

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 is a requirement.

The Biodiversity Checklist has been designed to assist applicants 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 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 Chartered Institute of Ecological and Environmental Management www.cieem.org.uk in the first instance.

Section 1 – Understanding your locality

Any planning development needs to sit within its ecological context and location. Therefore an understanding of the surrounding landscape and whether any **designated sites or habitats** will be affected needs obtaining. Natural England and the Isle of Wight Council provide online maps that show the statutory designated sites. These should be used when answering the following questions.

[Natural England’s geographic information about the natural environment](#)

[Isle of Wight Council Island Plan policies map](#)

Please answer ALL questions

Is the development site		Is the development any of the following:	Yes	No
within 2km of a SAC SPA¹ or Ramsar site?	AND	<ul style="list-style-type: none"> • 0.5ha in area • >10 units/dwellings • Power station • Sewage treatment works • Fish farm • Industrial/agricultural development next to or discharging pollutants into a water course • A new road scheme 		
			Yes	No
within 500m of a SSSI?	AND	<ul style="list-style-type: none"> • Any new housing units • Any new industrial units • Industrial/agricultural development next to or discharging pollutants into a water course • Power station • Sewage treatment works • Fish farm • New road or rail scheme • Other infrastructure and services • Industrial estate • Service station • Golf course • Leisure centre/stadium • Car park • Industrial or agricultural unit with large power or liquid discharges 		

¹ Any new residential development within the Solent SPA buffer zone is expected to provide a financial contribution for impacts on the Solent Special Protection Area, as a result of increased recreational pressure from new development. The Solent Special Protection Areas SPD sets out more details on this.

			Yes	No
within 100m of a SINC Ancient woodland or Priority Habitat?	AND	<ul style="list-style-type: none"> All development applies 		

			Yes	No
Within any the following habitats: Broad-leaved woodland Veteran trees Water courses Wetlands Flower-rich meadow/grassland Heathland Mature hedgerow?	AND	<ul style="list-style-type: none"> All development applies 		

If yes was answered for any of the 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.²³

² Natural England provide advice prior to an application being made under their chargeable [Discretionary Advice Service](#).

³ The Local Record Centre hold information on local sites and species and should be contacted for further information.

Section 2 – Understanding your site and the species it supports

Proposals for development that will trigger a protected species survey	PLEASE MARK X IF APPLIES	Bats	Barn Owls	Dormice	Breeding birds	Great Crested Newts	Water Voles	Badgers	Red Squirrels	Reptiles
Will the proposal affect ⁴ any of the following features / structures? <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, caves or mines • 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 the rural location 			•							
Are there streams, rivers, lakes or other watercourses/aquatic habitat on or within 200m of the proposals?		•					•			
Will the proposals affect ¹ 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

	Bats	Barn Owl	Dormice	Breeding bird	Great Crested Newts	Water Vole	Badger	Red Squirrel	Reptile
Will the proposal affect ¹ 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 than 1m at chest height 	•	•		•					
Is the proposal either: <ul style="list-style-type: none"> - A major application (>0.5ha, >10 dwellings or >1000m² floor space for non-residential) within 500m of a pond - Or any other application within 200m of a pond Where water in the pond(s) at its highest level (excluding flood events), is 225m ² (c.15m x 15m)?					•				
Will the proposal affect ⁵ 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 ¹ flower-rich meadows or grassland/pasture on or directly adjacent to the site.				•					
If any of the species have been marked X in the shadow row, then further protected species surveys are required as part of the application. Guidance on the information required is offered on the next page.									

⁵ Direct impacts such as removal or modification, or indirect through disturbance such as run off, noise, dust, lighting or increased recreation)

Guidance for applicants

If your answers to the questions in **Sections 1 and / or 2** identify that your project may potentially have an adverse impact on designated sites, priority or other notable habitats or legally protected or notable species you will need to submit an Ecological Appraisal or other suitable report which demonstrates the following:

Information about the sites, species, habitats or features that could be affected (such as location, size, abundance, importance)

Likely impacts of your development on habitats, sites or species identified in this Checklist

How alternative designs and locations have been considered

How adverse impacts will be avoided

How any unavoidable impacts will be mitigated or reduced

How impacts that cannot be avoided or mitigated will be compensated

Proposals for enhancements to biodiversity

Where more targeted and specific reports are necessary (for example bat surveys), these must:

Be undertaken by an appropriately qualified and experienced person

Be of appropriate scope and detail (i.e. be carried out to established standards)

Be conducted at an appropriate time of year, in suitable weather conditions and using recognised methodologies.

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

For office use

Validation checklist

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.

1	Have ALL questions on ALL sections been completed?	Y / N	If YES, go to 2	If NO, application should not be validated
2	Have any questions been answered 'Yes'?	Y / N	If YES, go to 3	If NO, application can be validated
3	Does the applicant identify likely impacts and address potential issues in any comments made on the checklist?	Y / N	If YES, application can be validated	If NO, go to 4
4	Has a separate statement, report or other supporting information been submitted to address potential impacts?	Y / N	If YES, application can be validated	If NO, application should not be validated