

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

Are the following within the specified distance to the red line boundary? Are they affected or unaffected by the proposal?	Yes - affected by proposal	Yes - unaffected by proposal	No
1. Buildings and features			
Agricultural buildings (e.g. farmhouses and barns) within 200m	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
A building over 15 years old (to be demolished) within 200m	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
A pre-1960 building (in or within 200m of woodland) within 200m	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
A pre-1914 building (in or within 400m of woodland) within 200m	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Underground structures (such as cellars or tunnels) within 200m	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Bridge structures, aqueducts or viaducts within 200m	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Clay or slate roof tiles, hanging tiles or timber weather boarding	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Loft space, including gables within 200m	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Trees and Hedges (see section 6 Additional guidance on Trees and Hedges for guidance)			
Trees with a girth of 125cm or greater within 15m of the proposal (including offsite and access)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Trees with a girth of 25cm or greater within 10m of the proposal (including offsite and access)	<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"/>
3. Habitats (see section 7 Additional guidance on Habitats for guidance)			
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"/>
Designated Priority habitat on or adjacent to site	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Meadows or unmanaged scrub, woodland, grassland, heathland or wetland 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 10m	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

HOUSE HAS A LOFT

Have any of the following species been known to use the red line site?
(see section 8 [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

1. If you answered entirely “No” / “Yes – unaffected”

1.1 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.

2. If you answered one or more “Yes – affected” in Section 1 (Buildings and features) or “Yes – affected OR unaffected” in Section 3 (Habitats)

2.1 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.

3. If you answered “Yes – affected” in the Trees and Hedges section

3.1 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.

4. Preparing an Ecology Report

4.1 To avoid delays and ensure you only do the work you need to, we strongly advise using our [Planning Advice Service \(external website\)](#).

4.2 The preparation of an Ecology Report should follow this 3-step process:

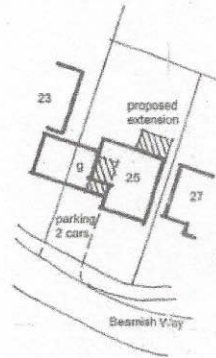
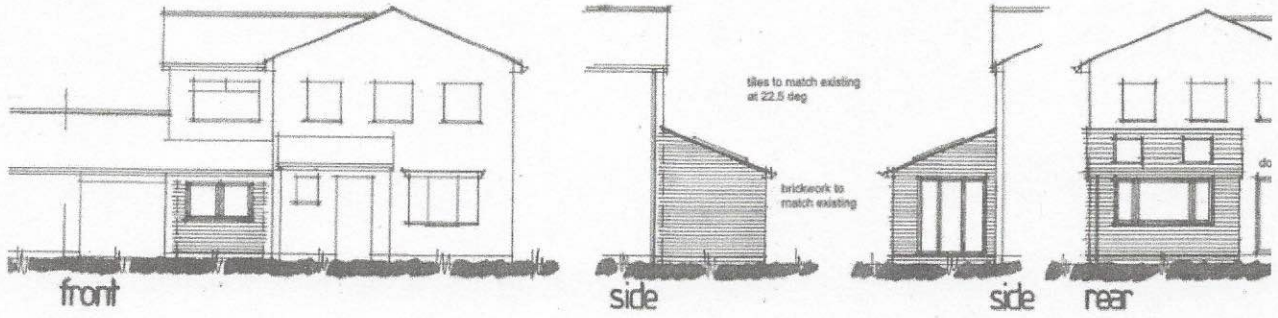
- I. Survey and Assessment (to understand and assess the ecology of the area)
- II. Design (to minimise, mitigate and compensate impacts and maximise benefits)
- III. Implementation (ensure that the agreed protection and enhancement takes place)

4.3 The best format for an Ecology Report is usually a [Preliminary Ecological Appraisal \(external website\)](#). It includes:

- A desk study – including a search of Buckinghamshire and Milton Keynes Environmental Records Centre’s records

25 BEAMISH WAY, MK18 3EU - EXISTING SITE

elevations



site plan 1:500

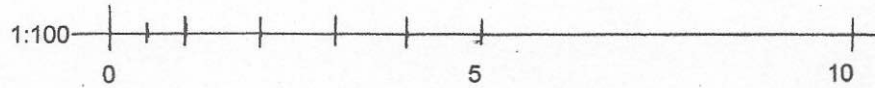
Douglas R F
Building Dr
Telephone n
Email: doug

57 Patrick Way, Aylesb
25 beamish
mr + mrsa.v
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25 BEAMISH WAY, WINSLOW, MK18 3EU

NEW STRUCTURE (GLASS ROOM) IN BED TO

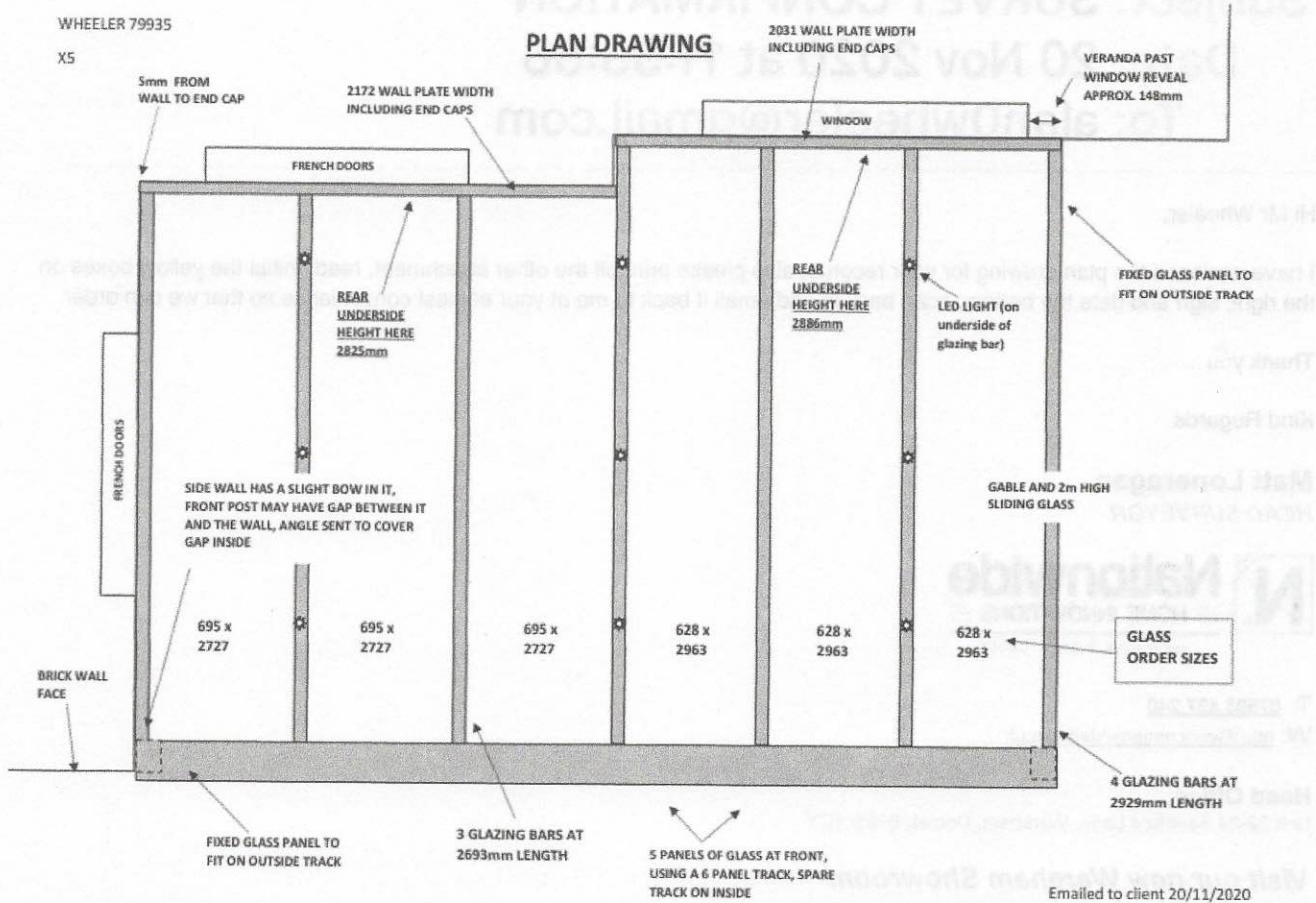
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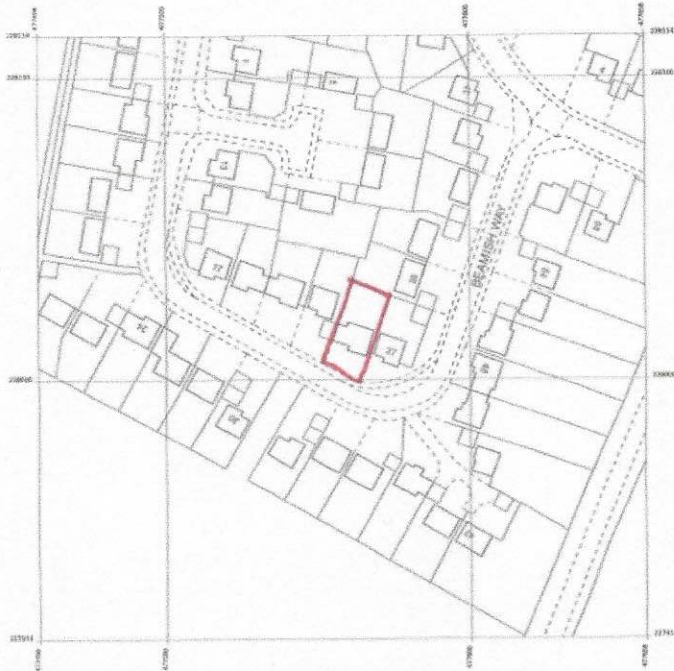
WHEELER 79935

X5

PLAN DRAWING



Emailed to client 20/11/2020



Produced 31 Jul 2017 from the Ordnance Survey MasterMap (Topography) Database and incorporating surveyed revisions available at this date.

The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.



25, Bemish Way, Winslow, Buckingham
MK18 3BU

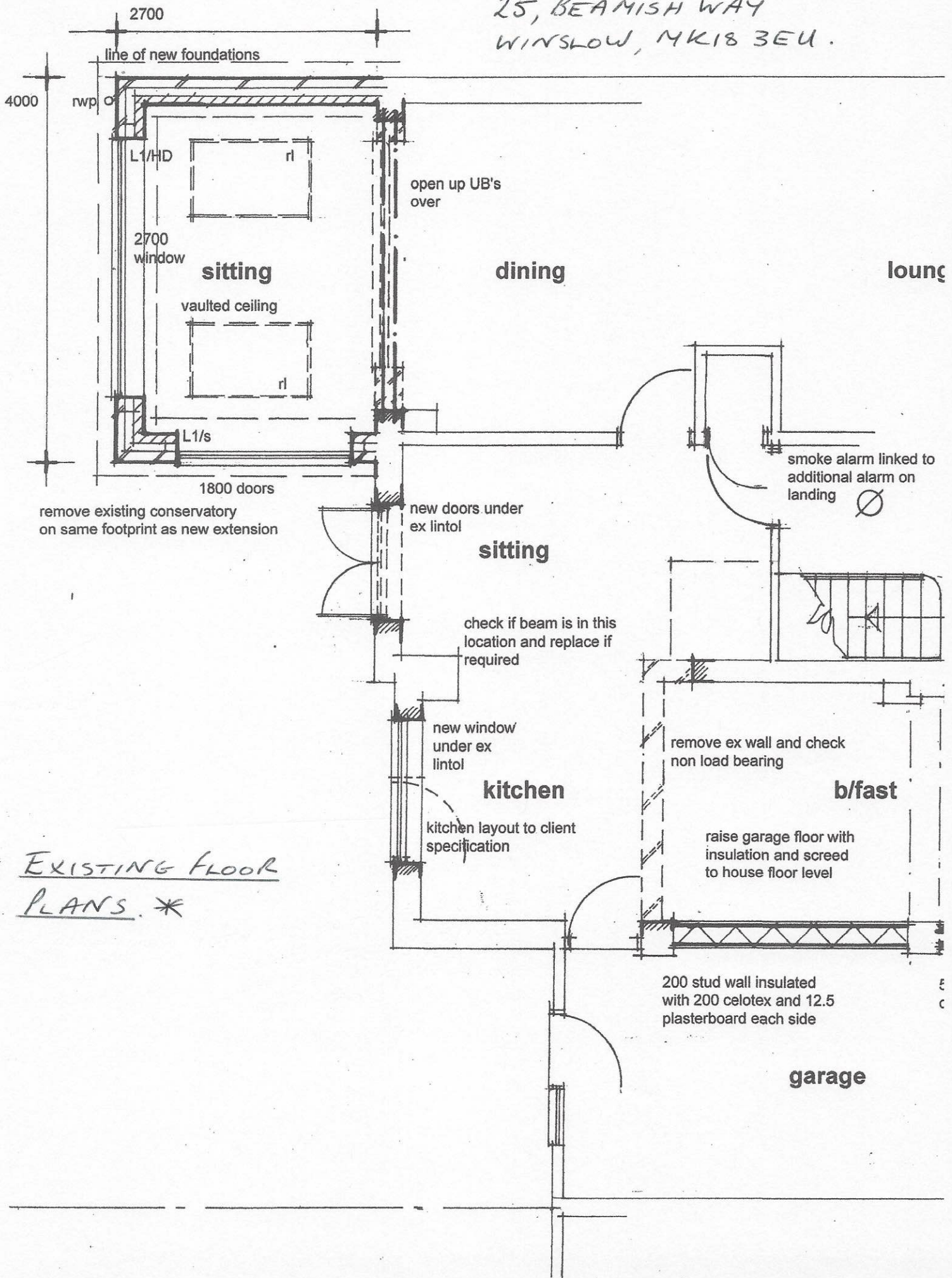
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Supplied by Latitude Mapping Ltd
Licence: © Crown Copyright and
database rights 2017 OS 130028864
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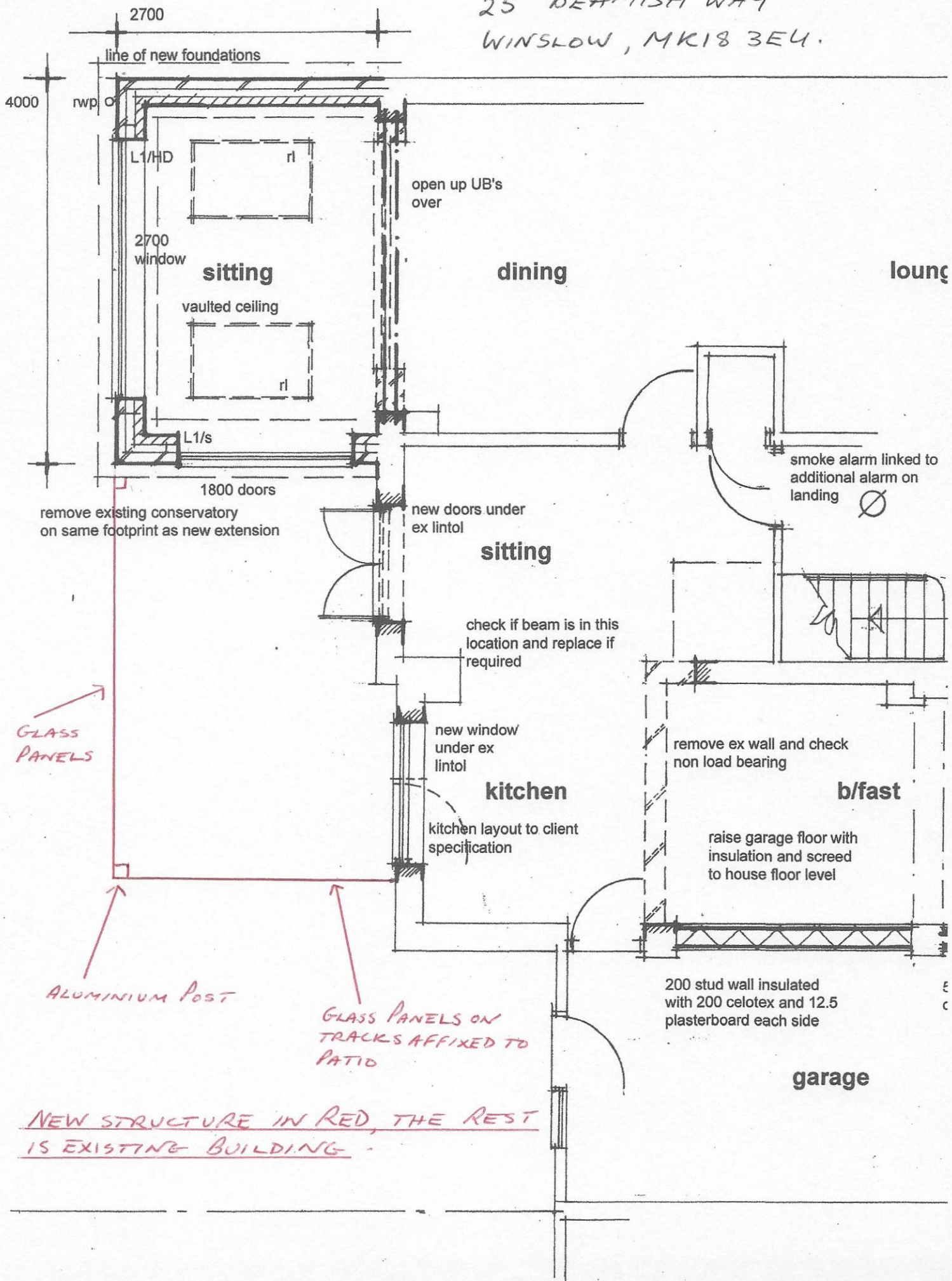
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25, BEAMISH WAY
WINSLOW, MK18 3EU.



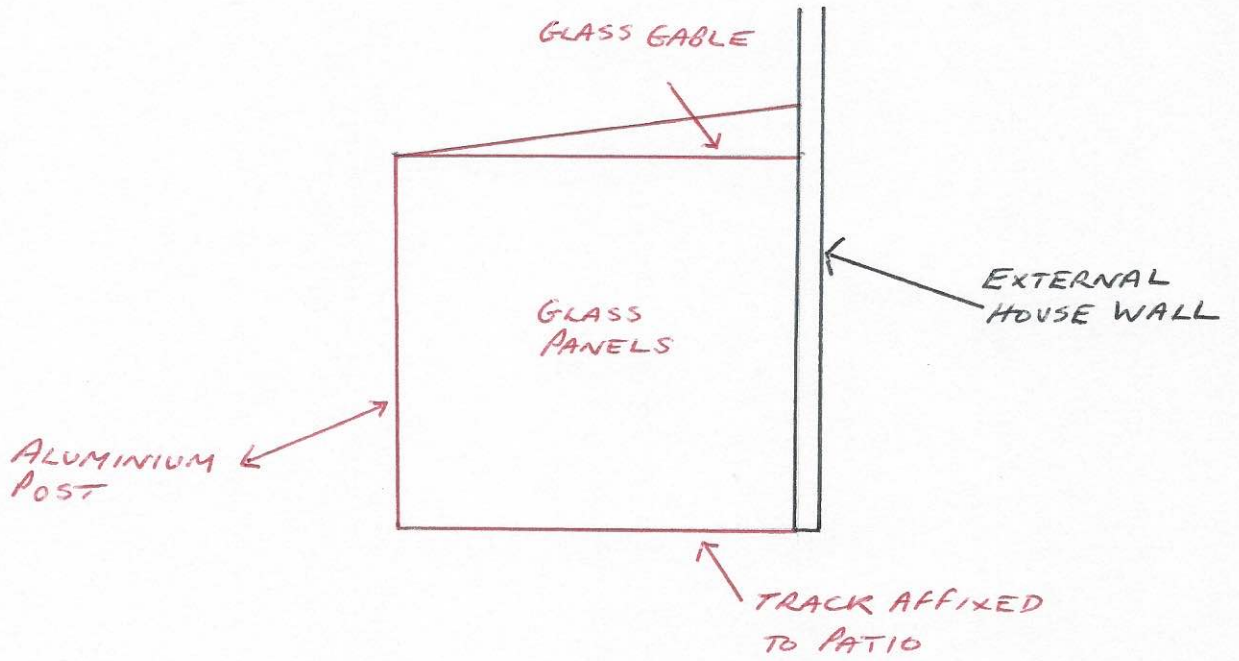
* EXISTING FLOOR
PLANS. *

25 BEAMISH WAY
WINSLOW, MK18 3EU.



25 BEAMISH WAY, MK18 3EU

PROPOSED SIDE ELEVATIONS OF GLASS ROOM.



1:50

