

Brunton Lane



Proposed Development

140 NDSS family houses, 2, 3 and 4 bedroom, (including 21 affordable housing and 35 M4(2) houses) on a site allocated for housing, with landscaping, drainage ponds and site access from the Brunton Interchange

Site is allocated in the Newcastle Core Strategy and Urban Core Plan. The Council considered the site to be suitable and available for residential development

Buffer to the
GB

Trim trail
play



Onsite open
spaces of
1.1ha

What the scheme can deliver for the community?

140 family homes, including 21 affordable	35 accessible and adaptable homes	10% biodiversity net gain
Employment opportunities during construction – creation of 8 direct construction jobs per annum	GVA of £465,244 per annum	Total first occupation expenditure of £767,250
Total gross spending potential per annum £2,876,211	Council tax - £213,435 pa New Homes Bonus - £1,280,610	S106 obligations

Estimate figures



BARRATT
— LONDON —



BNG

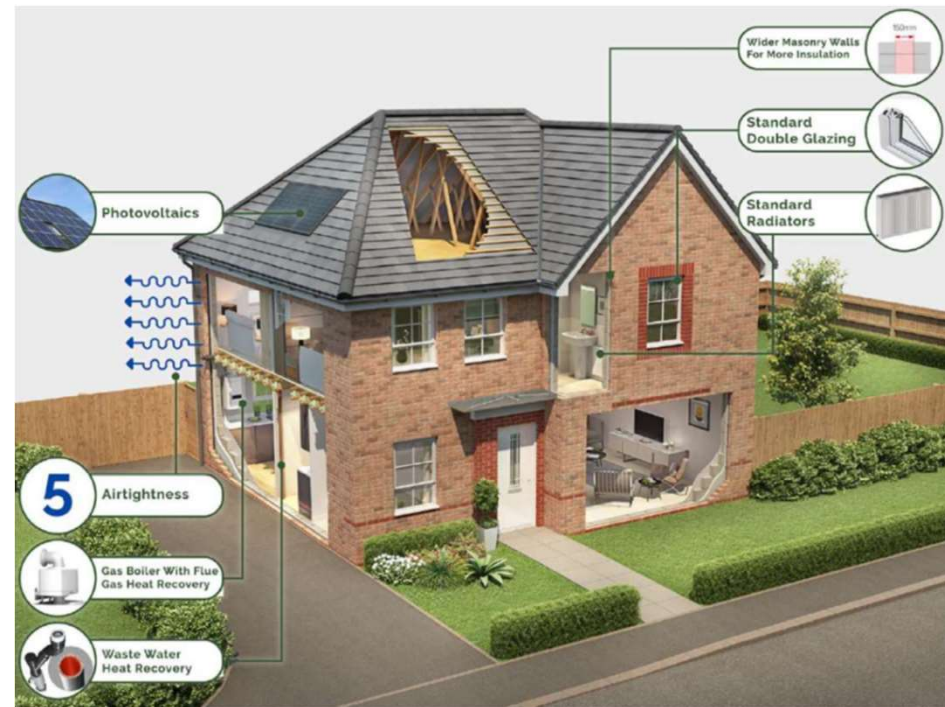


Table 1: Quantifiable change in biodiversity units achieved by the Development onsite

Biodiversity Units	Baseline Value	Post-Development Value	Change in Units	Outcome
Area-based Habitat Units	11.22	11.35	0.13	1.15%
Hedgerow Units	1.45	1.94	0.48	33.21%
Watercourse Units	0.00	0.00	0.00	0.00

Sustainability

- Building Regulations: Part L 2021
- Responsible sourcing of materials
- 95% construction waste diverted away from landfill
- Minimised risk of overheating
- Specification will comply with 110 litres/person/day
- EV charging points on each plot



Service Corridor

- BDW propose to take a multi-utility trench through land to north of development as far as Coach Ln
- 15m working corridor as a minimum is proposed through the Parish Council's field
- Traffic management requirement on Coach Lane when service connections are to be undertaken
- Looking to keep construction traffic off High Ridge and contain ourselves within field but until works commence, cannot guarantee this but will do our utmost
- No exact timescale on works in this instance as this will be dictated by service companies, however trenching works within field to be completed as quick as possible



Summary

- Aiming for a December planning committee
- Keen to enter into the legal agreement with yourselves soon after committee, if granted planning permission
- Love to engage with you through the process

