

H1.12

LDP adopted site

Site Area: 1.47 ha

Potential Capacity: 40 dwellings

S106 Requirements: 10% Affordable **Space and** Recreation, etc (Subject to viability and need)

Landowner: BGCBC Services Ltd (Details available on request)

Superfast Broadband Status: Superfast broadband is available

Planning Application Requirements:

Pre-application Consultation Report (v) Design and Access Statement (v) Preliminary Ecological Appraisal (v) BS5387 Tree Survey (v) Coal Mining Risk Assessment (v) Transport Statement Desktop Survey (ground stability and contamination)

Potential Validation Requirement (v)

It is advised you BT-09.1144 427.44 Tm[9n] 7L)G04 T BT-0.

Delivery Considerations:

Design of the site will need to be sympathetic to the adjacent platforms. A Site of Importance of Nature Conservation (SINC) and a Local Nature Reserve (LNR) lie in close proximity so there is the potential for the site to support protected species. Mature trees separate the platforms and require protection.

2.73