

St Austell Bay Parish Council - Planning Checklist

Is the proposed development within the Development Boundary? (NP H1)

Is the proposed development on previously developed land (brown field site)?

How is the development powered? (NP RE2)

- Have alternative energy sources been considered?

Does the construction meet the highest levels of thermally efficient building materials, loft and wall insulation, double glazing? (NP RE3)

Does the proposed development maximise passive solar gain? (NP RE3)

What impact does the proposed development have regarding flooding and increased surface water flow in the parish? (NP RE4 and NE3)

- What mitigation is proposed, if applicable?

Has connectivity to local services and amenities been fully explored?

- Can you safely walk/cycle to local shops and services?
- How does the proposed development link with existing footpaths and cycle paths?
- How does the new development promote the use of public transport links?

Will the proposed development conform to best practice standards such as Home Quality Mark? (NP RE3)

Does the proposed development have access to private and/or roadside electric charging points for vehicles? (NP RE3)

Is there adequate off-road parking (two per residential unit)? (NP D3)

- Is the parking surface environmentally friendly?

What considerations have been made relating to the visual impact of the proposed development? (NP D2)

- Is it of a scale, form and finish compatible with its setting?
- Does it use local materials and traditional colours?

Does the proposed development retain the existing trees and hedges? (NP NE2)

- What mitigation is proposed, if applicable?

Has consideration been given to the wildlife that has been potentially displaced by the development? (NP NE1)

- Have inbuilt bee bricks, bat and swift blocks and hedgehog highways been considered?