Waverley
BOROUGH COUNCIL

Biodiversity and Ecology Checklist

This checklist has been informed by Standing Advice from Natural England and is a validation requirement for all Planning Applications. For further information on the Standing Advice please visit the Natural England website.
Its purpose is to help you work out if your proposal is likely to affect biodiversity, and if so, help you understand what additional information you will need to provide to support your application and how to get that information.

SECTION 1 – SITES AND HABITATS	SECTION 2 – PRIORITY AND PROTECTED SPECIES	SECTION 3 – IMPACT ON BIODIVERSITY AND ECOLOGY
Developments have the potential to adversely impact designated sites and priority habitats through direct and indirect effects. Direct effects could include the loss of an area of habitat due to the footprint of a development. An indirect effect could include changes in the hydrology of a site or habitat through drainage works nearby.	Developments have the potential to adversely impact priority species and protected species through effects such as the damage or destruction of breeding or resting places, loss of foraging habitat and disturbance.	Biodiversity and climate are inseparable, and combined, present the greatest threat our countryside has ever faced. Continuing our current path will lead to staggering losses, but by acting ambitiously, we have the chance to transform our future.

If your answers to the questions in **Sections 1, 2 and/or 3** below identify that your project may potentially have an adverse impact on designated sites, priority or other notable habitats, those legally protected or notable species you will need to submit a Biodiversity Statement 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 or unavoidable impacts will be mitigated, reduced or avoided
- How impacts that can't be avoided or mitigated will be compensated (see technical guidance)
- Any proposals for enhancements of 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

The application may not be validated if any of the information submitted proves to be inadequate. If validated and the information is subsequently found not to fully address any potential impacts then further information may be required during the course of any planning application.

You should also consider providing BNG information, something Waverley are actively encouraging.

A completed version of this Biodiversity Checklist must be submitted with each planning application.

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Site Address PITCH 1, LAND NORTH OF LYDIA PARK, STOVOLDS HILL CRANLEIGH GU6 8LE

Section 1 – Sites and Habitats

It is advisable to refer to the associated Technical Guidance document to familiarise yourself with any unfamiliar abbreviations or terminology.

Please answer ALL questions **YES** or **NO** by marking the appropriate box against each question	YES	NO
1.1 Is the application site on or within 50m of a SSSI, SAC, SPA or Ramsar site?		No
1.2 Are any of the following present on or within 50m of the application site? N.B. there may be a SNCI, LNR, RIGS, Priority Habitat or other important feature within or adjacent to the application site. See technical guidance for further information on identifying these.		
a) Broad-leaved woodland		No
b) Veteran (particularly old / large trees)		ND
c) Water course (rivers or streams)		ND
d) Lakes or ponds		ND
e) Wetlands or marshes		ND
f) Flower-rich meadow / grassland		ND
g) Water meadow		ND
h) Heathland		ND
i) Mature hedgerow		No

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Section 2 – Species

Please answer ALL questions **YES** or **NO** by marking the appropriate box against each question.	YES	NO	If you have ticked YES to any of these, you will need to consider potential impacts to the following:
2.1 Will the proposed works affect **existing buildings** with **ANY** of the following features? See Technical guidance for further information.			
a) buildings with hanging tiles, timber cladding / weatherboarding where the building is within 200m of woodland or water		No	• **Bats and bat roosts**
b) Pre-1960 buildings or structures within 200m of woodland and/or water		No	
c) pre-1914 buildings or structures within 400m of woodland and/or water		No	
d) pre-1914 buildings with gable ends, traditional clay tile roofs or slate roofs, hanging tiles or weatherboarding regardless of location		No	
e) structures where there is known current or historic bat use		No	
2.2 Will the proposal affect trees and their rooting areas physically and indirectly with ANY of the following features?			
a) Old and veteran trees		No	• **Bats and bat roosts** • **Nesting Birds**
b) Trees with obvious holes, cracks, cavities or heavy vegetation		No	
c) Trees with a circumference greater than 1m at chest height to include those 'off site' trees whose falling distance would breach the site boundery/perimeter.		No	
2.3 Are there streams, rivers or lakes on or within 25m of the application site that would be affected (including their banks and adjacent habitat) by the development?		No	• **Bat foraging habitat** • **Otters** • **Water vole** • **White-clawed crayfish**

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Section 2 – Species (continued)

2.4 Will the proposals affect either directly or indirectly, **ANY** of the following features?	YES	NO	
a) Deciduous (i.e. not mainly conifer) woodland?		No	• Bat foraging habitat • Dormice • Breeding birds • Badger
b) Field hedgerows over 1m tall and over 0.5m thick?		No	
c) Areas of scrub well-connected to woodland or hedgerows?		No	
2.5 Is the proposal within 200m of a pond, where the surface area of the pond, when water is at its highest level (excluding flood events), is 225m^2 (c.15m x15m)?		No	• Amphibians (particularly with respect to great crested newts)
2.6 Will the proposal affect mature/ overgrown gardens over 0.25ha, or any rough grassland, derelict/brownfield land, railway land or allotments?		No	• Reptiles • Breeding birds
2.7 Will the proposal affect flower - rich meadows or grassland on or directly adjacent to the site?		No	• Breeding birds

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Section 3 – Impact on Biodiversity and Ecology

Will the development:	Yes	No
Cause loss or damage to: a) local watercourses b) areas of ecological value (Retained Policy D1)		No
Cause the loss or reduction in size of Green Spaces of a) visual amenity b) recreational c) ecological value (Retained Policy BE1)		No
Cause *significant* harm to biodiversity? (NPPF 175)		No
Result in the loss or deterioration of *irreplaceable habitats* (such as ancient woodland and ancient or veteran trees)? (NPPF 175)		No
Be likely to have a significant effect on a habitats site (either alone or in combination with other plans or projects)? (NPPF 177)		No
a) Retain, protect, and enhance features of biodiversity and geological interest, and b) ensure *appropriate management* of those features? (LPP1 NE1)	Yes	
Ensure any adverse impacts are avoided, or if unavoidable, are appropriately mitigated? (LPP1 NE1)	Yes	
Contribute to the protection, management and enhance biodiversity? (LPP1 NE1)	Yes	
Make a positive contribution to biodiversity by creating or reinforcing habitat linkages between designated sites, to achieve a connected local and regional ecological network of wildlife corridors and green infrastructure? (LPP1 NE2)	N/A	
Maintain and enhance within the borough, existing: a) trees, b) woodland, or c) hedgerows (LPP1 NE2)	Yes	
Cause damage to or loss of a) trees, b) woodlands or c) hedgerows (Retained Policy C7 & D7)		No
Adequately protect during construction trees or hedgerows which are to be retained? (Retained Policy D7)	Yes	
Allow for *adequate separation* between it and important trees or hedgerows? (Retained Policy D7)	Yes	
Require the planting of new trees and other vegetation? (Retained Policy D7)	Yes	
Result in potential pollution of air, land or water, including that arising from light pollution? (Retained Policy D1)		No

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Biodiversity Net Gain (BNG)

Most permissions granted will require a 10% net gain from November 2023*. Waverley Borough Council are actively encouraging applicants and agents to consider this at an early stage, and although not yet a validation requirement, helps establish best practice on both sides.

Please indicate if you are aware of the upcoming requirements regarding Biodiversity net gain by marking the box against each question.	YES	Has this been considered in the planning application submission? If you answered Yes, please give details, if not please state the reasons for this.
Specify how BNG principles have been applied to your proposed development.		BNG is not required for retrospective applications
Give any examples of how biodiversity could be enhanced at the site.		N/A

Declaration

Please can you confirm you have read the enclosed biodiversity and ecological checklist and understand Waverley Borough Council's commitment to this agenda. Any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them.

Confirmation indicator ☑ Dated ~~13/02/25~~ 2/5/26

Important Note

This checklist cannot include all protected species and all circumstances where they may be affected. It is the responsibility of the developer to ensure that protected species and habitats are not impacted because of development. If protected species are found during development, work should be halted, and advice sought from a qualified professional.

* Date to be confirmed