

Appendix 1 – Guidance for applicants: Biodiversity

To assist with the requirements as set out within this document, applicants are encouraged to make use of the Council's Pre-application Service to further understand the specific requirements in relation to their site. Further information can be found at <https://www.barnsley.gov.uk/services/planning-and-buildings/commercial-and-housing-developments/planning-pre-application-advice-for-developments/>

Ecology information will be required for development:

- Of land with areas of semi-natural habitat (including brownfield sites but not including minor developments unless there are issues for particular species/habitats¹);
- Where priority/notable and protected species are known or likely to be present;
- If the proposal is within or close to a statutory and/or non-statutory designated nature conservation site (Natura 2000 site (e.g. Special Area of Conservation (SAC) and Special Protection Area (SPA)), Site of Special Scientific Importance (SSSI), Nature Improvement Area (NIA), Local Wildlife Site (LWS), Local Nature Reserve (LNR), National Nature Reserve (NNR) Ancient Woodland and biodiversity networks); and,
- Where the biodiversity gain condition applies.

Table 1 & 2 and sections relating to Biodiversity Net Gain (BNG) set out criteria where ecology information must be submitted with the application.

The Council has a duty to conserve and enhance the biodiversity and geological features of the borough under planning policy BIO1 of the Local Plan (Adopted 2019). Further advice can be obtained in Section 15 (Conserving and Enhancing the Natural Environment) of the National Planning Policy Framework (NPPF) revision 2024 (see (a)).

Please read the guidance notes and refer to Tables 1, 2 and sections on BNG to consider the type of ecology report/s which may be required to support your application. **Please note that failure to take full account of the wildlife implications of your development may lead to your application being invalidated or refused.**

Legislation

The Planning Authority has a duty to consider the conservation of biodiversity when determining a planning application. This includes having regard to safeguarding species and habitats protected under the following:

- Environment Act 2021 (see (b))
- Wildlife and Countryside Act 1981, (see (c));
- Conservation of Habitat & Species Regulations 2019 (see (d));
- Protection of Badgers Act 1992 (see (e));
- Priority species and habitats as identified in the Barnsley Local Biodiversity Action Plan (see (f)), linked from the UK post-2010 Biodiversity Framework (see (g)); and,
- Habitats and Species listed on section 41 of the Natural Environment & Rural Communities Act 2006 (see (h)).

¹ Which would impact protected Species and/or Habitats of Principal Importance (Section 41 of NERC Act 2006).

Designated sites

Designated sites and priority habitats should be safeguarded. Internationally and nationally designated sites can be found at the 'MAGIC' website (see (i)). Most locally designated sites can also be seen on the Barnsley Local Plan maps and are referred to as 'Biodiversity or Geological Interest Sites'².

Potential impacts to the qualifying features of Natura 2000 sites and SSSIs should not only include direct impacts on the physical site but also indirect impacts. Applicants are required to use the SSSI Impact Risk Zone (IRZ) online tool (j) to demonstrate a rapid initial assessment of potential impacts on statutory designated sites as part of the application. If the IRZ information indicates that the development type could adversely impact a SSSI, Natural England will be consulted by the Local Planning Authority (LPA). Natural England may request that further information is required to support the planning application, covering how impacts upon the SSSI will be addressed.

Application requirements

Preliminary Ecological Appraisal (PEA)/Ecological Impact Assessment (EcIA) and Secondary Surveys

Applications requiring consideration of biodiversity should be supported by a Preliminary Ecological Appraisal/Ecological Impact Assessment (where appropriate) and such other secondary reports (i.e., detailed botanical assessment, protected species surveys, etc.), where necessary, which evaluate the ecological quality of the proposal site and recommend appropriate/proportionate mitigation, enhancement measures or off-site compensation proposals. Surveys should be undertaken by competent persons with suitable qualifications and experience and carried out at an appropriate time within the year (or justifications provided if undertaken during sub-optimal timing and a robust assessment can still be made). Refer to the Ecological Survey Season Calendar provided towards the end of this guidance note for generally accepted survey seasons for habitats and species. Surveys should be undertaken using nationally recognised survey guidelines/methods, where available.

Reference should be made to CIEEMs Guidelines for Preliminary Ecological Appraisal to consider whether a Preliminary Ecological Assessment or Ecological Impact Assessment is appropriate to support the application.

Ecology reports should include detail on how development proposals have taken into consideration the mitigation hierarchy in order to avoid, mitigate and compensate any negative ecological impacts.

Ecological surveys should follow the:

- Guidelines for Accessing and Using Biodiversity Data (March 2020 (k));
- Guidelines for Preliminary Ecological Appraisal (December 2017 (l));
- Guidelines for Ecological Impact Assessment in the UK and Ireland published by CIEEM (September 2018, (m)); and,
- BS42020:2013 Biodiversity – Code of practice for planning and development (n).

Desk study

Existing ecological data should always be gained from Barnsley Biological Records Centre (BBRC) (o) and from neighbouring authorities' BRC's where close to the borough boundary. Data should also be gained from other specialist data sources such as the South Yorkshire Bat Group, South Yorkshire

² Full details of locally designated sites are available from the Barnsley Biological Record Centre

Badger Group, and the RSPB, etc. appropriate to the site and proposal. There may be exceptions to this requirement and the omission of a desk study from ecology reports should be fully justified within the report, as is detailed within the CIEEM Guidelines for Preliminary for Ecological Appraisal (2017).

Protected Species

Demolition/works to buildings and/or trees should be supported by a Preliminary Roost Assessment (PRA) report by a qualified bat worker, plus the appropriate secondary bat survey reports if recommended by the PRA. All reports must be provided at the time of registering the planning application as outstanding surveys cannot be conditioned, this being in line with the statutory 'biodiversity duty' of the LPA (S40 of the Natural Environment & Rural Communities Act 2006) and the ODPM Circular 06/2005. Surveys should be undertaken to the Bat Conservation Trust publication Bat Surveys for Ecologists Good Practice Guidelines (2023) (p), or the most up-to-date editions of the guidance, as and when these become available. Surveys of certain buildings and trees should also assess the presence/likely absence of barn owl and other breeding bird species. Reference should be made to the Barn Conversions Supplementary Planning Document (SPD (q)).

Where species reports are submitted for badger, these should be marked as confidential and not placed on the public record or sensitive information should be redacted. Badger are subject to unlawful persecution and the release of locational information may lead to further impacts to the species.

Mitigation/Enhancement

The intention to incorporate mitigation/enhancement measures within a development site (in addition to that proposed as part of the BNG offering, or where BNG is not required) should be set out within ecological reports submitted as part of an application. Reference to section 6 of the Biodiversity and Geodiversity SPD (r) should be made, which includes a range of biodiversity enhancement opportunities to be incorporated in new development, such as wildlife boxes (bat and bird) and native landscaping. In addition to these measures, consideration should be given to the incorporation of features for hedgehogs (a Section 41 Species), where relevant, such as gaps within proposed fencing to maintain free movement of the species. Further to guidance relating to hedgehogs and developments should be sort (s). Details of these measures can be further provided within a Biodiversity Enhancement Management Plan (BEMP) required at the reserved matters/discharge of conditions stage.

Precautionary measures to be adopted on site during construction works should also be detailed at the application stage (i.e. protection of retained vegetation, adjacent water course, etc.) and relevant guidance referred to. Again, further detail of this can be provided within a Construction Environment Management Plan (CEMP) required at the reserved matters/discharge of conditions stage.

Water Framework Directive

Applicants should be made aware that a Water Framework Directive (WFD) assessment is a requirement for any development which may impact on the WFD status of a waterbody or may impede the implementation of River Basin Management Plan (RBMP) mitigation measures for that

waterbody. There is no definitive list of activities that will require a WFD assessment as it depends on the exact nature of what is proposed and the WFD mitigation measures for the given waterbody. For more information see the Humber RBMP (t).

Exceptions for when full species survey and assessment may not be required

- Following consultation by the applicant at the pre-application stage, the LPA has stated in writing that no protected species surveys and assessments are required;
- A survey and assessment in regard to potential impact upon a statutory designated site will not be required where the applicant is able to provide copies of pre-application correspondence with Natural England, where the latter confirms in writing that they are satisfied that the proposed development will not affect any statutory sites designated for their national or international importance;
- If it is clear that no protected species are present, despite the guidance in Table 2 below indicating that they are likely, the applicant should provide evidence with the planning application to demonstrate that such species are absent (e.g. this might be in the form of a letter or brief report from a suitably qualified and experienced ecologist, or a relevant local nature conservation organisation);
- If it is clear that the development proposal will not affect any protected species present, then only limited information needs to be submitted. This information should, however, (i) demonstrate that there will be no significant impact on any protected species present and (ii) include a statement acknowledging that the applicant is aware that it is a criminal offence to disturb or harm protected species should they subsequently be found or disturbed; and,
- In some situations, it may be appropriate for an applicant to provide a protected species survey and report for only one, or a few of the species shown in the Table 2 below e.g. those that are likely to be affected by a particular activity. Applicants should make clear which species are included in the report and which are not because exceptions apply.

N.B. A BNG assessment will still be required (unless meeting exemptions as set out within the Biodiversity Net Gain Planning Practice Guidance) if the application meets the above exceptions.

Biodiversity Net Gain

National Validation Requirements

Reference should be made to the Biodiversity Net Gain Planning Practice Guidance (u) prepared by the Department for Levelling Up, Housing and Communities. This includes the minimum requirements for validating a planning application in accordance with The Town and Country (Development Management Procedure) (England) Order 2015 (as amended by the Biodiversity Gain Town and Country Planning (Modifications and Amendments) (England) Regulations 2024). Where development would be subject to the biodiversity gain condition, the application must be accompanied by minimum information set out in Article 7 of the Town and Country Planning (Development Management Procedure) (England) Order 2015:

- a statement as to whether the applicant believes that planning permission, if granted, would be subject to the biodiversity gain condition;
- the pre-development biodiversity value of the onsite habitat on the date of application (or an earlier date) including the completed metric calculation tool used showing the calculations, the publication date and version of the biodiversity metric used to calculate that value;

- where the applicant wishes to use an earlier date, the proposed earlier date and the reasons for proposing that date;
- a statement confirming whether the biodiversity value of the onsite habitat is lower on the date of application (or an earlier date) because of the carrying on of activities ('degradation'), in which case the value is to be taken as immediately before the carrying on of the activities, and if degradation has taken place, supporting evidence of this;
- a description of any irreplaceable habitat (as set out in column 1 of the Schedule to the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations [2024]) on the land to which the application relates, that exists on the date of application, (or an earlier date); and
- plans, drawn to an identified scale which must show the direction of North, showing onsite habitat existing on the date of application (or an earlier date), including any irreplaceable habitat.

For applications where the applicant believes their application, if approved would not be subject to the biodiversity gain condition, they must provide the information as set out within the first point above.

If this information has not been provided, it is likely that this will be requested prior to validation being possible.

BMBC Requirements prior to determination

The following information is required to allow a robust evaluation of whether the applicant is likely to discharge the general biodiversity gain condition should the application be approved and given planning permission. It is in addition to that required under the national validation requirements and should be submitted at the validation stage to avoid delays in progressing the planning application. The applicant may not have a fully developed Biodiversity Gain Plan or Habitat Management and Monitoring Plan by the point of validation or even determination, but the applicant should be able to demonstrate that they have sufficient understanding of how they will approach compliance with the statutory requirement, and associated justifications. The additional information required is as follows:

- A completed biodiversity metric, appropriate to the development type/site area, indicating the level of biodiversity net gain or loss likely to be achieved by the scheme. The metric may indicate a loss of biodiversity and how this is likely to be dealt with (i.e. off-site units) should be discussed further within a supporting Biodiversity Net Gain (BNG) statement/assessment/draft plan (see below). The metric should therefore have all tabs completed, accounting for habitat loss, creation and/or enhancement to give an indication of losses and gains expected as a result of the development. The metric calculation should be informed by plans submitted to support the application (e.g. site layout plans and masterplans). The calculation will typically need to be updated post-determination to relate to the final landscape proposals. The metric must be submitted as a Microsoft Excel Workbook (versions with macros disabled must be provided).
- The completed metric should be supported by condition assessment sheets available on the Defra website, where applicable.
- A written BNG Statement/Assessment. This will provide further information in relation to the metric calculation, such as how any losses in biodiversity will be addressed (offsite units/statutory credits), adherence to the mitigation hierarchy and biodiversity gain hierarchy, presence and potential impact upon irreplaceable habitats and an indication of management measures required for on-site habitat creation/enhancement proposals, etc. The

statement/assessment/draft plan should also indicate if any on-site habitat creation/enhancement is likely to be 'significant' and consideration given to how management and monitoring will be secured, with such gains needing to be legally secured for at least 30 years (see below for definition of significant on-site BNG). The BNG Statement/Assessment should also include details of any impacted protected sites and/or species (on-site and off-site), supported by a desk study (and data search, where necessary) and any appropriate mitigation; this would be required where a PEA/EcIA is not necessary for an application, but where an application site is subject to the Biodiversity Gain Condition.

- Pre- and post-development habitat maps showing areas of habitat retention and loss, etc. The post-development plan can be indicative to allow for any amendments that may be made to the site layout during the planning application process, with this being confirmed when discharging the general biodiversity gain condition. The post-development plan should relate to corresponding layout plans/masterplans submitted. Where significant on-site enhancements are proposed and as such need to be legally secured, these should be clearly defined on the post-intervention proposed habitat plan. Where bespoke off-site solutions are proposed, plans should be provided setting out the off-site baseline habitat and the off-site proposed habitat plan.

Reference should be made to the Statutory Biodiversity Metric User Guide/The Small Sites Metric (Statutory Biodiversity Metric) User Guide (v), where relevant, when completing a biodiversity metric and associated documents to ensure the established rules and principles are met. The most recent versions of the user guides should be used.

Strategic Significance

Strategic significance is the local significance of a habitat based on its location and habitat type. Once published, the South Yorkshire Local Nature Recovery Strategy (LNRS) will assist in assigning strategic significance within the biodiversity metric. In the interim period the Statutory Biodiversity Metric User Guide states that the relevant planning authority should specify alternative documents for assigning strategic significance.

Policy GI1 Green Infrastructure within the Barnsley Local Plan (2019) (w) identifies a strategic network of corridors which include:

- River Dearne Valley Corridor
- River Dove Valley Corridor
- River Don Valley Corridor
- Dearne Valley Green Heart Corridor

The objective of Policy GI1 is to protect, maintain, enhance and create an integrated network of connected and multifunctional green infrastructure assets. Refer to the Local Plan for locations of the above corridors within the Green Infrastructure Diagram.

The Local Plan also identifies the Dearne Valley Green Heart Nature Improvement Area as a key ecological asset within Barnsley. The Nature Improvement Area (NIA) was established to help address ecological restoration as part of a series of actions at a landscape scale to improve biodiversity, ecosystems and our connections with the natural environment. The location of the NIA can be viewed by using the interactive Local Plan Map (x) within the Green Belt, Greenspace & Conservation layer and the governments MAGIC website (i), within the layer labelled Land Based Schemes, Other Schemes, Nature Improvement Areas (England).

Where habitat creation/enhancement of medium distinctiveness habitats or above is proposed within either a corridor as set out in Policy GI1 of the Local Plan or the Dearne Valley Green Heart NIA, these should be assigned as *“Formally identified in a Local Strategy”* under strategic significance of the metric.

Significant on-site enhancement

Paragraph 9 of Schedule 7A of the Town and Country Planning Act 1990 (y) requires that where an applicant relies upon a significant increase in onsite habitat biodiversity value, the “significant habitat enhancement” must be subject to a planning condition, section 106 agreement, or conservation covenant requiring that habitat enhancement to be maintained for at least 30 years after the development is completed.

The following guidance is designed to provide planning applicants with details of when onsite enhancement of biodiversity will be considered as ‘significant’. It also sets out guidance on the circumstances under which significant onsite enhancements will be appropriately secured via a condition and when a s106 agreement or conservation covenant will be required.

The following criteria set out what are considered significant onsite enhancements, and hence the LPA would expect a Habitat Management and Monitoring Plan (HMMP) setting out how such enhancements will be maintained and monitored (with monitoring reports submitted periodically to the LPA) for at least 30 years after the development is completed.

Criteria 1: Onsite creation, improvements in condition, or retention, of habitats assigned medium distinctiveness or higher in the Statutory Biodiversity Metric, will be considered as significant.

Rationale: Medium or higher distinctiveness habitats, by their nature as higher value, are likely to contribute a larger number of biodiversity units towards the delivery of the biodiversity net gain objective. It is therefore important that their creation or enhancement is fully secured to ensure the biodiversity net gain objective is met. In addition, the retention of medium or higher distinctiveness habitats contributes significantly to achieving the biodiversity net gain objective. In light of this, their management must also be secured as part of a 30 year Habitat Management and Monitoring Plan, so the units delivered through such habitat retention are maintained.

In limited circumstances, the LPA will not look to secure a HMMP where certain medium distinctiveness habitats are included within minor developments. An example of this would be where the only medium distinctiveness habitat proposed is a small number of urban trees, and hence where limited management is required. In such a case, it is likely the LPA would condition a Biodiversity Enhancement Management Plan (BEMP) to secure the proposed landscaping and its establishment in the initial five years.

Criteria 2: The onsite creation or improvement in condition of low distinctiveness habitats (excluding units delivered from by vegetated gardens), will be considered significant, where either:

A. the combined number of units delivered is equal to or greater than 0.5; and/or

B. the combined number of low distinctiveness units is equivalent to 10% or more of the baseline biodiversity unit value of the site,

Rationale: The goal of Biodiversity Net Gain is to deliver measurable gains in biodiversity as a result of development. Low distinctiveness habitats can represent an important part of a development’s Biodiversity Net Gain Plan. If creation or enhancement of low distinctiveness habitats account for

more than 10% of the baseline value of the site then they are considered to be delivering a significant proportion of the Biodiversity Net Gain Plan. Were these units not to be delivered, development would not secure a measurable net gain. In addition, large areas of low distinctiveness habitats can also be considered as significant, simply due to their scale. For example, 0.5 units of good condition modified grassland covers just over 1000m. This is considered a significant area of habitat so would also need to be secured as part of a 30 year HMMP to ensure that the biodiversity net gain objective is achieved. Reference should be made to the units delivered column within the on-site habitat/hedgerow/watercourse creation and enhancement tabs of the metric. It can then be calculated whether units generated are equal to or greater than 0.5 or equate to 10% or greater of the baseline unit value of the site.

On sites where medium, high or very high distinctiveness habitats are involved, 30 year maintenance and monitoring will usually be secured using a Section 106 Agreement.

In cases where onsite enhancements involve only low distinctiveness habitats, then, for habitats listed in Table 1, if the target condition is moderate or good, a s106 will usually be used to secure the 30-year management and monitoring. In all other instances a condition for a 5-year BEMP will normally be the chosen mechanism.

Table 1
Grassland – modified grassland
Lakes - ornamental lake or pond
Urban – bioswale
Urban – façade bound green wall
Urban – ground based green wall
Urban – intensive green roof
Urban – rain garden
Urban – sustainable drainage system
Woodland and forest – other coniferous woodland

Rationale: Where a target condition of moderate or good is proposed, habitat management will normally be required in order to achieve the proposed condition. Advice from the LPA on changes to the management regime may be required and ecological expertise needed to assess monitoring reports. In contrast, when poor condition is the target for a low distinctiveness habitat, monitoring will not require consideration of condition assessment criteria and changes to ecological management plans. As such monitoring intervals may be less frequent and reviewing monitoring work will not require staff with ecological expertise.

Habitat Management and Monitoring Plans should be proportionate to complexity of the habitats being created. The scope of monitoring needed will vary on a case-by-case basis depending on what is being proposed.

Where significant onsite enhancements are secured via a condition, monitoring is likely to be less frequent and focus on demonstrating at the start of the 30-year period that all the proposed habitats on the site have been created as was planned. Subsequent monitoring reports would mainly need to show that the habitats are all still present.

Guide monitoring costs to cover the Local Planning Authorities time taken to oversee monitoring of significant on-site enhancements secured via s106 agreements are as follows:

- Small site (0-5ha) – £5,000
- Medium site (5-20ha) - £12,000
- Large/complex sites (>20ha) - £17,000

These guide costs give an indication of monitoring fees to be charged at the time the local validation checklist is published. These costs will be subject to an annual review and are therefore subject to change.

Further information

- a) <https://assets.publishing.service.gov.uk/media/675abd214cbda57cacd3476e/NPPF-December-2024.pdf>
- b) <https://www.legislation.gov.uk/ukpga/2021/30/contents>
- c) <https://www.legislation.gov.uk/ukpga/1981/69>
- d) <https://www.legislation.gov.uk/ukdsi/2019/9780111176573>
- e) <https://www.legislation.gov.uk/ukpga/1992/51/contents>
- f) www.barnsleybiodiversity.org.uk
- g) <http://jncc.defra.gov.uk/page-6189>
- h) <https://www.legislation.gov.uk/ukpga/2006/16/contents>
- i) <https://magic.defra.gov.uk/>
- j) <https://naturalengland-defra.opendata.arcgis.com/datasets/sssi-impact-risk-zones-england>
- k) <https://cieem.net/resource/guidelines-for-accessing-and-using-biodiversity-data/>
- l) <https://cieem.net/resource/guidance-on-preliminary-ecological-appraisal-gpea/>
- m) <https://cieem.net/resource/guidelines-for-ecological-impact-assessment-ecia/>
- n) <https://shop.bsigroup.com/ProductDetail/?pid=000000000030258704>
- o) <https://www.barnsley.gov.uk/services/parks-and-green-spaces/management-and-maintenance-of-our-green-spaces/wildlife-conservation-and-biodiversity/>
- p) <https://www.bats.org.uk/resources/guidance-for-professionals/bat-surveys-for-professional-ecologists-good-practice-guidelines-4th-edition>
- q) <https://www.barnsley.gov.uk/media/15707/barn-conversions-spd.pdf>
- r) <https://www.barnsley.gov.uk/media/uqcn3wiv/biodiversity-and-geodiversity-spd-2024.pdf>
- s) <https://www.hedgehogstreet.org/development/>
- t) <https://www.gov.uk/government/publications/humber-river-basin-district-river-basin-management-plan>
- u) <https://www.gov.uk/guidance/draft-biodiversity-net-gain-planning-practice-guidance>
- v) <https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides>
- w) <https://www.barnsley.gov.uk/media/17249/local-plan-adopted.pdf>
- x) <https://www.barnsley.gov.uk/services/planning-and-buildings/local-planning-and-development/our-local-plan/barnsleys-local-plan/>
- y) <https://www.legislation.gov.uk/ukpga/1990/8/schedule/7A>

Habitat and Species Survey Season

SPECIES		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Badger													
Bats	<i>summer roosts</i>												
	<i>foraging/commuting</i>												
	<i>hibernation</i>												
Birds (Breeding)			*	*	*								
Birds (Passage/Over wintering)													
Great crested newts <small>District Level Licence (DLL) with no survey optional</small>	<i>terrestrial</i>												
	<i>aquatic</i>												
	<i>eDNA survey</i>												
Invertebrates													
Otters													
Reptiles													
Water voles													
White-clawed crayfish													
Habitats/Vegetation													
KEY:			<i>optimal survey time</i>				<i>extending into/sub-optimal (but acceptable with robust justification)</i>						

*Willow tit surveys will be required with applications affecting suitable habitat within proximity of Dearne Valley Wetland Site of Special Scientific Interest (SSSI) parcels. Details on this species and survey methodology should be sort from the Back from the Brink Willow Tit Conservation Handbook (u)

Table 1. Designated Sites & Priority Habitats. Criteria for when a Survey & Assessment are required³

Presence of:	
1. DESIGNATED SITES	
Internationally designated sites Special Area of Conservation (SAC) or Special Protection Areas (SPA)	
Nationally designated sites Site of Special Scientific Interest (SSSI)	
Locally designated sites Local Wildlife Site (LWS)	
2. PRIORITY HABITAT (Habitats of Principal Importance under Section 41 of NERC Act 2006) and OTHER BIODIVERSITY FEATURES (as identified within the local Biodiversity Action Plan)	
Upland agricultural	Upland heathland
	Rush pasture
	Blanket bog
Lowland agricultural	Hedgerows
	Lowland dry acid grassland
	Lowland meadow/neutral grassland
	Floodplain grazing marsh
	Arable field margins
Wetland/water	Reedbeds
	Lowland fens
	Upland flushes, fens and swamps
	Rivers (running water)
	Ponds (standing water)
	Eutrophic standing water
Woodland and trees	Mixed deciduous woodland
	Upland woodland
	Wet woodland
	Wood pasture and parkland (inc. veteran trees)
	Traditional orchards
	Scrub
Urban	Open mosaic habitats on previously developed land
	Amenity grassland and verges
	Built environment and gardens/school grounds

³ Developments will require a Biodiversity Net Gain assessment regardless of habitat types present if ≥ 0.5 ha in size (subject to change once BNG becomes a mandatory requirement).

Table 2. Protected Species -Criteria for when Survey & Assessment is required

Does the application involve any of the following activities that may trigger a Protected Species Survey?	Bats	Gt. crested newt	Birds	Otter	Water vole	Badger	Reptiles	White-clawed crayfish
Proposed development which includes the modification, conversion, demolition of buildings and structures.	*		*					
Proposals involving lighting of listed buildings or flood lighting of green space within 50m of woodland, water, hedgerows or lines of trees with obvious connectivity to woodland or water.	*		*	*		*		
Proposals affecting woodland, or hedgerows and/or lines of trees with obvious connectivity to woodland or water bodies.	*	*	*	*		*		
Proposed tree work (felling or lopping).	*		*			*		
Proposals affecting gravel pits or quarries and natural cliff faces and rock outcrops.	*	*	*				*	
Proposals within 250m of a pond or lake.		*	*	*	*			*
Proposals affecting or within proximity of rivers, streams, canals or other aquatic habitats.	*		*	*	*		*	*
Proposals affecting 'derelict' land (brownfield sites), allotments and railway land.	*	*	*			*	*	
Proposals on upland/moorland sites (e.g. windfarms)	*	*	*	*	*		*	*
Proposals affecting open arable land.			*			*		