

ADDENDUM 2 – 15.11.2021

Application No:	19/00257/FULES	Author	Maxine Ingram
Date valid:	25 February 2019	:	
Target decision date:	17 June 2019	☎:	0191 643 6322
		Ward:	Collingwood

Application type: Full application with Env Statement

Location: Land Adjacent To Rake House Farm Rake Lane North Shields Tyne And Wear

Proposal: Development of 310 residential dwellings (including affordable housing) and associated infrastructure and engineering works, creation of new access from A191 Rake Lane, creation of SuDS and open space. EIA submitted. (Additional information revised plans, TA and TP August 2020, July and August 2019, revised plans July 2019 and amended description)

Applicant: Northumberland Estates, Mr Guy Munden Quayside House 110 Quayside Newcastle NE1 3DX

RECOMMENDATION: Minded to grant legal agreement req

1.0 Representation

1.1 A further representation from Persimmon Homes Limited and Bellway Homes Limited (dated 15.11.2021) has been received. This is set out in full below:

1.2 We refer to the above application, our letter dated 4th November and the Planning Officer's reports to committee the contents of which have now been considered in detail. Officers are fully aware of how much effort the Consortium have put into overcoming the hurdles necessary to deliver the wider site and our position on this application has simply sought to protect this shared goal.

1.3 The detail within the report provides us with comfort on the following matters:

1. That the highway capacity concern can be removed based upon the Highway Officers comments and the Northumberland Estates Limited (NEL) commitment to deliver infrastructure improvements at Rake Lane Junction and Foxhunters;
2. That the proportionate infrastructure contributions will be index linked;
3. That the S106 will contain clauses to ensure that those contributions being made towards wider site infrastructure, to be delivered by the Consortium, will be held by the Council and made available when required;
4. That planning conditions/obligations necessary to ensure physical and legal connectivity between the sites will be put in place when required.

1.4 In addition to this ongoing positive dialogue with NEL has confirmed (set out below) that as part of collaborative working towards the delivery of the wider site they are prepared to grant a Deed of Release in relation to Mines and Minerals rights

across the wider site upon the grant of this Planning Permission. Whilst not a planning matter this is of significant assistance in ensuring we can deliver a fully policy compliant application for the wider site early in the New Year.

1.5 On the basis of the above the Consortium can confirm our support and that our objection to this application is withdrawn and we look forward to seeing the overall site finally coming forward in a comprehensive and collaborative way.

2.0 Correspondence from applicant

2.1 The correspondence between the applicant to Persimmon Homes Limited and Bellway Homes Limited is summarised below. The applicant has agreed to the following:

Northumberland Estates will proportionately contribute to the S106 requirements of the Council (as sent to you and set out in the Council's committee report), provide off-site mitigation over and above requirements, and undertake highway improvements to fully mitigate the impact of its development. These commitments and highways improvements to be undertaken as S278 works mean that our development can be implemented without completion of the spine road or prejudice the delivery of the wider masterplan. Collectively these contributions provide in excess of a 10% contribution to overall S106 and infrastructure costs of the masterplan, a position which is fully accepted by the Council.

I confirm with regard to our commercial position Northumberland Estate agree to grant residential rights in relation to mines and minerals following the grant of the planning permission.

It is incumbent upon us to work together, both in relation to this site and more generally on business, and we look forward to this in the future.