
















Site and Proposal

Site Address

LPA

Date of Review

Environmental Constraints	grading	comment
Ecology - protected species, designated habitats etc		Requires assessment by an Ecologist - might need a Bat Survey if existing building to be demolished.
Landscape		Site is protected by countryside and landscape conservation policies. Requires clear justification and strategy.
Tree Preservation Orders, hedges and arboriculture.		Subject to tree survey.
Listed Buildings and Conservation Areas		Requires justification of impact to Conservation Area and listed building - we consider this is achievable.
Archaeology		No designation.
Flood Risk		Northern part of the site falls within Flood Zone 2. This would require a sequential assessment to demonstrate there are no alternative suitable sites in lower flood risk areas.
		Remainder of site has no issues.
Contamination		Council would confirm if any ground investigation work required as part of pre-application discussions.
Transport		
Access - existing access by car/foot; impact on road network		Existing access point should be sufficient to serve one additional dwelling.
Other modes of private travel		Lack of footpath should not be a problem.
Parking		Appears to be sufficient space within curtilage.
Amenity		
Amenity - neighbour privacy etc		
Facilities and Services		Dependent on facilities available locally.
Noise		
Services		
Utilities		
Sustainability and renewable energy	