

Ecology: Wildlife Checklist

Where you answer YES to any question below, you may have protected animals on site and must consider the following:

1. Check the website of the organisation referenced in the ‘further information’ column below, to help you decide whether you need to undertake a survey **before** submitting your application.
2. Clearly state within Section ‘5. Additional Survey Information Supplied’ details of any survey that you have completed before submitting this planning application. All completed survey reports should be submitted along with your applications forms.
3. Where you have answered YES to any question below, but have not undertaken a survey, please state clearly within Section ‘5 Additional Survey Information Supplied’ which professional wildlife organisation you have consulted and why they have advised you that a survey was considered not necessary.

Wildlife Checklist

1. Development / Building works		Yes	No
Does the proposed development comprise/include any of the following?			
Works to agricultural buildings (farmhouses or barns) in particular traditional timber-framed buildings or other traditional farm buildings		<input type="checkbox"/>	<input type="checkbox"/>
Works to a the structure of a roof (such as conversions or re roofing)		<input type="checkbox"/>	<input type="checkbox"/>
Works to a building with the following design;	- timber weather boarding	<input type="checkbox"/>	<input type="checkbox"/>
	- over-hanging eaves	<input type="checkbox"/>	<input type="checkbox"/>
	- hanging tiles	<input type="checkbox"/>	<input type="checkbox"/>
	- dense climbing plants	<input type="checkbox"/>	<input type="checkbox"/>
	- slate roof	<input type="checkbox"/>	<input type="checkbox"/>
Works to underground structures (such as cellars or tunnels)		<input type="checkbox"/>	<input type="checkbox"/>
Works to bridge structures, aqueducts or viaducts		<input type="checkbox"/>	<input type="checkbox"/>
Works to derelict or decayed buildings in a rural location		<input type="checkbox"/>	<input type="checkbox"/>
Works to a pre-1960s building that is located in or within 200m of woodland		<input type="checkbox"/>	<input type="checkbox"/>
Works to a pre-1914 building that is located in or within 400m of woodland		<input type="checkbox"/>	<input type="checkbox"/>
Works which may affect trees, especially trees which are large, old, hollow, have holes or peeling bark		<input type="checkbox"/>	<input type="checkbox"/>
Further information			
You may have bats on site – check NE’s standing advice for “Protected Species in the Planning Application process” http://www.naturalengland.org.uk/regions/south_east/ourwork/standingadvice/protectedspecies/default.aspx			

2. Habitats / Natural Features on site		Yes	No
Does the proposal involve the following types of habitat or natural features?			
• unmanaged, dense ground vegetation such as overgrown shrubs, small trees or similar (as it is often found on derelict land)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• orchards	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• meadows	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• mature hedgerows	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• large or ancient trees or woodland	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

3. Observations / wildlife seen		Yes	No
Does the proposal involve the following types of habitat or natural features?			
Are there birds nesting on site, which might be affected by the development?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Have you seen any protected species on site, such as bats, badgers or reptiles?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes, which ones			
Further information			
For nesting birds – The British Trust for Ornithology at: http://www.bto.org . For bats – The Bat Conservation Trust at: http://www.bats.org.uk For reptiles – Amphibian and Reptile Conservation at: http://www.arc-trust.org For badgers – The Badger Trust at: http://www.badger.org.uk For local wildlife records – contact BMERC at: http://www.buckinghamshirepartnership.gov.uk/partnership/BucksMKERC/bmerc.page			

4. Location		Yes	No	Don't know
Are there ponds on or within 100m of the development site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is the proposed development within 100m of a river, stream or water filled ditch?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Further information				
You may have Great Crested Newts on site – contact: Amphibian and Reptile Conservation at: http://www.arc-trust.org				
Does the proposal involve areas of land which have the following designations for wildlife conservation?		Yes	No	Don't know
Is the proposal within 2km of a Special Protection Area (SPA), or Special Area of Conservation (SAC)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is the proposal located in or within 500m of a Site of Special Scientific Interest (SSSI)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is the proposal located within or adjacent to a Local Wildlife Site (LWS) or a Biological Notification Site (BNS)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Further information
You can locate your site on maps and view any local sites designated for wildlife conservation on-line at: http://www.natureonthemap.org.uk or http://www.magic.gov.uk

5. Additional survey information supplied

FOR OFFICE USE ONLY:		
GIS data confirmation	Applicant supplied information correct (tick when appropriate)	Applicant supplied information incorrect / specify error and correct data
<i>Protected species on / adjacent to development site?</i>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Pond/s within 100m of development site?</i>	<input type="checkbox"/>	<input type="checkbox"/>
<i>River within 100m of development site?</i>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Proposal within 2km of SAC / SPA</i>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Proposal within 500m of SSSI</i>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Proposal within, adjacent to or contains a LWS / BNS?</i>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Proposal within or contains a Biodiversity Action Plan Priority Habitat?</i>	<input type="checkbox"/>	<input type="checkbox"/>
Conclusion	Yes	No
<i>Ecological survey required?</i>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Ecological survey information supplied?</i>	<input type="checkbox"/>	<input type="checkbox"/>

Wycombe District Council reserves the right to request additional information in some circumstances including where:

- the Checklist has not been adequately completed;
- an ecological survey is required but has not been supplied;
- the need for an ecological survey is identified during course of the consultation.

Supporting Information

Wildlife and Planning – background

Many animals and plants are protected by law because they are rare or endangered. (A summary of relevant wildlife law can be found at: <http://www.jncc.gov.uk/page-1376>)

Where a proposed development is likely to affect protected animals or plants, we cannot approve a planning application without supporting ecological assessment report from a suitably qualified person.

If protected animals or plants are present, we must be satisfied that the potential impacts of development are avoided, mitigated or compensated for.

Planning permission may be refused where an applicant provides inadequate information on protected animals or plants because it will not be possible to assess the implications of the proposed development on those protected animals and plants.

Key animals that are protected by law in Wycombe district include:

- Badgers
- Bats
- Nesting birds
- Dormice
- Great Crested Newts
- Otters
- Reptiles
- Water Voles

You can find out if protected animals or plants have been previously found on or near your proposed development site by contacting the Buckinghamshire and Milton Keynes Environment Records Centre (BMERC).

BMERC collects information and recorded sightings of protected animals and plants within Buckinghamshire. You can ask for a data search by completing and sending an Information Request Form available at:

<http://www.buckinghamshirepartnership.gov.uk/partnership/BucksMKERC/bmerc.page>.

General information on biodiversity in Buckinghamshire can be found in the ‘Biodiversity in Planning in Buckinghamshire’ publication, which is available on the Bucks Milton Keynes Biodiversity Partnership website:

http://www.buckinghamshirepartnership.co.uk/sites/partnership/bmkbp/biodiversity_and_planning.page

For further detailed information on protected animals or plants, please see Natural England’s detailed advice:

http://www.naturalengland.org.uk/regions/south_east/ourwork/standingadvice/protectedspecies/species.aspx.

Information provided includes the legal protection and habitat requirements of individual protected animals, as well as information to help you identify whether you may have these animals on your site and if you may need to survey for them.

What you need to do now

It is important that you find out whether a protected animal or plant survey is required as part of your planning application. By completing the following ‘Wildlife Checklist’ you will be able to identify if your proposed development may impact on protected animals, plants or their habitats.

If you are applying for one of the following type of planning permission, you must complete the ‘Wildlife Checklist’ and submit it with your planning application, along with any other supporting information:

Planning permissions types requiring submission of a completed ‘Wildlife Checklist’:

- Pre-application advice
- Householder application if it involves
 - a) works to the roof structure or
 - b) works to a barn-type ancillary structure, or
 - c) the site is located within a designated area, e.g. a Local Wildlife Site;
- Agricultural notification;
- Full planning application;
- Outline application;
- Reserved matters application;
- Conservation area consent for demolition;
- Listed building consent for alteration or demolition;
- Demolition notification;
- Change of use.

Additional guidance is available from Natural England at;

(http://www.naturalengland.org.uk/regions/south_east/ourwork/standingadvice/protectedspecies/default.aspx)

If you require a protected animal or plant survey:

Plan early, as surveys for some animals and plants can only be carried out at certain times of the year. If insufficient information has been supplied, the Council will ask that further details are submitted **before** your planning application is formally registered.

To avoid delays and help validation of your planning application, we strongly advise that you seek pre-application advice from the Council.

Surveys will have to be carried out by a suitably qualified person. Consultancies offering this advice can be found on the IEEM website (<http://www.ieem.net/ieemdirectory.asp>).

For further advice on the presence of protected animals and plants, and whether a survey may be required, it is recommended that you contact the wildlife organisations listed in ‘further information’ in the following ‘Wildlife Checklist’.

If protected animals or plants are found during the course of any development **works will have to stop immediately** and advice will have to be sought from the ecological consultant and/or Natural England because Protected Species legislation will apply (http://www.naturalengland.org.uk/regions/south_east/contact/default.aspx).

Continuing with a development which harms protected animals or plants is illegal.