

SUPPLEMENTARY REPORT
TO THE PLANNING COMMITTEE
18th August 2026

Agenda Item 6

Application Ref. 26/00051/COU

25-27, Well St & 82, Garden St, Newcastle

Since the publication of the main agenda report, a revised version of the National Planning Policy Framework (NPPF) has been published. This supplementary report sets out whether the changes to the NPPF have any impact on the proposed development.

Officers' response

The NPPF (policy S4, Principle of development within settlements) notes that development proposals within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in the NPPF.

Policy S4 goes on to state that in applying policy S4, the circumstances in which the benefits of approving development are likely to be substantially outweighed by adverse effects include (but are not restricted to) situations where the development proposal would:

- a. Have a substantial adverse impact in relation to:
 - i. The allocation or safeguarding of land or buildings for particular uses in the development plan, unless there is no reasonable prospect of an application coming forward for the allocated use, or there is evidence that the safeguarding is no longer appropriate; or
 - ii. The application of the policies in this Framework for existing recreational land and facilities (HC7), Local Green Space (HC8), areas of particular importance for biodiversity and geodiversity (N6), Protected Landscapes (N4) and development within residential curtilages (L2(1)(d)).
- b. Involve the whole or partial loss of undeveloped land which is used for a cemetery or burial ground; or for water storage and/or flood risk management (unless suitable compensatory provision is made that does not increase the risk of flooding either on or off-site); or
- c. Fail to comply with one of the national decision-making policies which state that development proposals should be refused in specific circumstances.

Within the Officers report reference is made to Paragraphs 212 of the previous version of the NPPF which relates to the impact on conservation areas. The updated NPPF now identifies National decision-making policies for conserving and enhancing the historic environment within Chapter 20. Policy HE4 of the revised NPPF (2026) states that Heritage assets, as an irreplaceable resource, should be conserved in a manner appropriate to their significance.

Reference is also made to paragraph 135 of the previous NPPF, which relates to developments impact on amenity. The updated NPPF now identifies National decision-making policies for considering the impact on amenity within Chapter 14. Policy TR4 of the revised NPPF (2026) states that Development should ensure that the

arrangement of streets and other routes help to create places that are safe, inclusive and attractive for all users.

Reference is also made to paragraph 115 of the previous NPPF, which relates to developments impact on parking and highway safety. The updated NPPF now identifies National decision-making policies for considering highways and parking matters within Chapter 15. Policy TR6 of the revised NPPF (2026) states that in assessing movement patterns and potential impacts, including whether they are considered to be severe, reasonable future scenarios should be considered, taking into account impacts at relevant times of the day, potential cumulative impacts, multimodal trip generation and the promotion of sustainable modes of travel, and realising the transport vision for the development itself.

Recommendation

For the reasons your Officer set out within the main agenda report, it is still considered that the design, impact on amenity and impact on parking would allow compliance with the updated policies of the NPPF. The overall aims and principles of the relevant sections of the updated NPPF remains largely the same as previously outlined and would have no material impact on the consideration of the application.