



**FITZ**ARCHITECTS

# AFFORDABLE HOUSING STATEMENT

PROPOSED RESIDENTIAL DEVELOPMENT AT LAND TO  
CHURCH LANE, WHITBURN



A Royal Institute of British Architects Chartered Practice

## 1.0 Introduction

This statement is in support of the full planning application for a residential development at land to Church Lane, Whitburn, South Tyneside.

A full description of the site, its location and sustainable credentials are contained in the Design and Access statement.

### 1.1. Scheme Description

Current proposals for the site involve the development of 5 five bedroom dwellings.

### 1.2 Policy considerations

National Policy National planning policy is contained in the NPPF and gives the framework and guidance for local policy development, delivery and definitions of affordable housing products. This superseded PPS3 and gives the framework for local policy development and in the absence of local policy the approach towards affordable housing and creating balanced communities.

### 1.3 Provision

In respect of affordable housing, the site is located in the urban fringe village of Whitburn, due to this the minimum threshold is 5 dwellings and 25% of affordable housing is required.

Stella Property Developments as client would like to make an off-site contribution (final cost) as specified by the local authority.