

Wildlife Trigger List

The purpose of this Trigger List is to help applicants and their agents identify if a development proposal is likely to adversely affect biodiversity and what information may be reasonably required to accompany a planning application.

Before completing the Wildlife Trigger List, please refer to the Guidance Notes in Appendix 1.

You should answer all questions and include the completed Trigger List with your planning application.

If you answer **YES** to any question then you will need to include further ecological information with your application, produced by an ecologist or other suitably qualified person. The information may vary from a short written statement (if there is no significant impact) to a full wildlife report with surveys. See section 3 of the Guidance Notes for further information.

Please note you should not need to employ an ecologist in order to complete Trigger List, which has been designed to be completed by the applicant or their agent, but the wildlife report should be produced by a consultant with suitable qualifications and experience.

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Please answer ALL questions Does the application involve:	YES	NO	If you have answered 'YES' to any question you will need to consider potential impacts to the following species
Demolition of a building			<ul style="list-style-type: none"> • Bats¹ • Breeding birds, particularly Barn owls, Kestrels, Barn swallows, House martins and House sparrows
Works to a roof, roof space, weather boarding or hanging tiles (eg loft conversion, roof raising, extensions)			
Works to agricultural buildings (eg farmhouses, barns, outbuildings) of traditional brick/stone construction			
Works to churches, places of worship or municipal buildings			
Works to tunnels, bridges, military structures, cellars and similar underground structures;			
Works to gravel pits or quarries and natural cliff faces and rock outcrops with crevices, caves, or other fissures			<ul style="list-style-type: none"> • Bats • Small mammals • Breeding birds • Reptiles • Amphibians • Protected plants

¹ Note: The types of feature highlighted in this Checklist have a higher likelihood of supporting bats and are taken from the list produced by the Bat Conservation Trust in their good practice survey guidelines (see [Bat Survey Guidelines 23](#)). However, it is important to recognise that many buildings that do not meet these criteria may also support bats.

Demolition or removal of glasshouses or polytunnels			<ul style="list-style-type: none"> • Small mammals, reptiles and amphibians
Installation of wind turbines or ground-based solar arrays			<ul style="list-style-type: none"> • Bats • Small mammals • Breeding birds • Reptiles • Amphibians • Protected plants
Illumination or light spill onto a building, mature tree, tree line, woodland, field hedge, pasture, water body or a known bat roost			<ul style="list-style-type: none"> • Bats and breeding birds
<p>Changes to or works affecting any of the following:</p> <ul style="list-style-type: none"> • a watercourse, intertidal area or standing open water (eg ponds, reedbeds) • derelict land, including Brownfield sites (e.g. disused glasshouse or agricultural sites), • Gardens over 500m², particularly mature and overgrown land • Tussocky grassland, wet grassland, flower rich grassland or heathland (heather/gorse present) • Sand dune 			<ul style="list-style-type: none"> • Bats • Breeding birds • Reptiles • Amphibians • Small mammals • Protected plants
<p>Felling, removal or heavy lopping of:</p> <ul style="list-style-type: none"> • woodland • field hedgerows and/or lines of trees • mature trees (with the exception of commercial or domestic fruit trees) with a diameter of more than 8cm at 1.5m above ground level • any tree that is known to be supporting a bird nest, squirrel drey or artificial nesting/roosting box 			<ul style="list-style-type: none"> • Bats • Breeding birds • Small mammals • Reptiles • Amphibians • Protected plants

<ul style="list-style-type: none"> • a tree displaying any of the following features: <ul style="list-style-type: none"> ▪ obvious holes, cracks, splits or flaking bark ▪ dense ivy cover ▪ deadwood in the canopy or stem 			
Works that may impact directly or indirectly (eg via a watercourse or lighting) on an ecological Site of Special Interest or an Area of Special Protection ²			<ul style="list-style-type: none"> • Bats • Breeding birds • Small mammals • Reptiles • Amphibians • Protected plants
Any development in or adjacent to buildings, structures, or locations where protected species are <u>known</u> to be present or where there is known historic use ³ .			<ul style="list-style-type: none"> • Bats • Small mammals • Breeding birds • Reptiles • Amphibians • Protected plants

Please note that in all circumstances legislation pertaining to protected species still applies and it is the responsibility of the applicant to ensure that protected species are not impacted as a result of this development.

If protected species are found during the course of the development, work must be halted and advice sought from Land Resource Management (telephone 01534 441600).

² To find out if your site is in or near an ecological Site of Special Interest or an Area of Special Protection look on [Natural site search \(gov.je\)](https://naturalheritage.gov.je/natural-site-search). or contact environmentenquiries@gov.je

³ Further information including records of wildlife recorded in and around your property can be obtained from the Jersey Biodiversity Centre at <https://jerseybiodiversitycentre.org.je/>

I declare that this Trigger List has been completed accurately to the best of my knowledge

Signed

Date

If you have answered **YES** to any of the above questions, you must include with your planning application further ecological information produced by an ecologist or other suitably qualified person, as well as the completed Trigger List. See section 3 of the Guidance Notes for further information.

If you have answered **NO** to all questions, please sign below and include the completed Trigger List with your application.

If your professional ecological consultant considers that your proposals may be exempt from the provision of a wildlife report you will need to provide evidence for consideration and should contact the Land Resource Management Team on telephone 01534 441600 or at environmenquiries@gov.ie

Appendix 1 Guidance Notes

1. Introduction

The following guidance notes are designed to assist property owners, agents, developers, architects, and the general public in understanding the requirements for submitting information about **biodiversity** with planning applications. The guidance includes details about the process, the type

and quality of information needed, and where to obtain information.

The protection and enhancement of Jersey's biodiversity is underpinned by the following legal and policy context:

Bridging Island Plan 2022-2025⁴.

The Bridging Island Plan is the primary consideration in all planning-related decision-making in Jersey. The Natural Environment chapter of the Plan sets out the policy framework for assessing change that affects Jersey's natural environment. Covering its biodiversity and geodiversity, both terrestrial and marine, landscape and seascape character.

In determining a planning application, all potential impacts of a proposed development on protected species, protected sites, key habitats, and other natural heritage interests must be fully considered. Applicants must be able to demonstrate that their proposals do not directly or indirectly, singularly or cumulatively cause harm to biodiversity or geodiversity value. Development should also seek to make a positive contribution to sustainable development through measures to improve biodiversity and geodiversity value and, where possible, to deliver biodiversity net gain. The key policies listed in the Natural Environment chapter of the Plan are as follows:

Policy NE1 – Protection and improvement of biodiversity and geodiversity

The highest level of protection will be given to sites of special interest; marine protected areas and Ramsar sites. Where development proposals may lead to an impact on biodiversity and geodiversity they must be accompanied by adequate information which demonstrates how biodiversity and geodiversity will be protected, and adverse impact avoided, minimised, mitigated or compensated for.

Policy NE2 – Green infrastructure and networks

Development must protect and improve existing green infrastructure assets and contribute towards the delivery of new green infrastructure assets and wider green infrastructure networks including trees, hedgerows, wetlands, ponds and watercourses. Proposals affecting green infrastructure assets which do not provide sufficient information to enable the likely impact of the proposals to be considered, understood and evaluated, will not be supported.

Policy NE3 – Landscape and seascape character

Development must protect or improve landscape and seascape character. The highest level of protection will be given to the Protected Coastal Area

⁴ [Bridging Island Plan 2022 to 2025 \(gov.je\)](https://www.gov.je/Bridging-Island-Plan-2022-to-2025)

and Costal National Park, and their setting. Applicants will need to demonstrate that a proposal will neither directly nor indirectly, singularly or cumulatively, cause harm to Jersey's landscape and seascape character and will protect or improve the distinctive character, quality, and sensitivity of the landscape and seascape character area or coastal unit as identified in the Integrated Landscape and Seascape Assessment.

Wildlife (Jersey) Law 2021⁵

Jersey has a number of wild animals, birds and plants that are locally rare or important, including some of European and international concern. These species, their nests, dens, breeding sites and resting sites, are legally protected under the Wildlife (Jersey) Law 2021. Developments have the potential to cause adverse impacts through the damage or removal of breeding sites or foraging habitat, as well as direct harm to animals, birds or plants through construction or ground clearance works.

Areas of Special Protection are formally designated under the Wildlife (Jersey) Law 2021 in order to provide protection for particular species within that area. These areas may be temporary or permanent and may be designated in order to prevent disturbance of species at critical times during their life cycle, for example, during the breeding or hibernation period.

Jersey Biodiversity Strategy 2000

The Biodiversity Strategy⁶ published in 2000 was Jersey's response to signing the International Convention on Biological Diversity 1992 at the Rio Earth Summit. The Strategy describes the key habitats and species that make up Jersey's natural environment and outlines objectives to preserve them, through species and habitat action plans.

Register of Natural Sites

Natural Sites of Special Interest (SSIs) are places that are formally designated under the Planning and Building (Jersey) Law 2002 for their special zoological, ecological, botanical, or geological qualities. Currently approximately 30 ecological SSIs and 26 geological SSIs are designated. Activities which might harm the special interest of these sites are restricted and require consent through the planning system.

⁵ Protected species are listed on the Schedules of the **Wildlife (Jersey) Law 2021**, please see the latest edition of the Law at [Wildlife \(Jersey\) Law 2021 \(jerseylaw.je\)](https://www.jerseylaw.gov.je/Wildlife%20Law%202021)

⁶ [Biodiversity strategy \(gov.je\)](https://www.gov.je/BiodiversityStrategy)

A list of all SSIs, ASPs and a map showing their distribution can be found at [Natural site search \(gov.je\)](#).

2. The Wildlife Trigger List

The Wildlife Trigger List is designed to assist applicants and their agents to help identify if a development proposal is likely to adversely affect biodiversity.

The person completing the Trigger List must have sufficient knowledge of the site and the proposed development. This could be the applicant or their agent. However, if there is doubt over how to answer any question the advice of an ecologist or other suitably qualified person should be sought.

Answering YES to any question in the Trigger List indicates that the proposals may have adverse effects and a wildlife report providing further information must be produced by a suitably qualified and experienced ecologist. Both the completed Wildlife Trigger List and wildlife report must be submitted with the application. The details of the person who prepared the wildlife report should also be submitted.

If your professional ecological consultant considers that a report is not required you may submit a letter from them justifying why this is the case and we will make a judgement; photographs can assist.

It is recommended that the Wildlife Trigger List and the preparation of any additional ecological information required, should be considered at the earliest possible stage of project preparation or design to allow for any identified impacts to be addressed and any necessary mitigation 'built in' to a project. This is particularly relevant when there are seasonal constraints to survey work which could significantly delay any decision being made.

Planning applications submitted with a completed Trigger List and all supporting ecological information will help to ensure that development proposals can be fully considered and prevent any delays in the determination of the application through requests for further information.

Note that this Wildlife Trigger List cannot be used to fulfil the requirements for an EIA in accordance with the Planning and Building (Environmental Impact) (Jersey) Order 2006.

3. Types of wildlife report

The information you provide with your application should be sufficient to enable an informed decision to be made about the potential impact of your proposal on wildlife and their habitats. This will vary according to factors such as the nature and scale of the proposal and the extent of impact that is likely to be caused. An experienced ecologist can advise on the level of assessment or type of survey required; however, some initial guidance is provided below.

a) **Preliminary Ecological Appraisal (PEA) report**

For most developments, the minimum level of assessment required is a **Preliminary Ecological Appraisal**⁷. This is an initial scoping assessment to identify significant ecological features, any evidence of protected species on and within the vicinity of the site, and to understand the potential impacts which may arise as a result of the proposed development. The PEA must be undertaken by a suitably qualified and experienced ecologist (see section 4 below).

The PEA should be carried out in accordance with best practice guidelines (Chartered Institute for Ecology and Environmental Management (CIEEM): [Guidelines for Preliminary Ecological Appraisal \(GPEA\) | CIEEM](#) and should include:

- a desk study to provide background data and context, including existing ecological records in and adjacent to the site such as data from the [Jersey Biodiversity Centre](#),
- a walkover of the site to classify and map habitat types present
- looking for evidence of or potential for protected species within or adjacent to the site.

A PEA can be undertaken at any time of the year, although the optimal time for habitat surveys is from March to September inclusive.

The submission of a PEA report with your application will be sufficient where minor impacts may occur and mitigation measures, for example, precautionary working methods, can be implemented to either avoid or reduce these impacts.

b) **Ecological Impact Assessment (EclA) report**

Where the PEA has identified potential impacts and an informed decision on appropriate mitigation cannot be made based on the PEA alone, an **Ecological Impact Assessment (EclA)** will be required. As part of the EclA further ecological surveys may be undertaken. These surveys are subject to seasonal constraints (see survey calendar) and therefore it is vital that the applicant considers seeking professional ecological advice at an early stage of the design to factor in such constraints.

⁷ [Guidelines for Preliminary Ecological Appraisal \(GPEA\) | CIEEM](#)

The EclA should be carried out in accordance with best practice guidelines (CIEEM): [Guidelines for Ecological Impact Assessment \(EclA\) | CIEEM](#) and should include:

- an overview of the findings of the PEA, as outlined above;
- detailed protected species/habitat surveys where required - undertaken during the optimal season for the species/habitat concerned (see the ecology survey calendar below)
- based on the survey findings, an impact assessment of the impacts likely to be caused by your proposal on biodiversity (these should include both direct and indirect impacts both during construction and post construction)
- where likely impacts are identified, proposed measures to avoid, reduce or compensate for those impacts; and
- measures to improve biodiversity within the site – the overall aim being to achieve no net loss of biodiversity and if possible net gain.

Once all surveys are complete, the results, interpretation, assessment and mitigation/compensation should be presented in a detailed EclA report, supported by detailed plans as required, and submitted with your application.

In addition, proposals are to be encouraged that will enhance, restore or add to, features or habitats used by protected species, and which meet the requirements under the Natural Environment chapter of the Bridging Island Plan 2022-2025.

4. Finding an Ecological Consultant

The assessment and surveying of ecological impacts is a specialist task that should only be undertaken by appropriately qualified and experienced ecologists. Survey work needs to be of appropriate scope and detail, conducted at an appropriate time of year, in suitable weather conditions and using recognised methodologies. Advice on engaging the service of a professional ecologist is found here: [Finding a Consultant | CIEEM](#)

A list of some ecological consultants and contractors operating in Jersey is held by the Land Resource Management Team and can be provided on request.

5. Ecology survey calendar

Ecological surveys are often seasonally constrained and need to be undertaken at particular times of the year to give the most reliable results. Therefore

early planning is important to ensure that the necessary surveys can be timetabled and so that your planning application does not encounter avoidable delays.

The ecological survey calendar given in **Appendix 2** provides general guidance on survey timing and the seasonal constraints which apply to ecological survey work. Note that the timing and frequency of surveys can vary according to survey objectives and are also influenced by external factors such as weather, location and site characteristics.

Professional advice is always recommended to identify which surveys are likely to be required and the appropriate timings. Survey work should only be carried out by suitably experienced and where necessary, licensed individuals.

6. Useful Contacts and References

Land Resource Management Team (Infrastructure and Environment)

Howard Davis Farm, Trinity, Jersey, JE3 5JP

T: 01534 441600

E: environment.enquiries@gov.je

Jersey Biodiversity Centre

7 Pier Road, St Helier,

Jersey JE2 4XW

Email jbc@societe-jersiaise.org

T: 01534 633393

www.jerseybiodiversitycentre.org.je

Appendix 2

Ecological Survey Calendar

The information below provides general guidance on survey timing and the seasonal constraints which apply to ecological survey work. Please note that the timing and frequency of surveys can vary according to survey objectives and are also influenced by external factors such as weather, location and site characteristics.

Professional advice is always recommended to identify which surveys are likely to be required and the appropriate timings.

Survey work should only be carried out by suitably experienced and where necessary, licensed individuals.

Key:



Optimal time or no constraints



Sub-optimal time or restricted



Surveys not possible

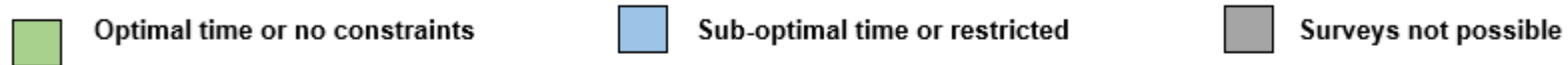
		Jan	Feb	March	April	May	June	July	Aug	Sep	Oct	Nov	Dec
Habitats	Preliminary Ecological Appraisal (PEA) ¹	Sub-optimal time or restricted	Sub-optimal time or restricted	Optimal time or no constraints	Optimal time or no constraints	Optimal time or no constraints	Optimal time or no constraints	Optimal time or no constraints	Optimal time or no constraints	Optimal time or no constraints	Sub-optimal time or restricted	Sub-optimal time or restricted	Sub-optimal time or restricted
	Botanical surveys ²	Surveys not possible	Surveys not possible	Optimal time or no constraints	Optimal time or no constraints	Optimal time or no constraints	Optimal time or no constraints	Optimal time or no constraints	Optimal time or no constraints	Sub-optimal time or restricted	Surveys not possible	Surveys not possible	Surveys not possible
Birds	Breeding bird surveys ³	Surveys not possible	Surveys not possible	Optimal time or no constraints	Optimal time or no constraints	Optimal time or no constraints	Optimal time or no constraints	Optimal time or no constraints	Optimal time or no constraints	Surveys not possible	Surveys not possible	Surveys not possible	Surveys not possible
	Winter bird surveys	Optimal time or no constraints	Optimal time or no constraints	Surveys not possible	Surveys not possible	Surveys not possible	Surveys not possible	Surveys not possible	Surveys not possible	Surveys not possible	Surveys not possible	Surveys not possible	Optimal time or no constraints

Reptiles							
Amphibians	Aquatic surveys (breeding)						
	Terrestrial survey						
Small mammals							
Invertebrates							
<p>Footnote 1: A PEA can be conducted all year round; <u>however</u> surveys during the spring and summer will allow more detailed species lists to be put together which can aid classification of habitats.</p> <p>Footnote 2: Botanical surveys are seasonal and depend on the habitat type. Exact timings should be advised by a suitably qualified person.</p> <p>Footnote 3: Note that the breeding season for birds depends on the species and can be affected by weather conditions. Some species are more detectable at certain times of the year due to their ecology. Bird survey timings and frequency will therefore depend on the survey objectives and species of interest. Bird surveys undertaken between March and May and September and October may also detect migratory bird species.</p> <p>Further information on survey types and respective timings is provided within Bird Survey Guidelines for ecological impact assessment</p>							

Survey Calendar for Bats

Note that survey work for bats is complex and appropriate survey timings will depend upon factors such as the type of bat survey, species present and survey objectives. Planning for bat surveys therefore needs to be undertaken on the advice of a suitably qualified ecologist.

Key:



		Jan	Feb	March	April	May	June	July	Aug	Sep	Oct	Nov	Dec	
Bats	Emergence/re-entry surveys for maternity or summer roosts ¹													
	Transitional roosts													
	Activity surveys ²													
	Hibernation surveys													
	Roost characterisation survey ³													

	Tree roost surveys (ground level)			
	Potential roost feature (inspection) trees			
<p>Footnote 1: For sites with moderate or high suitability a proportion of surveys should be carried out between May and August to detect maternity roosts if present. Appropriate dates are species dependent and can be advised by a suitably qualified ecologist.</p> <p>Footnote 2: Bat activity surveys (active transects and static detector surveys) can be carried out when sunset temperatures are 10°C or above. Due to the southerly nature of Jersey, surveys in April and October may be deemed acceptable depending on weather conditions. Transect and automated / static bat detector surveys targeting habitat suitability for bats span across the seasons; spring – April / May, summer – June / July / August and Autumn – September / October.</p> <p>Footnote 3: Depending on the roost type, characterisation surveys can be undertaken at any time of the year. The number of visits will vary on the species in question, and the ecological questions to be answered. This will be advised by a suitably qualified ecologist.</p> <p>Further information on survey types and respective timings is provided within the Bat Surveys for Professional Ecologists: Good Practice Guidelines 3rd edition - Guidance for professionals - Bat Conservation Trust.</p>				

