

Supporting Statement for a Detached Dwelling

Plot 1 Forest Lodge Lane Cwmavon, Port Talbot



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1.0 Scope of this Document

- 1.1 I am instructed by the applicant to provide a supporting statement to set out the planning merits that support the development of the site for a detached residential dwelling.

2.0 The Site

- 2.1 The site application is located to the east of the settlement of Cwmavon off Forest Lodge Lane.
- 2.2 The application is within settlement limits and is to the north of the existing Forest lodge land self-build development and an allocated residential site (*H1/LB/1*).

3.0 The Proposal

- 3.1 The proposed development consists of a large, self-build residential property which follows the establish pattern of development along Forest Lodge Lane.

4.0 Policy

- 4.1 Local Policy - The development plan for the site is the Neath Port Talbot Local Development Plan 2011-2026. The Council adopted the plan on January 2016.¹

4.2 Relevant Policy

SP15 Biodiversity and Geodiversity

SP20 Transport Network

¹ <https://www.npt.gov.uk/7328>

SC1 Settlement limits

EN6 Important Biodiversity and Geodiversity Sites

BE1 Design

Planning Policy Wales (Edition 10)²

4.2.12 As part of considering housing delivery options, planning authorities should understand the contribution that all sectors of the housing market and house-builders could make to meeting their housing requirement. When allocating sites, planning authorities need to consider providing a range of sustainable and deliverable sites to allow all sectors and types of house-builder, including nationals, regionals, registered social landlords (RSLs), Small and Medium-sized Enterprises (SMEs) and the custom and self-build sector, the opportunity to contribute to delivering the proposed housing requirement.

4.2.13 To assist in broadening the housing delivery options and enable the provision of housing by RSLs, SMEs and the custom and self-build sector, planning authorities should set a locally determined target for the delivery of housing on small sites. To facilitate this, planning authorities should maintain a register of suitable sites which fall below the threshold for allocation in their development plan. Planning authorities should also work with developers to encourage the sub-division of large sites where this could help to speed up the delivery of homes.

4.2.14 When promoting self-build and custom build development, planning authorities must consider all relevant policy options including the use of Local Development Orders (LDOs) and site specific design codes to simplify the planning process and enable housing development to be brought forward more quickly.

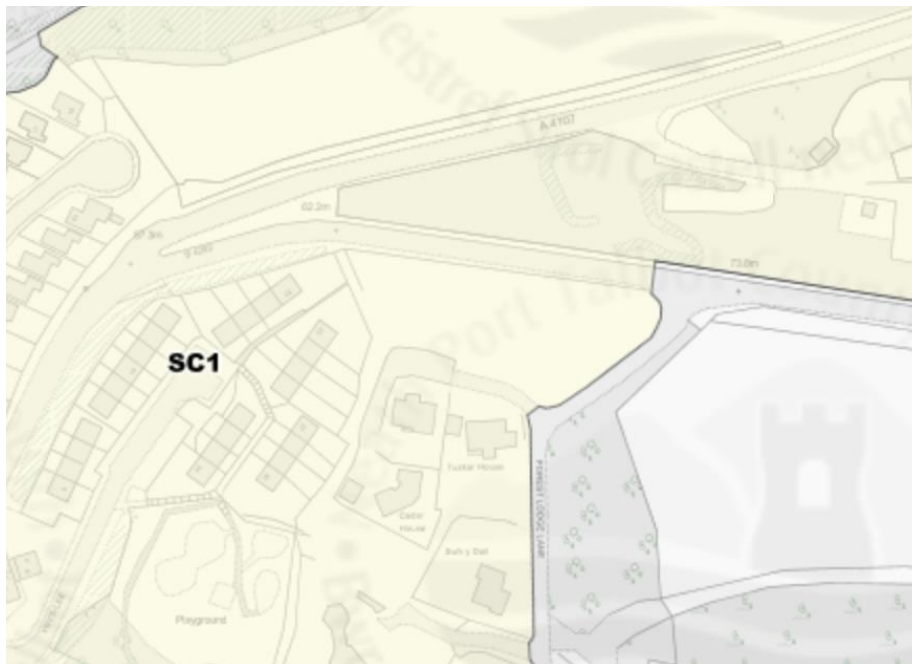
5.0 Appraisal

5.1 Background

² <https://gov.wales/sites/default/files/publications/2018-12/planning-policy-wales-edition-10.pdf>

- 5.2 In January 2020 the applicant submitted a pre app in respect of the site reference Q2019/5121. See **Appendix 1**
- 5.3 The comments were generally positive however concerns were raised over the scale/height of the proposed dwelling relative to the highway. In addition, the Council requested that justification be provide to supported the proposed density having regard to the requirements of Policy BE1. These matters will be addressed further in the assessment
- 5.4 The application site is located to the east of the settlement of Cwmavon at the southern end of Forest Lodge Lane. The dwelling will form part of the Forest Lodge Lane development which is an allocated site within the LDP (*H1/LB/1*) as shown in **Figure 1** below

Figure 1



- 5.5 The dwelling will be within settlements limits and as such is acceptable in principle
- 5.6 As indicated, at the pre app stage, concerns were expressed by the LPA over the height of the dwellings relative to the adjacent highway. The pre app submission showed a 3 storey split level house.
- 5.7 To address the Council's concerns the height of the proposed dwelling has been significantly reduced. The front elevation has the appearance of a dormer bungalow with the rear elevation having the appearance of a two storey dwelling.
- 5.8 As the rear elevation faces onto the highway particular attention has been given to its design to ensure that it has a live frontage. To that end it has a symmetrical design with central doors
- 5.9 The application is for a single dwelling but the submitted plans show an illustrative layout for the 3 remaining plots. These will be the subject of separate application.
- 5.10 It is recognized that, as set out in the Council's pre app comments, that the proposed development, that is the single dwelling or the four on the entire site, will fall below the density requirements set out in Policy BE1.
- 5.11 it is considered that in this case the proposal is justified having regard to the following matters
- Site Constraints
 - Character and Appearance of the Area
 - Demand
- 5.12 **Site Constraints** - The application site has a number of constraints in relation to slope, access, trees and overlooking from neighbouring properties. The developable area is therefore a narrow corridor running down the centre of the site.

- 5.13 In their pre app response the Council indicated that 13 dwellings were required on the larger site. This would require a highway and footway of at least 7.5m a minimum and a minimum of 26 car parking spaces. This is not achievable.
- 5.14 **Character and Appearance of the Area** – The application site is at the entrance to the Forest Lodge lane development. This is a development of very large, self-build, detached dwelling in substantial grounds. Given the location of the proposal in relation to the wider Forest Lodge development it is considered that a high density development, as required by policy BE1, would be out of character with existing settlement pattern. The prominent location of the site adjacent to the highway would amplify the uncharacteristic appearance of a high density development. As such it is considered that having regard to the location of the site in respect of the existing development and the highway the density of dwellings is acceptable.
- 5.15 **Demand** - Paragraphs 4.2.12 - 4.2.14 of Planning Policy Wales places a responsibility on LPA's to provide land for a wide range of housing which specifically includes self-build. It is clear that the imposition of the densities required by Policy BE1 will move the development character into standard market housing where there is clearly adequate supply in the local area and wider County. Moreover, the result would be less self-build sites contrary to the requires of Paragraphs 4.2.12 - 4.2.14 of Planning Policy Wales
- 5.16 To understand the significant value of this proposal it is important to have broader understanding of the wider housing market.
- 5.17 As with previous reports the LDP Annual Monitoring Report (October 2020)³ (AMR) sets out a worrying trend in housing delivery across the County Borough. Page 5 of the report sets out that 2338 new homes have been delivered since 2011 (45% below the cumulative target) with 68 affordable homes being delivered (88.7% below the cumulative target)

³ <https://www.npt.gov.uk/media/14629/local-development-plan-annual-monitoring-report-october-2020.pdf?v=20201030162145>

- 5.18 Given the large short fall in housing delivery which, would appear to mainly within larger sites, a revised approach must be taken in promoting smaller, deliverable sites such as this site.
- 5.19 The number of small sites within the LDP are projected to deliver 810 dwelling which is 9.24% of the overall total. Therefore, in simple terms for every 1 dwelling on a small site 10 should be built on larger sites.
- 5.20 The number of completions within the two housing categories of large and small site show an interesting trend. As set out in **Table1** below

Table 1

Year	Large Sites	Small Site	Total Completions	Percentage contribution by Large sites	Percentage contribution by small sites	
13/14	262	39	301	87%	13%	
14/15	344	57	401	86%	14%	
15/16	231	19	250	92%	8%	
16/17	166	12	178	93%	7%	
17/18	113	35	148	76%	14%	
18/19	245	54	299	82%	18%	
19/20	186	26	212	87%	13%	
Total	1547	242	1789	86%	14%	

- 5.21 It is clear from the information above that housing on smaller sites are being delivered at a faster rate. In the last 3 years of the 659 dwellings completed 115 (17.5%) were completed on smaller sites.
- 5.22 With 17.5% of completions arising from small site compared with a projected figure of 9.24% it is clear that the small site and self-build market is buoyant. This is an accurate reflection of the local market. There are two self-build sites currently being developed in Bryn and at Forest Lodge there are five dwellings under construction, three (including

this one) in planning and a further two due within the next 2 months. **In contrast 2 dwellings have been constructed at Coed Darcy in the last two years.**

5.23 It is clear from the above evidence that smaller sites and particularly Forest Lodge Lane has proven itself resilient to the poor condition of the Housing Market with in County Borough.

5.24 The approval of this application would therefore provide much needed self-build dwellings, in accordance with PPW and provide much needed economic activity in the local housing market.

5.25 **Ecology**

5.26 The application site has been the subject of two separate ecology surveys. The initial report suggested a reptile survey which subsequently highlighted high number of reptiles.

5.27 It is recognised that in order to develop the site reptiles will need to be translocated. Two possible receptor sites have been identified but the timing of the survey have regrettably not allowed the survey of the two potential sites. That will be undertaken at the earliest opportunity

6.0 **Conclusion**

6.1 The application site is within settlement limits were the principle of development is acceptable.

6.2 Whilst the density of the development is below the criteria set in Policy BE1 having regard to the character and appearance of the neighbouring development, the high demand for self-build plots in the area, the economic benefits derived form the development and the deliverability of the proposal it is considered that the development is acceptable.

- 6.3 Whilst there is evidence on matters of ecological importance these are not nationally or locally significant. The applicant has provided evidence to indicate that reptiles on the site can be translocated and there is likely to be an overall enhancement in ecology.

APPENDIX 1



Cyngor Castell-nedd Port Talbot
Neath Port Talbot Council

Date Dyddiad	20th January 2020
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Email Ebost	h.bowen@npt.gov.uk
Contact Cyswllt	Helen Bowen
Your ref Eich cyf	
Our ref Ein cyf	Q2019/5121

Mr Robert Bowen
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Swansea
SA5 7HQ

BY EMAIL ONLY

Dear Sir/Madam

Town and Country Planning Act 1990

Pre-App. Ref.: Q2019/5121
PROPOSAL: Proposed residential development (Statutory)
LOCATION: Cedar Lodge Forest Lodge Lane Cwmavon Port Talbot Neath Port Talbot

I refer to your correspondence received on 28 November 2019, concerning the above and your request for pre-application advice. Having considered the nature of submission, I respond as follows.

Local Context and Constraints

- The site is located within The Coal Authority Low and High Risk Areas. Applications for development which falls partially or wholly within a high risk area must be accompanied by a Risk Assessment produced in accordance with the Coal Authority Guidance.
- Scheduled Ancient Monument 500+ Consultation Zone

Please note that this information is based on our current records and is, as far as possible, accurate. Nevertheless, we reserve the right to advise you of any additional constraints that may be identified at the time of your application.

Amgylchedd ac Adfywio

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Croesewir gohebiaeth yn y Gymraeg a byddwn yn ymdrin â gohebiaeth Gymraeg a Saesneg i'r un safonau ac amserlenni.

We welcome correspondence in Welsh and will deal with Welsh and English correspondence to the same standards and timescales.

Relevant Planning History

From an examination of our records, the application site/ property has the following relevant planning history:

- P2018/0352 – One detached dwelling(Plot 28) – Approved 10/7/18
- P2019/5140 – Submission of details pursuant to condition 5 (Boundary treatments), Condition 6 (External materials) of Planning application P2018/0344 granted on June 11th 2018. Approved 16/7/19
- P2018/0441 – retention and completion of vehicular turning head – Approved 6/7/18
- P2018/0679 – Detached dwelling with associated parking area – Approved 8/11/18
- P2018/0344 – Detached dwelling – Approved 12/6/18
- P2018/0998 – Section 73 application to vary Condition 2 (Approved Plans) of Planning Application P2018/0344 granted on June 11th 2018. – Approved 15/1/19

Relevant Planning Policies

In addition to national guidance contained within Planning Policy Wales, any application would be considered against the Policies within the Adopted Neath Port Talbot Local Development Plan, details of which are available on the Council's web site by visiting www.npt.gov.uk/ldp .The relevant policies would include:

Strategic Policies

- [Policy SP3](#) [Sustainable communities](#)
- [Policy SP7](#) [Housing Requirement](#)
- [Policy SP8](#) [Affordable Housing](#)
- [Policy SP10](#) [Open Space](#)

Topic based Policies

- [Policy SC1](#) [Settlement limits](#)
- [Policy AH1](#) [Affordable Housing](#)
- [Policy OS1](#) [Open Space Provision](#)
- [Policy TR2](#) [Design and Access of New Development](#)
- [Policy BE1](#) [Design](#)

Supplementary Planning Guidance

- [Planning Obligations](#)
- [Parking Standards](#)
- [Affordable Housing](#)
- [Design](#)

All of the above SPG can be viewed on the [Council's website](#).

Analysis of Proposal

The pre application enquiry seeks to determine whether the development of four detached dwellings at Forest Lodge Lane, Cwmavon is acceptable in principle in planning terms.

Principle of Development

From the information provided it would appear that the area of land in question is within the settlement limits and covered by **Policy SC1 –Settlement Limits** of the Neath Port Talbot Local Development Plan (LDP). Development within settlement limits that is proportionate in scale and form to the role and function of the settlement is generally acceptable in principle, subject to the development complying with the requirements of the other development plan policies.

Density

It should be noted that Cwmavon is located in the Valleys Strategy area and under Policy Be1-design requires all development proposals will be expected to demonstrate high quality design which fully takes into account the natural, historic and built environmental context and contributes to the creation of attractive, sustainable places. The proposal will be required to meet all the relevant criteria set out within the above policy. Criterion 8 requires developments to make the best and most efficient use of the land available through being of the appropriate density taking into account the character and appearance of the area, normally a minimum of 30 dwellings per hectare in the Valleys Strategy Area.

From the information provided the site measures approximately 0.4 hectares in area, which equates to approximately 13 dwellings per hectare. As such any planning application would need to be provided with justification in respect of the reduction in density.

Design Issues

Forest Lodge is an evolving development of self build, individual properties with a variety of designs and sizes. Nevertheless, a common theme throughout the development is that all of the dwellings are large detached properties set in large plots. The proposed dwellings are shown to have gable style roofs with a maximum height of approximately 11 metres and set some 11 metres in from the adjacent highway to the front. Due to the topography of the site, retaining works will be required as indicated in the section drawings which accompany the application. Given the prominent location of the site and the proposed massing of the dwellings it is considered that the proposed development would have an overbearing appearance forming an unbalanced, top heavy and obtrusive feature which would be out of character with the surrounding area.

The illustrative plan which accompanies the pre application demonstrates that a minimum of 21 metres between the proposal and existing dwellings can be achieved. These distances are sufficient to ensure that the proposal can be developed in a manner which would ensure that there would be no unacceptable overlooking impact. Accordingly, it is considered that the residential development of this site and based on the submitted layout plan would not adversely impact upon the amenities and basic living conditions of neighbouring dwellings.

As such for the reasons outlined above should a planning application be submitted for the proposed development as shown in the submitted documents, it would be unlikely to receive a

favourable officer's recommendation due to the adverse impact the proposed scale and massing would have upon the character and appearance of the area. It is therefore suggested that consideration is given to reducing the overall scale and massing of the dwellings and amending the roof design to a hipped roof.

Highways and Pedestrian Safety

We do not consult any internal sections as part of the Statutory Pre-Application process, however you should consider the following documents when designing the layout of the development:

- TAN 18 Transport
- Neath Port Talbot County Borough Council Guide to the Layout of Development
- Parking Standards SPG
- Specification for the construction of roads for adoption NPTCBC

It is noted that Forest Lodge Lane is unadopted and as such if you require a view on whether the use of this Lane to serve further development, the creation of a new access onto it and provision of a footpath along the sites frontage to improve connectivity would be acceptable then further advice would need to be sought under the procedure set out below.

Coal Mining

As stated above the application site lies within the Coal Authority's Development High Risk Area. Therefore within the application site and the surrounding area there are coal mining features and hazards which need to be considered in relation to the development proposal site. In accordance, with the approach agreed with the Local Planning Authority, any planning application for development of this site needs to be accompanied by a Coal Report together with a Coal Mining Risk Report. This Report should assess whether or not past mining activity poses any risk to the specific development proposal and, where necessary, mitigation measures should be proposed to address any issues of land instability.

Biodiversity

As identified above, Policies EN6 and EN7 will be of relevance insofar as there is a need to ensure any impacts on biodiversity/ natural features are appropriately assessed and, where applicable, mitigated.

Accordingly, you are advised of the need to undertake an Extended Phase 1 habitat survey of the site for submission as part of your application. This survey should include the identification of the presence of s7 Environment (Wales) Act (s42 NERC Act 2006)/ LBAP habitats and species, and sites that meet SINC criteria, in addition to protected species. A balance of s7/LBAP/SINC habitat loss/gain to the scheme should be included, and the surveys should cover all areas that may be impacted by the scheme.

It will be important to follow any recommendations made within the phase 1 survey, insofar as they relate to the need for further more specific surveys (e.g. bird surveys, reptile surveys) since failure to submit such additional surveys would mean that your application would be invalid. Given that the survey seasons can be limited, failure to plan ahead may also lead to a significant delay in registration, and consequently impact on project timescales.

You will also need to put forward proposals for mitigation/compensation for any adverse impacts identified in the above assessments.

Once you have the results of the survey, you are therefore strongly encouraged to liaise further with the Council's Countryside & Wildlife team (Tel: 01639 686149), so that they may provide proactive advice to seek to address any identified biodiversity issues at the earliest stage of your project / design.

Drainage scheme

A drainage scheme will be required to be submitted to the local planning authority, in accordance with the Welsh Government Document – Recommended Statutory Standards for Sustainable Drainage (2018).

You are encouraged to contact Dŵr Cymru Welsh Water (DCWW) to seek further pre-application advice – see note below for details of their pre-application services.

Conclusion

There are no objections to the principle of the residential development of this site, subject to the layout taking into consideration the issues raised in relation to design and impact on the character and appearance of the surrounding area. These matters (together with the other matters raised) would have to be addressed in detail as part of any application submitted.

Please note that as a Statutory pre-application we have only provided a planning view. If you wish for further advice from any consultee, for example in order to address / receive more detail in relation to the issues raised, the application can be upgraded to a non-statutory pre-application enquiry for the relevant top-up fee.

You are encouraged to contact Natural Resources Wales (NRW) to seek further pre-application advice – see note below for details of their pre-application services.

Sustainable Drainage – Statutory Requirements w.e.f January 2019

Please note that from 7th January 2019, all new developments of more than 1 house or where the construction area is of 100m² or more will require sustainable drainage - built in accordance with mandatory standards for sustainable drainage published by Welsh Ministers - to manage on-site surface water. More information is available in [Schedule 3 of the Flood & Water Management Act 2010](#).

These systems must be approved by the Council's Engineering Service acting in its SuDS Approving Body (SAB) role **before construction work begins**. In this respect it is essential that

a developer of any such project gain SAB approval of its surface water drainage alongside any relevant planning permission. **You will not be allowed to start construction until both permissions have been approved.**

If you have not done so already, and your development would not fall into any of the relevant exceptions¹, you are therefore strongly encouraged to request further advice from the SAB. Involving the SAB Officers in pre-application discussions will allow for SuDS drainage matters (to ensure suitability of proposed SuDS design in line with national standards and adequate site layout) to be considered alongside the assessment of planning merits. **There is an additional charge of £250 for this service.** This can be as part of any agreed further pre-application submissions with the Planning Authority (recommended) or independently/ direct with the SAB. You are advised, however, that failing to engage in joint pre-application discussions has the potential to lead to delays and, most notably, the potential need to obtain further planning permission should any agreed SuDS design not be compliant with any relevant planning permission. Further details are available at www.npt.gov.uk/planning.

Section 106 Planning Obligations

Affordable Housing

The proposed development is within the Cwmavon area, which requires a 25% contribution towards affordable housing. For a 4 unit scheme, 1 unit would be required to be transferred to a Registered Social Landlord (RSL) at 40% market value and remain as affordable housing. The SPG specifies that the affordable housing provided on site should reflect local need and broadly reflect the overall mix of development. Please also note that if an RSL would not be prepared to take on a property in this area we would potentially need to consider a commuted sum instead of onsite provision.

Public Open Space

The site lies within the Bryn and Cwmafan Ward, where there are existing ward shortfalls in pitch sport, non-pitch sport, children's play and, within the spatial area allotments. The development proposal would have the following open space requirements:

- Pitch sport - 105 sqm
- Non pitch sport – 41 sqm
- Children's play – 23 sqm
- Informal open space – 50 sq m
- Allotments – 17 sqm

The existing over provision of informal open space in the ward would still remain after the development, so S106 contributions are not required for its provision.

¹ Exceptions and exemptions, in summary, relate to:-

- Existing sites and developments with planning permission granted or deemed to be granted (whether or not subject to any conditions as to a reserved matter) or for which a valid application has been received but not determined by 7 January 2019. However, SAB approval will still be required if the planning permission was granted subject to a condition as to a reserved matter and an application for approval of the reserved matter is not made before 7 January 2020.

As such, the potential S106 contributions are as follows:

- Pitch sport - £1,136
- Non pitch sport - £4,120
- Children's play - £3,420
 - Informal space £0
 - Allotments £192

Totals = £8,868

Required Supporting Documentation

We would encourage you to submit your application electronically via www.gov.wales/planningapplications.

Having regard to the nature of your proposal, it is considered at this stage that in addition to the submission of standard mandatory supporting documentation such as application forms, plans and fee, any application for the above development should also be accompanied by the following additional documentation: -

- Phase 1 Habitat Survey / Bat Survey / Barn Owl Survey
- Tree Survey
- Site survey identifying existing ground levels, plus details of proposed levels including sections / cross-sections
- Coal Mining Risk Assessment

If any subsequent application fails to include the information above, there is a chance it may not be registered and, in any event, it is likely that an application will either be refused or will not be able to be progressed until its satisfactory submission.

It is also this Authority's practice to recommend to applicants that detailed information is submitted at application stage to ensure that, in the event of planning permission being granted, that 'pre-commencement' conditions (which require approval of details prior to work starting on site) can be minimised. You are therefore encouraged to ensure that your initial submissions incorporate as much information as possible (for example materials, boundary treatment, ecology mitigation, Construction Management Plan, Travel Plan etc.), and address all matters raised in the advice given above.

Detailed guidance on the use of the national standard application form for planning permission and other associated consent regimes; and the information which must accompany a planning application so that the local planning authority can determine the validity of the application, can be found as follows: -

"Guidance on the use of the standard application form ('1app') and validation of applications":
<http://wales.gov.uk/topics/planning/policy/guidanceandleaflets/1appguidance>

The Town and Country Planning (Development Management Procedure)(Wales) Order 2012: <http://www.legislation.gov.uk/wsi/2012/801/contents/made/1appguidance>

(Note subsequent Amendment Orders: [2014](#) ; [2015](#) ; [2016](#) ; and [2017](#)).

How we will deal with your planning application

As part of its emphasis on 'Delivering Quality Development Quickly', the Planning department prides itself on the service it offers our customers. Once your application has been received, this will include an allocated case officer making contact with you or your appointed agent within the first week and arranging a visit, following which we will contact you by phone or email to advise of any discrepancies with your application. We will also work with you to address any outstanding concerns, including any amendments required to make your proposal acceptable.

Once we are happy with the validity of your application, we will formally consult neighbours and relevant consultees. Provided there are no significant matters of concern resulting from such consultations, we will then seek to determine your application as swiftly as possible after the expiry of the statutory publicity period, and aim to do so within the 8 week statutory period.

While Officers will endeavour to ensure you are aware of the progress of your application, we would encourage you to contact the case officer should you wish to discuss any matter further.

Development Team Approach – Building Control

The Development Management and Building Control teams work closely to assist developers in improving the quality of their development and ensuring compliance with all appropriate conditions and Regulations. In particular, Building Control provide a competitive and highly professional service and seek to actively engage with developer's at the earliest stage of their project. You are therefore encouraged to contact the Building Control team on 01639 686820 or by emailing building.control@npt.gov.uk to enter into early negotiations and understand the benefits of the Council's Development Team approach.

Requests for Further Advice

Following receipt of this initial advice, should you wish to discuss your scheme prior to formal submission, please contact the case officer on the direct number or email address given above. Further charges may apply.

Yours faithfully

Helen Bowen

If you require this information in larger print, or in an alternative format, please contact the above named officer.

Seeking Pre-Application Advice from External Consultees

Natural Resources Wales (NRW)

Natural Resources Wales has a key role in the planning system and you may wish to hold pre-application consultation with them, utilising their pre-application service, so that environmental considerations are identified and addressed at the earliest opportunity. More information about Natural Resources Wales's pre-application service, including what advice can be sought for free, and what advice is subject to a fee can be found at:

<https://naturalresources.wales/guidance-and-advice/business-sectors/planning-and-development/advice-for-developers/our-service-to-developers/?lang=en>

Dŵr Cymru Welsh Water (DCWW)

Dŵr Cymru Welsh Water has a key role to play in the development and planning process as the services provided are at the forefront of public health and protection of the environment. Dŵr Cymru encourages all developers to engage with them as early as possible in order to address any issues that may arise during the planning/construction process.

To assist, Dŵr Cymru operates a pre-planning service in order to assess the impact of the proposed development. A written response will be provided advising whether the local network(s) can support the proposal, whether off-site water mains and/or sewers will need to be provided, and whether there are any apparatus located within the land you wish to develop and the requirements for these apparatus. This service is provided for a fee of £155+ VAT and can be submitted by post or by completing the online enquiry form at <http://www.dwrcymru.com/en/Developer-Services>. Further information can be obtained from the dedicated team of planning officers on 0800 917 2652.

Coal Authority

In line with many other statutory consultees, the Coal Authority no longer provides responses to pre-application enquiries without a charge. The Coal Authority therefore requests LPAs to direct applicants that are seeking pre-application advice regarding coal mining legacy issues because their site falls within the Development High Risk Area to them, so they may provide a quotation for providing advice.

Should only a small part of your site fall within the High Risk area, we would especially encourage you to engage with the Coal Authority, since they may advise in certain situations that a Coal Mining Risk Assessment is not required.

Further advice may be found at: <https://www.gov.uk/government/organisations/the-coal-authority>