



Exmoor Biodiversity Trigger List

	Yes	No
Triggers for a wildlife report		
Size Is the application site (red line boundary) greater than 0.1ha?		✓
Designations Will the proposal involve impacts* on a designated site (see Natural Environment Record)? <ul style="list-style-type: none">- Special Area of Conservation (SAC)- Site of Special Scientific Interest (SSSI)- National Nature Reserve- County/Local Wildlife Site (CWS/LWS)		✓
Buildings/structures Will the proposal involve any of the following? <ul style="list-style-type: none">- Demolition of (all or part of) building or structure- Renovation or conversion of a building or structure- Work to a roof, roof space, barge boards/fascias/soffits or chimney- Work to walls with crevices, wooden cladding, hanging tiles or climbing plants- Work to underground structures such as cellars, ice-houses, tunnels, mines, kilns or adits- Work to a bridge structure		✓
Habitats Will the proposal involve impacts* on any of the following? <ul style="list-style-type: none">- An area of woodland- An area of scrub connected to woodland or hedgerow- An area of heathland, species-rich grassland, rough grassland or marshy (wet) grassland- Derelict land, quarries, railway land or allotments		✓
Trees Will the proposal involve impacts* on old or veteran trees, or any trees with obvious holes, cracks, cavities, dense ivy or deadwood or a bird or bat box?		✓
Hedges Will the proposal involve removal or moving of any section of hedgerow or line of trees (excluding non-native garden hedges unless >10m being removed)		✓



Biodiversity Net Gain (BNG)

From February 2024, under the statutory framework for Biodiversity Net Gain, every grant of planning permission is deemed to have been granted subject to a general biodiversity gain condition to secure the biodiversity gain objective. This objective is to deliver at least a 10% increase in relation to the pre-development biodiversity value of the development granted permission. The general biodiversity gain condition is a pre-commencement condition: once planning permission has been granted, a Biodiversity Gain Plan must be submitted and approved by the planning authority before commencement of the development. Where applicants consider that the development would not be subject to the general biodiversity gain condition, as outlined by the exemptions listed below, the applicant must provide a statement setting out why they believe this is the case.

BNG exemptions	Yes	No
Is it a householder application?		✓
Is the application for retrospective planning permission (made under section 73A)?		✓
Is the application a variation/removal of condition application (section 73 permissions) where the original permission was either applied for or granted before statutory BNG (12 February for most applications/2 April for 'small sites')?		✓
Development granted planning permission by a development order under section 59 (this includes permitted development rights)		✓
Is the development proposed impacting an area habitat less than 25 square metres (e.g. 5m by 5m) or 5m of linear habitats such as hedgerows, that is not a priority habitat? These would be subject to the de minimis exemption.	✓	
Self-build and custom build development which: <ul style="list-style-type: none">- consists of no more than 9 dwellings, and- is carried out on a site which has an area no larger than 0.5 hectares, and- consists exclusively of dwellings which are self-build or custom housebuilding as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015		✓
Is the application urgent Crown development (granted under s293A TCPA 1990)?		✓
Does the application relate to the development/creation of a biodiversity gain site ("habitat bank")? Defined as development which is undertaken solely or mainly for the purpose of fulfilling, in whole or in part, the biodiversity gain planning condition which applies in relation to another development		✓

If YES to any of the above, then the development is likely exempt from BNG. The agent/applicant must submit a statement setting out why they believe they are exempt from BNG.



Water	Will the proposal involve impacts* on a river, stream, intertidal area or pond (consider all ponds within 500m of the proposal, excluding ornamental garden fishponds, and any proposal within 10m of either side of a watercourse)		<input checked="" type="checkbox"/>
Species	Are there known records of protected/priority species on site which will be affected by the proposal?		<input checked="" type="checkbox"/>
Lighting	Will the proposal result in either of the following? <ul style="list-style-type: none">- Illumination or light spill onto mature trees, hedgerow, woodland, pasture, water course, waterbody or known bat roost?- Lighting or impacts on woodland, tree line, hedgerow within the Exmoor and Quantock Oakwoods SAC Consultation Zones (link to document on website)?		<input checked="" type="checkbox"/>
Other	Will the proposal result in the generation of renewable energy, for example wind turbines, hydro-powered schemes or photo-voltaic arrays?		<input checked="" type="checkbox"/>
<i>If YES to any of the above, then an Ecological Impact Assessment must be submitted alongside any planning application. The application will not be validated without it and surveys to support it cannot be conditioned.</i>			
Invasive non-native species			
Work near a known invasive non-native species e.g. Japanese knotweed, Himalayan balsam, montbretia?			
<input checked="" type="checkbox"/>			
<i>If YES to the above, then an invasive species management plan will be required.</i>			
Agricultural development			
Will the proposal result in new or replacement housing for animals and/or slurry/manure management?			
<input checked="" type="checkbox"/>			
<i>If YES to the above, then an air quality assessment may be required – please seek advice pre-app.</i>			

*Impacts can be direct or indirect and you may be advised on this by your ecologist. Direct impacts are where there would be a loss of habitat e.g. an area of grassland removed, indirect impacts may occur through root compaction, via a water course or as run-off for example. Impacts can be both positive and negative but we are principally looking at negative impacts here.

Signed (Applicant/agent) <i>R.B. Auger</i>	Print name <i>R.B. AUGER</i>	Date <i>14/8/2024</i>
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