

PLANNING APPLICATION

Biodiversity Checklist

All Local Authorities have a duty to consider the conservation of biodiversity when determining a planning application. This is in accordance with policies within the Local Plan, Isle of Wight Biodiversity Action Plan and National Policy Guidance, as well as the duty placed on Local Authorities within [Section 40 of the Natural Environment and Rural Communities Act 2006](#) to have regard for biodiversity.

The Local Authority has compiled local requirements which indicate that biodiversity should be considered for some of the types of application. For all of these types of application this checklist a requirement.

The Biodiversity Checklist has been designed to assist the applicant to not only answer the biodiversity questions on the main 1APP form, but also supply the relevant biodiversity information that will allow the Local Authority to validate and determine the application.

IF ANY OF THE INFORMATION SUBMITTED PROVES TO BE INADEQUATE, THE APPLICATION IS LIKELY TO BE REFUSED.

Sections 1 and 2 and 3 should be completed and submitted with any application type where the Local Authority has indicated that biodiversity is a requirement, along with any supporting information

For further advice on competent specialist ecologists to undertake elements of the above, please contact the Institute of Ecological and Environmental Management www.ieem.org.uk in the first instance.

Hampshire & Isle of Wight Chief Planning Officers Group

Development Control Practitioner's Group
(a sub-group of HIPOG)

h i p o g



SECTION 1A – Designated Sites and Priority Habitat

Please answer ALL questions		Please tick (paper copy only) or delete as appropriate	
1a	Is the development of a type listed in footnote ¹ below AND is within 2 km of a SAC , SPA or Ramsar site? www.natureonthemap.org.uk/ www.magic.gov.uk	YES² <input type="checkbox"/> If yes Contact Natural England (Tel. 02380 286410) to ascertain whether your application will require further information to be submitted as part of this application in order to answer question 1d	NO <input type="checkbox"/>
1b	Is the development of a type listed in footnote ² below AND is within 500m of a SSSI ? www.natureonthemap.org.uk www.magic.gov.uk	YES² <input type="checkbox"/> If yes contact Natural England (Tel. 02380 286410) to ascertain whether your application will require further information to be submitted as part of this application in order to answer question 1d	NO <input type="checkbox"/>
1c	Is the development on or within 100m of a SINC ? Follow this link and click on the relevant map sheet OR are any of the following present on or within 100m of the application site? <ul style="list-style-type: none"> • Broad-leaved woodland • Veteran trees • Water courses • Wetlands • Flower-rich meadow/grassland • Heathland • Mature Hedgerow 	YES <input type="checkbox"/> If Yes, there may be a SINC , other locally designated site or other Priority Habitat within the application site. Contact the environmental local record centre to find out whether any of these are present in order to answer question 1d	NO <input type="checkbox"/>
1d	Without mitigation ³ , will the development have an impact on any designated sites or Priority Habitat as defined above, and as such requires further information to be submitted as part of this application?	YES SAC/SPA/RAMSAR <input type="checkbox"/> SSSI/NNR <input type="checkbox"/> SINCs <input type="checkbox"/> Priority Habitats <input type="checkbox"/>	NO SAC/SPA/RAMSAR <input type="checkbox"/> SSSI/NNR <input type="checkbox"/> SINCs <input type="checkbox"/> Priority Habitats <input type="checkbox"/>
If you have answered 'YES' in question 1d above	The designated site question on the main 1APP form must be ticked 'YES' Further information is required to support your application to show how the proposal has taken the potential impacts into account →	Please go to SECTION 1B	
If you have answered no to ALL parts in question 1d	The designated site question on the main 1APP form must be ticked 'NO' →	Please go to SECTION 2	

¹ >0.5ha, >10 units/dwellings, power station, sewage treatment works, fish farm, industrial/agricultural development next to or discharging pollutants into a water course, new road scheme

² Power station, sewage treatment works, fish farm, industrial/agricultural development, next to or discharging into a water course, new road scheme, any housing or new industrial units, other infrastructure and services, industrial estate, road/rail line, service station, golf course, leisure centre/stadium, car park, industrial/agricultural unit with large powder/liquid discharges

³ Mitigation = measures which avoid or make the impact less severe

SECTION 1B

Assessment requirements ONLY for proposals that could potentially have an effect on a designated site or priority habitat (see Qu 1d, section 1A)

Please mark ONE of the following, and submit the further information as indicated

TYPE	Application	SUBMIT with application	Mark 'X'
1	Application for Major Development ³ .	BIODIVERSITY STATEMENT Use Guidance in BOX B below	
2	Application where minor impacts can be overcome by avoidance or offset within the design	MINOR IMPACT STATEMENT Use guidance in BOX A below	
3	Application where the effects cannot be avoided or off-set	BIODIVERSITY STATEMENT Use guidance in BOX B below	
4	Exceptions	As BOX C below	

A – The Application must be submitted with a Minor Impact Statement which indicates:

How this avoidance or off-setting has been incorporated into the design. This may be in the form of a letter or short statement and plan which indicates the measures that have been taken to minimise or avoid the impacts identified in section 1

B - The Application must be submitted with a Biodiversity Statement which demonstrates:

- 1) Extent and location of habitats and features that could be affected
- 2) Likely impacts to designations/priority habitat
- 3) How alternative designs and location have been considered
- 4) How adverse affects will be avoided wherever possible
- 5) How unavoidable impacts will be mitigated or reduced
- 6) How impacts that cannot be avoided or mitigated against will be compensated
- 7) Any proposals for enhancements of biodiversity (PPS9 encourages Local Authorities to propose this in all development)

PROTECTED SPECIES STATEMENTS REQUIRED AS INDICATED BY SECTION 2A/B SHOULD BE INTEGRATED WITHIN THE BIODIVERSITY STATEMENT

THESE REPORTS MAY FORM PART OF A WIDER ENVIRONMENTAL IMPACT ASSESSMENT

C - EXCEPTIONS WHEN FULL ASSESSMENTS MAY NOT BE REQUIRED –PRE=APPLICATION CORRESPONDENCE

- Reports may not be required where applicants are able to provide pre-application correspondence from Natural England which confirms that they are satisfied that the proposal will not have an adverse impact on any **statutory sites**
- Reports may not be required where applicants are able to provide pre-application correspondence from the Local Authority which confirms that they are satisfied that the proposal will not have an adverse impact on any **regional, locally designated sites or priority habitat**

- NB Any surveys should
- Include a datasearch
 - Be of appropriate scope and detail
 - Be conducted at an appropriate time of year, in suitable weather conditions and using recognised methodologies
 - Be undertaken by an appropriately qualified and experienced person
 - Include copies of any correspondence with nature conservation organisations

³ A major application = more than 10 dwellings or 0.5 Ha, or more than 1000m² floor area in non-residential development

NOW PLEASE COMPLETE [SECTION 2](#) (if not already complete)

SECTION 2A – PROTECTED SPECIES

column A PROPOSALS FOR DEVELOPMENT THAT WILL TRIGGER A PROTECTED SPECIES SURVEY	COLUMN B PLEASE MARK X IF APPLIES	Bats	Barn Owls	Dormice	Breeding birds	Great Crested Newts	Water Voles	Badgers	Red Squirrels	Reptiles
Will the proposed works affect ⁴ existing buildings/structures with ANY of the following features? <ul style="list-style-type: none"> • Clay-tiled pitched roofs • Loft spaces • Hanging tiles • Wooden cladding • Open soffits • Underground structures such as (but not inclusive of) cellars, air raid shelters, ice-houses, tunnels • Bridge structures, aqueducts or viaducts especially over water or wet ground. 		●								
<ul style="list-style-type: none"> • Large agricultural buildings, particularly, but not exclusively, those of a traditional construction 		●	●							
<ul style="list-style-type: none"> • All other buildings in a derelict or decayed state in a rural location. 			●							
Are there streams, rivers, lakes or other watercourses/aquatic habitat on or within 200m of the proposals?		●				●				
Will the proposals affect ⁴ any areas of mature deciduous woodland , established field hedgerows over 1m tall and over 0.5m thick or scrub well-connected to woodland or hedgerows on or adjacent to the site?		●		●	●			●	●	●

⁴ Direct impacts such as removal or modification, or indirect through disturbance such as run off, noise, dust, lighting or increased recreation

Will the proposal affect ⁴ any of the following <ul style="list-style-type: none"> • Old and Veteran trees • Trees with obvious holes cracks, cavities or heavy vegetation • Trees with a girth greater that 1m at chest height 		●	●		●						
Is the proposal a major ⁵ application within 500m or any other application within 200m of a large ⁶ pond?					●						
Will the proposal affect ⁷ mature/overgrown gardens over 0.25ha, any rough grassland or derelict/brownfield land, railway land, allotments, on or adjacent to the site?			●	●			●				●
Will the proposal affect ⁵ flower-rich meadows or grassland/pasture on or directly adjacent to the site.				●							
		Bats	Barn Owl	Dormice	Breeding bird	Great Crested Newts	Water Vole	Badger	Red Squirrel		Reptile
Please mark all protected species likely to be affected →											
If any of the species have been marked X in the shaded row, then further protected species surveys are required as part of this application.									Please go to SECTION 2B		
If development will not affect any features listed in column a then protected species question on main 1APP for must be marked no									Please go to SECTION 3		

Please note that the above list is not infallible and in all circumstances legislation pertaining to protected species still applies and it is the responsibility of the developer to ensure that protected species are not impacted as a result of this development. If protected species are found during the course of the development, we recommend that work is halted and advice is sought.

⁵ A major application = more than 10 dwellings or 0.5 Ha, or more than 1000m² floor area in non-residential development

⁶ Where the surface area of the pond, when water is at its highest level (excluding flood events), is 225m² (c. 15m x 15m)

⁷ Direct impacts such as removal or modification, or indirect through disturbance such as run off, noise, dust, lighting or increased recreation)

SECTION 2B
Assessment requirements for ONLY those proposals that could potentially have an affect on PROTECTED SPECIES ('X' IN COLUMN B SECTION 2A)

For **MAJOR DEVELOPMENTS**⁸, applicants must submit a full survey and mitigation strategy with the application as stipulated within BOX A below.

For **ALL OTHER APPLICATIONS** the following should be conducted.

1. Contact IWLRC for datasearch (if not already obtained)
2. Conduct preliminary survey⁹ to establish potential for habitat to support the species (could be included within an extended phase one habitat survey if appropriate)
3. Use the results of the preliminary survey to ascertain whether A or B applies. Please mark relevant box below and attach correct assessment to application

X

A	<p>IF MODERATE/HIGH LIKELYHOOD OR SPECIES PRESENCE IS INDICATED BY THE RESULTS OF THE INITIAL SURVEY, A FULL SURVEY⁸ AND MITIGATION STRATEGY IS REQUIRED.</p> <p>PLEASE INCLUDE:</p> <ol style="list-style-type: none"> 1) Extent and location of populations (including supporting habitats and features) that could be affected. (more detailed surveys⁹ will be required) 2) Likely impacts to species populations 3) How alternative designs and location have been considered 4) How adverse affects will be avoided wherever possible 5) How unavoidable impacts will be mitigated or reduced 6) How impacts that cannot be avoided or mitigated against will be compensated 7) Any proposals for enhancements of biodiversity/species population (PPS9 encourages Local Authorities to propose this in all development) <p>Please note – a protected species licence may be required in order to carry out these works – please refer to Natural England guidance</p> <p style="text-align: center;">THE RESULTS OF THIS SURVEY MUST BE USED TO ANSWER THE PROTECTED SPECIES QUESTION OF THE MAIN 1APP FORM</p>	
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B	<p>IF EITHER a) PRELIMINARY SURVEY INDICATES LITTLE OR NO POTENTIAL TO SUPPORT SPECIES OR b) NO LIKELY IMPACTS TO SPECIES, FULL SURVEY IS NOT REQUIRED</p> <p>Please provide the information required to demonstrate that there will be either a) little or no potential to support species or b) no likely impacts to species in the form of a brief statement or letter from a suitably qualified person.</p> <p>This should include a statement indicating that the applicant is fully aware of responsibilities with regards to the disturbance and harm of protected species under wildlife legislation should they subsequently found on site, or if the works are carried out in a different manner or time to that indicated to the person undertaking this assessment.</p> <p style="text-align: center;">PLEASE ANSWER 'NO' TO PROTECTED SPECIES QUESTION OF THE MAIN 1APP FORM</p>	
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NOW PLEASE COMPLETE [SECTION 3](#)

⁸ A major application = more than 10 dwellings or 0.5 Ha, or more than 1000m² floor area in non-residential development

⁹ Surveys should:

- Be of appropriate scope and detail
- Be conducted at an appropriate time of year, in suitable weather conditions and using recognised methodologies as indicated within the guidance note
- Be undertaken by an appropriately qualified and experienced person
- Include copies of any correspondence with Nature Conservation Organisations (Natural England, Environment Agency, Wildlife Trust etc) in reporting
- Include a datasearch in reporting

SECTION 3 - VALIDATION CHECKLIST

Checklist completed. Please note that this application will be checked against set criteria. If supplementary information is required and is not included here then this application WILL NOT be validated.

Please mark with an X ALL the following that accompany this application

(for office use only)

	X
Biodiversity Checklist Section ONE (Designated sites & priority habitats)	
Biodiversity statement	
Minor Impact Statement	
Biodiversity Checklist Section TWO (Protected species)	
PROTECTED SPECIES STATEMENT (S)	
Bats	
Barn Owl	
Dormice	
Breeding birds	
Great Crested Newts	
Water vole	
Badger	
Red Squirrels	
Reptiles	
Correspondence from Nature Conservation Organisation/Local Authority /Other (as indicated by the checklist)	

Required?	Attached?
X	
X	

red = compulsory green = supplementary information

Thank you for completing this checklist. Please print out/save electronically and return to the Local Authority all completed sections, along with the application and all supplementary information indicated above.