

EXAMINER'S QUESTIONS

BELFORD PARISH NEIGHBOURHOOD DEVELOPMENT PLAN

1. I note that the Plan seeks to exclude the site with permission ref: 19/01346/OUT for 37 dwellings on land south of Rogerson Road, from land within the settlement boundary. I have read the submitted, "Settlement Boundary Methodology and Background Report" and objection to the boundary by the owners of the Rogerson Road site.

I would appreciate it if the Parish Council could expand on its reasons for excluding this site from within the settlement boundary? The submission documents do not give adequate reasons. Further clarification is also required on the reasons this site has been excluded in preference to other sites?

2. I note that the County Council has not objected to the settlement boundary.

Could it give a view on the following;

If the site with the permission ref: 19/01346/OUT for 37 dwellings on land south of Rogerson Road was included within the settlement boundary it would be confirmed as developable in principle in the Plan period. This combined with other development with permission may exceed the housing requirement of 120 dwellings for the Plan area.

Does the County Council consider that this would make the neighbourhood plan not in "general conformity" with strategic policies, relating to the housing and spatial settlement strategy in the Northumberland Local Plan? In these respects, I note the Local Plan was adopted in March 2022, after the grant of planning permission for application ref: 19/01346/OUT in May 2021.

I need to consider this issue in terms of the site owners objection and basic conditions relating to neighbourhood plans, which require "general conformity". I also must consider advice in the National Planning Policy Guidance (NPPG)¹ that "*Neighbourhood planning bodies are encouraged to plan to meet their housing requirement, and where possible to exceed it. A sustainable choice of sites to accommodate housing will provide flexibility if circumstances change, and allows plans to remain up to date over a longer time scale*".

3. Are the Parish Council or the County Council aware of any planning constraints to the development of the Rogerson Road site that have emerged since the grant of permission under ref: 19/01346/OUT

R J Bryan, B.A. M.R.T.P.I., Examiner, 31/5/23.

¹ NPPG Paragraph: 103 Reference ID: 41-103-20190509

