

Castle Morpeth Local Area Committee – 4pm, Monday 8 February 2021

**Written Statement by Bellway Homes Ltd (North East Division) in Support of Item 6 on the Agenda
(Ref: CM/080221/16)**

Bellway Homes welcomes the Officer recommendation to approve the reserved matters application for the redevelopment of land at Netherton Park.

The principle of the redevelopment has been established through the granting of the varied outline planning permission for the site. It is a planning commitment which contributes to the housing requirements in the Council's emerging Local Plan and the redevelopment will help meet delivery targets. The proposed scheme will effectively and efficiently utilise previously developed land and remove vacant buildings which have been the subject of metal theft and anti-social behaviour.

The detailed proposals for the site have evolved through the application determination period as we have looked to respond to, and accommodate consultee comments on the application. Various amendments have been made to the submitted application proposals including:

- Reducing the number of homes proposed on The Drive from nine to five and amending the house types to better reflect the character of the road.
- Providing replacement tree planting on the north side of The Drive and on land to the south of the road at Kyloe House.
- Re-designing the layout for 10 homes in the area of the site to the east of Kyloe House to respond to safeguarding considerations for the resident children.
- Providing additional on-site landscaping and ensuring the planting mix has ecological and landscape benefits.
- Revising the internal road layout and parking provision to meet Council standards.
- Introducing a drainage swale in the southern part of the site.

Overall, it is considered that the proposed scheme responds effectively to the constraints and opportunities of the site and will deliver a high quality redevelopment.

We note that there have been some objections raised regarding the adopted access road to the site from the old Great North Road. However, the arrangement was considered and approved by the Council as part of the varied outline planning permission for the site. Therefore, the reserved matters application has been prepared to reflect and incorporate these approved arrangements.

Bellway Homes respectfully requests that Members support the Officer recommendation and resolve to approve the application.