



Northumberland County Council

**Strategic Planning Committee
5 October 2021**

ADDENDUM REPORT

Application No: 16/04305/OUT

Proposal: Application for outline planning permission with some matters reserved for construction of residential development of up to 500 dwellings (including affordable homes), public open space, access to an existing highway and associated works

Site Address: Land south and south-east of James Calvert Spence College, Acklington Road, Amble

Applicant: Mr P Farmer, c/o Strutt & Parker, 1-3 Oldgate, Morpeth, NE61 1PY

RECOMMENDATION: THAT MEMBERS GRANT PERMISSION SUBJECT TO CONDITIONS AND COMPLETION OF A SECTION 106 AGREEMENT.

1. Introduction

1.1 The purpose of this addendum report is to update Members on any implications arising on the above application from the publication of the updated National Planning Policy Framework (NPPF) in July 2021, and having regard to the position of the emerging Northumberland Local Plan (NLP).

1.2 This application was previously considered by the Strategic Planning Committee on the 5 September 2017 following the deferral of the application by Committee in July 2017 so that a site inspection could be undertaken. The resolution of the Committee as recorded in the Minutes is as follows:

RESOLVED that the Committee be minded to GRANT permission subject to the resolution of outstanding matters in respect of archaeology, and subject to the completion of a legal agreement pursuant to Section 106 of the Town and Country Planning Act 1990 to secure 15% affordable housing provision; education contribution; healthcare contribution; sport and play contribution; highway infrastructure contribution; provision of ecological mitigation, and subject to the conditions set out in the report with an additional condition regarding the link road and others deemed necessary and delegated to officers following further responses.

1.3 A further report was then taken to the Strategic Planning Committee meeting on the 4 December 2018 seeking approval for a change to the resolution and conditions from those previously approved by the Committee in September 2017. The proposed change to the recommendation related to the removal of a condition in relation to a link road from the site to the A1068, which had been requested by the Committee. That report also provided an update to Members on any implications arising from the publication of the updated version of the NPPF that was published in July 2018. Following discussion by Members, the recommendation to remove the link road condition was approved, and the following resolution was recorded in the Minutes of the meeting:

RESOLVED that the Committee be minded to GRANT permission and delegate authority to the Director of Planning to determine the application, subject to conditions as specified in the previous report to the Strategic Planning Committee in September 2017, subject to the resolution of outstanding matters in respect of archaeology with any additional conditions as deemed necessary, and subject to the completion of a legal agreement pursuant to Section 106 of the Town and Country Planning Act 1990 to secure 15% affordable housing provision; education contribution; healthcare contribution; sport and play contribution; highway infrastructure contribution; and provision of ecological mitigation.

1.4 Since the previous reports and recommendations, the applicant has now provided further archaeological assessment work. Consultation has taken place with the Council's Archaeologists, who comment that the archaeological assessment process identified a number of archaeological remains of local interest. The record provided by the assessment reports submitted to date provides a sufficiently detailed record of these remains. There are therefore no objections to the application on archaeological grounds and no further archaeological work is recommended.

1.5 Whilst there have been some discussions with the applicant's agent on the planning obligations to be secured by way of the Section 106 agreement, these have not yet progressed to enable completion of the agreement. More recently there have been discussions regarding the requirement for any related highway improvements. This report will provide an update in terms of the planning obligations to be secured through the Section 106 Agreement.

1.6 The officer reports that were previously considered by Members at the September 2017 and December 2018 meetings are appended to this addendum report for information.

2. NPPF Changes - July 2021

2.1 On the 20 July this year the Government published its updated NPPF. The officer reports previously considered by the Strategic Planning Committee in September 2017 and 2018 made extensive references to the previous versions of the NPPF and therefore these may have had a material bearing on the decision of Members that they were minded to grant planning permission.

2.2 Given the timescales since the previous reports were considered by the Committee, it is considered that this application should be referred back to Strategic Planning Committee so that it may be re-considered by Members in light of the updated NPPF and having regard to the emerging NLP.

2.3 As per the previous reports to committee, the development plan in respect of the application site remains the former Alnwick District LDF Core Strategy (ACS – 2007) and the saved policies of the former Alnwick District Wide Local Plan (ALP – 1997). In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, planning applications should be determined in accordance with the development plan, unless material considerations indicate otherwise. The NPPF and the National Planning Practice Guidance (NPPG) are also material considerations in determining applications, as well as the National Design Guide, which forms part of the PPG.

2.4 The updated NPPF position at July 2018 was set out in the December 2018 addendum committee report. The February 2019 updated version only introduced a few minor changes, including at paragraph 177 regarding the presumption in favour of sustainable development not applying where the proposed development is likely to have a significant effect on a protected habitats site (either alone or in combination with other plans or projects), unless an appropriate assessment has concluded that it will not adversely affect the integrity of the habitats site.

2.5 More fundamental revisions to the NPPF were made in July 2021, primarily relating to design in the context of the new National Design Guide and National Model Design Code, as well as various clarifications, while a new Annex 3 sets out the previously established flood risk vulnerability classification. It is noted that the application site is not within a flood risk zone, being within Flood Zone 1 on the Environment Agency's flood risk mapping, although there are areas within the site at higher risk of surface water flooding.

2.6 Paragraph 161 of the NPPF states that all plans should apply a sequential, risk based approach to the location of the development – taking into account all sources of flood risk and the current and future impacts of climate change – so as to avoid where possible flood risk to people and property. Paragraph 162 now states that the aim of the sequential is to steer new development to areas with the lowest risk of flooding from any source.

2.7 Further information has been provided in light of the above, which refers to the previous assessment of the proposals by the Lead Local Flood Authority, who have previously raised no objection to the development of the site, subject to conditions. Having regard to the sequential test, the additional information also considers alternative sites based on those identified within the Strategic Housing Land Availability Assessment (SHLAA – 2019). It is concluded that there are a lack of alternative suitable, available or achievable sites of comparable size to this planning applicant application that do not have surface water drainage issues.

2.8 On this basis, it is considered that there are no other sites of comparable size that would be a feasible sequential alternative to the application site. Furthermore, having regard to the previous assessment of the application and the consultation with Northumbrian Water and the LLFA, it is considered that the site is acceptable in relation to matters of flood risk and drainage.

2.9 The precise mix of housing would be assessed and determined further at the reserved matters stage, but it is considered that a range of homes can be delivered given the scale of development proposed and the provision of an appropriate level of affordable housing to be secured in the Section 106 Agreement. In respect of affordable housing, paragraph 65 of the NPPF states that where major housing

development is proposed, *“planning policies and decision should expect at least 10% of the total number of homes to be available for affordable home ownership, unless this would exceed the level of affordable housing required in the area, or significantly prejudice the ability to meet the identified affordable housing needs of specific groups”*.

2.10 As set out within the previous reports to Committee, and as already approved through the previous recommendations, the affordable housing provision to be secured within the Section 106 Agreement is 15% of the total number of dwellings across the site. The following section on the emerging NLP will consider in more detail the target provision for affordable homes on the site.

2.11 The 2017 committee report refers to a proposed tenure mix of 67% affordable rent and 33% intermediate housing (i.e. shared ownership or discount market value (DMV)). Discussions will be ongoing with the applicant/developer and the Affordable Housing team regarding the precise tenure mix of that affordable housing to be secured through the Section 106 agreement. The Affordable Housing team will also be consulted at the reserved matters stage in respect of the proposed housing mix, to ensure the new housing best meets the latest housing needs of the area at the time.

2.12 Other changes are set out in Chapter 12 “Achieving well-designed places”. Paragraph 126 states that *“the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve”*, and recognises that *“good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities”*. Officers note the added emphasis to design in the revised version of the NPPF, and that this is a key aspect of achieving sustainable development. In effect, design has been given greater weight in the decision-making process and the National Design Guide and National Model Design Code are material considerations that should be used to guide decisions on applications in the absence of locally produced design guides or design codes.

2.13 Furthermore, a new paragraph has been introduced at 131 that highlights trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. This looks to ensure that new streets are tree-lined unless there are clear, justifiable and compelling reasons why this would be inappropriate. Paragraph 134 states that *“development that is not well-designed should be refused, especially where it fails to reflect local design policies and government guidance on design”* and references the National Design Guide and National Model Design Code in this respect. Conversely, significant weight should be given to design that reflects local design policies and government guidance on design and/or outstanding or innovative designs that promote high levels of sustainability, or help raise the standard of design more generally in an areas, so long as they fit in with the overall form and layout of their surroundings.

2.14 The 10 characteristics in the National Design Guide that can be used to appraise a development are:

1. *Context – enhances the surroundings.*
2. *Identity – attractive and distinctive.*
3. *Built form – a coherent pattern of development.*
4. *Movement – accessible and easy to move around.*
5. *Nature – enhanced and optimised.*
6. *Public spaces – safe, social and inclusive.*

7. *Uses – mixed and integrated.*
8. *Homes and buildings – functional, healthy and sustainable.*
9. *Resources – efficient and resilient.*
10. *Lifespan – made to last.*

2.15 Matters of landscape and visual impact have been assessed in detail having regard to the previous two reports and the changes to the NPPF are not considered to result in an alternative assessment or recommendation. Given the nature of the proposals as an outline application with all matters reserved apart from access, the layout, scale, appearance and landscaping of the development will be subject to further consideration at the reserved matters stage. That stage will consider in more detail matters of design and landscaping, including requirements such as tree-lined streets, in order to deliver a high quality and sustainable form of development on the site. The applicant/developer will also be expected to demonstrate how the detailed matters of design at reserved matters stage accord with the National Design Guide and National Model Design Code.

2.16 In respect of sustainable transport matters, the revised NPPF remains broadly the same as that previously considered in the 2018 addendum report, with paragraph 111 still stating that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety or the residual cumulative impacts on the road network would be severe. The NPPF looks to give priority to pedestrian and cycle movements, both within the scheme and with neighbouring areas, and the existing recommendations make provision for this. This provision will also be discussed later in this report following further discussions with the applicant's agent and Highways Development Management (HDM).

2.17 Paragraph 110 c) of the revised NPPF sets out a new requirement for development, which should ensure that *“the design of streets, parking areas, other transport elements and the content of associated standards reflects current national guidance, including the National Design Guide and the National Model Design Code”*. This is a matter that will be assessed further, including consultation with HDM, when details of the layout of the scheme are considered at the reserved matters stage.

2.18 By way of an update in terms of the five-year housing land supply position and Housing Delivery Test, these are pertinent to proposals for housing under NPPF paragraph 11(d) and corresponding footnote 8 (previously footnote 7), which indicates that the presumption in favour of sustainable development applies where a Local Planning Authority cannot demonstrate a five-year supply of deliverable housing sites or where recent housing delivery is below a 75% threshold. This situation is the principal means (albeit not the only way) by which existing policies relevant to housing can be deemed out-of-date.

2.19 As identified in the Northumberland Strategic Housing Land Availability Assessment (SHLAA, September 2019), the Council can demonstrate a plentiful five-year housing land supply from 'deliverable' sites against the county's minimum Local Housing Need figure. The latest forecast 'deliverable' five-year supply for 2020-2025 (as updated for the Local Plan examination in Spring 2020) would equate to a 10.9 years housing land supply against the updated April 2020 Local Housing Need figure.

2.20 The latest Housing Delivery Test result records that Northumberland achieved 257% delivery against its minimum housing need for the three-year monitoring period

2017-20. Therefore, in the context of paragraph 11(d) and footnote 8 of the NPPF, the presumption in favour of sustainable development does not apply.

2.21 In light of the revisions to the NPPF, officers remain of the view that the application site is an acceptable location in principle for the proposed development due to its close proximity to existing built development and local services in Amble, which is identified in Policy S1 of the ACS as a Main Rural Service Centre. The proposals also continue to satisfy the sustainability criteria outlined in Policy S3. Whilst Policy S2 gives preference to the development of previously developed land over green field sites such as the application site, this policy remains inconsistent with the updated NPPF and therefore cannot be afforded significant weight.

2.22 Likewise, in terms of the ALP, the location of the site outside of the settlement boundary for Amble, cannot be afforded weight as policies relating to settlement boundaries in that Plan were not saved. Notwithstanding this, the NPPF does not specifically seek to preclude development such as this on land outside of settlement boundaries or development on greenfield sites that have not been allocated for housing in a development plan, although paragraph 174 of the NPPF does refer to the need for planning decisions to recognise the intrinsic character and beauty of the countryside and the need to protect and enhance valued landscapes. As such proposals on sites such as this in the open countryside need to be assessed on their individual merits taking into account all material planning considerations, and that assessment has previously found the scheme to be acceptable. Further consideration will need to be given to the layout and design quality of the scheme at the reserved matters stage.

3. Emerging Northumberland Local Plan

3.1 Paragraph 48 of the NPPF states that weight can be given to policies contained in emerging plans dependent upon three criteria: the stage of preparation of the plan; the extent to which there are unresolved objections to policies within the plan; and the degree of consistency with the NPPF. The Northumberland Local Plan (NLP) - Publication Draft Plan (Regulation 19) was submitted to the Secretary of State for Ministry of Housing, Communities and Local Government on 29th May 2019, and is currently going through the examination process. As such the development plan policies referred to in the previous reports to committee remain relevant to the determination of this application. However, the weight that can be afforded to these policies varies due to their differing degree of conformity, or conflict, with the NPPF.

3.2 On 9th June 2021, the Council published for consultation, a Schedule of proposed Main Modifications to the draft Local Plan which the independent Inspectors examining the plan consider are necessary to make the plan 'sound'. As such the plan is at an advanced stage of preparation, and the policies in the Northumberland Local Plan - Publication Draft Plan (Regulation 19) (Jan 2019) as amended by proposed Main Modifications (June 2021), are considered to be consistent with the NPPF. The emerging Northumberland Local Plan (NLP) is a material consideration in determining this application, with the amount of weight that can be given to specific policies (and parts thereof) is dependent upon whether Main Modifications are proposed, and the extent and significance of unresolved objections.

3.3 For the most part only limited weight can currently be given to the NLP policies (as amended) at this stage, pending receipt of the Inspector's final report. The paragraphs below provide an updated position in respect of the degree of weight that

can currently be given to the draft policies (as amended by proposed modifications) and parts thereof.

3.4 The preparation of the NLP took into account the current 'minded to approve' recommendation for this site and thus factored its potential 500 dwellings into the county's housing commitments and supply. Consequently, the draft Policies Map delineates a revised settlement boundary for Amble that is drawn so as to include this application site within the settlement boundary under Policy STP 1. Draft Policy STP 1 identifies Amble as one of the county's Main Towns, which should be the main focus for new development, and while significant weight can be given to this first part of the policy, only limited weight can generally be given to the corresponding settlement boundaries at this stage, or other parts of the policy.

3.5 The Policy HOU 2 overall minimum housing requirement for the county over the plan period 2016-2036 can also only be given limited weight at this stage. Table 7.2 and the latest monitoring nevertheless show that completions over the first 5 years of the plan period have totalled 7,730 net additional dwellings, which equates to 43.7% of the overall 17,700 minimum requirement for the 20-year plan period, and together with outstanding permissions and other 'minded to approve' commitments there are already more than sufficient commitments to satisfy the Plan's requirement.

3.6 Table 7.1 provides an indicative breakdown of the overall housing requirement according to the parish-based areas of the county's Main Towns and Service Centres. It sets a requirement of 540 net additional dwellings for Amble parish (including the part of Warkworth parish that falls within Amble) over the plan period, of which there have been 264 completions over the past 5 years plus a further 496 permitted commitments, which already more than satisfies the indicative requirement for the Amble area before potentially also permitting this 'minded to approve' application for up to 500 further new homes. Therefore, while the proposed development is not actually needed to deliver the housing requirements for the county, South East Delivery Area or the more local Amble area, it has been factored into the preparation of the draft Plan (and is also reflected in the latest SHLAA, site ref.0001 as being a suitable potentially developable site) and thus would be regarded to be broadly in accordance with the spatial strategy set out at Policy STP 1.

3.7 Policies HOU 5, HOU 6 and HOU 11 seek to ensure that the mix of new housing is provided in accordance with the latest identified needs for the area. However, these can only be afforded limited or little weight at this stage, particularly in terms of the affordable housing requirements of Policy HOU 6 (and Appendix D) and the enhanced accessibility/adaptability standards in Policy HOU 11 (older and vulnerable people). As referred to earlier, further consideration will need to be given to the proposed housing mix, including the type and tenure of affordable housing provision, at the reserved matters stage.

3.8 Pending adoption of the NLP, the current affordable housing requirement is based on the NPPF and the latest Strategic Housing Market Assessment Update (SHMA - June 2018), and this is for 17% affordable housing, including at least 10% of the total number of dwellings as affordable home ownership units. Upon adoption of the NLP, the affordable housing ask for this location would be a proportionate mix of 10-15%. It is noted in this case that most of the site would fall within a medium value viability area where 15% affordable housing would be required, while the eastern part of the site would fall within a low value area requiring only 10%. Having regard to the previous committee resolutions and the emerging NLP it is considered that the

provision of 15% affordable housing on this site remains appropriate, and the tenure and mix would be secured through the Section 106 agreement and reserved matters layout.

3.9 Policies STP 2 and STP 3 relate to sustainable development and can be afforded moderate weight as material considerations. Policy STP 4 in respect of climate change has only limited weight, and while Policies STP 5 (health and wellbeing) and STP 6 (green infrastructure) generally have little/limited weight at this stage, the first criterion of each of those policies can be given significant weight. Whilst the proposed location and scale of development is considered to be acceptable having regard to the previous reports and recommendations, further consideration will be given to detailed aspects at the reserved matters stage.

3.10 Policy HOU 9, together with the Quality of Place suite of policies (QOP 1-6) set out a range of design-related considerations for new developments, although these have varying degrees of weight that can be applied at this stage. As referred to earlier, there is added emphasis on matters such as design and landscaping within the NPPF as part of new proposals in order to achieve sustainable forms of development. These requirements will be applied as part of the assessments of matters of layout, scale, appearance and landscaping within the reserved matters submission.

3.11 The transport infrastructure and parking standards Policies TRA1, TRA2 and TRA4 only have limited weight, while only little weight can be given to Policy ICT2 re. telecommunications infrastructure in new developments. Matters of access, transport and connectivity have previously been assessed in detail as part of the original committee report, in consultation with HDM.

3.12 Only little weight can be given to environmental Policies ENV 1 (assessing impact on the natural, historic and built environment) and ENV 2 (biodiversity and geodiversity), although significant weight can be given to some parts of Policy ENV 3 (landscape). Matters of landscape and visual impact have already been assessed in detail whilst further consideration will be given to detailed aspects as part of the reserved matters submission.

3.13 Water-related Policies WAT 1, WAT 2, WAT 3 and WAT 4 refer to matters of water quality, supply, flooding and sustainable drainage. The 2017 committee report sets out the assessment in relation to matters of flood risk and drainage, with appropriate conditions attached to the recommendation as required. Further consideration will also be given to these aspects as part of the detailed layout for development of the site, in consultation with the LLFA.

3.14 The whole application site and wider area falls within a larger Minerals Safeguarding Area for coal. Some elements of Policy MIN 4 can be given significant weight in terms of considering the potential for prior minerals extraction, although only limited weight can currently be given to the more extensive provisions in proposed additional Policy MIN4a.

3.15 Only limited weight can be given to Policy INF 1 (development-related infrastructure), while Policies INF 5 (open space) and INF 6 (planning obligations) and its associated Appendix H only have little weight. However, consideration has already been given through the adopted development plan and the NPPF in terms of securing appropriate planning obligations to ensure that the development would deliver an

acceptable form of development and taking into account impacts on associated infrastructure and services, such as healthcare and education.

4. Planning Obligations

4.1 The recommendations within the previous reports set out the planning obligations that are required to be secured through the Section 106 Agreement. Following further discussions on this aspect the obligations were identified as:

- 15% Affordable Housing provision on site
- £420,612 for off-site outdoor sports provision in Amble
- £1,188,000 education contribution (Primary - £752,400 / SEN - £435,600)
- £345,000 for expansion of primary healthcare facilities in Amble
- £100,200 ecology coastal mitigation contribution
- highway infrastructure - footpath/cycle connectivity

4.2 There have been further discussions with the applicant's agent and HDM in respect of the reference to a highway infrastructure contribution. This relates to securing opportunities to enhance pedestrian and cycle connectivity, with a specific aim to achieve a connection from the north-eastern part of the site adjacent to the recreation ground and Persimmon development (Etal Drive and Bamburgh Close) towards the A1068. This would include land outside of the applicant's control, although partly within the ownership of the Council.

4.3 Condition 13 of the original 2017 committee report already makes provision for further details to be secured for pedestrian and cycle connectivity as requested by HDM. It is proposed to amend the wording of this condition, albeit this would remain similar to the previous recommendation. Officers would expect the scheme to deliver improved pedestrian and cycle connectivity from the north-eastern part of the site and towards the A1068, potentially along the north-western boundary of the Persimmon development or by linking into the highway within that development. The proposed amended wording of condition is as follows:

No dwelling shall be occupied until such time that full details of proposed pedestrian and cycle connectivity to local highway routes, facilities, including high school, sports and recreational grounds; toward the A1068; adjacent Public Rights of Way routes; and connections to other residential development, have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the works shall be completed in accordance with the approved scheme to the satisfaction of the Local Planning Authority prior to occupation of the 351st dwelling.

Reason: In the interests of encouraging sustainable modes of travel and connectivity to local facilities, in accordance with Policy S11 of the Alnwick District LDF Core Strategy and the National Planning Policy Framework.

4.4 In addition to this condition, it is recommended that the Section 106 agreement secures a fall-back position of the applicant/developer providing a commuted sum in the event that they are unable to secure third-party agreement for the construction and adoption of the footway / cycleway connections. The details of this will be agreed further as a planning obligation as part of the Section 106.

5. Conclusion

5.1 The principle of development of this site has already been established as being acceptable in terms of the policies in the extant development plan through the previous 'minded to grant' decisions approved by the Strategic Planning Committee. The proposal for housing development of this site has also been reflected and provided for in the preparation of the emerging new NLP with the site becoming within the proposed settlement boundary of Amble, such that the principle of the proposed residential development of this site would also be accordance with the draft NLP.

5.2 There are other material considerations that need to be taken into account in terms of more recent evidence, including in relation to the current 17% affordable housing requirement and the NPPF's requirement for at least 10% of the total number of dwellings on the site to be for affordable home ownership products. Also in terms of the continued relevance and weight to be given to some extant development plan policies in the context of the new NPPF and the National Design Guide, although the latter is felt to be a consideration for the detailed reserved matters stage. Furthermore, some of the draft policy provisions of the emerging NLP can be afforded significant or moderate weight, and as such should be taken into consideration, with any subsequent reserved matters applications likely to need to be assessed and determined in the context of the final adopted NLP.

5.3 In terms of the overall planning balance, and having regard to the economic, social and environmental objectives of the NPPF, officers remain of the view that the proposed development is acceptable in principle. In arriving at this conclusion officers have had regard to the fact that the proposed site is included within the Council's housing land supply for the Plan period of the emerging NLP and is included within a proposed settlement boundary for Amble as defined in the Council's emerging NLP.

5.4 A draft Section 106 Agreement will be negotiated with the applicant that would provide for all of the contributions sought by officers and consultees. The proposals remain acceptable in terms of housing mix and affordable housing, landscape and visual impact, residential amenity impact, transportation matters, drainage/flooding, ecology, archaeology, ground conditions and loss of agricultural land, although further consideration will need to be given to proposals at the detailed reserved matters stage.

5.5 The changes to the NPPF have been considered in the context of the previous assessment of the application and the resolutions from the Strategic Planning Committee, and it is not considered that there would be any material change in the original assessment or conclusions of the officer report. The proposed development is still considered to achieve a sustainable form of development that would be in accordance with the relevant development plan policies and the revised NPPF.

6. Recommendation

That Members be minded to **GRANT** permission subject to conditions as specified in the previous report to the Strategic Planning Committee in September 2017 with amendment to condition 13 as set out below, and the completion of a legal agreement pursuant to Section 106 of the Town and Country Planning Act 1990 to secure 15% affordable housing provision; education contribution; healthcare contribution; sport and play contribution; provision of ecological mitigation; and footpath/cycleway connectivity.

Amended Condition 13

No dwelling shall be occupied until such time that full details of proposed pedestrian and cycle connectivity to local highway routes, facilities, including high school, sports and recreational grounds; toward the A1068; adjacent Public Rights of Way routes; and connections to other residential development, have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the works shall be completed in accordance with the approved scheme to the satisfaction of the Local Planning Authority prior to occupation of the 351st dwelling.

Reason: In the interests of encouraging sustainable modes of travel and connectivity to local facilities, in accordance with Policy S11 of the Alnwick District LDF Core Strategy and the National Planning Policy Framework.

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Appendices:

Appendix 1 - Report to Strategic Planning Committee dated 5 September 2017.
Appendix 2 – Addendum report to Strategic Planning Committee dated 4 December 2018.

Background Papers: Planning application file(s) 16/04305/OUT