



COUNCIL OF THE ISLES OF SCILLY

Planning Department

Old Wesleyan Chapel, Garrison Lane, St Mary's, Isles of Scilly, TR21 0JD

01720 424455

planning@scilly.gov.uk

Habitat Bank Proposal Application Form

1. Applicant Details

Name:		
Address:		
Post Code:		
Email Address:		
Are you the landowner?	YES	NO (Please complete section 2 below)

2. Landowner Details

Name:		
Address:		
Post Code:		
Email Address:		

3. Solicitor/Agent Details

Name:		
Address:		
Post Code:		
Email Address:		

4. Habitat Bank Site Address

Please note: Land the subject of an application for a Habitat Bank should have no licences, permissions, consents or restoration plans on the land that could conflict with delivery of BNG

5. Habitat Site Area

	Tick	Exact Size (ha)
Small site under 2ha	<input type="checkbox"/>	
Large Site >2ha but <10ha	<input type="checkbox"/>	
Over 10ha	<input type="checkbox"/>	

6. Impact

Does the site:	
A) Impact upon statutory Designated Sites?	Y/N

B) Impact upon irreplaceable habitat?	Y/N
C) Impact upon protected species	Y/N
If you have answered yes to any of the questions at (a)-(c) above, please provide an impact statement.	
Is the scheme in line with the Isles of Scilly National Landscape management plan objectives? Please provide further details on this:	

Section A – Habitat Bank Approval and Legal Agreement Validation Requirements

Please e-mail the completed proposal form, draft legal agreement (PAS version) and documents from the checklist below, to: planning@scilly.gov.uk.

Submission Checklist	Check
1. Draft S.106 Agreement (PAS version)	<input type="checkbox"/>
2. Ownership details (Land Registry deed and title plan for the land)	<input type="checkbox"/>
3. Site Plan mapping the entirety of the proposed Habitat Bank site, to an appropriate scale, and showing North	<input type="checkbox"/>
4. Signed Undertaking to pay associated legal, and ecology consultation fees (see attached Appendix A template) for the purposes of monitoring.	<input type="checkbox"/>
5. Written authorisation from landowner or leaseholder if you are applying on their behalf	<input type="checkbox"/>
6. Habitat Management & Monitoring Plan (HMMP)	<input type="checkbox"/>
7. Statutory Biodiversity Metric – Tool Calculation	<input type="checkbox"/>
8. Financial Business Plan	<input type="checkbox"/>
9. Impact statements / information (where applicable – Q5 above)	<input type="checkbox"/>
10. Administrative payment of £590 (payable at the time of submission).	<input type="checkbox"/>

Appendix A – Deed of Undertaking Template

DEED OF UNDERTAKING

Habitat Bank Reference:

THIS DEED is made the day of 2025

By (name of applicant) of (address of applicant)

("the Applicant")

RECITALS

1. Council of the Isles of Scilly, Old Wesleyan Chapel Garrison Lane St Mary's Isles of Scilly TR21 0JD ("the Council") is the Local Planning Authority and is considering a Habitat Bank proposal made by the Applicant.
2. The Applicant wishes the Council to assess the proposal and enter into a legal agreement to enable the Applicant to Register the Habitat Bank with Natural England.
3. The Council may require additional ecology assessment to be undertaken independently and preparation of a S.106 agreement to be undertaken to secure monitoring of the site for a period of 30 years. In return for the promise given by this Deed, the Council will appoint an ecology specialist to check and validate the Habitat Bank proposal and its accompanying documentation and instruct the Council's Legal team to prepare a legal agreement based on the proposal submitted.

NOW THIS DEED WITNESSES and as follows:

1. The Applicant covenants with the Council to pay within 28 days of being invoiced the costs incurred by the Council in respect of legal fees and ecology consultation costs, to draft, assess, check and validate the Habitat Bank proposal.

SIGNED as a deed by

In the presence of (Witness Name):

Witness' signature:

Name:

Address:

Occupation: