The Brighton & Hove Biodiversity Checklist Updated 20th October 2010

National Planning Policy (Planning Policy Statement 9) requires planning decisions to be based on up-to-date information about the natural environment (fauna, flora, habitats and geology). Planning decisions should aim to maintain, and enhance, restore or add to the natural environment. Local Plan policies QD17, QD18 and NC1- NC4 apply national policy to Brighton and Hove.

This Biodiversity Checklist is designed to identify those developments which may have an impact on the natural environment. It allows developers to identify and address any nature conservation issues before a planning application is submitted.

The Checklist need not be used for the following types of planning application:

Advertisement applications, air conditioning units, changes of use and/or conversions which do not involve extensions, crossovers (where no hard standing needs to be created), extract ducting, fences, householder applications, listed building consent, removal of fire escapes, roller blinds/shutters, roof lights, satellite dishes, shop fronts, solar panels, walls and gates, windows and doors.

All other types of development proposal must include a completed Biodiversity Checklist for the application to be validated. Failure to complete the checklist accurately will cause unnecessary delay in the application process and may lead to application refusal.

The Checklist includes indicative thresholds and criteria which have been designed to ensure that applications are only highlighted when it is likely that natural features of importance are affected. Natural features are difficult to predict and therefore using the Checklist cannot guarantee that every feature will be detected in all cases.

Applicants should use the Checklist to carry out a 'first impressions' survey of their application site. A first impressions survey should be carried out while on site, and does not require ecological expertise. Applicants should work their way down column 2, indicating 'yes' or 'no' to each of the indicators in reference to the proposed development site. If 'the answer is 'yes' to any of the indicators listed in column 1, the planning application must include a biodiversity report before the application can be validated.

The biodiversity report must be prepared by a qualified ecologist and must describe:

· which indicators (column 1) have been triggered;
· whether or not the relevant feature is indeed present (refer to column 3)
· any other nature conservation features which may come to light during the ecological survey and
· what has been done to mitigate, compensate and enhance biodiversity as part of the development.

1: Biodiversity Indicators – do any of the following features apply to the application site?	2. Please answer yes/no	3: Notes (indicators of :)
1. Development involves clearance of shrubs/scrub or woodland of more than 100m^2 (about the size of half a tennis court)	**NO**	Nesting birds
2. Modification, conversion, demolition or removal of barns or farm buildings of brick or stone construction, or with exposed wooden beams, whether derelict or in use	**NO**	Barn Owl, Bats, Swallow
3. Change to coastal shingle east of the Palace Pier or west of Hove Lagoon	**NO**	Coastal vegetated shingle
4. Removal or modification of hanging tiles or weather boarding on buildings of any age within 50m (about the width of a football pitch) of woodland or mature trees	**NO**	Bats
5. Change to pre-1914 roof structures with opportunities for access into the eaves (missing tiles, cracks in brickwork, missing bricks or missing soffit boards) but not to roofs made with metal or prefabricated sheeting.	**NO**	Sparrow, Starling, Swift, Bats
6. Proposals involving external floodlighting of churches and listed buildings within 50m (about the width of a football pitch) of a green space or woodland	**NO**	Bats
7. Change to derelict areas with exposed soil, brambles, piles of rubble, etc. of more than 100m^2 (about the size of half a tennis court)	**NO**	Reptiles (Adder, Viviparous Lizard, Slow-worm), invertebrates, plants of value
8. Application site is inside or within 10m (about the width of a tennis court) of a Site of Special Scientific Interest, Local Nature Reserve or Site of Nature Conservation Importance.	**NO**	Sites designated for nature conservation. The boundaries of these sites are shown on the development plan proposals map or see www.CityWildlife.org.uk, 'special sites'.
9. Loss of modification of grassland grazed by horses, cattle or sheep, of more than 100m^2 (about the size of half a tennis court)	**NO**	Hornet Robberfly, Red Star-Thistle
10. Loss of a hedge (including garden hedges) of 10m or more (about the width of a tennis court or more)	**NO**	Nesting birds. Dormouse (Waterhall area only)
11. 'Veteran' trees on or overhanging the development site, 'Veteran' trees, are trees with holes, cracks or cavities, or with peeling bark, or with large dead branches, or which support well established Ivy growth.	**NO**	Bats, Stag Beetle, nesting birds, veteran trees. Trees adjacent to a development may still be affected by it.
12. Loss of grassland of more than 100m^2 (about the size of half a tennis court), typically abandoned allotments, which is cut infrequently, or which supports a variety of flowers, particularly on south-facing slopes or close to the sea	**NO**	Sunny, open rough grass sites which do not receive regular management often support reptiles, Glow Worm and (on the coast) Hoary Stock. This indicator also detects chalk grassland plant communities.
13. Any of the following observed on the application site: Narrow paths passing under thick vegetation or fences; small soil excavations; burrows of a diameter greater than 20cm	**NO**	Badger setts can occur almost anywhere in Brighton and Hove. Even single sett entrances benefit from full protection under the Protection of Badgers Act 1992.
14. Ponds of all types (including garden ponds) on the application site	**NO**	Great Crested Newt. Note that the terrestrial

		habitat may be inside the development site even if its breeding pond is outside it.