PLANNING APPLICATION

STABLE BLOCK . NEWTOWN HOUSE HOTEL

Biodiversity Checklist

All Local Authorities have a duty to consider the conservation of biodiversity (natural environment) when determining a planning application. Government planning policies for biodiversity are set out in Planning Policy Statement 9 – Biodiversity and *Geological* Conservation (PPS9)

As part of 1APP (National Application Form), the submission of a biodiversity survey and report is listed in 'Local Planning Application Requirements' – Further information is included in the Validation Of Planning Applications Guidance for Local Planning Authorities published by DCLG in December 2007

Most of the Hampshire Local Planning Authorities (under the umbrella group of HIPOG) have adopted a joint working approach to the local requirements. All Local Authorities in Hampshire have identified the submission of a biodiversity survey and report as a **requirement** for certain application types

For these applications (see local requirements matrix for relevant Local Authority), if a biodiversity survey and report is NOT submitted, the application will not be validated

This Biodiversity Checklist has been designed to assist applicants in defining the biodiversity submission required in order to supply the relevant biodiversity information needed by the Local Authority to validate and determine the application. You are strongly advised to use this tool in order to adhere to biodiversity standards expected by statutory nature conservation bodies

PLEASE COMPLETE THE SHADED BOXES IN SECTIONS 1, 2 AND 3 OF THE CHECKLIST AND SUBMIT ALONG WITH ANY SUPPORTING INFORMATION

If a proposed development could have impacts on or implications for biodiversity, and the submission of further information is indicated by the response to this checklist, supporting information MUST be submitted with this application or the application will not be validated.

Local Authorities may require further information during the application process

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

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)

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SECTION 1A – Designated Sites and Priority Habitat

Please answer ALL questions		Please tick as appropriate	
Qa	Is the development of a type as listed in footnote [1] below **AND** within 2 km of a SAC, SPA or Ramsar site? www.natureonthemap.org.uk/ www.magic.gov.uk Local Plan Proposals Map	YES ☐	NO ☑
Qb	Is the development of a type as listed in footnote[2] below: **AND** within 500m of a SSSI www.natureonthemap.org.uk www.magic.gov.uk Local Plan Proposals Map	YES ☐	NO ☑
Qc	Are any of the following present on or within 100m of the application site? • Broad-leaved woodland • Veteran trees • Water courses • Wetlands • Flower-rich meadow/grassland • Heathland • Mature Hedgerow	YES ☐ **If Yes, there may be a SINC , or other Priority Habitat within or adjacent to the application site. Contact Hampshire Biodiversity Information Centre to find out whether a SINC or Priority Habitat is present**	NO ☑

Using the answers given above, please answer the following question

		YES	NO
Qd	Is it likely that the development would have an impact[3] on any designated sites[4] or Priority Habitat (as listed in Qc) *prior to* applying mitigation[5].	SAC/SPA/Ramsar ☐	SAC/SPA/Ramsar ☑
		SSSI ☐	SSSI ☑
		SINCs ☐	SINCs ☑
		Priority Habitats ☐	Priority Habitats ☑

If you have answered 'YES' to ANY elements of Question d above 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 elements of Question d above	**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 pollutants 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] Direct impacts such as removal or modification, or indirect through disturbance such as run-off, noise, dust, lighting or increased recreational use

[4] Please contact Natural England to ascertain whether the development will have an impact on SPA/SAC/SSSI or Ramsar. Any relevant correspondence with Natural England should be submitted with the application

[5] Mitigation = measures which avoid or make the impact less severe

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SECTION 1B Designated Sites and Priority Habitat

Assessments ONLY for proposals that could potentially have an effect on a designated site or priority habitat (answered 'yes' section 1A Qd)

If the applicant answered 'yes' to Qd Section 1A , the application must be submitted with a Biodiversity Statement which demonstrates the following:

- Extent and location of habitats and features that could be affected
- Likely impacts to designations/priority habitat
- How alternative designs and locations have been considered
- How adverse impacts will be avoided
- How any unavoidable impacts will be mitigated[5] or reduced
- How impacts that cannot be avoided or mitigated[6], will be compensated[7]
- Any proposals for enhancements of biodiversity (this is particularly relevant and desired for Major Developments[8] and other large developments)

- Any 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
- 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 **SAC, SPA, SSSI OR RAMSAR**
- 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 **SINC** or **PRIORITY HABITAT**

NOW PLEASE COMPLETE SECTION 2 (if not already complete)

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[6] Mitigation = measures which avoid or make the impact less severe
[7] Compensation = measures which counterbalance the impacts, amending damage or loss
[8] A major application = more than 10 units, more than 0.5 Ha, or more than 1000m^2 floor area in non-residential development

SECTION 2A – PROTECTED SPECIES

PLEASE MARK 'X'IN COLUMN B NEXT TO ANY OF THE QUESTIONS IN COLUMN A THAT APPLY TO THE DEVELOPMENT

FOR EACH QUESTION MARKED X, COLUMN C INDICATES (BLACK DOTS) THE SPECIES SURVEYS REQUIRED

PLEASE MARK 'X' IN SHADED ROW (FOLLOWING PAGE) AGAINST **ALL** SPECIES SURVEYS REQUIRED

A	B	C – SPECIES PROTECTED BY LAW THAT MAY POTENTIALLY BE AFFECTED - FURTHER SURVEYS WILL BE REQUIRED.									
PROPOSALS FOR DEVELOPMENT THAT WILL TRIGGER A PROTECTED SPECIES SURVEY	MARK X/Y	Bats	Barn Owl	Dormouse	Breeding birds	Amphibians	Water Vole	Badger	Otter	Crayfish	Reptiles
Will the proposed works affect[9] existing buildings/structures with **ANY** of the following features? • Clay-tiled pitched roofs • Loft spaces • Hanging tiles • Wooden cladding • Open soffits • Underground structures such as (but not exclusively) cellars, air raid shelters, ice-houses, tunnels • Bridge structures, aqueducts or viaducts especially over water or wet ground • Dense climbing plants		●			●						
• Large agricultural buildings, particularly, but not exclusively, those of a traditional construction		●	●		●						
• 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?		●					●		●	●	

[9] Direct impacts such as removal or modification, or indirect through disturbance such as run-off, noise, dust, lighting or increased recreational use

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		Bats	Barn Owl	Dormouse	Breeding birds	*Amphibians*	Water Vole	Badger	Otter	Crayfish	Reptiles
Will the proposals affect[10] any areas of mature deciduous woodland, field hedgerows over 1m tall and over 0.5m thick or scrub well-connected to woodland or hedgerows on or adjacent to the site?		●		●	●			●			
Will the proposal affect[10] any of the following • 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*[11] *application* within 500m or any other application within 200m of a large[12] pond?						●					
Will the proposal affect[10] 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[10] flower-rich meadows or grassland on or directly adjacent to the site?					●						
Please mark all protected species that potentially may be affected →											

If column B HAS been marked Y in response to ANY of the questions	**Please go to SECTION 2B**
If column B has NOT been marked Y in response to ANY of the questions	**Please go to SECTION 3**

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Please note that the above list does not include all protected species and all circumstance where species may be affected. In all circumstances legislation pertaining to protected species still applies and it is the responsibility of the developer to ensure that protected species and habitats are not impacted as a result of development. If protected species are found during the course of development, work should be halted and advice is sought.

[10] Direct impacts such as removal or modification, or indirect through disturbance *such as run off, noise*, dust, lighting or increased recreational use

[11] A major application = more than 10 units, more than 0.5 Ha, or more than 1000m^2 floor area in non-residential development

[12] Where the surface area of the pond, when water is at its highest level (excluding flood events), is 225m^2 (c. 15m x 15m)

SECTION 2B PROTECTED SPECIES

Assessments ONLY for those proposals that could potentially have an affect on PROTECTED SPECIES (IDENTIFIED IN SECTION 2A)

If section 2A identified that species may potentially be affected, the following should be carried out.

1. Contact HBIC for existing records for the area
2. Conduct preliminary survey[13] to establish potential for habitat to support the species
3. Use the results of the preliminary survey to ascertain whether A or B below applies.

Please mark relevant box below and attach corresponding assessment to application

		X
A	**IF THE PRELIMINARY SURVEY INDICATES MODERATE/HIGH LIKELIHOOD OF PROTECTED SPECIES BEING PRESENT, A 'FULL SURVEY[12] AND MITIGATION' STATEMENT IS REQUIRED.**	
PLEASE INCLUDE: • Extent and location of species populations (including supporting habitats and features) that could be affected (more detailed surveys[12] will be required) • Likely impacts to species populations • How alternative designs and location have been considered • How adverse affects will be avoided wherever possible • How unavoidable impacts will be mitigated or reduced • How impacts that cannot be avoided or mitigated against will be compensated • Any proposals for enhancements of biodiversity/species population (All Major Development and other large development are strongly encouraged to provide enhancements) **Please note – a protected species licence may be required in order to carry out these works – please refer to Natural England guidance**		

B	**IF PRELIMINARY SURVEY INDICATES LITTLE OR NO LIKELIHOOD OF PROTECTED SPECIES BEING PRESENT, OR THERE ARE NO LIKELY IMPACTS TO SPECIES, FULL SURVEY IS NOT REQUIRED**	
Please provide the information required to demonstrate that there will be little or no likelihood of protected species being present, or there are no likely impacts to species. This can be in the form of a brief statement or letter from a suitably qualified person. **Please note that 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.**		

To improve the quality of the data held by the Hampshire Biodiversity Information Centre, the data provided by any protected species surveys can be submitted. HBIC - your records

If a biodiversity statement is to be submitted within the application as required by section 1B, then please integrate any species within the biodiversity statement.

NOW PLEASE COMPLETE SECTION 3

[13] 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 (such as Natural England, Evironment Agency)

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SECTION 3 - VALIDATION CHECKLIST

Please mark with an X in the shaded column ALL biodiversity information that accompany this application resulting from the prompting of this biodiversity checklist

Please note that if all required information is not included within the application, then it will NOT be validated.

	x	(for office use only) Required?	Attached?
Biodiversity Checklist SECTION ONE* (Designated sites and Priority Habitats)		X	
SECTION 1B Biodiversity statement			
Biodiversity Checklist SECTION TWO* (Protected species)		X	
SECTION 2B PROTECTED SPECIES STATEMENT (S)			
Bats			
Barn Owl			
Dormouse			
Breeding birds			
Amphibians			
Water vole			
Badger			
Otter			
Crayfish			
Reptiles			
Correspondence from Nature Conservation Organisation/Local Authority/Other (as indicated by the checklist)			

(*required for all applications)

Thank you for completing this checklist. Please return to the Local Authority all completed sections, along with the application and all supplementary information indicated above (in paper format or attached electronically).

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