

17th May 2023

Development Management
Development Services
County Hall
Morpeth
NE61 2EF

Dear Sirs

**Proposed Residential Conversion and alterations
Former Netherton Northside First School, Netherton NE65 7HD**

Please find enclosed the following documents in submission of our application for change of use from education use to two residential dwellings.

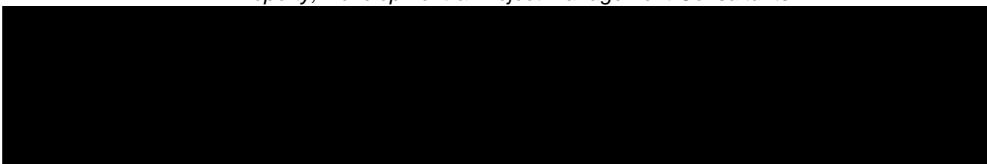
Completed application for and certificates
Design & Access Statement
Location Plan (465-P07)
Existing floor plan and roof plan (465-P01)
Existing elevations and block plan (465-P02)
Existing sections (465-P03)
Proposed floor and roof plan (465-P04)
Proposed elevations and block plan (465-P05)
Proposed sections (465-P06)
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Netherton Northside First School closed in June 2018. The building has been empty for the last 5 years awaiting Department of Education approval to dispose of the site for redevelopment. This was finally obtained towards the end of 2022. Northumberland Council agreed to sell the site to Kidland Estates Limited in 2020 subject to Department of Education approval.

Prior to the school's closure a Development Brief was prepared by The Planning Service to assist with the disposal and re-development of the site. It provides guidance on the principle of development and types of uses that would be acceptable, along with design principles and background information.

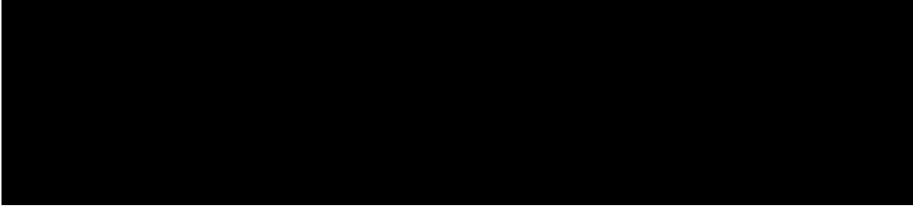
The Brief explains that the site lies on the edge of the village and that residential use is considered acceptable. Since the Brief was prepared the new Local Plan for the County (Northumberland Local Plan 2016-2036) was adopted in March 2022. There remains a strong presumption in favour of conversion of buildings to residential use, particularly those located within existing settlements.

Policy HOU1 encourages the re-use of vacant, derelict and under-used buildings for housing purposes. Policy HOU2 also encourages housing development on previously developed land (brownfield land) to help meet local housing needs.



Our proposal will retain the existing building and provide local housing in an accessible location within Nethererton village. Consideration has been given to Policy QOP6 (Well Designed Places) in preparation of our scheme to achieve a high quality design

Yours faithfully,



Paul Bailey BA (Hons) BTP
Director

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