

23/02165/FUL - Land S of Stakeford Crescent, Stakeford

Addendum

Choppington Parish Council consultation response

A response was received from Choppington Parish Council on Friday 14th July 2023 but did not correctly link to the application. Their comments are as below -

Choppington Parish Council would make the following comments re the proposed application for 32 affordable houses.

Whilst acknowledging the need for and welcoming new affordable housing, the Parish Council shares the concerns of residents that access to the proposed site along Stakeford Crescent is for 3 reasons difficult if not unsuitable for additional traffic.

Congestion

Residents have concerns that Stakeford Crescent is congested by parked cars which are obliged to park outside homes on the pavement on both sides of the road to enable room for traffic to weave along the road. Residents anticipate the larger vehicles during the period of construction will find it difficult to negotiate this road, and the eventual traffic from the new development will considerably increase the congestion along Stakeford Crescent.

Many years ago, traffic problems necessitated the solution of making this road a cul- de-sac, additional traffic flow from 32 homes aggravates the problem once more.

Condition of the Road

The road surface along Stakeford Crescent is in poor repair. The same pot holes reappear in no time after repair. Additional traffic will accelerate the deterioration of this road to the detriment to all residents and new users.

Safety

Stakeford Crescent is accessed from Stakeford Lane which is the main route from Stakeford to Guide Post. Stakeford Lane has its own safety problems and the junction with Stakeford Crescent is a difficult one. Stakeford Crescent continues around a sharp bend. The road is used as a shortcut for children walking to school.

Residents are witness to near misses around that blind corner and fear further traffic will exacerbate the danger.

There is considerable feeling against this development by residents of Stakeford Crescent, and the Parish Council would like to request that this application is decided by Members.

In consideration of this application, we would request that these concerns, are taken into account fully, and addressed.

Housing Enablers (Affordable housing) further consultation response

Further data was provided by the local authority's housing enablers team following publication of the officer report which demonstrated the specific need for affordable housing in the area. Homefinder data for the settlement of Stakeford demonstrated that there are 35 people in housing need under 55 (bands 1, 2, 2R and P) and 16 people in housing need over 55. The evidence recognises a need for 2 and 3 bedroom properties, however, there is also a need for a small number of 4 bedroom properties within the area too.

Conditions

Following publication of the officer report, the agent queried several conditions attached to the report. The below conditions have been amended following discussions between the local planning authority, applicant's agent and relevant consultees.

Condition 7

Following discussions with Highways DM, condition 7 upon the officer report can be removed. The condition is not necessary for schemes such as this one and is instead intended for larger housing developments.

Condition 21

Following discussions with Environmental Protection it was agreed that condition 21 upon the officer report can be removed as the applicant has now submitted a report detailing the proposed protective measures to prevent ingress of ground gases.

Condition 22 (rewording)

This condition has been reworded, recognising that a verification strategy was included within the application documents. A final verification report will still need to be submitted to the LPA prior to occupation of any dwelling.

No building shall be brought into use or occupied until the applicant has submitted a verification report to the approved methodology in the Gas Verification Strategy Report, reference 22082-02, dated 25 March 2022, submitted by Coast Consulting Engineers Ltd. The verification report shall be approved in writing by the LPA.

Reason: In order to prevent any accumulation of ground gas, which may potentially be prejudicial to the health & amenity.

Condition 27 (rewording)

This condition has been reworded to amend the trigger point from prior to commencement of development to prior to the commencement of any works impact the existing public right of way.

Prior to the commencement of any works impacting the existing public right of way, a temporary diversion order must be made for the public right of way 'Parish of Wansbeck Public Footpath No.48'. No development shall take place until this temporary diversion order has been confirmed and the physical works to provide a suitable surface have been completed.

Reason: To promote sustainable connections in accordance with policy TRA 1 of the Northumberland Local Plan and the National Planning Policy Framework.