

If the application involves any of the development proposals shown below, a Protected Species Survey Report or an Ecological Impact Assessment should be submitted with the planning application.

- 1. The conversion, modification, demolition or removal of buildings and structures (especially roof voids) involving the following:**
- all agricultural buildings (e.g. farmhouses, barns and outbuildings) and redundant agricultural buildings, of brick and stone construction and with exposed wooden beams;
  - all buildings with weather boarding and/or hanging tiles that are within 200m of woodland and/or water;
  - pre-1960 detached buildings and structures within 500m of woodland and/or water;
  - pre-1914 buildings with gable ends or slate roofs, regardless of location;
  - conversion of an attic space (includes dormer window and roof light installation) or conversion of a cellar on all buildings within 200m of woodland and/or water;
  - extensions that tie into an existing enclosed roof space on all buildings within 200m of woodland and/or water; and
  - any building located within, or immediately adjacent to woodland and/or immediately adjacent to water.

Note: The above criteria also apply to hotels, schools, hospitals, churches, commercial premises and derelict buildings.

Species likely to be affected and for which a survey will be required: **Bats, barn owl & breeding birds, and in the case of (g) otter and water vole.**

- 2. Development affecting built structures:**
- tunnels, mines, kilns, ice-houses, adits, military fortifications, air raid shelters, cellars and similar underground ducts and structures;
  - bridge structures, aqueducts and viaducts (especially over water and wet ground).

Species likely to be affected and for which a survey will be required: **Bats, and in the case of (b) otter and water vole.**

- 3. Floodlighting of:**
- churches and listed buildings, green space (e.g. sports pitches) within 50m of woodland, water, field hedgerows or lines of trees with connectivity to woodland or water.
  - any building meeting the criteria listed in (1) above.

Species likely to be affected and for which a survey will be required: **Bats, barn owl & breeding birds.**

- 4. Felling, removal or lopping of:**
- woodland;
  - field Hedgerows and/or lines of trees with connectivity to woodland or waterbodies;
  - old and veteran trees that are older than 100 years;
  - trees with obvious holes, cracks or cavities,
  - mature trees with obvious holes, cracks or cavities or ivy covered (also large dead trees).

Species likely to be affected and for which a survey will be required: **Bats, breeding birds and plants.**

- 5. Proposals affecting water bodies:**
- In or within 200m of rivers, streams, canals, lakes, or other aquatic habitats.

Species likely to be affected and for which a survey will be required: **Bats, breeding birds, otter, water vole, amphibians and plants.**

- 6. Proposals located in or immediately adjacent to:**
- gravel pits or quarries
  - natural cliff faces and rock outcrops with crevices, caves or underground streams.

Species likely to be affected and for which a survey will be required: **Bats, breeding birds and reptiles.**

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| <b>7. Proposals involving the development of wind turbines</b>  |
| Species likely to be affected and for which a survey will be required: <b>Bats, barn owl &amp; breeding birds.</b>  |
| <b>8. Major development proposals within 500m of a pond or Minor proposals within 100m of pond</b>  |
| Note: A major proposal is one that is more than 10 dwellings or greater than 0.5 hectares, or for non-residential development is more than 1000m <sup>2</sup> floor area or more than 1 hectare.  |
| Species likely to be affected and for which a survey will be required: <b>Great crested newt.</b>   |
| <b>9. Proposals affecting 'derelict' land (brownfield sites) or suburban wasteland, allotments, and road/railway land, cuttings and embankments.</b>  |
| Species likely to be affected and for which a survey will be required: <b>Bats, breeding birds, great crested newt, badger, amphibians, reptiles and plants.</b>  |
| <b>10. Proposals affecting, or involving the loss of, rough grassland, heathland (wet or dry), coppiced woodland, sand dunes, golf course roughs, open woodland and woodland edge, immature forestry plantations, sea cliffs, un-intensively managed farmland and wild gardens.</b> |
| Species likely to be affected and for which a survey will be required: <b>Reptiles.</b>   |
| <b>11. All proposals where protected species are known to be present. This may include proposed development affecting any type of building, structure, feature or location.</b>   |
| Species likely to be affected and for which a survey will be required: <b>Bats, barn owls, breeding birds, great crested newt, otter, water vole, badger, amphibians, reptiles and plants.</b>  |

- Woodland is defined as land of 1ha or more, under stands of trees with a canopy cover of at least 20%
- Water is defined as streams, rivers, ponds and lakes or the sea.
- A pond is defined as a waterbody between 100m<sup>2</sup> and 2ha in area, which holds water for at least four months of the year.

#### Survey Requirements:

Surveys should be undertaken by [competent persons](#) with suitable qualifications and experience, at the appropriate time of year and using recognised survey methods.

Surveys should follow the requirements set out in [BS 42020:2013 Biodiversity – Code of practice for planning and development](#) and the Chartered Institute of Ecology and Environmental Management (CIEEM) [Guidelines on Ecological Impact Assessment](#) (Second Edition).

#### Exceptions for when a full survey may not be required:

If it is considered that protected species are absent from the development site (supporting evidence will be required) and that the proposal is unlikely to affect protected species the following information can be submitted.

In the form of a letter or brief report, a statement from the applicant or agent demonstrating the supporting evidence, certification that there are no protected species on the development site and that a likely effect on protected species is not expected as a result of the development. Also a statement acknowledging that the applicant is aware that it is a criminal offence to disturb or harm a protected species should they subsequently be found or disturbed as a result of the development.

If you are in doubt about the answers to the above questions or any of the information contained within this document, please seek the advice of a [professional ecologist](#) and refer to [BS 42020:2013](#) for further guidance on what is required by the Local Planning Authority to provide certainty and clarity to enable a decision to be made.