

## Pentewan Valley Developers Check List

### Introduction for developers

Pentewan Valley Parish Council would like for you to review and consider your response to the below checklist, prior to any planning application. Parish Councillors may wish to discuss this checklist with you whilst reviewing your application at a Parish Council meeting.

<b>REQUIREMENT</b>
<p><b>Has consideration been given to the wildlife that has been potentially displaced by the development?</b></p> <p>Please consider:</p> <p>Hedgehog highways allowing hedgehogs to travel safely through the site. Guidance is available.</p> <p><i>(Developers that are incorporating hedgehog highways are:</i> <i>Persimmon/Linden/Hopkins Homes)</i></p> <p>Bird/Bat/Owl boxes etc?</p> <p>Planting of hedgerows, wildflower meadows, wildlife corridors?</p> <p>Ponds?</p>
<p><b>Has connectivity to local services and amenities been fully explored:</b></p> <p>Can you safely walk/cycle to local shops and services?</p> <p>How does the new development link with existing footpaths and cycle paths?</p> <p>How does the new development promote the use of public transport links?</p>
<p><b>What impact does your proposed development have regarding flooding and increased surface water flow in the Parish?</b></p> <p>What mitigation is proposed, if applicable?</p>
<p><b>How is the development powered?</b></p> <p>Have alternative energy sources been considered?</p>
<p><b>Does the proposed development have access to private and/or roadside electric charging points for vehicles?</b></p>

**Has the proposed development been BREEAM certified?  
If so what rating did it achieve?**

**Does your proposed new development ensure that families living in one of your homes have a good standard of living?**

Have you considered community life? Public green spaces for nature, exercise, play areas and allotments?

**Do your dwellings meet or exceed the nationally described space standards in all respects?**

**What considerations have been given to the layout and density of the proposed development?**

Has sufficient space been allowed for the flexible use of outdoor areas for garden purposes, storage, and socialising?

Do these considerations take account of the impact on neighbouring properties, sunlight levels, privacy, and general amenity?

**What considerations have been made relating to the visual impact of your proposed new development?**

Is the design sympathetic to the uniqueness of Cornwall?

Is it creative?

**Is the proposed development being built on a brown field site?**