Application No: 13/00992/VARYCO

Proposal: Variation to Condition 6 of approved planning application A/2010/0203 to gain flexibility in the general principles of the design and access statement and masterplan layout, to provide for reduced affordable housing and to remove 20% renewables requirement. Removal of Condition 8 to remove need for Code Level 3

Site Address: Land West Of A1068 And South Of Marks Bridge, Amble, Morpeth, Northumberland

Applicant/Agent: Persimmon Homes (NE)
c/o Miss Nicola Reed, 2 Esh Plaza, Sir Bobby Robson Way, Great Park, Newcastle Upon Tyne, NE13 9BA

Valid Date: 15 April 2013 | Expiry Date: 15 July 2013

Case Officer Details:
- Name: Mr Mark Ketley
- Job Title: Principal Planning Officer
- Tel No: 01670 625542
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1. Introduction

1.1 This application was presented to the North Area Planning Committee at its meeting on 4th July 2013 where Members resolved to defer making a decision to allow for an updated report to be prepared setting out the latest position on discussions regarding development viability and affordable housing provision, and setting out more detail on the proposed changes to the general principles and scale parameters of the scheme to vary the intended housing mix on the site.

1.2 The application is recommended for approval contrary to the views of Amble Town Council and five written objections and therefore falls to be considered by the North Area Planning Committee in accordance with the terms of the Council’s Scheme of Delegation.

2. Description of the Proposals

2.1 Outline planning permission was granted on appeal in March 2008 for a residential development on land to the west of the A1068, and south of Marks Bridge, in Amble. All matters were reserved for subsequent approval, however the Design & Access Statement and indicative master plan submitted with the application suggested that the site would be developed with up to 260 dwellings with at least 35% of these being affordable units and the remaining 65% being larger family homes. Under the terms of the Section 106 planning obligation pursuant to the outline consent, a maximum of 20% of the affordable units would be social rented properties with the remaining 80% being intermediate (discounted market value) housing for sale at 70% of open market value.

2.2 The permission was renewed in 2010 (ref: A/2010/0203) and the extant outline consent does not expire until 24th September 2013.

2.3 Prior to the submission of a reserved matters application for the detailed layout, scale and appearance of the dwellings, landscaping of the site and intended means of access, the applicant has submitted a Section 73 application to vary Condition 6 and remove Condition 8 of the permission to vary the master plan layout and general scale parameters submitted at the outline stage, to reduce the amount of affordable housing being provided on-site, and to remove the requirements for 20% renewable energy and Code Level 3.

2.4 For clarification purposes, Condition’s 6 and 8 of the outline permission read as follows:

6) The development shall be carried out in accordance with the general principles of the Design and Access Statement and the Master Plan Layout as amended and the Development Parameters Plan (all December 2007)

8) All dwellings in the development hereby permitted shall achieve a Code Level 3 in accordance with the requirements of the Code for Sustainable Homes: Technical Guide. No dwelling shall be occupied until a Final Code Certificate has been issued for it certifying that Code Level 3 has been achieved.

2.5 The revised outline proposal seeks to reduce the total number of dwelling units to be constructed on the site to 250 with 10 affordable units (4%) being provided for social rented purposes. To offset the reduction in the number of affordable homes being constructed on-site the applicant has proposed a financial contribution of £200,000 to Amble Development Trust to provide affordable housing opportunities
elsewhere in the settlement in addition to a previously agreed contribution of £250,000 that was intended to be allocated to recreation ground improvements but would now be a flexible payment that could be put towards a mix of recreation ground improvements and "current schemes aimed at providing affordable housing within the town". The applicant has submitted a financial viability appraisal aimed at demonstrating that the requirements of the outline consent significantly impact upon the economic viability, and ultimately the delivery, of the development and has stated that “the scheme has not started as it is not economically viable [and] the approved mix of units and site layout does not reflect current market conditions, requiring change in order to begin to bring the site forward.” To address the second of these issues, and in addition to seeking to renegotiate the level of affordable housing being provided on the site, the applicant, by applying to vary Condition 6 of the consent to allow for revisions to the general principles and scale parameters of the development as set down in the original Design & Access Statement, now proposes the provision of a much higher number of two and three bed bedroomed “starter homes”. The applicant has stated that these smaller dwelling units, which would be aimed primarily at first time buyers, would account for approximately 70% of the development site and would ensure that the development compliments and works with the existing Amble housing market, rather than competing against it which would be the case were the current Section 106 requirement for 80% of the previously agreed affordable housing units to be discounted market value units to be implemented as these would then be in direct competition with much of the traditional Amble housing stock. The applicant has stated that the smaller properties now being proposed would benefit from either their shared equity deal or be available for low deposits (5%) through their “Homebuy” scheme thus making them more accessible to first time buyers than the more traditional intermediate affordable housing product. The proposed revisions to the housing mix on the site reflect the findings and recommendations set out in an independent Amble housing market analysis report prepared by the estate agent Rook Matthews Sayer (RMS). A copy of the RMS report is attached to this report as Appendix 1 for supplementary information purposes.

2.6 The site comprises 8.8ha of previously undeveloped (greenfield) agricultural land which is located at the southern end of Amble. The site is of an irregular shape and is bounded to the north and north east by the A1068, to the south by agricultural land, and to the west by a former railway line. Adjoining the north western corner of the site is a small residential development known as Marks Bridge whilst on the opposite side of the A1068 is the Coquet Enterprise Park (otherwise known as Amble Industrial Estate). Amble County Middle School and Coquet High School are located to the west of the site beyond the former railway line whilst at the south eastern tip of the site is the roundabout junction between the A1068 and Percy Drive. The site is not allocated for any particular land use purpose in the development plan.

3. Planning History

**Reference Number:** A/2010/0203  
**Description:** Application for extension to time limit for implementation of outline planning permission for residential development  
**Status:** Approved 24.9.10

**Reference Number:** A/2007/0350  
**Description:** Outline: Residential development including means of access  
**Status:** Refused, Allowed on Appeal
4. Consultee Responses

| Amble Town Council | Comments: Object - Whilst we would welcome the commencement of this development and have no objection to the relaxation of the percentage of affordable housing on site, we do have objections to the effect of this on the design element and the change to the original S106 agreement. We firmly support the Planning Inspector comments given at the appeal in relation to the height of the dwellings being positioned behind the existing properties at Mark’s Bridge and feel this should remain. From our local knowledge, our community and this area needs more smaller dwellings of 1, 2 and 3 bedrooms, and less 4 and 5 bedroom properties, as proposed by the developer so we would welcome consideration of this.

As the elected representatives of our townspeople, we strongly object to the change to the S106 agreement. For a long time we have received representations regarding the lack of good sporting facilities (particularly a decent football pitch) and therefore, although not involved in the negotiations of the original S106 agreement, we were delighted to find this was designated to improvements at the Welfare (Recreation Ground) including a new football pitch. We therefore find the suggestion to alter this, and allow more money to be added to “current schemes aimed at providing affordable housing within the town” totally unacceptable. This developer is planning to build 250 homes, mainly for families, which will inevitably place an even greater strain on the poor recreational facilities we have. |

| Housing Strategy | Comments: The site should be able to offer more than 10 affordable units. We feel it could/should deliver more. There is a housing need in Amble and there has been no delivery of affordables for circa 10 years, possibly a bit more. |

5. Public Responses

Neighbour Notification

| Number of Neighbours Notified | 17 |
| Number of Objections | 5 |
| Number of Support | 0 |
| Number of General Comments | 0 |

Notices

General Site Notice, posted 17th May 2013
Press Notice, Northumberland Gazette 25th April 2013
Summary of Responses:

5.1 Five letters of objection have been received raising the following material planning considerations:

- Impact of the development on neighbouring residential amenity;
- Impact on traffic flows and the local highway network; and
- Increased demand for local infrastructure, services and facilities.

6. Planning Policy

6.1 National Planning Policy

National Planning Policy Framework (March 2012)

6.2 Development Plan Policy

Alnwick LDF Core Strategy (adopted October 2007)

S6 Provision of affordable housing
S22 Energy efficiency

6.3 Other Strategies/Documents

Growth and Infrastructure Act (April 2013)
The Harman Report (June 2012)

7. Appraisal

7.1 Section 73 applications to remove or vary planning conditions must be determined in accordance with the development plan unless material planning considerations indicate otherwise. The decision on whether to vary Condition 6 and remove Condition 8 of the previous permission (ref: A/2010/0203) must therefore be based on current national and local planning policy, and on any material changes in planning circumstances since the previous decision was made.

7.2 The principle of residential development on this site has previously been established through the granting, on appeal, of outline permission for up to 260 dwelling units, and the subsequent renewal of that permission by the Council in September 2010. By granting outline consent, subject to the conditions imposed on the permission, the Inspector was also satisfied that the site was capable of accommodating 260 homes without adversely impacting upon, amongst other things, the character and appearance of the area, neighbouring residential amenity, nature conservation interests and the safe functioning of the local highway network.

7.3 Since the previous decisions were issued the National Planning Policy Framework (NPPF) was published in March 2012 representing a change in the context of national planning policy. However, the NPPF serves only to strengthen the argument in favour of allowing new housing development to take place in locations such as Amble by virtue of its presumption in favour of sustainable development. There is nothing to suggest that circumstances have changed significantly in the period since outline permission was granted and the revised proposal for 250 units represents a small reduction in the number of units to be constructed on the site. It is
therefore considered that the only issues arising from this Section 73 application are those concerning the proposed removal of renewable energy/Code Level 3 requirements, the reduction in affordable housing provision, and the proposed revisions to the general principles and scale parameters of the housing mix.

**Renewable Energy/Code Level 3**

7.4 Policy S22 of the Alnwick Core Strategy states that new developments involving ten or more dwelling units will be required to source a minimum of 20% of their energy requirements from on-site renewable energy installations whilst all residential developments will be expected to reach at least Level 3 of the Code for Sustainable Homes. This was the basis on which Condition 8 of the outline permission was imposed and such an approach is generally considered to align with the guidance set out in the NPPF concerning renewable energy and sustainability measures. However, the applicant has demonstrated through their submitted viability appraisal that achieving 20% renewable energy on-site and Code Level 3 across the whole site would significantly prejudice the financial viability and deliverability of the scheme, especially in relation to the affordable housing offer. The removal of Condition 8 and the requirement for renewable energy measures and Code Level 3 homes would be contrary to Core Strategy Policy S22, however in the interests of ensuring the delivery of this proposed housing site and maximising the affordable housing offer, which is a key priority for the Council, it is considered that a departure from the requirements of Core Strategy Policy S22 can be justified on this occasion.

**Affordable Housing**

7.5 The proposed variation to Condition 6 of the outline consent to allow for a revised outline proposal to be brought forward effectively seeks to reduce the total number of dwelling units to be constructed on the site to 250 with 10 of those units (4%) being affordable. To offset the reduction in the number of affordable homes being constructed on-site the applicant has proposed a financial contribution of £200,000 to Amble Development Trust to provide affordable housing opportunities elsewhere in the settlement in addition to a previously agreed contribution of £250,000 that was intended to be allocated to recreation ground improvements but would now be a flexible payment that could be put towards both recreation ground improvements and providing other affordable housing opportunities within the town. Amble Development Trust has confirmed some of the proposed £450,000 contribution would need to be put towards improving the football pitches at the recreation ground, however the remainder would be used to provide affordable housing including a scheme to deliver a number of flats above the former Co-op store on Queen Street in Amble for which £200,000 has already been provisionally allocated.

7.6 On the face of it the proposed reduction in the number of on-site affordable units (originally a minimum of 35%), offset only by way of a very modest financial contribution towards off-site provision, may appear disappointing. However, the revised proposal is a clear sign of how difficult market conditions currently are in Amble and how a significant change in the housing mix of the scheme is required in order to be able to bring the site forward for delivery. It is therefore important that Members do not consider this application solely on the basis of the “black and white” figures concerning the affordable housing reduction and instead have regard to the wider impact that the proposed revisions to the development would have on the existing Amble housing market (explored in more detail below). The findings and recommendations of the Rook Matthews Sayer (RMS) document, appended to this
committee report, are also key in the determination of the application as this makes clear that the provision of a high number of affordable dwelling units on the site would actually work against, and have a negative impact upon, the current Amble housing market rather than complimenting and working alongside it.

7.7 Unblocking stalled sites has been a major aim of the coalition government with ministerial statements, the Growth and Infrastructure Act 2013 and the NPPF all strongly advocating a flexible approach to the renegotiation of S106 agreements where the requirements of such agreements are economically unrealistic. The Growth and Infrastructure Act in particular encourages Local Planning Authorities, in cases where an affordable housing requirement means that a development would not be economically viable, to deal with the planning application in such a way that the development becomes viable and assists in contributing to local housing supply.

7.8 To assist in this process the NPPF emphasises the importance of viability and the costs associated with a development in enabling a scheme to be deliverable whilst still allowing for competitive returns. This in turn is emphasised in the Harman Report which was requested by government ministers following publication of the NPPF and has been produced through cross industry input in order to provide a balanced view on the determination of planning applications. The Harman Report, which was published in June 2012, takes into account the importance of viability testing in the context of the NPPF and must therefore be considered alongside the NPPF in the decision making process. Amongst other things the Harman Report calls for a balance between sustainable development which benefits the local community and realistic returns for land owners and developers such that development becomes commercially viable.

7.9 The basis on which a minimum requirement of 35% affordable housing to be provided on the site was imposed was Policy S6 of the Core Strategy. This remains an adopted policy of the Council, however there are two factors which significantly limit the weight which can now be afforded to its requirements. Firstly, the policy is explicit insofar as 35% was to be the target proportion of affordable housing for the period 2005 - 2010. The policy is silent on what the target proportion for affordable housing should be beyond 2010 thus suggesting that lower proportions may be permissible once an immediate shortfall in the number of affordable units in the former Alnwick District had been addressed during the specified five year period. Secondly, and of greater significance, the NPPF at paragraphs 214 and 215 makes clear that following a 12 month grace period from its publication ie. from 27th March 2013 onwards, greater consideration should be given to the NPPF with due weight thereafter being given to existing development plan policies according only to their degree of consistency with the NPPF. In simple terms, the closer the policies in the development plan align to the policies in the NPPF, the greater the weight that can be given to them.

7.10 Some elements of Core Strategy Policy S6 do align with the objectives of the NPPF, namely the ability for an applicant to justify a lower proportion of affordable housing than that sought by the policy through the submission of a full financial appraisal, and the opportunity for an applicant to make a financial contribution towards off-site affordable provision in lieu of providing affordable units on-site. However, the broad aim of achieving at least 35% affordable housing from all residential developments involving ten or more dwellings has the potential to conflict with the delivery objectives of the NPPF, especially in a location such as Amble where the housing market is fragile with relatively low revenues. The consequence in
planning policy terms is therefore that the applicant’s proposed reduction in their affordable housing offer through the variation of Condition 6 of the outline consent should be assessed against the NPPF rather than Core Strategy Policy S6.

7.11 In line with the advice contained in the NPPF and the Harman Report, the applicant submitted a financial viability appraisal with this application aimed at demonstrating that the affordable housing requirements of the outline consent render the scheme economically unviable and therefore undeliverable. Officers initially had some concerns about some of the assumptions made in the viability appraisal, specifically in relation to build costs, house prices and the phasing/rate of delivery figures used. However, following lengthy discussions with the applicant and the submission of evidence to justify the assumptions made and figures used in the viability assessment, including a re-run of the assessment using a longer term model covering a 10 year long development proposal (as opposed to the originally submitted 5 year model), Officers now accept the findings of the viability work undertaken.

7.12 The applicant has used two HCA Toolkit models to carry out their viability work and Officers, based on the information presented, do not dispute that the affordable housing and renewable energy/Code Level 3 requirements of the outline permission produce an unviable scheme with negative land value. The proposed changes to the scheme through the removal of the renewable energy and Code Level 3 requirements, the reduction in the affordable housing offer and the proposed alterations to the general housing mix, do appear to address and rebalance this issue and thus produce a more economically viable scheme. The Council’s Development Management and Asset Management teams have scrutinised the viability appraisals submitted, accept their findings and therefore recommend that the proposal to provide 10 affordable units on-site and a financial contribution of £450,000 to Amble Development for the purpose primarily of creating affordable housing opportunities elsewhere in the town be accepted. This would achieve a dwelling mix and site layout more appropriate to the local housing market and improve the economic viability of a development which is currently unviable and undeliverable in accordance with the guidance set out in the NPPF and the Harman Report concerning stalled sites and development deliverability.

Housing Mix

7.13 As set out at paragraph 7.6 above, it is important in determining this application that Members have regard to the impact that the development would have on the existing Amble housing market rather than focussing solely on the “black and white” reduction in the amount of on-site affordable housing provision. In this respect there are a number of key factors that need to be taken into account.

7.14 The terms of the current Section 106 agreement are such that only 20% of the affordable properties to be provided on the site can be for social rented purposes. For the approved scheme of 260 units, where 91 (35%) of these would be affordable dwellings, the maximum number of social rented properties that could be provided on the site therefore equates to 18. This revised proposal to provide 10 social rented properties on-site plus a financial contribution totalling £450,000 towards off-site social rented provision in Amble is therefore broadly equal to the currently approved position. The major change in this case is therefore the proposed removal of all intermediate affordable housing from the previously approved scheme.
7.15 The applicant has stated that the previously approved mix of units and site layout, basically comprising 35% affordable housing and 65% larger family homes, does not reflect current market conditions and therefore requires change in order to begin to bring the site forward. To address this issue the applicant now proposes, through the variation of the general principles and scale parameters of the development tied down by Condition 6 of the previous consent, the provision of a much higher number of two and three bedroomed “starter homes”. The applicant has stated that these smaller dwelling units, which would be aimed primarily at first time buyers, would account for approximately 70% of the development site and would ensure that the development compliments and works with the existing Amble housing market, rather than competing against it which would be the case were the current Section 106 requirement for 80% of the previously agreed affordable housing units to be intermediate housing to be implemented. Such a high proportion of discounted market value stock on the site, for sale at 70% OMV, would result in new-build properties that would be priced in direct competition to the majority of the existing housing stock in Amble (typically traditional terraced housing priced between £50,000 - £150,000) thus impacting negatively upon the market. This issue was confirmed in the RMS report submitted with the application which states in the closing paragraph of section 3.03 that:

“The simple issue is that affordable housing in any significant proportion on-site would be detrimental to the essential need to attract ‘in movers’ to the town which is we believe crucial to this key investment decision. Similarly high proportions of intermediate affordable stock could impact negatively upon the market for traditional stock which is well priced and available subject to financing/need for high deposits.”

7.16 In leading to this conclusion the preceding section of the RMS report (paragraphs 5 and 6 of section 3.02) recognises that the local rental market in Amble is buoyant and that local people are paying more to rent than they would currently have to pay to buy because unless they are able to save for a large deposit they cannot enter the housing market. The RMS report therefore recognises that:

“The availability of good quality new housing within the development, priced and packaged to attract local first time buyers and accompanied by the right financial product, would be extremely positive for the market. It would be most likely to have an impact upon the local private rental housing market and not the second hand housing market provided there is no change in the mortgage market during the construction period.”

7.17 By proposing a much higher proportion of smaller dwellings on the site than that previously approved, and by applying to remove the requirement to provide any intermediate/discounted market value housing on the site, the applicant is clearly acting in line with the recommendations set out in the RMS report and also seeking to address the Parish Council’s concerns over current housing needs in Amble. The applicant has stated that the smaller two and three bed properties now being proposed would benefit from either their shared equity deal or be available for low deposits (5%) through their “Homebuy” scheme thus making them more accessible to first time buyers than the more traditional intermediate affordable housing product. The proposed revisions to the housing mix therefore reflect the findings and recommendations set out in the RMS report and would ultimately be secured through any subsequent reserved matters application submitted for the detailed layout, scale and appearance of the development.
Other Issues

7.18 The main issue raised by objectors to this latest application is the impact that the development would have on their existing residential amenity. In this respect it is acknowledged that a number of two storey dwellings shown on the indicative site layout plan would be in close proximity to the rears of properties at Marks Bridge to the north west of the site. The Council recognises the concerns of the adjacent residents, however as this is an application to vary/remove conditions of the original outline consent with all matters remaining reserved for future approval, this is not the stage to attempt to address neighbouring amenity impact. This matter will be given due consideration at the reserved matters stage once finalised details of the site layout, scale, appearance, access and landscaping have been submitted.

8. Conclusion

8.1 Circumstances have not changed significantly in the period since outline permission was granted and the revised proposal for 250 units represents a small reduction in the number of units to be constructed on the site. The only issues arising from this Section 73 application are those concerning the proposed removal of renewable energy/Code Level 3 requirements, the reduction in affordable housing provision, and the proposed revisions to the general principles and scale parameters of the housing mix.

8.2 The removal of Condition 8 and the requirement for renewable energy measures and Code Level 3 homes would be contrary to Core Strategy Policy S22, however in the interests of ensuring the delivery of this proposed housing site and maximising the affordable housing offer, which is a key priority for the Council, a departure from the requirements of Core Strategy Policy S22 can be justified on this occasion.

8.3 The principle of renegotiating the affordable housing requirements of the scheme to achieve a dwelling mix and site layout more appropriate to the local housing market, and to improve the economic viability of a development which is currently unviable and undeliverable, would accord with the guidance set out in the NPPF and the Harman Report in terms of unlocking stalled sites and improving their deliverability. The proposal would result in a significant reduction in the amount of affordable housing being provided on-site from that previously agreed, however this is considered to be outweighed by the positive impact that the revised housing mix, including a high proportion of smaller homes aimed at the first time buyer market, would have on the wider Amble housing market.

8.4 Matters relating to the layout, scale and appearance of the development, including its impact on the amenities currently enjoyed by neighbouring residents, will be assessed at the reserved matters stage.

9. Recommendation

That Members are minded to APPROVE the application subject to the completion of a Section 106 planning obligation to secure the provision of the affordable housing on-site and a financial contribution to Amble Development Trust for the delivery of off-site affordable housing opportunities and recreation ground improvements.
Conditions/Reason

1) Approval of the details of the layout, scale and appearance of the dwellinghouses, landscaping of the site and means of access (hereinafter called “the reserved matters”) shall be obtained from the Local Planning Authority in writing before any development is commenced. Thereafter, development shall not be carried out other than in accordance with the approved details.

Reason: To achieve a form of development that complies with the Development Plan and other material considerations.

2) Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of planning permission ref: A/2010/0203 (24th September 2010)

Reason: To ensure that the development is commenced within a reasonable period of time from the date of this permission.

3) The development hereby permitted shall begin no later than two years from the date of approval of the last of the reserved matters to be approved.

Reason: To ensure that the development is commenced within a reasonable period of time from the date of this permission.

4) No development shall take place until a programme showing the phasing of development, landscaping and open space, infrastructure and drainage has been submitted to and approved in writing by the Local Planning Authority. Development shall thereafter take place in accordance with the approved programme.

Reason: To ensure that the development is carried out in an appropriate manner.

5) The number of dwellings on the site shall not exceed 250 units.

Reason: To ensure that the development is carried out in accordance with the revised scale parameters approved by this Section 73 application.

6) The development shall be carried out in accordance with the general principles of the Design and Access Statement and the Master Plan Layout as amended (received April 2013)

Reason: To ensure that the development is carried out in accordance with the revised scale parameters approved by this Section 73 application.

7) Prior to the commencement of the development hereby permitted, a scheme for the disposal of surface water, to include a sustainable urban drainage system (SuDS) shall be submitted to and approved in writing by the Local Planning Authority. No phase of the development shall be brought into use until the approved scheme for that phase has been fully implemented in accordance with the approved details. The agreed SuDS scheme shall thereafter be retained.

Reason: To ensure that the development is not at risk of surface water flooding in accordance with the NPPF.
8) The development hereby permitted shall be designed to take into account the noise amelioration measures to ensure good/acceptable internal noise environments within all habitable rooms at all times as set out in paragraph 3 of the "Measurement and Assessment of Noise Levels affecting Proposed Residential Site at land south of Amble Industrial Estate for Persimmon Homes Ltd", by Noise and Vibration Associates dated 12th December 2007.

Reason: To ensure that the development is appropriately mitigated against undue noise disturbance in the interests of residential amenity.

**Background Papers:**
Planning application file(s) 13/00992/VARYCO
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<tr>
<th>Name</th>
<th>Address</th>
<th>Summary of Comments</th>
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<tr>
<td>Mrs June Wingfield</td>
<td>New Bungalow Marks Bridge Amble Morpeth Northumberland NE65 0NB</td>
<td>See attached copy of correspondence</td>
</tr>
<tr>
<td>Mrs Gwenyth Turnbull</td>
<td>2 Marks Bridge Amble Morpeth Northumberland NE65 0NB</td>
<td>See attached copy of correspondence</td>
</tr>
<tr>
<td>David Wingfield</td>
<td>3 Marks Bridge Amble Morpeth Northumberland NE65 0NB</td>
<td>See attached copy of correspondence</td>
</tr>
<tr>
<td>William C Fulton</td>
<td>Harlequin House 4 Marks Bridge Amble Morpeth Northumberland NE65 0NB</td>
<td>See attached copy of correspondence</td>
</tr>
<tr>
<td>Mrs Susan Perrins</td>
<td>Marks Bridge House Marks Bridge Amble Morpeth Northumberland NE65 0NB</td>
<td>Major business premises are currently being demolished on the Industrial Estate. This business could not attract investment and was not viable; I see no real plans to ensure that the people who will live in the proposed development properties will have employment in the Amble market area, warranting additional housing in the area. The infrastructure and local amenities will need to be significantly upgraded/augmented if it can sustain an increase in population of the the size indicated. The reduction in open space will impact the Marksbridge residents, as will any increase in traffic volume and noise. If additional residents, let alone tourists are expected in AMble parking facilities need to be upgraded and increased. I am a home worker who has consciously decided to reduce fuel emissions by working from home, which at time can be tranquil (with the help of good</td>
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sound proofing). If this development does go ahead I see no benefit to remaining in my property and will most likely spend my disposable income elsewhere.