BR/156/14/PL .

Information Item	Required by the LVR YES/NO	Please provide details of where the information required is location within your submission? If you agree the information item is required but you are not providing it please explain why here or on a separate sheet	
1	Affordable Housing Statement	N/A	
2	Draft Planning Obligation	N/A	
3	Biodiversity Survey & Report		ATTACHED.
4	Land Contamination Assessment (LCA)	N/A	
5	Economic Development Statement	N/A	
6	Retail Impact Assessment (RIA)	N/A	
7	Flood Risk Assessment	N/A	
8	Foul & Surface Water Drainage Statement	N/A	
9	Land Engineering Works Statement	N/A	
10	Landscaping Details	N/A	
11	Lighting Assessment	N/A	
12	Noise/Extraction Assessment	N/A	
13	Bin Storage & Collection Provision	N/A	
14	Parking Plan	N/A	
15	Planning Application Summary		SUBMITTED PREVIOUSLY
16	Street Scene	N/A	
17	Structural Survey & Conversion Method Statement	N/A	
18	Telecommunications Development	N/A	
19	Transport Asssesment (TA)/Travel Plan (TP)	N/A	
20	Transport Statement (TS)	N/A	

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DISTRICT COUNCIL

BIODIVERSITY CHECKLIST

Please complete this form having regard to the Biodiversity Checklist Notes, which can be found at: http://www.

Site Address/Application Reference Number: BR/156/14/PL.

Bats	***YES***	***NO***
Has the site been surveyed for bats?	☐	☑
Are there any structures on site which have the potential to support roosting bats?	☐	☑

Structures with high potential include all agricultural buildings, buildings with weather boarding, tunnels, mines, ice houses, bridges, cliff faces with crevices and woodland. Further guidance can be found in 'Bat Surveys: Good Practice Guidelines' available from www.bats.org.uk and the Bat Mitigation Guidelines available from: www.naturalengland.org.uk/Images/Bat%20feb11_tcm6-21717.pdf

Are there any trees on the site which have the potential to support roosting bats?*	☐	☑

Trees with high potential to support roosting bats include old and veteran trees and any tree with cracks or crevices. Where appropriate, foraging and commuting routes should be incorporated into the design of the scheme Further guidance can be found in 'Bat Surveys: Good Practice Guidelines'

Barn Owls	***YES***	***NO***
Has the site been surveyed for barn owls?*	☐	☑
Is there any evidence of barn owls nesting on or near the site or are there suitable nesting areas on the development site?*	☐	☑

Barn owls often nest in farm buildings, dovecotes, bale stacks, hollow trees and a wide variety of derelict buildings. Barn owls require habitat which supports high number of small mammals including pasture, hedgerows and woodland. Further information can be found in 'Barn Owls On Site: A guide for developers' available at: www.naturalengland.org.uk/Images/barnowl-rpa_tcm6-12652.pdf

Breeding birds	***YES***	***NO***
Has the site been surveyed for breeding birds?*	☐	☑
Will areas of hedgerow/scrub/woodland/trees or other features likely to be used by nesting birds be affected by the proposal?*	☐	☑

If 'Yes' then mitigation measures to ensure occupied nests are protected should be included with the application.

SITE TO BE CHECKED PRIOR TO COMMENCEMENT.

Badgers	***YES***	***NO***
Has the site been surveyed for badgers?*	☐	☑
Is there any evidence of badgers on or near the application site?*	☐	☑
Are badgers commuting through the site to foraging areas?*	☐	☑

Badgers use a wide variety of habitats and setts can be found in hedgerows, woodlands, scrub and field margins. Where appropriate, safe routes to foraging areas should be incorporated into the development proposals. Further information can be found in 'Badgers and Development' available at: http://naturalengland.etraderstores.com/NaturalEnglandShop/IN75

	YES	NO
Dormice		
Has the site been surveyed for dormice?*	☐	☑
Is there suitable habitat for dormice on, or close to the application site?*	☐	☑

Dormice are found in a variety of habitats including ancient semi-natural woodland, scrub, young plantations (both broadleaved and coniferous) and hedgerows. Occasionally they are recorded in gorse scrub, heathland and alder trees in reedbeds. Further information can be found in The Dormouse Conservation Handbook available at:
http://naturalengland.etraderstores.com/NaturalEnglandShop/IN29

	YES	NO
Great crested newts		
Has the site been surveyed for great crested newts?*	☐	☑
Is there suitable habitat for great crested newts on, or close to the application site?*	☐	☑

Great crested newts are often recorded in ponds, reedbeds, ditches and mineral workings. Terrestrial habitat used by newts is varied and includes semi-natural grassland, woodland, hedgerows and pasture and are often found in urban sites including gardens. Further guidance on great crested newts can be found in the Great Crested Newt Mitigation Guidelines from:
http://naturalengland.etraderstores.com/NaturalEnglandShop/Newt1

and the Great Crested Newt Conservation Handbook available from:www.froglife.org/animals/greatcrestednewt.htm

	YES	NO
Reptiles		
Has the site been surveyed for reptiles?*	☐	☑
Is there suitable habitat on the site for reptiles?*	☐	☑

Reptiles use a variety of habitats including rough grassland, heathland, allotments, scrub, brownfield sites, field margins and abandoned gardens. Further information can be found in 'at

www.naturalengland.org.uk/ourwork/regulation/wildlife/advice/advisoryleaflets.aspx#amphibians.

BR/156/14/PL

Version 3.1
Advice issued: April 2012

Environment Agency

Householder and other minor extensions in Flood Zones 2 and 3

Applications for planning permission should be accompanied by a completed form. An electronic version can be submitted by 'printing' it to a PDF writer.

This guidance is for domestic extensions and non-domestic extensions where the additional footprint created by the development does not exceed 250 sq. metres. It should NOT be applied if an additional dwelling is being created, e.g. a self contained annex.

We recommend that:

Planning Authorities:

1) Refer the applicant to the standing advice pages on the Environment Agency website or provide them with a copy of this page for them to include as part of the planning application submission.
2) Check the planning application to ensure that one or other of the mitigation measures from the table below has been incorporated.

Applicants:

Complete the table below and include it with the planning application submission. The table, together with the supporting evidence, will form the Flood Risk Assessment (FRA) and will act as an assurance to the Local Planning Authority (LPA) that flood risk issues have been adequately addressed.

Applicant to choose one or other of the flood mitigation measures below	**Applicant to provide the LPA with the supporting Information detailed below as part of their FRA**	**Applicant to indicate their choice in the box below. Enter 'yes' or 'no'**
Either ; Floor levels within the proposed development will be set no lower than existing levels AND, flood proofing of the proposed development has been incorporated where appropriate.	Details of any flood proofing / resilience and resistance techniques, to be included in accordance with *`Improving the flood performance of new buildings'* CLG (2007)	YES - GROUND FLOOR IS DEDICATED TO CAR PARKING & NO ACCOMODATION.
Or; Floor levels within the extension will be set 300mm above the known or modelled 1 in 100 annual probability river flood (1%) or 1 in 200 annual probability sea flood (0.5%) in any year. This flood level is the extent of the Flood Zones	This must be demonstrated by a plan that shows finished floor levels relative to the known or modelled flood level. All levels should be stated in relation to Ordnance Datum[1]	ACCOMODATION IS 2.7 METRES ABOVE FINISHED GROUND FLOOR LEVEL.

Subterranean/basement extensions

Due to the risk of rapid inundation by floodwater basements should be avoided in areas at risk of flooding. The LPA may hold additional guidance for basement extensions.

Self-contained basement dwellings are `highly vulnerable' development and should not be permitted in Flood Zone 3. We are opposed to these developments.

Continued...

[1] Ordnance Datum or the abbreviation 'OD' is the mean level of the sea at Newlyn in Cornwall from which heights above sea level are taken. The contour lines on Ordnance Survey maps measure heights above OD for example, though these are not accurate enough for a flood risk assessment..