

**Northumberland and Newcastle Society (N&N)  
Planning submissions January 2023 (Northumberland County Council)**

Application Reference	Application Type	Location Details	Proposal
<a href="#">22/04529/REM</a>	Reserved Matters	Land South of Rogerson Road Belford Northumberland	Reserved Matters application for access, appearance, landscaping, layout and scale for 37 residential houses
<b>Planning Officer</b>	James Hudson		
<b>Comment</b>	<p><b>The Northumberland and Newcastle Society (N&amp;N) submits the following generic comments in respect of this planning application.</b></p> <p>We note this application deals with the detail of an approved scheme, nonetheless we expect the proposals to be carefully scrutinised for compliance with the land allocation provisions of the Northumberland Local Plan as stated within the Design and Access statement (D&amp;A). Our review of this scheme indicates the site lies outside the recognised settlement boundaries for Belford. We also note the minimum housing requirement in the Neighbourhood Plan for Belford is to deliver 120 dwellings over the 20-year Northumberland Local Plan period.</p> <p>As a generic principle the Society welcomes and applauds an applicant's use of 'Building for a Healthy Life' (in addition to the Healthy Planning Checklist). In this case we feel that the developer's D&amp;A marks its own homework rather too generously. We believe a number of features fall short of their claimed green credentials, for instance pedestrian / cycle connectivity. We note this a site with only one way in and out for cars, pedestrians and cyclists. Many residents would therefore find their countryside access to the west, or their amenity access to the north, frustratingly indirect, leading to unnecessary vehicle movements, particularly journeys greater than 1km.</p> <p>We believe this application should be examined in detail by the planning authority for compliance with both the Northumberland Local Plan and the Belford Neighbourhood Plan.</p>		
<a href="#">23/00227/FUL</a>	Full application	The Orchards, Callerton La, Ponteland Northumberland NE20 9EG	Change of use of vacant land and construction of mixed-use development of market square
<b>Planning Officer</b>	Richard Laughton		
<b>Comment</b>	<p><b>The Northumberland and Newcastle Society (N&amp;N) objects to grant of planning approval for this application on the following grounds.</b></p> <p><b>Appearance:</b> The Society believes that given its scale, design and proposed use of materials this scheme is visually damaging and inappropriate for the conservation area. In our assessment the proposal will obliterate the open aspect of the site on an important junction.</p> <p><b>Environment:</b> This is a constrained site immediately adjacent to the River Pont and its development will have a substantial adverse effect on biodiversity not just at the site but also beyond. We are profoundly concerned that pollution originating from the site could be contained and thus a risk of serious environmental damage would result.</p> <p>The Society acknowledges and shares the genuine widespread concerns of local people on issues of light and noise pollution, drainage and the increased potential for flooding. In addition to these issues we believe that increased</p>		

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	<p>levels of harmful vehicle emissions are highly likely should this application be granted as explained below.</p> <p><b>Public Amenity:</b> Whilst we note the comments submitted by Highways England it is very evident that this area of Ponteland already suffers from substantial congestion on and around the main A696 road. On every practical level this proposal will add to that congestion given vehicle access to the site is directly via the A696, together with its proximity to key road junctions in Ponteland. Furthermore, we are profoundly concerned that provision of access and parking is totally inadequate for the proposed level of use of the site which will lead to traffic backing up onto the A696 and increased harmful emissions will result.</p> <p>In addition we share the belief that other public nuisance relating to the proposed uses are inappropriate and unacceptable in this location.</p> <p><b>Policy:</b> For the reasons given above the Society believes these proposals conflict with policies of the Northumberland Local Plan and the Portland Neighbourhood Plan. Our assessment is that there is no public benefit to be derived from this scheme to be balanced against the clear adverse impact it will bring and as a result the Society objects to this application.</p>		
<a href="#">22/04503/FUL</a>	Full application	Land South West of St Cuthbert Cl, Main St, North Sunderland Northumberland	Residential development - 9no. affordable homes
<b>Planning Officer</b>	Jon Sharp		
<b>Comment</b>	<p><b>The Northumberland and Newcastle Society (N&amp;N) submits the following generic comments in respect of this planning application.</b></p> <p>The Northumberland and Newcastle Society is a strong, committed advocate for effective public consultation and therefore valid local democracy that underpin Local and Neighbourhood Plans. In our review of this scheme it appears the site lies outside recognised settlement boundaries for Seahouses / North Sunderland. We understand the Neighbourhood Plan has a requirement for 100 additional houses before 2031 and thus the settlement boundaries were drawn to allow for at least this amount of housing.</p> <p>Whilst the Society would support any provision of affordable housing in a settlement so obviously and urgently in need of it, this is possibly the worst siting for it. The application constitutes ribbon development on an important approach, reminiscent of the piecemeal but unrestrained proliferation along roads in the 1920/30s. As a site with poor integration, safety and active/public transport, this development constitutes an unacceptable greenfield incursion.</p> <p>We believe the planning authority must carefully scrutinise this application against compliance with both the Northumberland Local Plan and the Seahouses / North Sunderland Neighbourhood Plan.</p>		
<a href="#">22/04216/OUT</a>	Outline	Land West Of Wansbeck Rd, Ashington, Northumberland <u>Top of Form</u> Bottom of Form	Outline permission (all matters reserved) for residential development of up to 186no. units and associated parking, open space, landscaping and access
<b>Planning Officer</b>	Stephanie Milne		

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<p><b>Comment</b></p>	<p><b>The Northumberland and Newcastle Society (N&amp;N) submits the following generic comments in respect of this planning application.</b></p> <p>In the Society's review of this scheme it appears the site lies outside recognised settlement boundaries for Ashington. We therefore believe this application must be carefully scrutinised by the planning authority against compliance with both the Northumberland Local Plan and the Ashington Neighbourhood Plan.</p> <p>For such a major scheme there must be demonstrable need for housing in this location and if not then that should be the end of the discussion. We note this green open space is clearly highly valued by local residents evidenced by the high number of objections. In the light of the government's recently announced aspirations for housing to be serviced by nearby green spaces, this is land that would be primary to those targets. As an outline application, the masterplan is promising but there's clearly a lot of work to be done to demonstrate sustainability and Building for a Healthy life credentials.</p>		
<p><a href="#">22/04296/LBC</a></p>	<p>Listed Building Consent</p>	<p>Land East Of Beal Farm Beal Berwick-Upon-Tweed Northumberland TD15 2PB</p>	<p>Demolish remaining elements of damaged agricultural building and construction of a newer building in keeping with the surrounding context</p>
<p><b>Planning Officer</b></p>	<p>James Hudson</p>		
<p><b>Comment</b></p>	<p><b>The Northumberland and Newcastle Society (N&amp;N) submits the following generic comments in respect of this planning application.</b></p> <p>The Society acknowledges significant elements of this application relate to a substantially damaged building. As a general principle the N&amp;N is opposed to demolition of any listed building unless a clear and compelling case is presented to justify such action. It is profoundly saddening this listed building has suffered such catastrophic damage in the circumstances described. Notwithstanding this we would expect the proposals to be carefully scrutinised and all reasonable efforts have been explored to find a solution that respects and retains what remains of this designated heritage asset.</p>		