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Northumberland County Council

Your ref:

Our ref:

Enquiries to: Nichola Turnbull

Email: nichola.turnbull@northumberland.gov.uk

Tel direct: 01670 622617

Date: Wednesday, 18 January 2023

Dear Sir or Madam,

Your attendance is requested at a meeting of the **PETITIONS COMMITTEE** to be held in **COMMITTEE ROOM 2 - COUNTY HALL** on **THURSDAY, 26 JANUARY 2023** at **2.00 PM**.

Yours faithfully

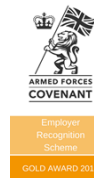
Rick O'Farrell
Interim Chief Executive

To Petitions Committee members as follows:-

R Dodd (Chair), B Flux (Vice-Chair), C Ball, L Bowman, T Cessford, J Reid, A Scott, M Swinburn and C Taylor



Rick O'Farrell, Interim Chief Executive
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AGENDA

PART I

It is expected that the matters included in this part of the agenda will be dealt with in public.

1. APOLOGIES FOR ABSENCE

2. MINUTES

(Pages 1
- 6)

Minutes of the meeting of the Petitions Committee, held on 27 October 2022, as circulated, to be confirmed as a true record and signed by the Chair.

3. DISCLOSURE OF MEMBERS' INTERESTS

Unless already entered in the Council's Register of Members' interests, members are required where a matter arises at a meeting;

- a. Which **directly relates to** Disclosable Pecuniary Interest ('DPI') as set out in Appendix B, Table 1 of the Code of Conduct, to disclose the interest, not participate in any discussion or vote and not to remain in room. Where members have a DPI or if the matter concerns an executive function and is being considered by a Cabinet Member with a DPI they must notify the Monitoring Officer and arrange for somebody else to deal with the matter.
- b. Which **directly relates to** the financial interest or well being of a Other Registrable Interest as set out in Appendix B, Table 2 of the Code of Conduct to disclose the interest and only speak on the matter if members of the public are also allowed to speak at the meeting but otherwise must not take part in any discussion or vote on the matter and must not remain the room.
- c. Which **directly relates to** their financial interest or well-being (and is not DPI) or the financial well being of a relative or close associate, to declare the interest and members may only speak on the matter if members of the public are also allowed to speak. Otherwise, the member must not take part in discussion or vote on the matter and must leave the room.
- d. Which **affects** the financial well-being of the member, a relative or close associate or a body included under the Other Registrable Interests column in Table 2, to disclose the interest and apply the test set out at paragraph 9 of Appendix B before deciding whether they may remain in the meeting.
- e. Where Members have or a Cabinet Member has an Other

Registerable Interest or Non Registerable Interest in a matter being considered in exercise of their executive function, they must notify the Monitoring Officer and arrange for somebody else to deal with it.

NB Any member needing clarification must contact monitoringofficer@northumberland.gov.uk. Members are referred to the Code of Conduct which contains the matters above in full. Please refer to the guidance on disclosures at the rear of this agenda letter.

4. REPORT OF THE INTERIM EXECUTIVE DIRECTOR OF PLANNING AND LOCAL SERVICES

(Pages 7
- 12)

4.1 Petition Against On-Going Planning Issues of Pedestrian Safety and Access to Local Services at Arcot Manor/The Fairways, Cramlington

To receive an update on the agreed outcomes from the meeting on 27 October 2022 which considered the petition from residents of Arcot Manor / The Fairways in respect of ongoing planning issues.

5. NEXT MEETING

The next meeting will take place on Thursday, 27 April 2023 at 2.00 p.m.

6. URGENT BUSINESS (IF ANY)

To consider such other business as, in the opinion of the Chair, should, by reason of special circumstances, be considered as a matter of urgency

IF YOU HAVE AN INTEREST AT THIS MEETING, PLEASE:

- Declare it and give details of its nature before the matter is discussed or as soon as it becomes apparent to you.
- Complete this sheet and pass it to the Democratic Services Officer.

Name:		Date of meeting:	
Meeting:			
Item to which your interest relates:			
Nature of Interest i.e. either disclosable pecuniary interest (as defined by Table 1 of Appendix B to the Code of Conduct, Other Registerable Interest or Non-Registerable Interest (as defined by Appendix B to Code of Conduct) (please give details):			
Are you intending to withdraw from the meeting?		Yes - <input type="checkbox"/>	No - <input type="checkbox"/>

Registering Interests

Within 28 days of becoming a member or your re-election or re-appointment to office you must register with the Monitoring Officer the interests which fall within the categories set out in **Table 1 (Disclosable Pecuniary Interests)** which are as described in "The Relevant Authorities (Disclosable Pecuniary Interests) Regulations 2012". You should also register details of your other personal interests which fall within the categories set out in **Table 2 (Other Registerable Interests)**.

"Disclosable Pecuniary Interest" means an interest of yourself, or of your partner if you are aware of your partner's interest, within the descriptions set out in Table 1 below.

"Partner" means a spouse or civil partner, or a person with whom you are living as husband or wife, or a person with whom you are living as if you are civil partners.

1. You must ensure that your register of interests is kept up-to-date and within 28 days of becoming aware of any new interest, or of any change to a registered interest, notify the Monitoring Officer.
2. A 'sensitive interest' is as an interest which, if disclosed, could lead to the councillor, or a person connected with the councillor, being subject to violence or intimidation.
3. Where you have a 'sensitive interest' you must notify the Monitoring Officer with the reasons why you believe it is a sensitive interest. If the Monitoring Officer agrees they will withhold the interest from the public register.

Non participation in case of disclosable pecuniary interest

4. Where a matter arises at a meeting which directly relates to one of your Disclosable Pecuniary Interests as set out in **Table 1**, you must disclose the interest, not participate in any discussion or vote on the matter and must not remain in the room unless you have been granted a dispensation. If it is a 'sensitive interest', you do not have to disclose the nature of the interest, just that you have an interest.

Dispensation may be granted in limited circumstances, to enable you to participate and vote on a matter in which you have a disclosable pecuniary interest.

5. Where you have a disclosable pecuniary interest on a matter to be considered or is being considered by you as a Cabinet member in exercise of your executive function, you must notify the Monitoring Officer of the interest and must not take any steps or further steps in the matter apart from arranging for someone else to deal with it.

Disclosure of Other Registerable Interests

6. Where a matter arises at a meeting which **directly relates** to the financial interest or wellbeing of one of your Other Registerable Interests (as set out in **Table 2**), you must disclose the interest. You may speak on the matter only if members of the public are also allowed to speak at the meeting but otherwise must not take part in any discussion or vote on the matter and must not remain in the room unless you have been granted a dispensation. If it is a 'sensitive interest', you do not have to disclose the nature of the interest.

Disclosure of Non-Registerable Interests

7. Where a matter arises at a meeting which **directly relates** to your financial interest or well-being (and is not a Disclosable Pecuniary Interest set out in **Table 1**) or a financial interest or well-being of a relative or close associate, you must disclose the interest. You may speak on the matter only if members of the public are also allowed to speak at the meeting. Otherwise you must not take part in any discussion or vote on the matter and must not remain in the room unless you have been granted a dispensation. If it is a 'sensitive interest', you do not have to disclose the nature of the interest.

8. Where a matter arises at a meeting which **affects** –

- a. your own financial interest or well-being;
- b. a financial interest or well-being of a relative or close associate; or
- c. a financial interest or wellbeing of a body included under Other Registrable Interests as set out in **Table 2** you must disclose the interest. In order to determine whether you can remain in the meeting after disclosing your interest the following test should be applied

9. Where a matter (referred to in paragraph 8 above) **affects** the financial interest or well- being:

- a. to a greater extent than it affects the financial interests of the majority of inhabitants of the ward affected by the decision and;
- b. a reasonable member of the public knowing all the facts would believe that it would affect your view of the wider public interest

You may speak on the matter only if members of the public are also allowed to speak at the meeting. Otherwise, you must not take part in any discussion or vote on the matter and must not remain in the room unless you have been granted a dispensation.

If it is a 'sensitive interest', you do not have to disclose the nature of the interest.

Where you have an Other Registerable Interest or Non-Registerable Interest on a matter to be considered or is being considered by you as a Cabinet member in exercise of your executive function, you must notify the Monitoring Officer of the interest and must not take any steps or further steps in the matter apart from arranging for someone else to deal with it.

Table 1: Disclosable Pecuniary Interests

This table sets out the explanation of Disclosable Pecuniary Interests as set out in the [Relevant Authorities \(Disclosable Pecuniary Interests\) Regulations 2012](#).

Subject	Description
Employment, office, trade, profession or vocation	Any employment, office, trade, profession or vocation carried on for profit or gain. [Any unpaid directorship.]
Sponsorship	Any payment or provision of any other financial benefit (other than from the council) made to the councillor during the previous 12-month period for expenses incurred by him/her in carrying out his/her duties as a councillor, or towards his/her election expenses. This includes any payment or financial benefit from a trade union within the meaning of the Trade Union and Labour Relations (Consolidation) Act 1992.
Contracts	Any contract made between the councillor or his/her spouse or civil partner or the person with whom the councillor is living as if they were spouses/civil partners (or a firm in which such person is a partner, or an incorporated body of which such person is a director* or a body that such person has a beneficial interest in the securities of*) and the council — (a) under which goods or services are to be provided or works are to be executed; and (b) which has not been fully discharged.
Land and Property	Any beneficial interest in land which is within the area of the council. 'Land' excludes an easement, servitude, interest or right in or over land which does not give the councillor or his/her spouse or civil partner or the person with whom the councillor is living as if they were spouses/ civil partners (alone or jointly with another) a right to occupy or to receive income.
Licenses	Any licence (alone or jointly with others) to occupy land in the area of the council for a month or longer
Corporate tenancies	Any tenancy where (to the councillor's knowledge)— (a) the landlord is the council; and (b) the tenant is a body that the councillor, or his/her spouse or civil partner or the person with whom the councillor is living as if they were spouses/ civil partners is a partner of or a director* of or has a beneficial interest in the securities* of.
Securities	Any beneficial interest in securities* of a body

	<p>where—</p> <p>(a) that body (to the councillor’s knowledge) has a place of business or land in the area of the council; and</p> <p>(b) either—</p> <ul style="list-style-type: none"> i. the total nominal value of the securities* exceeds £25,000 or one hundredth of the total issued share capital of that body; or ii. if the share capital of that body is of more than one class, the total nominal value of the shares of any one class in which the councillor, or his/ her spouse or civil partner or the person with whom the councillor is living as if they were spouses/civil partners has a beneficial interest exceeds one hundredth of the total issued share capital of that class.
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* ‘director’ includes a member of the committee of management of an industrial and provident society.

* ‘securities’ means shares, debentures, debenture stock, loan stock, bonds, units of a collective investment scheme within the meaning of the Financial Services and Markets Act 2000 and other securities of any description, other than money deposited with a building society.

Table 2: Other Registrable Interests

You have a personal interest in any business of your authority where it relates to or is likely to affect:

- a) any body of which you are in general control or management and to which you are nominated or appointed by your authority
- b) any body
 - i. exercising functions of a public nature
 - ii. any body directed to charitable purposes or
 - iii. one of whose principal purposes includes the influence of public opinion or policy (including any political party or trade union)

NORTHUMBERLAND COUNTY COUNCIL

PETITIONS COMMITTEE

At a meeting of the **Petitions Committee** held on Wednesday, 27 October 2022 at 2.00 p.m.

PRESENT

Councillor R. Dodd
(Chair, in the Chair)

MEMBERS

Ball, C.
Bowman, L.
Cessford, T.
Flux, B.

Reid, J.
Scott, A.
Swinburn, M.

CABINET MEMBERS

Horncastle, C
Pattison, W.
Riddle, J.

Community Services
Adults' Wellbeing
Local Services

OFFICERS IN ATTENDANCE

R. Murfin

Interim Executive Director of
Planning & Local Services,
Regeneration, Commercial &
Economy

J. Murphy

Development Management Area
Manager (South East)

N. Turnbull

Democratic Services Officer

Councillor Jones was also in attendance.

1. MEMBERSHIP AND TERMS OF REFERENCE

The Membership and Terms of Reference, as agreed by Council at the meeting on 4 May 2022, had been circulated for information.

RESOLVED that the Petition Committee's membership and terms of reference, as agreed by Council on 4 May 2022, be noted.

Ch.'s Initials.....

2. MINUTES

Councillors Swinburn reported that he had been in attendance at the previous meeting on 26 January 2022.

It was noted that Councillor Flux had been marked in attendance whilst his apologies were also recorded. He queried whether he had been present at the meeting due to his familiarity with the item. This would be checked.

RESOLVED that the minutes of the meeting of the Petitions Committee held on Wednesday, 26 January 2022, as circulated, be confirmed as a true record and signed by the Chair, subject to the above verification and amendments.

3. REPORT OF THE INTERIM EXECUTIVE DIRECTOR OF PLANNING AND LOCAL SERVICES

3.1 Petition Against On-Going Planning Issues of Pedestrian Safety and Access to Local Services at Arcot Manor/The Fairways, Cramlington

The Petitions Committee were requested to acknowledge the petition received from residents of Arcot Manor/The Fairways in respect of on-going planning issues and to agree the Council's response. (A copy of the report is enclosed with the signed minutes).

Julia Dowd, the lead petitioner, addressed the Committee and made the following comments:

- Up until May 2022 residents had access to beacon Lane via an unrestricted dirt path.
- Without warning the path was blocked by the developers so that building work for the next phase of the development could commence. No alternative path was created to enable residents to access Beacon Lane. They now did not have safe access by foot to any local services.
- Concerns had been raised with the Council, developers and MP in May but no progress had been made to allow residents to safely exit the development on foot. More than 1,000 residents were affected with more moving in each month.
- The state was accessed from Fisher Lane which had a 50mph speed limit and no footpath. A bend in the road before the crossing creates poor visibility for pedestrians and motorists with the line of sight being even more restricted when there was a bus at the bus stop.
- The speed was often exceeded by motorists to get in front of other vehicles before the road merges into a single lane carriageway. There had been several accidents and near misses due to the poor design of the roundabout and position of the crossing points to access the bus stop on the other side of the road.

- Not all residents had access to cars and relied on local bus services to access local services including school children, wheelchair users and the partially sighted.
- There were no signs asking motorists to slow down or make them aware of the pedestrian crossing which made the crossing unsafe for all users.
- Residents were entering and leaving the state via the grass verges or by walking on the road often with traffic approaching behind them including families with small children and pushchairs.
- A response from Rob Murfin in June suggested that residents be mindful of their travel choices when leaving the estate. Some had no choice but to walk along Fisher Lane, should their safety be of less concern?
- Given the cost of living and environmental crisis, was it acceptable that the only safe option for residents was to leave the estate by car or pay bus fares. For some this was an unaffordable expense. The situation was impacting hundreds of residents including those in social housing and on low incomes.
- If a pedestrian is hit at 40mph they have a 90% chance of dying. Residents were expected to cross and walk on a 50mph road. How long would it be until somebody died and when it happened, who should be blamed?
- The defense repeatedly given was that there were mistakes in the planning agreement which was under a previous administration and not the fault of current representatives. Should they not improve or be better than seeking change or resolution?
- Recently Cramlington Town Council celebrated improvements to play areas which cost £180,000. Residents of Arcot Manor/The Fairways made a contribution via their Council Tax and received nothing in return as they had no path or play areas.
- Parents were terrified but had no choice to allow children to access their local school by bus, particularly during the winter months when mornings and evenings were dark.
- Pupils would love to participate in 'walk to school' initiatives but could not safely do so on this estate.
- A Travel Choices leaflet recently circulated by Persimmon and Belway encouraged walking and cycling from the estate but there was no safe way to do so. Whilst there were a number of issues with the estate, the safe crossing point and path connecting residents to local services was the most pressing.
- Whilst the Section 106 agreement stated that there be planned connectivity to Beacon Lane when there were 800 dwellings. Reference was made to travel plan measures 24, 27, 28 and 29 that prior to occupation and from first occupation and ongoing:
 - 'A permeable network of pedestrian routes linking the development with wider services.'
 - 'Developer to contribute to improve pedestrian links from the development to schools/town centre/Public Rights of Way.'
 - 'The TPC will facilitate the establishment of measures to encourage walking' and

- 'The needs of people with impaired mobility will be considered as appropriate.'
- The Section 106 Agreement has been contravened in respect of the Travel Plan Measures and how would this be remediated.

She asked how soon improvements could be made.

Judith Murphy, Development Management Area Manager (South East) explained that permission had been granted in approximately 2015/2016 for development of Cramlington's South West Sector by different developers.

None of the issues raised by the lead petitioner were disputed. On reflection the trigger points within the Section 106 Agreement for connectivity and pedestrian and cycle access to local services within the development were too late. Officers would ensure that this was not repeated at future developments.

She confirmed that the developers were working within the terms of the trigger points within the Section 106 Agreement and were not in breach of them at this stage. They were in discussions with Persimmon who were amenable to looking at the connectivity issues and footpath links to see what could be brought forward of what was stipulated within the terms of the Section 106 Agreement. Health and safety needed to be taken into consideration given that building work was taking place on the site which might prevent the footpath access to Beacon Lane. Funding was also a separate issue. However, they were willing to discuss what infrastructure improvements could be made and these were ongoing. Whilst the Highways Development Manager had recently left the Council's employment the discussions would be continued by a colleague.

The Interim Executive Director of Planning and Local Services explained that due to site cash flow, developers generally offered more money for Section 106 Agreements if they were tied to trigger points, such as the 400th or 800th house as opposed to more money up front.

In addition to reviewing whether any works could be brought forward, they would also look to see whether any temporary works could be carried out as an interim measure as there could be technical issues of implementing final solutions early before the work on the estate was completed. Any interim arrangements for temporary footpaths would require design work. He confirmed that, if necessary, he would raise the issue with Persimmon's Chief Executive and Regional Director.

Councillor Flux spoke as the local member who also lived nearby. From his recent experience of the work undertaken by developers at the St Nicholas' Manor site, he was skeptical of the timeframe in which infrastructure works would be carried out. He suggested that it would be helpful if the actions identified within the report were assigned dates. He was in regular communication with officers on the matter and hoped that a solution could be found as soon as possible.

The Interim Executive Director of Planning and Local Services agreed to provide a report or update as soon as a programme timetable was developed.

Several of the members expressed their frustration and raised the following issues:

- The roundabout next to the estate entrance was badly designed and it was queried whether any improvements could be made to the design to encourage the speed limit to be observed.
- The original Section 106 Agreement for the state had been reduced by £1 million due to affordability. However, reference was made to the recent half year profits being posted by the developers and salaries. The infrastructure was required for the residents of the development and the town.
- Officers needed to hold developers to account as it was unfair to residents to pay thousands of pounds for new homes when promises were not fulfilled.
- Whether a temporary footpath could be constructed with 'Heras type' fencing before the permanent solution could be implemented.
- Issues arose at every development whether it be safe crossings, footpaths, bus services etc.
- Whether work could be carried out and the cost recovered from the developers at a later date. It would be preferable for the developers to undertake the work as recovery could be difficult.

In answer to questions from Members, it was confirmed that:

- The footpath that had been closed had been an informal path and was not a public right of way. This would be double checked.
- A review of the Section 106 Agreement process had been undertaken with a more structured approach having been implemented.
- The new Local Plan had required that the infrastructure costs of all development sites be calculated, which had been the subject of a Public Inquiry. From the plan's adoption in March 2022, if developers raised unaffordability as an issue, planning permission could be refused to ensure policy compliant schemes.
- Significant housing development had taken place since 2016 under the previous out of date local plan and the permission had to be granted due to not having a 5-year housing land supply, unless there was a good reason to refuse.
- Email correspondence from Persimmon to the lead petitioner had confirmed that they could not allow public access to Beacon Lane due to construction works being undertaken. The land was private, they apologised if the closure caused any inconvenience, but it was necessary to keep members of the public safe.
- Residents needed to cross Fisher Lane to access bus services.
- Officers would investigate whether LTP funding could be utilised to carry out part of the work and the monies from Persimmon be used for another scheme when the trigger for the release of the funds was reached.

The lead petitioner thanked the Petitions Committee members for their consideration of the issue. Parents were extremely worried about school children having to cross the road without any warning signs being in place that there was a pedestrian crossing and that vehicles should slow down. She queried why the lack of compliance with the travel plan measures did not mean the Section 106 Agreement had been contravened. She asked if a gravel path on Fisher Lane, a 50mph road, could be installed to keep residents safe.

Councillor Flux confirmed that he had requested safety features on Fisher Lane adjacent to The Fairways/Arcot Manor development as part of his Local Transport Plan submission and the decision was awaited in the next few months.

The Interim Executive Director of Planning and Local Services agreed to highlight the request to the LTP team. He confirmed that the matter was being taken seriously and they would do their best to ensure that the issues were resolved. As Local Planning Authority, they dealt with more than 6,000 applications each year and unfortunately problems were experienced with a few legacy sites and unforeseen circumstances.

The Chair confirmed that if no progress was made within a reasonable timescale, the matter be brought back to the Petitions Committee.

RESOLVED that the Petitions Committee noted

- a) The issues raised in the petition.
- b) The explanation of the role of planning.
- c) The actions the Planning Service will undertake to resolve all outstanding matters with a timetable for completion including investigation of whether the triggers within the Section 106 could be brought forward or interim arrangements implemented.
- d) A progress update be sent to members of the Petitions Committee via email as soon as available including the lead petitioner.

4. DATE OF NEXT MEETING

The next meeting would be held on Thursday 26 January 2023 at 2.00 p.m.

CHAIR _____

DATE _____



Northumberland County Council

COMMITTEE : PETITIONS

DATE: 26TH JANUARY 2023

TITLE OF REPORT: PETITION AGAINST ON-GOING PLANNING ISSUES OF PEDESTRIAN SAFETY AND ACCESS TO LOCAL SERVICES AT ARCOT MANOR/THE FAIRWAYS, CRAMLINGTON

Report of (Officer Name) Rob Murfin, Interim Executive Director of Planning and Local Services

Cabinet Member: Cllr Colin Horncastle

Purpose of report

A report was brought before Members of the Petitions Committee on 27th October 2022 in respect of a petition received from the residents of Arcot Manor/The Fairways in respect of ongoing planning issues. The purpose of the report was to agree the Council's response. This report is to provide Members with an update on the agreed outcomes from the meeting in October.

Recommendations

The Petitions Committee is recommended to note:

- The issues raised in the petition
- The explanation of the role of planning and how planning decisions are made
- The progress in relation to the agreed outcomes and actions required as defined at the Petitions Committee of 27th October 2022

Link to Corporate Plan

The issues raised in the petition and the Council's response to the petition are indirectly relevant to priorities included in the Northumberland County Council Corporate Plan 2020-2024 as follows:

- 'how' - The Council faces tough decisions that will not be universally popular. These are not taken lightly and the council pledges to listen and consider views
- 'enjoying' - the Council wants to protect and improve quality places, but also make sure that the places where people live, work and play continue to evolve and grow whilst retaining and deepening their appeal.

Key issues

- The residents of Arcot Manor/The Fairways submitted a petition raising a series of concerns pertaining to connectivity from these residential areas to the town centre and neighbouring areas. The residents felt that they had no safe point to cross a very busy road and no pedestrian or cycle access to local services.
- The only access onto the housing estate is via Fisher Lane where residents, including the elderly and school children, are expected to cross a very busy 50mph road to access bus services into Cramlington and Blyth and from Newcastle. The residents considered that the design of the roundabout was poor with cars often exceeding the speed limit and driving dangerously and there are no road signs advising road users of the crossing point.
- The residents have stated that in order to access local services, they were expected to walk 1/3 mile stretch of road where cars can travel at 50mph before reaching a footpath at Northumberlandia and access the footpath and cycle network by crossing 70mph carriageway on the A1068 on Fisher Lane. The residents believed that this left many of them isolated.
- The residents have requested immediate action to prevent injury or loss of life as a result of not creating adequate infrastructure to a growing development, which currently has over 300 occupied properties. They also requested safer crossing points together with appropriate signs and a temporary or permanent footpath giving residents access to local services. The petition contained 292 names.
- The Council takes the matters raised very seriously. This report outlines how decisions are currently made and why and, where relevant, identifies some matters which the Council will look to pursue to improve and refine the planning decision-making process.

Background

1. Arcot Manor/The Fairways is located on land to the south and West of Beacon Lane, Cramlington.
2. A series of planning applications have been received pertaining to development across this site. The site in question was granted outline planning permission in 2016 and was for the development of up to 1600 dwellings (excluding flats over A1/A2 units), two form entry primary school, a new local centre comprising convenience store (Use Class A1), medical centre (Use Class D1), public house (Use Class A4) other ancillary local centre uses (Use Classes A1/A2/D1) and flats over A1/A2 units (Use Class C3) and associated infrastructure and landscaping. All matters reserved except access (for the avoidance of doubt access meaning to the site, with access arrangements within each phase reserved).
3. The 1600 units were to be spread across the south west sector of Cramlington spanning a number of years for completion.
4. The Arcot Manor/The Fairways site comprises 400 units as part of Phase 1, which is still under construction. Around 300 dwellings are now occupied.
5. As part of the planning permission, a Section 106 was agreed which secured affordable housing, education land and education contributions, a local centre, community sports funding, local school funding and funding highways and connectivity.

6. To date, £50,000 has been received by the Council to fund local community sports activities in the south west of Cramlington and £147,500 has been received by the Council to fund and maintain 3 x local junior sports pitches within Cramlington.
7. As with all S106 agreements, there are trigger points by which certain actions are to take place or funding is to be submitted to the Council. In this case, for the sport contributions a further £147,500 is due to be received by the Council on completion of the 540th dwelling (2023-24) and the final £147,400 due on completion of the 860th dwelling (2026).
8. In relation to highways and connectivity £383,000 has been received by the Council in relation to improvements to Beacon Lane (re- surfacing with a bound surface and lighting); improvements to Beaconhill Green (new 3m wide footpath/cycleway with lighting to link with existing footpath/cycleway beneath A1172); an improved link from Beacon Lane to Beaconhill Primary School (new section of 3m wide footpath/cycleway with lighting to create a more direct crossing of existing park, increase width of existing sections of footpath from 2-3m and upgrade to existing lighting). The design of these highway works is currently well underway.
9. £250,000 for Education has been paid and the first healthcare payments are pending and the triggers for the remainder financial contributions have not yet been reached.

MATTERS TO BE ACTIONED

The Petition expressed an urgency to see a safer crossing point together with appropriate signs and a temporary or permanent footpath giving residents access to local services.

10. Planning for the good of 'society' or communities rather than individuals at the very core of the planning system. The Council delivers a planning service which achieves such a balance. Nevertheless, it must be acknowledged that there will always be planning policies or developments which have adverse impacts. Planning is about balancing up many different considerations, harms and benefits in the pursuit of 'sustainable development'. Planning is acknowledged to be consistently and inherently controversial and the Planning service is committed to balancing the competing material planning considerations and detailing those considerations within the officer reports.
11. The Council agrees that the connectivity of new developments to nearby facilities is key in ensuring developments integrate effectively into their surroundings and minimise negative impacts on surrounding homes and residential amenity.
12. The Government maintains a strong focus on a greater emphasis on design, and creating high quality places, which is supported in the National Design Guide and National Model Design Code. These can be used to guide planning decisions.
13. The Council wishes to embrace this renewed emphasis on design and is keen to produce a Northumberland Design Guide, and potentially more local level design guides in the future. In acknowledgment of the matters raised in the petition, the Council will look to see how best to address the key issues experienced by the residents of Arcot

Manor/The Fairways in respect of connectivity. It may well involve specific advice from experts to achieve this.

14. To address the concerns of the residents, the Highways Development Management Team (HDM) has been in discussion with Persimmon Homes, the local area Councillor and planning officers to explore potential remedies.
15. A number of factors have, however, been identified which will hinder that process. With regards to the proposed pedestrian link between the development and Beacon Lane, this cannot be installed for approximately 3 years due to the construction works being undertaken and some of the land being privately owned. For safety reasons, this cannot be developed at this point. Alongside this, the planning permission stipulates that no more than 800 of the dwellings shall be occupied prior to the establishment of a continuous route from Fisher Land to Beacon Lane. The developer is not obliged to fulfil that stipulation any earlier.
16. Notwithstanding this, the issues raised by the residents remain a serious concern and the Council are willing to assist with addressing these as soon as possible. HDM are now seeking measures to influence the delivery of highways connections sooner than the agreed trigger points listed above. In addition to the areas of work already underway (point 8 above) HDM are also committed to addressing the points of signage, safer crossing points and potential for any temporary footpaths as an interim measure. Persimmon Homes have equally agreed to expedite these timings where possible and will continue to engage with the planning officers and HDM in respect of the delivery of the pedestrian routes.

Actions since Petitions Committee 27th October 2022

17. Officers of the Planning Department met with Persimmon to discuss the matters raised. In respect of connectivity to the bus stops on Fisher Lane, a footpath is in place leading from the estate to the bus stop on the east side. The footpath continues to the south leading up to the point where pedestrians need to cross to reach the set down pedestrian island, which is located centrally between the north and south carriageways of Fisher Lane. The island allows pedestrians to wait to cross safely to the west side of Fisher Lane where a footpath continues to the bus stop. It is acknowledged that this island sits quite close to the main roundabout, however, a point was made that traffic naturally slows down on the approach to and exit from the main Fisher Lane roundabout. This was also approved as being a safe crossing point prior to construction when taken in context with the speed restrictions in place. It is also acknowledged that speed is a concern in this area and the potential for more signage is under discussion. Members will be updated on progress at committee on 26th January.
18. Turning to pedestrian access links to Beacon Lane, an area of land has been identified that is within the ownership of Barratts/Keepmoat, as a potential temporary route through to Beacon Lane, as shown on the map below in red. Discussions thus far have been positive and are making progress. Members will, again, be fully updated on further progress at committee.



19. Involved officers of the Council will keep the residents informed of progress and would suggest key contacts within the Council and the residents/local area councillor are established to enable this process to flow as positively as possible.

Implications

Policy	Planning decisions are made in the context of national and local level planning policies. The report discusses the new Northumberland Local Plan, against which future planning decisions are expected to be made.
Finance and value for money	There are no finance and value for money considerations.
Legal	The determination of planning applications is governed by planning and associated legislation including the Town and Country Planning Act 1990
Procurement	There are no direct procurement considerations.
Human Resources	None significant
Property	None
Equalities	An Equalities Impact Assessment is not considered necessary given the proposals included in this report

(Impact Assessment attached) Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	
Risk Assessment	N/A
Crime & Disorder	N/A
Customer Consideration	The response set out in this report has been prepared in response to customer concerns. It seeks to respond to the matters raised and where appropriate seek improvements
Carbon reduction	Climate change is inherently part of the planning system however, the specific matters raised in the petition do not directly influence carbon reduction
Health and Wellbeing	N/A
Wards	Cramlington West

Background papers:

Planning Applications ref: 15/00901/OUTES

Report sign off.

Authors must ensure that officers and members have agreed the content of the report:

	Full Name of Officer
Monitoring Officer/Legal	
Executive Director of Finance & S151 Officer	
Relevant Executive Director	RM
Chief Executive	RF
Portfolio Holder(s)	CH

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