

# PLANNING STATEMENT

Land at former Tharsus Works,  
Glen Street, Hebburn

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Gleeson Homes & Regeneration

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Date: June 2015 – Revision A

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## **SECTION 1: INTRODUCTION**

1.1 This Planning Statement has been prepared for Gleeson Developments Ltd to support the detailed planning application for residential development on land at the former Tharsus Works, Glen Street, Hebburn. The purpose of this statement is to set out the planning case in support of the development of the site, and it should be read in conjunction with the plans and other supporting documentation listed below:

- Design and Access Statement;
- Affordable Housing Statement;
- Statement of Community Involvement;
- Sustainability Statement;
- Land Contamination Study.
- Construction Management Plan
- Site Waste Management Plan

1.2 Section 2 of this Statement will introduce the proposed development and set out the site's context, and Section 3 will set out the planning policy context against which the application must be considered. Section 4 will then undertake a planning assessment of the proposed development, and Section 5 will draw together the conclusions.

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## SECTION 2: THE APPLICATION SITE AND PROPOSALS

- 2.1 The application site is identified on the red line site location plan and comprises approximately 0.87 hectares (2.15 acres) of previously developed land at the former Tharsus Engineering Works, Glen Street, Hebburn. Gleeson Homes and Regeneration have agreed to purchase the site from the landowners to develop it for residential use.
- 2.2 The site was previously occupied by Tharsus Engineering, who ran a business from the site, however the business has recently relocated to a more suitable premises in the Northumberland area.

The site is located approximately 7 miles from Newcastle City centre. Newcastle is well served with transport links to the rest of the country with Newcastle Central Station being located on the east coast train line.

The site benefits from good road, rail and sea links with the rest of the UK and Europe. The site can be accessed via the A185 and A1927 which leads onto Glen Street. The A185 is the main road running through Hebburn and links the location with the surrounding area. The site is also close to the Hebburn Metro Station which provides very good commuting opportunities to the surrounding towns, which also provide very good employment opportunities.

Hebburn Town Centre is currently undergoing significant improvement and regeneration with new retail, residential and community facilities planned.

The application site extends to 0.87 hectares (2.15 acres). This is a predominantly a residential area of Hebburn but is also close to a number of amenities including schools, shops and leisure facilities.

The area is characterised by well-established two-storey properties and therefore it is felt that any development on this site should be 2 storey in order to provide the same theme.

Both the site and Hebburn as a whole, are highly accessible both by public and private modes of transport.

The site is located in a predominantly built up area comprising of mainly residential terraced housing with schools and local services located nearby. The approach to the site is therefore residential with access being taken from the existing highway to the east of the site.

In summary therefore, the site is situated within a long established residential neighbourhood that is within easy reach of a broad range of community facilities and which is also well served by public transport nodes. Accordingly, in designing the layout at the centre of this application, inspiration has been taken from these positive characteristics. In addition these attributes also serve to highlight the site's suitability and sustainability as a location for a new build housing scheme.

- 2.3 The development proposed by this planning application seeks approval for the redevelopment of the former industrial site to provide 31no. family dwellings on the site, comprising a mix of 2, 3 and 4 bedroom semi-detached and detached dwellings. Access to the site will be taken from Glen Street.
- 2.4 Within the site, the dwellings will front onto the main estate road. All proposed properties will have a minimum of two off street car parking spaces. All plots will have ample outdoor open space in the form of generous rear gardens, also with areas to the front of properties.

## SECTION 3: PLANNING POLICY CONTEXT

### National Planning Policy

#### **National Planning Policy Framework**

- 3.1 The National Planning Policy Framework was published on 27<sup>th</sup> March 2012 and is now a material consideration for all planning application. The key aim of the NPPF is to proactively deliver sustainable development to support the Government's housing and economic growth objectives and deliver the development which the country needs.
- 3.2 There are a range of policies which are of relevance to accompany a planning application. However, the cornerstone of the NPPF is the presumption in favour of sustainable development. In respect of decision-taking, the NPPF is unequivocal that this means:

*"...approving development proposals that accord with the development plan without delay..."*

Planning applications which propose sustainable development should therefore be approved immediately.

- 3.3 Section 6 of the NPPF focusses on policies to deliver a wide choice of high quality homes. To significantly boost the supply of housing local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide 5 years' worth of housing with an additional buffer of 5% to ensure choice and competition in the market for land. Paragraph 49 states that *"Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a 5 year supply of deliverable housing sites."*
- 3.4 The NPPF supports and promotes sustainable development. This housing development proposal includes a range and choice of housing on a previously developed, brown field site.

It is within the settlement of Hebburn, which benefits from a choice of local shops, services, community facilities and a regular bus service. This proposal can therefore be considered to comply with the new national planning policy direction.

### **Regional Planning Policy**

- 3.5 Regional Planning Guidance was provided by the 'North East of England Regional Spatial Strategy to 2021' (RSS), which was approved by the Government in July 2008. However the RSS was formally revoked on 15th April 2013 by The Regional Strategy for the North East (Revocation) Order 2013, and its policies are no longer part of the statutory development plan for the North East.

### **Local Planning Policy**

#### **South Tyneside Council Policy**

- 3.5 South Tyneside Council adopted its Core Strategy in June 2007 and this plays an integral role in the emerging Local Development Framework for the borough, setting out the overall direction of the plan. The Core Strategy sets out the strategic policies to be taken into consideration with this application.
- 3.6 The application has taken account of the existing character of the site. Soft landscaping to gardens, the existing boundaries and street frontage has been incorporated to augment the existing trees which will mature with time to add visual amenity. Facing distances and privacy distances, to protect the amenity of the surrounding existing dwellings, have been respected in agreement with council guidance. Biodiversity is promoted through the choice and distribution of appropriate selection of plants within soft landscaping. Parking and access for the new dwellings as required by Council Highways have been incorporated as shown on the proposed layout by keeping the character of the street frontage and reducing the impact of parking and intrusion. Cyclist's provision can incorporated within each private cartilage encouraging less use of private cars and thereby reducing CO2 emission.

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### **Hebburn Area Action Plan (October 2008)**

- 3.7 The site is within the Hebburn Area Action Plan (HAAP) which was published in October 2008.
- 3.8 Within the HAAP the eastern portion of the site is allocated for A2, B1, D1 and D2 uses under Policy H2 (B). The western portion of the site is unallocated 'white land'.

## **SECTION 4: PLANNING ASSESSMENT**

- 4.1 In order to determine the acceptability, in planning terms, of the proposed development it is necessary to consider both the principle of developing the site for residential use, and the detail of the scheme which is proposed. In this regard, there are a variety of issues which will be material to the determination of the planning application, and these are discussed under their respective headings below.

### **Planning History**

- 4.2 The site has a very limited planning history. The eastern side of the site was granted permission for the change of use of the former Council works depot site to B1 (Business) under planning application reference ST/1725/12/FUL.

### **Principle of Development**

- 4.3 The site was previously occupied by Tharsus Engineering Works, which have recently relocated to a more suitable site in the Northumberland area. The buildings, including office, storage and workshops still remain on site and they are proposed to be demolished by Gleeson following grant of satisfactory planning consent.
- 4.4 The location of the site in a residential area and the provision of bus services in close proximity along with amenities and services, mean that the site meets the Council's targets and policies. It also meets the aims and objectives of the National Planning Policy Framework in seeking to promote the use of previously developed sites and the provision of residential development in sustainable locations.

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- 4.5 At a local level, the western part of the site is unallocated 'white land', while the eastern portion of the site is allocated for A2, B1, D1 and D2 uses under Policy H2(B) of the Hebburn Area Action Plan. The whole of the application site is brownfield previously developed land.
- 4.6 Whilst the development of the eastern part of the application site is a departure from the Area Action Plan allocation this does not mean that the alternative proposed use for residential development purposes would not be acceptable.
- 4.7 It is noted that on the unallocated 'white' land to the east of the application site there has been a new health centre developed. It could be argued that by locating the new health centre on this unallocated land, it then fulfils any requirements for mixed use on the eastern part of the application site, as the D1 use under which a health centre is categorised was one of the allocations for that part of the site. It is noted in Policy H6 of the Hebburn Area Action Plan that the eastern part of the application site is allocated for D1 and D2 uses. Again, the fact that the adjacent unallocated site has been developed for a D1 Health Centre use running as The Glen Medical Group surely strengthens the argument that this unallocated site has fulfilled the requirement for Health Centres in the area, bearing in mind there is also the Victoria Medical Centre and The Park Surgery also located on Glen Street.
- 4.8 By developing the whole of the application site for residential purposes it creates a much better residential environment and allows the site to be developed to its maximum potential in terms of siting of properties and access to the site. The development of only part of the application site would see only a small number of residential units being developed given the access and other constraints of a smaller site, not to mention the extra constraints should a mixed use scheme be developed on the remainder of the site.
- 4.9 It is considered that this development proposal represents a sustainable form of development and is afforded excellent public transport links and provides for an acceptable level of visual and residential amenity for existing and proposed residents. The proposal is also considered to provide significant regeneration benefits for an area that has been long earmarked for regeneration.



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Equally, Policy criteria set out are quoted in full in the previous section of this Statement, and the proposed development, complies with these criteria as set out below:

- i. The site is previously developed and is located within the built up area of Hebburn;
  - ii. As set out in the supporting documentation for the planning application, the development is acceptable with regard to the impact it will have on the site itself as it does not contain any protected species and is of no significant ecological value. The site is surrounded by existing residential development and both the layout and use of the site for residential purposes will ensure that there will be no adverse impact on the amenity of neighbouring properties;
  - iii. As the site was previously occupied, it is evidently serviced by utilities infrastructure. Any additional infrastructure required in order to facilitate the development, either on the site or in relation to vehicular access will be provided by the applicant and secured by a means of a Section 106 Agreement.
  - iv. The proposed development incorporates sustainable measures including measures to reduced CO2 emissions
  - v. The principles of Secured by Design have been sought and implemented where feasible
- 4.6 Therefore, it is evident that the application site is suitable for residential development, and the proposed scheme wholly accords with the policies set out in the National Planning Policy Framework and Saved Policies of the Local Development Plan.

#### **Acceptability of Proposed Development**

- 4.7 The development of the 0.87 hectare site for the provision of 31no. dwellings equates to a net density of approximately 35.5 dwellings per hectare. Given the location of the site in an urban area and its proximity to a variety of public transport services, it is considered that this level of development is in accordance with the guidance set out in both national and local planning policy.

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- 4.8 Planning policy provides detailed criteria relating to the determination of planning applications for residential development, and this criterion is met in this application as follows:
- i. The proposed development achieves a high quality layout, ensuring good levels of natural surveillance on all public areas throughout the site;
  - ii. The scale, density, massing, construction, landscaping and materials to be used by the proposed development have all been designed to ensure that the scheme is entirely in keeping with the nature of surrounding development;
  - iii. As previously discussed, the proposed development is entirely acceptable in relation to its impact on the site, local amenity, environment and adjoining land uses;
  - iv. The site does not contain any natural features worthy of retention or protection, as it is currently a vacant site in an urban area;
  - v. The layout of the development has ensured that future residents will benefit from appropriate levels of parking, access, pedestrian and vehicle circulation within the site;
  - vi. The layout of the proposed development will ensure that all proposed dwellings will have acceptable standards of space, light, outlook and privacy, both in relation to the dwellings within the site and the existing properties adjacent to the site boundaries;
  - vii. The site is in close proximity to a number of bus stops adjacent to the site;
  - viii. The mix of dwellings in the development has been chosen having regard to the local housing needs identified in the Strategic Housing Market Assessment, and the market demand for the area.
- 4.9 For further details with regard to these issues, please refer to the Design and Access Statement, Affordable Housing Statement and Sustainability Statement which have been submitted in support of the proposed development, and demonstrate compliance with South Tyneside Council Policy criterion.

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## SECTION 5: SUMMARY AND CONCLUSIONS

- 5.1 This planning application has considered all relevant planning policy matters in respect of the proposal for bringing forward residential development. At a national, regional and local planning policy level, there remains a priority for development in urban areas on previously developed land to which this site of 0.87 hectares of brownfield land would accord.
- 5.2 The site lies within a residential area in close proximity to services and facilities including access to sustainable travel options including bus services.
- 5.3 The proposal achieves a density level of around 35.5 dwellings per hectare and is integrated well into the locality through the design proposals which accords with National Planning Policy. In addition, the development proposes to seek to achieve a reduction in CO2 emissions, as referred to in the Sustainability Statement.
- 5.4 All criteria required to be complied with in Saved Policies requirements have been taken into account through the evolution of the scheme, resulting in a well-designed proposal that responds to the specifics of the site, both in terms of layout but also the design of the elevational treatment. It must also be noted that the proposals aim to deliver quality new quality homes to local people in addition to providing much needed new housing in this specific location.
- 5.6 On the basis of the above, it is considered that the proposal accords with national, regional and local planning policy.
- 5.7 It is therefore considered that the proposal accords with all Planning guidance and relevant Policies, and as such planning permission should be granted as no other material considerations arise.