



# COUNCIL OF THE ISLES OF SCILLY

Planning Department  
Old Wesleyan Chapel, Garrison Lane, St Mary's, Isles of Scilly, TR21 0JD  
planning@scilly.gov.uk

Habitat Bank Proposal Application Form		
<b>1. Applicant Details</b>		
Name:	Diana Mompoloki, Land Steward	
Address:	Duchy of Cornwall, Hugh House, St Mary's, Isles of Scilly	
Post Code:	TR21 0LS	
Email Address:	ios@duchyofcornwall.org	
Are you the landowner?	<b>YES</b>	NO (please complete section 2 below)
<b>2. Landowner Details</b>		
Name:	N/A	
Address:		
Post Code:		
Email Address:		
<b>3. Solicitor/Agent Details</b>		
Name:	N/A	
Address:		
Post Code:		
Email Address:		
<b>4. Habitat Bank Site Address</b>		
Content Farm, St Mary's, Isles of Scilly, TR21 0NS		
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.		
<b>5. Habitat Site Area</b>	<b>Tick</b>	<b>Exact Size (ha)</b>
Small site under 2ha	<input type="checkbox"/>	
Large Site >2ha but <10ha	<input checked="" type="checkbox"/>	2.62 ha
Over 10ha	<input type="checkbox"/>	

6. Impact	
Does the site:	
A) Impact upon statutory Designated Sites?	<b>NO</b>
B) Impact upon irreplaceable habitat?	<b>NO</b>
C) Impact upon protected species	<b>NO</b>
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 <a href="#">Isles of Scilly National Landscape</a> management plan objectives? Please provide further details on this:	

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

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

## Appendix A – Deed of Undertaking Template

### DEED OF UNDERTAKING

Habitat Bank Reference:

THIS DEED is made on the                      day of                      2025

By

("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

DRAFT

In the presence of (Witness Name):

Witness' signature:

Name:

Address:

Occupation: