

Validation Checklist Appendix A - Ecology Checklist

This checklist must be completed and submitted with your application. Understanding the ecological issues that could be associated with a development can avoid delays in determination, create a better scheme and avoid breaches of legislation.

Tick all features present that **could be affected** by any aspect of the proposal both when it is in use or during construction (including from construction vehicles accessing the site/ materials storage).

Part 1 – Potential bat/bird habitats

Are any of the following features within the red line boundary (as indicated on the location plan) or within the specified distance?

Buildings, structures or trees	No	Yes, but unaffected	Yes – affected
Permanent agricultural buildings (excluding all-metal construction).	✓		
A building in a rural area where the proposed works will affect roofs, roof spaces or wall tops.	✓		
A pre-1960 building in an urban area that is adjacent to a woodland, river, stream, lake or other aquatic habitat and where the proposed works will affect roofs, roof spaces or wall tops.	✓		
A pre-1914 building in an urban area that is within 200m of woodland, river, stream, lake or other aquatic habitat and where the proposed works will affect roofs, roof spaces or wall tops.	✓		
A building or structure known to support roosting bats where the proposed works will affect roofs, roof spaces or wall tops	✓		
A tunnel, mine, kiln, icehouse, adit (entrance or a passage leading to a mine), military fortification, air raid shelter, cellar, or similar underground structure.	✓		
A bridge (excluding those of all-metal construction).	✓		
Does your planning application propose floodlighting within 50 metres of woodland, water, or hedgerows/lines of trees with an obvious connection to woodland or water?	✓		
Trees with a diameter greater than 1 metre at chest height, trees with evidence of decay (holes, rot, fungi or cavities/obvious cracks) or those with significant amounts of dead wood/limbs (larger than 20cm in diameter) in the crown/fallen.	✓		

What to do next

If you answered entirely '**No**' / '**Yes but unaffected**' submit the completed checklist with your planning application, there is no further action for you to take. If you answered '**Yes - affected**' to any of the questions, you would need to submit a Bat Survey Report or for farm buildings a Bat and Barn Owl Survey Report (unless a pre-application response confirms this is not required).

Bat surveys should commence with a daytime risk assessment. This can be undertaken at any time of year and will determine whether emergence surveys will be required. All bat surveys should be undertaken in accordance with [Bat surveys for Professional Ecologists: Good Practice](#)

[Guidelines](#). Guidance for homeowners about bat surveys can be found in [What to Expect from a Bat Survey A Guide for UK Homeowners](#).

Part 2 – Other habitats

Are any of the following features within the red line boundary (as indicated on the location plan) or within the specified distance?

You can check the following habitats (designated sites) on our [Planning Constraints Map](#).

Habitats	No	Yes, but unaffected	Yes – affected
Special Protection Area (SPA), Ramsar Site or Special Area of Conservation (SAC).	✓	<i>If any development is within these areas it will by definition need assessing*.</i>	
Site of Special Scientific Interest (SSSI).	✓		
Local Wildlife or Geological Site (LWGS) or a Local Nature Reserve (LNR).	✓		
Marine Conservation Zone (MCZ).	✓		
Proposals (excluding householder) within 100m of Ancient Woodland.	✓		
Woodland, scrub or hedgerows/lines of trees with an obvious connection to woodland or water.	✓		
Major application within 200 metres of a river, stream, pond (including garden ponds), lake or other aquatic habitat.	✓		
Minor application adjacent to a river, stream, pond (including garden ponds), lake or other aquatic habitat?	✓		
Habitats included on, or supporting species included on the Government’s List of Habitats and Species of Principal Importance in England , including wet grassland and marsh, species-rich grassland, heathland, mire, and all coastal habitats?	✓		

What to do next

If you answered entirely ‘No’ / ‘Yes but unaffected’ submit the completed checklist with your planning application, there is no further action for you to take. If you answered ‘Yes - affected’ to any of the questions submit the completed checklist with your planning application. You will also need to submit an Ecological Impact Assessment with your application (unless a pre-application response confirms this is not required).

Ecological Impact Assessments should be undertaken and prepared by competent persons with suitable qualifications and experience and must be carried out at an appropriate time and season, in suitable weather conditions and using nationally recognised survey guidelines/ methods where available. Further information on appropriate survey methods and impact assessment can be found in the Guidance section of the Chartered Institute of Ecology and Environmental Management (CIEEM) website, including [Guidelines for Ecological Impact Assessment](#) and [Guidelines for Ecological Report Writing](#). The survey must be informed by the results of a search for ecological data from the [Environmental Records Centre North East](#).

*Although the development itself may not seem harmful, applicants would still need to assess the impacts of the construction phase (e.g. noise disturbance etc) on the special features of the designated site, for example, constructing it might require some controls (mitigation).

Applications that could potentially affect European sites (SPAs, SACs and Ramsar Sites) will be screened by the Local Planning Authority to determine if they are likely to have a significant effect on any of the interest features of that site, either alone or in-combination with other plans and projects. Unless it can be clearly demonstrated that they will not have a significant effect, they will then be subject to an appropriate assessment by the Local Planning Authority under the Conservation of Habitats and Species Regulations 2017 as amended.