

**Validation Checklist – Appendix 3: Ecology and Biodiversity Requirements**

<b>Document</b>	<b>When is it required</b>	<b>What is required</b>	<b>Why it is required and further information</b>
<b>Environmental Statement (ES)</b>	<p>All applications where the development is listed in Schedule 1 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.</p> <p>Developments that are listed in Schedule 2 of the above regulations, either above or below the thresholds, may require an Environmental Statement if it is likely to have significant effects on the environment by virtue of factors such as nature, size and location.</p>	<p>It is advised that, for all major development within or affecting a ‘sensitive area’ or for development that falls within Schedule 2 of the 2017 Regulations, you request a Screening Opinion from the Development Management team who will establish whether Environmental Impact Assessment is required. To obtain a Screening Opinion, please include the following information when contacting the Development Management team:</p> <ul style="list-style-type: none"> <li>• a location plan;</li> <li>• a description of the development, including in particular: <ul style="list-style-type: none"> <li>○ a description of the physical characteristics of the development and, where relevant, of demolition works; and</li> <li>○ a description of the location of the development, with particular regard to the environmental sensitivity of geographical areas likely to be affected;</li> </ul> </li> <li>• a description of the aspects of the environment likely to be significantly affected by the development;</li> <li>• to the extent the information is available, a description of any likely significant effects of</li> </ul>	<p>Town and Country Planning (Environmental Impact Assessment) Regulations 2017</p> <p><a href="#">Planning Practice Guidance: Environmental Impact Assessment</a></p>

		<p>the proposed development on the environment resulting from:</p> <ul style="list-style-type: none"> <li>○ the expected residues and emissions, including wastes, where relevant: and</li> <li>○ the use and/or destruction and/or creation of environmental resources, e.g. soil, land-take, water, fuels, habitats, heritage and culture; and</li> </ul>	
<b>Habitats Regulation Assessment Requirements</b>	Applications which may impact on European designated nature conservation sites (Special Areas of Conservation etc.)	<p>For applications that may have a likely significant effect on a Special Area of Conservation, appropriate information needs to be submitted in order for the LPA to undertake Habitats Regulation Assessment (HRA). For most applications, the information provided will form part of a broader Wildlife Report.</p> <p>For specific information requirements relating to the Oxford Meadows SAC, designated for its lowland hay meadows, please refer to the <a href="#">SAC citation</a>.</p>	<p>Paragraphs 43 and 187 of the NPPF</p> <p><a href="#">The Habitats and Wild Birds Directives in England and its seas</a></p>
<b>Biodiversity Metric and at least 10% net gain</b>	All qualifying applications	<p>Unless exempt, developments will need to submit the Statutory Biodiversity Metric and relevant Biodiversity Net Gain information as part of the planning application.</p> <p>Information on the habitat descriptions used in the metric can be found at the <a href="#">UK Habitat Classification webpages</a>.</p>	<p>Section 15 and Paragraphs 185, 186 and 190 of the NPPF</p> <p><a href="#">Draft biodiversity net gain planning practice guidance - GOV.UK (www.gov.uk)</a></p>

<p><b>Ecological Information (Biodiversity report/Ecological surveys/PEA/species surveys)</b></p>	<p>All applications (including those for which an ES is required)</p>	<ul style="list-style-type: none"> <li>• <u>All applications</u> should include a completed Biodiversity Checklist. This will help to indicate whether or not Ecological information is required. The checklist will also help identify whether the proposal may impact on protected or priority habitats or species.</li> <li>• Where the checklist indicates that Ecological information is required, it <u>must be</u> submitted with the application and be produced by a suitably qualified and experienced ecologist. Any report <u>must</u> include all the information required in order for the LPA to determine the application (including any survey information on protected and priority species and habitats).</li> <li>• In certain cases, the applicant may be required to submit a lighting strategy/plan accompanied by a Lux Analysis of the development plans.</li> <li>• All details of proposed avoidance, mitigation, compensation, and enhancement must be included within the Ecology Report or other supporting information. Information within Ecology Reports <u>must</u> be consistent and link with other relevant reports e.g. relating to SUDS, landscape, lighting, flood risk, open space, access, aftercare and trees.</li> </ul>	<p>Paragraphs 180, 182, 183, 185, 186 and 188 of the NPPF</p> <p><a href="#">Circular 06/05: Biodiversity and Geological Conservation – statutory obligations and their impact within the planning system (2005)</a></p> <p><a href="#">MAGIC Maps to identify if a site is within an Impact Risk Zone for a SSSI, SAC, SPA or RAMSAR site</a></p> <p><a href="#">Natural England Standing Advice for _____ protected Species</a></p>
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## Cherwell Biodiversity/Ecology checklist

Do you need to submit an Ecology report or BNG information with your application?

This is not an exhaustive list but designed to assist applicants in determining whether a report is likely to be required. Pre-application advice can also be sought.

<https://cherwell.maps.arcgis.com/apps/webappviewer/index.html>

Part A – Triggers for Ecology Report	Yes (Ecology Report required)	No
1a. The application site (red line) is greater than 0.1 hectares		
1b. The proposal:		
i. Involves demolition of a building.		
ii. Involves works to a roof, roof space, weather boarding or hanging tiles e.g. loft conversion, roof raising, extensions.		
iii. Involves works to a quarry or built structures such as bridges, viaducts, aqueducts, tunnels, mines, kilns, ice houses, military fortifications, air raid shelters, cellars and similar underground ducts and structures.		
iv. Involves the development of wind turbine(s) or solar panels, including domestic turbines and solar panels.		
v. Will illuminate / cause light spill onto a building, mature tree (see ix), woodland, field hedge, pasture, watercourse, water body, tree line or a known bat roost.		
vi. Impacts on a watercourse, or standing open water (e.g. ponds, reedbeds), excluding ornamental garden fish ponds.		
vii. Removes, or moves, part / all of a hedge or line of trees (excluding non-native or urban hedges unless > 10m being removed).		
viii. Is within, or may impact on (including impacts on hydrology), a woodland or scrub connected to a woodland or hedge.		

ix.	Involves surgery to or felling of a mature tree with obvious holes, cracks or cavities, dense ivy, deadwood, bird / bat box (i.e. features which may be a bat roost).		
x.	Involves removal of lowland meadows, (Flower rich, important for invertebrates and ground nesting birds such as skylark.), wet grassland (associated with river floodplains, sometimes flower rich), flower rich grassland or lowland heathland.		
xi.	Involves removal of any woodland or orchards		
xii.	Involves the removal of arable field margins		
xiii.	Is within or adjacent to a Conservation Target Area (CTA)		
xiv.	May impact directly or indirectly (via a watercourse or air pollution pathway) on a designated wildlife site (Special Areas of Conservation, Special Protection Area, Sites of Special Scientific Interest, County Wildlife Site, Local Nature Reserve, Special Verge). * Applicants submitting a householder application do not need to answer this question.		
Part B – Triggers for Biodiversity Net Gain (BNG) information (statutory metric, BNG statement, plans)		Yes (BNG information required)	No (if no go to part C)
i.	Is the site greater than 0.1ha		
ii.	Is it on or adjacent to a designated wildlife site? (LNR, SSSI, SAC, SPA etc.)		
iii.	Is the development for 10 or more houses?		
Part C – Triggers for Small Site Metric (from April 2024) and BNG information – if offsite mitigation measures are needed a full metric will be required.		Yes (BNG information required)	No
i.	Is the development over 25m <sup>2</sup> or 5m for linear habitats?		