



**PLANNING STATEMENT**  
**RESIDENTIAL DEVELOPMENT AT TRINITY SOUTH,**  
**SOUTH SHIELDS**  
**ON BEHALF OF KEEPMOAT HOMES**



**SIGNET PLANNING**

South Tyneside Council  
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## **SECTION 1: INTRODUCTION**

- 1.1 This Planning Statement has been prepared on behalf of Keepmoat Homes in support of a revised proposal for residential development of 222 properties on land known as Trinity South, South Shields. The proposal also includes associated open space and landscaping, infrastructure works and improved and replaced car parking provision for the retained medical centre and public car park.
- 1.2 The application site extends to 6.61 hectares with the majority of the site being previously occupied by the Circatex Factory which was cleared in 2008. Historically, Circatex was a manufacturer of circuit boards although the factory closed several years ago and the buildings were later demolished. The application site also includes the terraced properties at the southern end of Frederick Street (forming part of the designated District Centre), the car parking areas for the medical centre and reorientation of the public car park on New George Street.
- 1.3 The majority of the application site is subject to an outline planning permission for residential led mixed use development, with the intention being that the HCA would market the site with permission. Keepmoat Homes have been confirmed as the preferred residential developer for the site although the application boundary and extent of development is different from the outline approval. Keepmoat's proposals also include an area of additional car parking to service the existing medical centre and reorientation of a public car park.
- 1.4 This Planning Statement will consider the principles of the proposed redevelopment of this site for residential purposes against the policy requirements and also address the detailed considerations.
- 1.5 This Planning Statement should be read in the context of the other supporting information, particularly the Design and Access Statement and application drawings. Within this Statement, Section 2 will provide a description of the application site and overview of the planning history relevant to the determination of this planning application, Section 3 will describe the proposed development in detail, with Section

4 providing the policy context for the application consideration. Sections 5 and 6 will consider the principle and details of the proposed development against the policy requirements and identify the overall salient issues in the consideration of this planning application.

## **SECTION 2: SITE AND BACKGROUND**

- 2.1 The application site comprises the former Circatex Circuit Board Factory and the southern half of Frederick Street in South Shields. It also includes the St George and Trinity Medical Centre car parks. The Circatex Factory was cleared in 2008 and currently comprises an area of open (previously developed) land, surrounded by a mixture of commercial and residential properties. The properties on Frederick Street (part of the District Centre designation) are also to be demolished as part of the proposed development and currently comprise a mixture of ground floor retail units and residential properties. The Eureka Hotel at the southern end of Frederick Street has already been cleared.
- 2.2 The application site forms part of the wider riverside regeneration proposals identified by South Tyneside Council, with this particular area known as Trinity South. The Trinity South area is bound by Reed Street to the south, Eldon Street to the west, Laygate to the north and Frederick Street to the east. The overall application site area extends to 6.61 hectares of previously developed land. The wider Trinity South allocation extends to 8 hectares.
- 2.3 The wider riverside area is a key regeneration priority for South Tyneside and extends to some 35 hectares of predominantly former industrial land. Trinity South is located on the periphery of the wider regeneration area although it remains fundamental to the overall vision of the area, which includes five new neighbourhoods (collectively providing 1,200 to 1,400 new homes), integrating existing and new residential areas.
- 2.4 Frederick Street is identified as a District Centre within the adopted Core Strategy although the existing retail offer in the area of Frederick Street included within the application boundary is limited. The main retail area is located to the north of the application site boundary.
- 2.5 The Council has allocated the application site for a mixture of residential and other commercial uses within its Site Allocations DPD (adopted April 2012). It has also identified the site in a number of other documents dealing with the wider regeneration proposals for the riverside area. In this respect the Trinity South site

forms part of a network of sites along the River Tyne which the Council has ambitious aspirations for in terms of its wider regeneration strategy.

## **Planning History**

- 2.6 The site is subject to an outline planning permission (LPA Ref: ST/0588/09/OUT) for comprehensive redevelopment which was approved in November 2009. The permission relates to a greater quantum of development, including 401 residential properties, 5,700 sqm of commercial floorspace (Use Classes B1 and B2) and 400 sqm of retail leisure floorspace (Use Classes A1, A2, A3, A4 and D2). A land use masterplan for this development is contained at Appendix 1.
- 2.7 The application as proposed represents a lower density development albeit will continue to see the comprehensive redevelopment of the brownfield site. The current application also excludes a small portion of the original application which extended further west to Rekendyke Lane.
- 2.8 Part of the land to the north west of the site has already been redeveloped as 'One Trinity Green', a new managed workspace for new and growing companies, offering office space, workshops and hybrid units.

## **SECTION 3: PROPOSED DEVELOPMENT**

- 3.1 The proposed development comprises the comprehensive redevelopment of the former Circatex Factory site and areas of land surrounding Frederick Street. The proposed development comprises a total of 222 no. residential units distributed through a mixture of terraced and semi-detached properties, as well as a number of apartments located around the south eastern corner of the application site.
- 3.2 The proposed development represents a substantial decrease in the overall density of development from the previously approved scheme. In this respect the previously approved scheme allowed for a total of 401 no. residential dwellings (approximately 62 dwellings per hectare), with the proposed development equating to 34 dwellings per hectare which is more consistent with current market demands.
- 3.3 In keeping with the previous masterplan for the site, the development incorporates a good level of public open space, including a well defined connection from the roundabout junction at Reed Street and the A194 in the south east of the site, running through to the northern area of the site. The connection through incorporates high quality landscape design with a strong feature point on the south eastern corner and a primary play area centrally along the eastern boundary of the site.
- 3.4 The application site extends slightly beyond the original scheme to include the car parking areas associated with the medical centres. This involves the introduction of residential development on the southern car park area, and re-provision of spaces (including disabled and ambulance) to the west of the medical centres. Changes to the medical centre car park also reduce the area of public car park to the north which has been reorientated to ensure there is no net loss in overall parking provision. It also introduces a bus stop lay-by on the A194.
- 3.5 The extension of the application site into these areas of car parking allows for an improved gateway to the overall development from the south east corner which includes the development of a 3 storey focal building on the gateway to the green corridor through the site.



- 3.6 In order to improve vehicular movements around Frederick Street the scheme also includes the introduction of a one-way system around Frederick Street and New George Street.
- 3.7 The proposed development does not incorporate the additional area of land included within the original outline application to the north west of the application site boundary and bound by Havelock Street and Rekendyke Lane. This area of land has recently been developed for the new employment facility of One Trinity Green and ensures the 'mixed use' development of the wider Trinity South allocation.
- 3.8 In terms of the sustainability credentials of the application site, all properties will be delivered to Level 3 of the Code for Sustainable Homes and will also benefit from the variety of surrounding land uses, including good levels of access to employment opportunities and local retail facilities. Overall, the application site will make a significant positive contribution to the wider regeneration aims and objectives of South Tyneside Council within the riverside regeneration area, and will consolidate the existing District Centre at Frederick Street.

## **SECTION 4: PLANNING POLICY CONTEXT**

- 4.1 Planning policy relevant to the determination of the planning application is contained primarily within the National Planning Policy Framework (published March 2012) and the South Tyneside Local Development Framework which includes a variety of documents, as listed below.
- 4.2 At this time, the Development Plan also includes the Regional Spatial Strategy for the North East (adopted July 2008) although it is anticipated that the RSS is likely to be withdrawn imminently, following the publication of a revised and updated Strategic Environmental Assessment (SEA) in late 2012. It is widely accepted that the weight to be attributed to the RSS is diminishing, as time progresses, and in this instance with the site allocated within an up-to-date Local Development Framework it is considered that the primary policy consideration for the determination of this application is the NPPF and the locally adopted policies.

### **National Planning Policy Framework**

- 4.3 The National Planning Policy Framework was published in March 2012 and replaced all previously published planning policy statements and planning policy guidance relevant to the determination of this planning application. Whilst this is the case, all practice guidance published alongside the previous planning policy statements and guidance remain extant, pending Central Government review. In this respect they are also relevant to the determination of the application.
- 4.4 The central objective of the National Planning Policy Framework is to promote 'sustainable development', with the framework identifying a social role, an economic role and an environmental role (the 'three dimensions') in the consideration of sustainable development. Each of these roles are mutually dependant and should not be considered in isolation. Fundamentally, paragraph 14 of the Framework sets out the presumption in favour of sustainable development which, in relation to decision taking confirms that the presumption in favour of sustainable development means:

## **“Approving development proposals that accord with the Development Plan without delay”.**

- 4.5 In addition to the presumption in favour of sustainable development and the three dimensions to sustainable development, the Framework also identifies 12 core principles which underpin decision taking. Each of these 12 core principles will be considered within Section 5 of this Planning Statement.

## **Delivering a Wide Choice of High Quality Homes**

- 4.6 Section 6 of the Framework deals with residential development, with the overriding priority being the objective to ‘boost significantly the supply of housing’. Paragraph 49 of the Framework goes on to confirm that residential applications should be considered in the context of the presumption in favour of sustainable development set out at paragraph 14 of the Framework.
- 4.7 In terms of the type of residential properties to be delivered, paragraph 50 provides some guidance relating to the provision of a choice of high quality homes as well as widening opportunities for home ownership and creating sustainable, inclusive and mixed communities.

## **The Development Plan**

- 4.8 As set out above, the Development Plan comprises the Regional Spatial Strategy for the North East and the documents comprising the Local Development Framework for South Tyneside Council. Due to the imminent withdrawal of the Regional Spatial Strategy and the presence of an up-to-date Local Development Framework, it is considered that the LDF is the key policy document of the Development Plan and the RSS is not discussed in detail in this section.
- 4.9 South Tyneside Council was one of the first local authorities to adopt a comprehensive Local Development Framework, with the Core Strategy (adopted June 2007) providing the overarching policy framework. Other relevant documents which are discussed in this section include the Development Management DPD (December 2011), Site Specific Allocations DPD (adopted April 2012), the South Shields Town

Centre and Waterfront Area Action Plan (adopted November 2008) and the South Shields Riverside Regeneration SPD (adopted August 2009). The application site is not specifically considered by either the South Shields Town Centre and Waterfront AAP or the South Shields Riverside Regeneration SPD, although it does directly adjoin both of these areas and the aims and objectives of these documents should be considered as part of the development proposals for the application site.

- 4.10 SPD1: Sustainable Construction and Development (June 2007) is also relevant although it is not a policy document which has been subject to the same level of consultation and review as other documents.

### **Core Strategy (June 2007)**

- 4.11 The Core Strategy provides the overarching policies for the LDF, with Policy ST1 (Spatial Strategy for South Tyneside) identifying as its first objective being to regenerate the River Tyne and coastal corridors including the Tyne Gateway at South Shields. This broad location includes the Trinity South application site.
- 4.12 Policy ST2 sets out the overarching obligations for creating sustainable urban living including a requirement for onsite generation of renewable energy (10% of each scheme's energy requirements), ensuring priority is given to alternative modes of transport and ensuring all new development is encouraged to incorporate biodiversity and geological features.
- 4.13 Core Strategy Policy SC4 (Housing Needs, Mix and Affordability) seeks to ensure there is an appropriate mix of housing delivered to accommodate the identified needs for different market sectors. With particular regard to the proposed development, the policy seeks a minimum of 25% affordable housing on developments of 15 dwellings or more. The proposed development includes a level of affordable housing which has been agreed prior to submission of the application in the context of scheme viability.

## **Development Management Policies (December 2011)**

- 4.14 The Development Management Policies DPD sets out the specific policy considerations to be taken into account in each planning application. The policies relate more to individual design requirements than other development specifics, rather than the strategic policies set out within the Core Strategy.
- 4.15 Policy DM1 (Management of a Development) identifies a series of requirements which should be taken into consideration on all development proposals. Those which are particularly pertinent to the proposed development include design considerations ensuring that the proposed development is acceptable within its surroundings and that design is a key priority within the development itself. The policy also seeks to ensure that development proposals incorporate 'focal points' in order to aid recognition and legibility of the townscape and streetscape, facilitate convenient and safe routes between facilities for pedestrians and cyclists. The policy also seeks to ensure developments achieve lower carbon emissions, are energy efficient and maximise the use of renewable and low carbon energy sources.

## **Site Specific Allocations DPD (April 2012)**

- 4.16 The Site Specific Allocations DPD identifies land allocations for all development uses (including residential, retail, employment etc) and provides the corresponding policy framework for those allocations.
- 4.17 Policy SA1 (Mixed Use Development Opportunities) considers the creation of mixed use developments as being an essential part of the creation of sustainable communities. With regard to site specific allocations, the application site is identified as including land uses falling within Use Classes A1, A2, A3, A4, C3 and D2. The allocation identified under Policy SA1 extends beyond the planning application boundaries, to a total of 8 hectares.
- 4.18 Policy SA5 (Retailing Opportunities) identifies the retail aspirations for the Borough over the period to 2026. With specific regard to the District Shopping Centre at Frederick Street, the objective is for consolidation of the existing centre and in recognition of the low quality provision of the southern end. In this respect the

consolidated centre would be focused on the area north of Walpole Street and around Laygate.

- 4.19 Policy SA7 (Green Infrastructure and Recreational Opportunities) seeks to improve the overall quality of public realm throughout the Borough, including a requirement for all large scale developments to include high quality landscaping with a variety of public open spaces.
- 4.20 Policy SA9 (New Housing Opportunities) sets out the key housing land allocations to be delivered over the plan period and within three different timeframes (2004 – 2016, 2016 – 2021 and 2021 - 2026). The application site is identified within the first phase of residential development (2004 – 2016) for Phase 1, at approximately 140 dwellings. Phase 2 of Trinity South is identified within the second development phase (2016 – 2021) for approximately 237 residential dwellings.

**SPD8: South Shields Riverside Regeneration (August 2009)**

- 4.21 SPD8 deals specifically with the planning issues for regeneration of the riverside area, focusing on the four 'neighbourhoods' adjoining the river (ie. it does not address the fifth neighbourhood of Trinity South). Whilst the SPD does not specifically address the issues of the application site, the proximity of the two areas and their physical relationship means it is important to ensure the proposed development respects the aspirations for the riverside area and can successfully integrate into the surrounding area.

## **SECTION 5: PLANNING ASSESSMENT**

5.1 This section of the Planning Statement sets out the planning merits in the determination of this planning application for residential development of the former Circatex site (Trinity South) within South Shields. The planning considerations have been structured around the 'three dimensions' of sustainable development identified within the Framework and latterly considers the 12 core planning principles.

### **An Economic Role**

5.2 South Tyneside Council's wider regeneration aspirations for the riverside area, including Trinity South incorporate a strong commitment to improving the overall economic value of this area through physical regeneration and job creation.

5.3 Redevelopment of the application site represents the residential element of the wider mixed use proposals for the Trinity South site which has already been partially redeveloped for One Trinity Green (the new facility, providing accommodation for new businesses). In this respect the application site has been allocated within the Council's recently adopted Site Specific Allocations DPD (April 2012) which takes into account the wider economic credentials of the development. The proposed development will represent the comprehensive redevelopment of the site which has previously been considered through the LDF process and, indeed, through a previous planning application.

5.4 An important aspect of the economic considerations of the proposed development is the consolidation of the Frederick Street District Centre which currently suffers from poor environmental quality (particularly at the southern end) with a high proportion of vacancies. Consolidation of the District Centre will focus the remaining retail and service provision within the remaining District Centre, with the influx of residential population providing further income for the consolidated District Centre, in this respect the proposed development does not include any additional retailing. This solution is consistent with the requirements of the Site Allocations DPD Policy SA5.

5.5 In the shorter term, the development will result in additional construction jobs. As part of any residential development, jobs are created across the supply chain

including direct construction jobs and within those companies which can be considered as suppliers to the construction trade. In respect of quantifying the likely job creation from any residential development, the Government document 'Localism Bill: Neighbourhood Plans and Community Right to Build Impact Assessment' (July 2011) (extract attached at Appendix 2) identifies a job creation multiplier which, whilst not providing a definitive figure for every development site, provides a rough guide of the likely job creation.

- 5.6 The approximate calculation is based on an assumption of average new build property values (£216,015) of which a third of this is assumed to represent the construction costs (£72,000 per property). In respect of the proposed development, Keepmoat expects construction costs to be in the order of £17.5m (£78,800 per property) which takes into account delivery to Level 3 of the Code for Sustainable Homes and other commitments. The Government guidance goes on to advise that a typical figure of 21 gross direct jobs per £1m of construction can be applied, which results in a total of 370 gross direct jobs as a result of the proposed development. Assuming an approximate five year build programme of 45 units per annum, this equates to approximately 74 gross direct jobs per annum as a result of the proposed development.
- 5.7 In addition to the gross direct jobs, it is also necessary to consider the supply chain job creation, of which the Government applies a multiplier of 1.59, resulting in a total annual direct and indirect job creation figure of approximately 118.
- 5.8 Finally, it is recognised that many of these job opportunities are already likely to be within the supply chain and, therefore, we assume that only one third of these jobs are additional to existing opportunities and directly attributable to the proposed development. This results in a total job creation of 40 jobs per annum as a direct result of the proposed development.

### **Local Finance Considerations**

- 5.9 The Localism Act (2011) sets out at Section 143 the local finance considerations which are a material consideration in the determination of planning applications. The key local finance considerations arising from the proposed development are the



increase in Council Tax receipts to the local planning authority, including the uplift derived from the New Homes Bonus. The New Homes Bonus is a Government initiative which encourages local authorities to approve residential developments through the provision of funds equal to the Council Tax receipt of each new residential property, for a period of 6 years. In addition, new affordable dwellings secure a further £135 per property.

- 5.10 For example, a Tax Band C property would provide the Council with £1,287.44 in Council Tax receipts (2012/13), plus an additional £1,287.44 each year (or the equivalent Council Tax contribution), for six years, from the Government. This results in a total income from a new Band C property of £2,574.88 for the first year and over £15,000 over six years. Assuming all properties are Band C properties, the Council will receive over £3.3m over 6 years from this development.
- 5.11 This results in a significant local finance consideration in support of the proposed development, as part of the economic role of considering sustainable development.

### **A Social Role**

- 5.12 In accordance with the social role of the Framework, the proposed development has sought to incorporate a range of house types and sizes to accommodate the requirements of the Borough and promote a development which integrates with the surrounding settlements, providing connections to the surrounding retail and employment areas, provision of onsite green space and promoting alternative modes of transport.
- 5.13 In terms of the type of properties to be constructed on the site, these will comprise a mixture of 2, 3 and 4 bedroom properties to accommodate a range of market requirements, and also include on site affordable housing provision. On site affordable housing provision extends to a total of 20 units which will make a significant contribution towards meeting locally identified needs. In this respect the proposed development is largely consistent with the requirements of Core Strategy Policy SC4. The provision of a range of house types and sizes and well designed open space is also consistent with the requirements of Policy DM1 of the Development Management Policies DPD. It is also consistent with the requirements

to provide high quality landscape and open spaces within Policy SA7 of the Allocations DPD.

- 5.14 The development also improves accessibility to the medical centres through improved and reorientated car parking provision and the introduction of a new bus lay-by on the A194. The scheme also involves reorientation of the public car park on New George Street, retaining the same overall quantum of parking provision.

### **An Environmental Role**

- 5.15 Environmental sustainability is a key component of the proposed development which proposes to construct all homes to Level 3 of the Code for Sustainable Homes and make efficient use of the available brownfield land within the Trinity South area.
- 5.16 Due to market conditions the proposed development is not able to support 10% of its energy requirements from renewable sources. However, energy requirements will be reduced through 'fabric first' principles which are recognised in the Government's Energy Hierarchy as a more sustainable solution than renewable energy.
- 5.17 Other sustainability credentials enshrined within the development include a Neighbourhood Recycling Strategy which, as well as minimising household waste, will also ensure construction waste from the proposed development is minimised with materials being reused, or recycled wherever possible.
- 5.18 In terms of biodiversity the proposed development has been carefully designed to ensure landscaping and tree planting modifies the immediate microclimate and provides a buffer from the prevailing winds, reducing energy costs.
- 5.19 In terms of the design and layout of the properties, housing design maximises the opportunity for natural lighting and allows natural light to penetrate into each property. This design solution approach provides the opportunity to harness the sun's heat, whilst also reducing the demand for electrical lighting during daylight hours. In this respect the proposed development is consistent with the requirements of Core Strategy Policy ST2, DM1 and SA7.

## **Core Planning Principles**

5.20 In addition to the three dimensions of sustainable development, the Framework also requires decision takers to consider the 12 core principles of planning. Each of these are addressed below.

### **Core Planning Principle 1**

5.21 The proposed development is structured around the Council's Local Development Framework which specifically allocates the site for residential led mixed use development and has been considered at length through public consultation and Examination in Public prior to its adoption.

5.22 Furthermore, in terms of the design specifics of the proposed development Keepmoat Homes has sought to ensure continuous dialogue with South Tyneside Council to respond to any identified concerns with the proposed development prior to the submission of the planning application, and to respond to those issues previously addressed as part of the outline development proposal. In this respect the proposed development is consistent with the requirements of the first core planning principle.

### **Core Planning Principle 2**

5.23 The proposed development has been subject to a rigorous design competition process in order to identify the preferred developer for the site. In this respect the proposed development has been creative in identifying the design solutions which seek to ensure integration of the proposed residential community with the wider locality and also ensuring that there are sufficient open spaces within the proposed development to promote health and wellbeing amongst the future residents of the development.

5.24 The development also ensures the successful integration of the residential properties with the medical centres through new and reorientated car parking provision and a new bus lay-by.

### **Core Planning Principle 3**

- 5.25 The proposed development has been designed around the needs of the area, in terms of the housing market and ensuring the proposed development accommodates market requirements, including a mixture of property sizes and styles ranging between 2 – 4 bedrooms and comprising a mixture of semi-detached, terraced and apartment development.
- 5.26 In terms of the economic benefits of the proposed development, this is reflected through the job creation secured as part of the proposed development itself, as well as the consolidation and enhancement of the Frederick Street District Centre which will benefit from the increased patronage derived from the proposed development.
- 5.27 This revised scheme offers a lower quantum of development than the outline permission. Whilst Keepmoat has sought to respond to the outline scheme as far as possible, the revised quantum has been driven by market demands and will ensure the short term regeneration of the Trinity South site. In this respect the lower quantum of development remains consistent with the overall objective of physical regeneration.

#### **Core Planning Principle 4**

- 5.28 Central to the design principles of the proposed development is ensuring a high standard of life for the future residents, which includes ensuring there is a good standard of amenity space for all future residents and ensuring the design solutions to the proposed development maximise the wellbeing of future residents, through high quality design. This also includes ensuring there is high quality car parking provision available for the medical centres and users of the existing public car park.

#### **Core Planning Principle 5**

- 5.29 The proposed development seeks to maximise the potential for this urban site, promoting the vitality of the wider area and acting as a catalyst for the wider regeneration objectives of the riverside area. This residential development will also complement the new One Trinity Green development and other surrounding uses. In

this respect the proposed development responds to the character of the surrounding area and promotes the vitality of the area and its locality.

#### **Core Planning Principle 6**

- 5.30 Sustainability principles are at the centre of the proposed development, including a contribution to ensure all properties are constructed to Level 3 of the Code for Sustainable Homes, adopting a variety of sustainability principles to achieve this high standard.
- 5.31 In terms of the design principles, all properties have been designed and orientated in order to ensure maximum natural light penetration and reduce requirements for daytime electrical lighting and maximise natural heating and ventilation.

#### **Core Planning Principle 7**

- 5.32 The proposed development maximises the development opportunities of this previously developed site, forming part of the wider riverside regeneration area, and consequently ensuring the development of land of lesser environmental value, and resulting in a subsequent improvement of the environmental value.

#### **Core Planning Principle 8**

- 5.33 The proposed development maximises use of previously developed land which is not of high environmental value and is, therefore, consistent with Core Planning Principle 8.

#### **Core Planning Principle 9**

- 5.34 The proposed residential development forms part of the wider mixed use scheme, with the employment element already having been built out at One Trinity Green. The residential component now proposed will complement the employment area and also consolidate the existing District Centre and contribute to ensuring its continued vitality and viability through the increase patronage derived from the proposed development.

### **Core Planning Principle 10**

- 5.35 The proposed development does not incorporate any identified heritage assets to be considered either through the design or construction process.

### **Core Planning Principle 11**

- 5.36 The design of the proposed development seeks to maximise pedestrian and cycle permeability as well as encouraging alternative modes of transport, besides the private car. In this respect there are bus connections located around each of the application site boundaries, including stops at Laygate to the north, Frederick Street and New George Street to the east, Reed Street to the south, and Rekendyke Lane to the west. There is also a new bus lay-by on the A194, adjacent to the medical centres. In addition, the nearest Metro Station (Chichester) is located approximately 0.5km distance from the application site, to the east and, finally, the Shields Ferry providing connections to North Tyneside is located less than a mile from the application site, to the north. In this respect, it is demonstrated that the application site is a highly sustainable development location and is further consistent with the local policy requirements of Core Strategy Policy ST2 and Policy DM1.

### **Core Planning Principle 12**

- 5.37 The proposed development is entirely consistent with locally adopted development plans and strategies for the wider regeneration objectives of the riverside area, which includes a residential led mixed use development of the Trinity South site. The locally adopted plans have been prepared in order to ensure future development proposals improve health, social and cultural wellbeing through the promotion of sustainable communities which benefit from high levels of accessibility to surrounding employments and retail facilities also ensuring a high quality design solution to the proposed development which integrates communities to result in a highly sustainable residential development.

## **Summary**

- 5.38 Having considered the proposed development against the three dimensions of sustainable development identified within the Framework and each of the 12 Core Planning Principles it is evident that the proposed development is both consistent with the adopted development plan and the principles of sustainable development identified within the Framework. In this respect the proposed development is entirely consistent with the decision taking element of paragraph 14 of the Framework which requires local authorities to approve such development proposals 'without delay'.
- 5.39 It is therefore demonstrated that the proposed development is entirely suitable for the proposed development site and should be considered favourably as part of the planning application process.

## **SECTION 6: SUMMARY AND CONCLUSIONS**

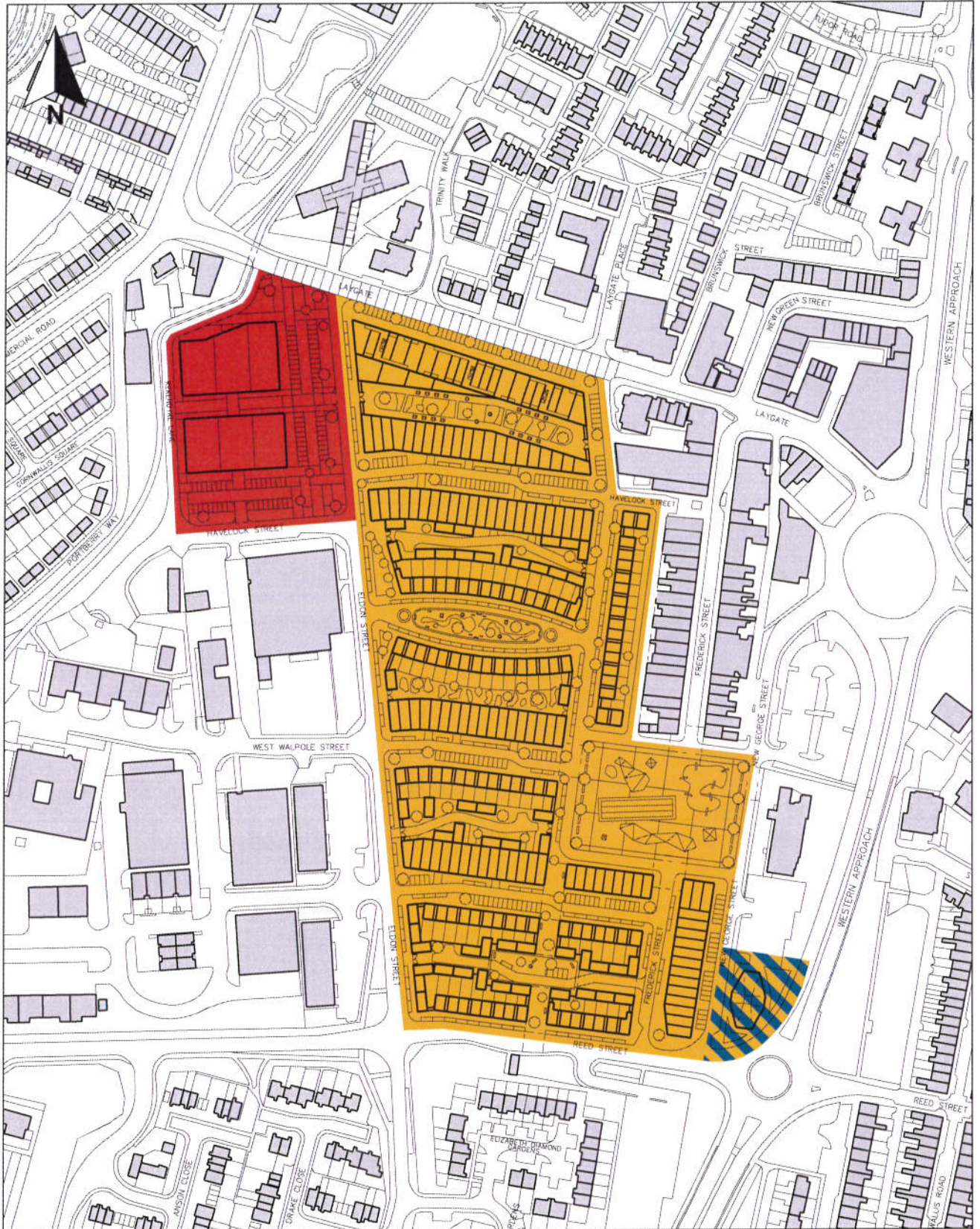
- 6.1 This section of the Planning Statement draws together the overall planning merits of the proposed development in the context of the development plan policies and the National Planning Policy Framework. The previous sections of this statement have clearly demonstrated the suitability of the proposed development, and its design specifics, within the context of the application site and the surrounding locality.
- 6.2 Fundamentally, the proposed development has responded to the challenging market conditions to arrive at a proposed development which is successful in securing the comprehensive redevelopment of the former Circatex Factory site for a well designed residential development which will provide a new community and integrate with the surrounding areas.
- 6.3 The salient issues in the consideration of this application are set out in the following points.
- The proposed development represents the comprehensive redevelopment of a brownfield site within the urban area of South Shields, forming part of the wider riverside regeneration area;
  - Redevelopment of the Trinity South site will result in the creation of a new residential community, contributing to a consolidated Frederick Street District Centre and acting as a catalyst to further regeneration throughout the riverside area;
  - The proposed development is consistent with Core Strategy Policy ST1, identifying the riverside regeneration area as a priority for redevelopment and Site Allocations DPD Policy SA1 locating the Trinity South site for a residential led mixed use development. In this respect the Trinity South site also includes the One Trinity Green development to the north west of the application site;
  - The proposed development is also consistent with Site Allocations DPD Policy SA5 which seeks to consolidate the Frederick Street District Centre to ensure its continued vitality and viability;
  - The proposed development incorporates on site affordable housing provision (20no units) which will make a significant contribution to local needs in accordance with Core Strategy Policy SC4;



- The proposed development will result in a highly sustainable residential development which benefits from convenient access to a wide variety of modes of transport other than the private car, commits to constructing all residential developments to Level 3 of the Code for Sustainable Homes and maximises the design opportunities to reduce energy requirements of the proposed dwellings;
- In terms of wellbeing, the proposed development also incorporates a significant amount of green infrastructure, in accordance with Site Allocations DPD Policy SA7;
- The proposed development will be well integrated with the St George's and Trinity Medical Centres, including the provision of new parking spaces to the west of the medical centres (replacing that which is displaced by the proposed residential properties) and reorientation of the northern public car park;
- In relation to the locally adopted policies the proposed development is also consistent with the General Development Management Policy DM1 requiring a high quality design, incorporating focal points within the development in order to aid recognition and legibility and ensuring the proposed development can be easily assimilated into the surrounding area without any significant impacts;
- The proposed development responds to the 'economic role' of the Framework through the creation of additional jobs and securing the vitality and viability of Frederick Street District Centre. It also results in substantial capital receipt to the Council through the New Homes Bonus;
- The 'social role' of the Framework is complied with through the creation of a new integrated community, promoting social wellbeing, and responding to the needs of the community; and
- The 'environmental role' is addressed through the delivery of a previously developed site which is not of high environmental value and ensuring the properties are constructed to the highest environmental standards possible.

6.4 Having considered each of the above issues it is demonstrated that the proposed development is consistent with the development plan and is therefore consistent with the presumption in favour of sustainable development set out at paragraph 14 of the Framework. In this respect the Framework is clear that such development should be approved 'without delay' in accordance with the Government's aspirations to boost significantly housing supply through the delivery of sustainable development.

**APPENDIX 1:**  
**LAND USE MASTERPLAN (2009)**



**Key**

- Residential
- R&D hybrid
- Retail
- Existing buildings

0 m 100 m

Scale

Trinity South  
Planning Statement

**Figure 2.5**  
Land Uses

March 2009  
24148-r40.cdr pattn

**Entec**

Based upon drawing number 0077\_TrinitySouth\_01.dgn Rev4 dated 11/3/2009 courtesy of SEW

**APPENDIX 2:**

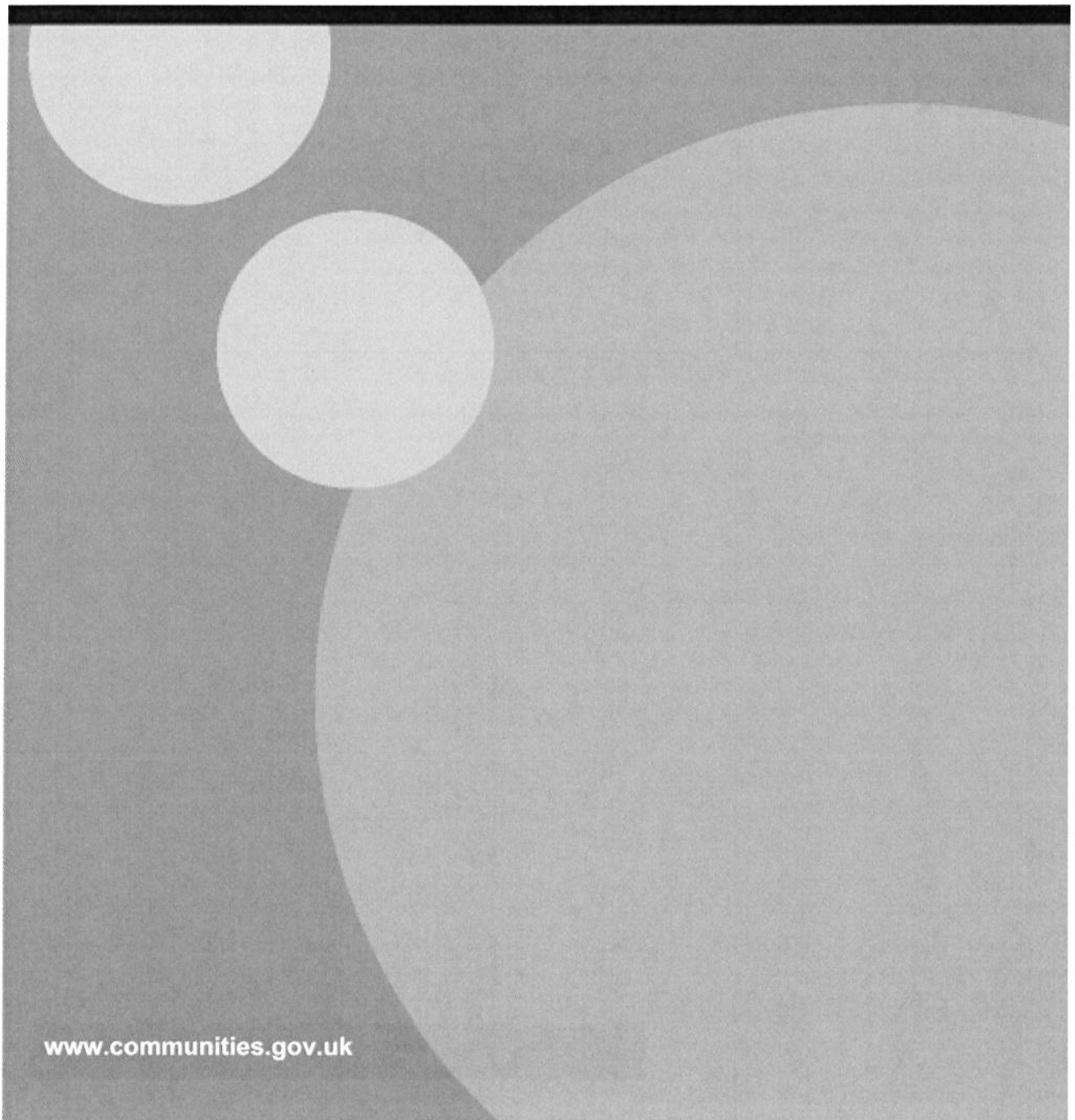
**LOCALISM BILL: NEIGHBOURHOOD PLANS AND COMMUNITY RIGHT TO BUILD**

**IMPACT ASSESSMENT EXTRACTS**



Localism Bill: neighbourhood plans and community  
right to build

**Impact assessment**



five years results in one to two additional units per annum (representing the low and high scenarios below respectively). **Average annual benefits of additional housing units are estimated to range from £56m to £113m.** Table 4 presents the cumulative take-up rates of neighbourhood plans, leading to 55 per cent after 11 years, based on 7,618 neighbourhoods in England. This highlights that there will an estimated average of 31,000 additional units over 11 years.

**Table 4: Total additional housing units per neighbourhood plan per annum**

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11
Cumulative take-up rates	5%	10%	15%	20%	25%	30%	35%	40%	45%	50%	55%
Cumulative number of n'hood plans	380	760	1,140	1,520	1,910	2,290	2,670	3,050	3,430	3,810	4,190
Low scenario (additional units)		380	760	1,140	1,520	1,910	2,290	2,670	3,050	3,430	3,810
High scenario (additional units)		760	1,520	2,290	3,050	3,810	4,570	5,330	6,090	6,860	7,620

**Further benefits (not quantified)**

Additional housing units will create jobs across the housing supply chain: we estimate the number as follows. The average number of additional units over 11 years is estimated at 2,900 (ranging from 1,900 to 3,800).

The average new build property is sold for £216,015 (DCLG, England, Q2, 2010). For the purposes of illustration we assume that around a third of this value represents the cost of construction (£72,000 per unit). Multiplying this up by the average number of additional units of 2,900 per annum and applying a coefficient of 21 gross direct jobs per £1m of construction output provides a mid-point estimate of 4,300 gross direct jobs per annum. To this estimate we then increase to reflect the like supply-chain multiplier (of 1.59, source: Scottish Government) and finally, to account for additionality and displacement, we assume that 1/3 of these jobs are additional. This gives us a final estimate of 2,300 net direct and indirect additional jobs per annum resulting from this policy.

For Community Right to Build, non-monetised benefits may relate to the benefit that Community Right to Build brings through community empowerment and producing greater certainty at local level. Increased citizen engagement in bringing forward projects through Community Right to Build will be a direct benefit along with wider benefits, including improved services and efficiency gains. If implementation is successful, Community Right to Build can complement and strengthen community cohesion, representative democracy and effective government by encouraging greater participation in the process of local decision making. Potential benefits associated with community participation and co-production includes enhanced well-being, stronger community ties, democratic renewal, and, community integration and cohesion. However, local development schemes can of course also be controversial and locally divisive.

**Sensitivity around take-up**

As with any policy which is voluntary we cannot clearly predict the level of take-up. In the above analysis we have used a central illustration as shown in table 5. This leads to overall coverage of 55 per cent by year 11. The detailed analysis above estimates a net benefit of £1,345m (ranging from £1,125m to £1,564m).



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