|   |     |    |  |
| Does the proposal affect woodland, field hedgerows and/or lines of trees with obvious connectivity to woodland or water bodies?   |     | X  | If yes, surveys will be required, particularly in relation to bats, breeding birds, dormice, red squirrels, badgers and amphibians |
|   |     |    |  |
| Trees (does the proposal involve works that affect the following?)  |     |    |  |
| Old and veteran trees that are older than 100 years   |     | X  | If yes, surveys will be required, particularly relating to bats and breeding birds   |
| Trees with obvious holes, cracks or cavities  |     | X  | If yes, surveys will be required, particularly relating to bats and breeding birds   |
| Trees with a girth greater than 1 metre at chest height   |     | X  | If yes, surveys will be required, particularly relating to bats and breeding birds   |

|   | Yes | No |  |
|---|-----|----|--|
| <b>Other Habitats</b>   |     |    |  |
| Does the proposal affect gravel pits, quarries or natural cliff faces and rock outcrops with crevices, caves or swallets  |     | X  | If yes, surveys will be required, particularly relating to bats, breeding birds and reptiles   |
| Is the proposal for a major development within 500 metres of a pond or a minor development within 100 metres of a pond?   |     | X  | If yes, surveys will be required, particularly in relation to great crested newts  |
| Is the proposal affecting, or within, 200 metres of rivers, streams, canals, lakes or other aquatic habitats?   |     | X  | If yes, surveys will be required, particularly in relation to bats, breeding birds, otters, water voles, amphibians and plants                             |
| Does the proposal affect 'derelict' land (brownfield sites), allotments, railway land or rough grassland?   |     | X  | If yes, surveys will be required, particularly in relation to breeding birds, great crested newts, badgers, reptiles, amphibians, plants and invertebrates |
| Does the proposal effect woodland (including scrub and hedgerows) which is on, adjacent to or linked to the site?   |     | X  | If yes, surveys will be required, particularly in relation to bats, breeding birds, badgers, dormouse, invertebrates and plants.                           |
| Does the proposal effect meadows, grassland, parkland or pastures on, adjacent to or linked to the site by other semi-natural habitats.   |     | X  | If yes, surveys will be required, particularly in relation to bats, badgers, great crested news, invertebrates, reptiles and plants.                       |
|   |     |    |  |
| Does the proposal consist of or include one or more large wind turbines?  |     | X  | If yes, surveys will be required, particularly in relation to bats and breeding birds.   |
| Does the proposal consist of or include one or more small wind turbines?  |     | X  | If yes, surveys will be required, particularly in relation to bats, barn owls and breeding birds.  |
|   |     |    |  |
| To the best of your knowledge, are any protected species such as, but not limited to, bats, protected birds, great crested newts, reptiles, water voles, badgers or otters present within the site or potentially affected by the proposal? |     | X  | If yes, please provide an appropriate assessment   |