

28th June 2021

Old Applecroft Farm
Householder Planning and Listed Building Consent Application

Dear Sir/Madam,

In relation to a Biodiversity survey and report being listed as a mandatory supporting document through the Planning Portal:

The recent Pre-Application for this project (ref: 21/60071/PREAPP) does not list a Biodiversity survey and report as a validation requirement. See the table below extracted from the Pre App formal response.

Appendix 1: Planning Application Requirements

Application Fee	£206
Application Form	Householder Planning and Listed Building Consent Application form
Plans	<ul style="list-style-type: none">- Location Plan (scaled at 1:1250 or 1:2500) which outlines the application site in red and any land owned by the applicant to be outlined in blue;- Block Plan (scaled at 1:200 or 1:500) detailing extent of proposal and relationships with neighbouring properties and property boundaries;- Existing Floor and Elevation Plans (scaled at 1:50 or 1:100)- Proposed Floor and Elevation Plans (scaled at 1:50 or 1:100) which also show the relationship to adjoining properties and detail any internal changes.- Existing and Proposed Site Sections and Finished Floor and Site Levels (scaled at 1:50 or 1:100) - where levels are not clear from floor plans and elevations, for sloping sites or where ground levels would be altered, plans showing how the extension(s) relate to existing ground levels are required.- Roof plans (scaled at 1:50 or 1:100) should show the shape and location of the roof(s) and roofing material- Design & Access Statement - The statement should help explain the reasons behind the proposal and how the special architectural or historic importance of the building has been taken into account.- Heritage Statement - Clear details of proposed internal and external works to the listed building. A Heritage Statement to be read in conjunction with the plans is required along with site photographs. The Heritage Statement should describe the significance of any heritage assets affected, including any contribution made by their setting. 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. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.

As such, and as this application is for an extension to an existing dwelling, we believe this application should not require the commissioning of said survey and report.