

FIRST SUPPLEMENTARY REPORT
TO THE PLANNING COMMITTEE
26th February 2019

Agenda item 5

Application Ref. 18/00507/OUT

CROFT FARM, STONE ROAD, HILL CHORLTON

Since the preparation of the report additional material has been received from the applicants and a further representation has been received. The representation interpreting the Highway Authority's comments as requiring the provision of street lighting comments that this would not be appropriate for the area, it would lead to the urbanisation of the hamlet and other environmental impact on the area. Street lighting is not currently present in any part of Hill Chorlton and would not be required for any reason other than this development.

Your Officer is seeking clarification as to whether the Highway Authority are seeking street lighting or seeking the approval of details of any that is to be provided.

With respect to the additional material that the applicant has provided this consists of the Local Green Space audit undertaken by the Qualifying body with respect to the Neighbourhood Plan (and thus forming part of the evidence base for that Plan), and a paper entitled Newcastle Affordable Housing Need. The audit refers various paths including that between the site and Baldwins Gate as important and well used walking routes.

The Affordable Housing Need paper provides extracts from the Affordable Housing SPD (2009) and notes that the SPD identified a shortage of 2 bedroom bungalows with only 13 available and a need (based on the then waiting/transfer list) for this type of accommodation of 172, and provides other extracts from that document. The paper submits that this all shows clear evidence of a requirement for affordable 2 bedroom bungalows, a need that the development at Croft Farm can supply.

The general benefits of providing affordable housing including 2 bedroom bungalows is not disputed, although as the agenda report indicates there is an absence of evidence of a particular need for this type of accommodation in this locality. Your officer considers that such benefits are outweighed by the harm associated with the unsustainable location of the development as detailed in the report.

The recommendation remains one of refusal for the reasons indicated in the report