CHECK LIST OF SUBMITTED INFORMATION

57 High Street St Neots PE19 1JG- 25/00948/FUL

Planning Application - agents comments in bold

1. Please submit a completed policy tick sheet. they can be found here https://www.huntingdonshire.gov.uk/planning/planning-applications/apply-for-planning- permission-listed-building-consent/guidance-checklists-and-advice-notes/ **DONE - see attached.**

2. Complete the HDC Biodiversity checklist and if you have answered yes to any of the questions a Preliminary Ecological Appraisal will be required.
https://www.huntingdonshire.gov.uk/planning/planning-applications/apply-for-planning- permission-listed-building-consent/guidance-checklists-and-advice-notes/ **NOT REQUIRED - the application area is less than 25m2.**

3. A block plan is required. This must accurately show:

   - the direction of north
   - the proposed development in relation to the site boundaries and other existing buildings on the site with all written dimensions including those to boundaries
   - all buildings, roads and footpaths on land adjoining the site including access arrangements oall public rights of way crossing or adjoining the site
   - the position of all trees on the site and those on adjacent land that could influence or be affected by the development
   - the extent and type of any hard surfacing and
   - the existing and proposed (if any) boundary treatment.
   Please note Ordnance Survey plans do not always accurately show boundaries, buildings and other features and you should check this before submission. This should be drawn at a scale of 1:200/1:500 (this scale is flexible depending upon the nature/scale of the development)

I have submitted a location plan, which I think meets the requirements of the above. Please can you advise?

4. Required with planning applications for development proposals of 1ha or greater in Flood Zone 1 and all proposals for new development located in **Flood Zones 2 and 3** to be accompanied by a Flood Risk Assessment (FRA). For maps and guidance see the Environment Agency website
   HDC has adopted a Strategic Flood Risk Assessment (SFRA) to provide a detailed and robust assessment of the extent and nature of the risk of flooding in Huntingdonshire. The assessment showed that in some parts of the District there is a significant difference between the extent of the Flood Zones and the extent of the indicative flood plain maps produced by the Environment Agency (EA). The SFRA outputs should be used in conjunction with the EA Flood Zone Maps, the main difference being that the SFRA data takes into account flood defences.
   In determining whether or not the development proposal would be at risk of flooding, and therefore requires an FRA, the SFRA should be used in conjunction with the EA flood zone maps.
   For further advice see the (NPPF) The requirements of the NPPF and the Technical Guidance are not always suitable for "Fen" situations and the Middle Level Commissioners (MLC) and associated Boards have their own requirements for requesting an FRA.

See the attached Flood Risk Assessment Report

5. All Major developments. Or If in the site is in a Conservation Area and the application is for 1 or more dwelling houses or the floor space created is 100m2+ Or A Listed Building Consent Application Not required for change of use, replacement planning permission or engineering works.
   A Design & Access Statement should provide a framework for applicants to explain how a proposed development is a suitable response to the site and its setting and demonstrate that it can be adequately accessed by prospective users.
   For further guidance see here https://www.gov.uk/guidance/making-an-application#Design-and- Access-Statement and https:// www.planningportal.co.uk/faqs/faq/51/ what_is_a_design_and_access_statement.

Attached Heritage, Design and Access Statement - Sarah Dyer Heritage

6. Required when the significance of any heritage asset is affected by the proposal, a statement that describes the significance of any heritage assets affected, including any contribution made by their setting, is required.
   This should include a statement that describes the significance of any heritage assets affected, including any contribution made by their setting.
   The detail necessary in a Heritage Statement will vary according to the particular circumstance of each application. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. This should include reference to the relevant historic environment record and appropriate expertise used where necessary.
   Applications involving development in or adjoining a Conservation Area or demolition in a Conservation Area should demonstrate how the proposal would preserve or enhance the character or appearance of the Conservation Area including views into and out of that area.
   All statements should take account of the "impact on" and "setting of" the historic environment which includes individual historic assets, including historical and archaeological sites, landscapes, buildings and structure

Attached Heritage, Design and Access Statement - Sarah Dyer Heritage

7. May be required in all applications.
   A Planning Statement gives an opportunity to explain the proposal and it should identify the context and need for a proposed development and how the proposed development accords with relevant national and local planning policies. It should also include details of any pre-application consultations with the Local Planning Authority, wider community/statutory consultees and neighbours undertaken prior to submission. The statement should also identify and consider the possible detrimental impact of any proposal upon existing infrastructure and detail any improvements that are required. For major applications a separate statement of community involvement may be appropriate.

Not Required, proposal too small

Listed Building Application

57 High Street St Neots PE19 1JG (ref 25/00949/LBC)

1. A block plan is required. This must accurately show: o the direction of north
   o the proposed development in relation to the site boundaries and other existing buildings on the site with all written dimensions including those to boundaries
   o all buildings, roads and footpaths on land adjoining the site including access arrangements o all public rights of way crossing or adjoining the site
   o the position of all trees on the site and those on adjacent land that could influence or be affected by the development
   o the extent and type of any hard surfacing and
   o the existing and proposed (if any) boundary treatment.
   Please note Ordnance Survey plans do not always accurately show boundaries, buildings and other features and you should check this before submission. This should be drawn at a scale of 1:200/1:500 (this scale is flexible depending upon the nature/scale of the development)
   SEE ABOVE - LOCATION PLAN SUBMITTED

2. All Major developments. Or If in the site is in a Conservation Area and the application is for 1 or more dwelling houses or the floor space created is 100m2+ Or A Listed Building Consent Application Not required for change of use, replacement planning permission or engineering works.
   A Design & Access Statement should provide a framework for applicants to explain how a proposed development is a suitable response to the site and its setting and demonstrate that it can be adequately accessed by prospective users.

For further guidance see here https://www.gov.uk/guidance/making-an-application#Design-and- Access-Statement and https:// www.planningportal.co.uk/faqs/faq/51/ what_is_a_design_and_access_statement.

Attached Heritage, Design and Access Statement - Sarah Dyer Heritage

3. Required when the significance of any heritage asset is affected by the proposal, a statement that describes the significance of any heritage assets affected, including any contribution made by their setting, is required.

This should include a statement that describes the significance of any heritage assets affected, including any contribution made by their setting.

The detail necessary in a Heritage Statement will vary according to the particular circumstance of each application. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. This should include reference to the relevant historic environment record and appropriate expertise used where necessary.

Applications involving development in or adjoining a Conservation Area or demolition in a Conservation Area should demonstrate how the proposal would preserve or enhance the character or appearance of the Conservation Area including views into and out of that area.

All statements should take account of the "impact on" and "setting of" the historic environment which includes individual historic assets, including historical and archaeological sites, landscapes, buildings and structure

Attached Heritage, Design and Access Statement - Sarah Dyer Heritage