

## **EXAMINER'S QUESTIONS BELFORD PARISH NEIGHBOURHOOD DEVELOPMENT PLAN**

**Responses from Northumberland County Council, 15 June 2023**

**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?**

Response: N/A

**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)<sup>1</sup> 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*".**

Response:

The Northumberland Local Plan (March 2022) under Policy HOU 2 (Provision of new residential development, Strategic Policy) sets a housing requirement for the county

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<sup>1</sup> <sub>1</sub> NPPG Paragraph: 103 Reference ID: 41-103-20190509

of at least 17,700 over the Plan period to 2036. Policy HOU 3 (Housing requirements for neighbourhood areas, Strategic Policy) sets out a minimum housing requirement for the Belford Neighbourhood Area of 120 net additional Class C3 dwellings over the plan period. The County Council does not consider that the delivery of housing above this figure would result in any issues with the neighbourhood plan being in general conformity with the Local Plan in this regard.

**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**

Response:

The County Council are not aware of any planning constraints to the development of this site.

A Reserved Matters application under ref: 22/04529/REM was received in December 2022 and is yet to be determined. In addition to this, it is noted that there are currently six live applications relating to the discharge of conditions attached to application ref: 19/01346/OUT, granted permission in 2021.