

Longframlington Committee written submission – 2 February 2021

Pegasus Group, on behalf of Tantallon Homes, has set out in this written submission our robust support for the recommendation of approval before Committee.

The officers committee report correctly sets out that the site lies in a sustainable location and is well related to both the settlement of Longframlington but also the extant planning permission for residential development that has been approved for the 2 phases adjacent to the application site. It is confirmed that the applicant is seeking to commence works on those sites imminently and is in the process of discharging the necessary conditions to allow works to commence.

Tantallon are a home builder who strives to achieve the highest quality of scheme design and delivery and is expanding its portfolio within Northumberland, with resultant economic benefits of an expanding business which is located within the County itself. The company prides itself as being a local home builder for local communities in Northumberland. This scheme would add to that portfolio and provide the additional 29 homes in Longframlington that can be considered to round off that part of the settlement.

The Applicant and their team have worked closely with Officers at the Council in relation to the proposals and it should be noted that there are no objections received from the Council's consultees. There are therefore no development management reasons to refuse the planning application. This includes in relation to matters regarding highways and highway safety, ecology and drainage. In relation to drainage in particular, the inclusion of sustainable drainage on the site will also assist in addressing existing drainage issues around the site such as on the surrounding roads and offers net biodiversity benefits through the drainage and landscaping schemes. It is relevant that the application has generated a very low level of local objection.

It is noted that the Parish Council and the limited objections received have raised concerns in relation to the overall quantum of development on the site and in the village generally and impact on local infrastructure.

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In relation to impact on local infrastructure, the application has been robustly assessed in this regard and will be subject to a S106 legal agreement covering S106 contributions of:

- £48,000 secondary education provision
- £22,200 healthcare provision
- 5 affordable homes on site.

These contributions, alongside those secured for phases 1 and 2, will support infrastructure improvements which will not only address need from the development but the existing community also.

It is noted that reference has been made the Parish Council to the emerging Northumberland Local Plan and Longframlington Neighbourhood plan. This matter is discussed in detail in the officer's report paragraphs 7.13- 7.24. We concur with the officer's position that the scheme cannot be refused on the basis of plans that are not approved/adopted. Neither can decisions be withheld being made on the basis that a plan may alter a recommendation further down the line. The National Planning Policy Framework is clear, paragraph 47:

"Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. Decisions on applications should be made as quickly as possible, and within statutory timescale unless a longer period has been agreed by the applicant in writing." (Pegasus emphasis).

The scheme before you has been ready for determination by the council since early December, however challenges around the LPA's resources have led to delays in it reaching committee. It is therefore important that members recognise the investment and commitment of the client in working with officers to enable this scheme, which is a rounding off the northern boundary of Longframlington, to be recommended for approval and it be supported without any further delay.

We therefore endorse the officer's view that the site lies in a sustainable location and its development would help support the village's shops and other facilities. The houses themselves will be constructed in a sustainable manner, adhering to government's building regulations in terms of ensuring energy efficient homes and of the highest quality in materials and workmanship.

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In summary, the scheme accords with the relevant national and local planning policies, addresses all relevant development management issues and will provide a sustainable and well-designed development which is suitable for its location and will contribute to meeting the County's housing requirements identified in the emerging Northumberland Local Plan (including provision of affordable homes).

There is no evidence before Members to lead to a decision contrary to the Officer's robust recommendation for approval, which we would respectfully ask is commended by Members.

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