

Ecology and Trees Checklist

This checklist is required for **ALL** planning applications. Understanding the ecology on and near a site and taking action can avoid delays in planning, create a better quality scheme and avoid criminal prosecution.

Tick all features present and those that **COULD** be affected by any aspect of the proposal, including:

- development above and below ground, including matters such as the connection of utilities
- large vehicles accessing the site, such as cranes or delivery lorries
- materials storage and where building works (e.g. concrete mixing) would take place

1. Are the following features on or within the specified distances of the red line site?

Buildings and features	Yes - affected	Yes - unaffected	No
Agricultural buildings (farmhouses or barns)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Derelict or dilapidated buildings in a rural location	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
A pre-1960 building in or within 200m of woodland	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
A pre-1914 building in or within 400m of woodland	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Underground structures (such as cellars or tunnels)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Bridge structures, aqueducts or viaducts	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
An existing roof or over-hanging eaves	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Hanging tiles or timber weather boarding	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Dense climbing plants	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Trees and hedges (see section 8 Additional guidance on Trees and Hedges for guidance)	Yes - affected	Yes - unaffected	No
Trees with a stem wider than 75mm (measured 1.5m above ground level) on or within 15m of the site	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Hedgerows on or within 5m of the site	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Habitats (see section 9 Additional guidance on Habitats for guidance)	Yes - affected	Yes - unaffected	No
Special Protection Area or Special Area of Conservation within 2km	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Site of Special Scientific Interest (SSSI) within 500m	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Ancient Semi-Natural Woodland (ASNW) within 100m	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Local Wildlife or Biological Notification Site on or adjacent to site	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Priority habitat on or adjacent to site	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Meadows or unmanaged, dense ground vegetation within site	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Ponds within 250m	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Rivers, streams or water filled ditches within 100m	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

2. Have any of the following species been known to use the red line site?

Known wildlife (see section 10 Additional guidance on Known Wildlife for guidance)		
<input type="checkbox"/> Nesting birds	<input type="checkbox"/> Dormice	<input type="checkbox"/> Otters
<input type="checkbox"/> Bats	<input type="checkbox"/> Great Crested Newts	<input type="checkbox"/> Water Voles
<input type="checkbox"/> Badgers	<input type="checkbox"/> Reptiles	<input type="checkbox"/> White-clawed Crayfish

What to do next

3. **If you answered entirely "No" / "Yes – unaffected"**
 - 3.1 Please submit the completed checklist with your planning application. After that, there is no further action for you to take. Please note that if it is later found that a feature is affected, development work may be stopped immediately and legal action taken.
4. **If you answered one or more "Yes – affected" in Section 1 or "Yes" in Section 2**
 - 4.1 You must submit the completed checklist. If your application is for a minor or major development you must also submit an **Ecology Report** (guidance below) with your planning application. An ecology report is not required for householder applications at the time of submission, but may be asked for during determination.
5. **If you answered "Yes – affected" in the Trees and Hedges section**
 - 5.1 You must submit the completed checklist and a **Tree Report** (guidance below) with your planning application. You may also be asked to submit an Ecology Report.
6. **Preparing an Ecology Report**
 - 6.1 To avoid delays and ensure you only do the work you need to, we strongly advise using our
 - 6.2 The preparation of an Ecology Report should follow this 3 step process:
 - I. Survey and Assessment (to understand and assess the ecology of the area)
 - II. Design (to minimise, mitigate and compensate impacts and maximise benefits)
 - III. Implementation (ensure that the agreed protection and enhancement takes place)
 - 6.3 The best format for an Ecology Report is usually a . It includes:
 - A desk study – including a search of Buckinghamshire and Milton Keynes Environmental Records Centre's records
 - A walkover survey – identifying signs of species and habitats requiring further consideration
 - A phase 1 (or UK Habs) Habitat Survey – mapping the habitats on site
 - Recommendations – for further surveys or specific measures to avoid harming wildlife.
 - 6.4 Any surveys must be carried out by a suitably qualified person. Some can only be carried out at certain times of the year, so we recommend you start researching this now. Professional ecologists can be found on the website.
7. **Preparing a Tree Report**
 - 7.1 A Tree Report must include the findings from a tree survey carried out by a suitably qualified person. It must be of the appropriate level of detail as set out in Table B.1 in . See also on how countryside hedgerows should be surveyed.
 - 7.2 Suitably qualified arboriculturists are often members of the or the

Further Information

8. Additional guidance on Trees and Hedges

For guidance relating to protected hedgerows see:

9. Additional guidance on Habitats

9.1 Using the interactive maps on [the WDC website](#) you can locate your site and view nationally designated sites for wildlife conservation and priority habitats.

9.2 Habitats have special ecological importance. For advice on habitats with the highest level of protection, see [the WDC website](#).

9.3 For advice on Ancient Semi Natural Woodland, see [the WDC website](#).

9.4 Rivers and streams are important for ecology and have special consideration in WDC's planning policy. Guidance on this can be found in the [WDC Planning Policy](#).

9.5 Biological Notification Site details, Local Wildlife Site details and other ecology records are available from [the WDC website](#) (BMERC).

10. Additional guidance on Known Wildlife

10.1 The [Buckinghamshire Wildlife Society](#) hold records for species and habitats. For a fee they can [provide a site visit](#) and produce a report which provides the core to an ecological desk study of a site.

10.2 Some basic records are freely available on the internet, e.g. [the WDC website](#).

10.3 The wildlife mentioned in this section of the checklist may be protected species. See Natural England's guidance: [Natural England's guidance on protected species](#).

10.4 Great Crested Newts are often found in ponds in the district. Even if the pond is not on site it may need consideration. Buckinghamshire and Milton Keynes Environmental Records Centre hold records of Great Crested Newts. [Buckinghamshire and Milton Keynes Environmental Records Centre](#)

11. Additional sources of information

11.1 Joint Nature Conservation Committee [Joint Nature Conservation Committee](#)

11.2 Priority Habitats and Species lists as published in accordance with [the WDC website](#)

11.3 General information on biodiversity in Buckinghamshire can be found in the [Buckinghamshire Biodiversity Strategy](#) publication.