Supporting Statement

We have carried out a detailed investigation and can confirm there are no remnants of any Heritage Assets on the site in particular the railway which did come through the site at one stage in its history, the railway has been completely removed and the route is now the Pennine trail, there are no remnants of any structures remaining on or near the site. The site as a whole was stripped of any buildings and or materials associated with its previous history and is a vacant open site.

The site has received the benefit of full planning for various developments including housing and commercial use and in part development has already been carried out, checking of your records will confirm there has been no previous issue regarding potential “heritage assets” as there are non-remaining, a simple site check via google or visit would confirm the above as would a check with the planners currently and who have dealt with the site over recent years.

We can confirm categorically there are no remaining structures or assets on the site. With regard to the provision of heads of terms for a 106 agreement we have revised the scheme so as to be below the threshold for the provision of affordable units which we were advised was 15 and above as such there is no requirement.