

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
 - 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.
 - 4.4. 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 [Chartered Institute of Ecology and Environmental Management \(external website\)](#).