

## **DESIGN AND ACCESS STATEMENT**

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PERSIMMON HOMES LIMITED t/a PERSIMMON HOMES  
NORTH EAST

**Substitution application relating to plot 123 from a Hatfield to  
Lumley house type**

**Biddick Green, South Tyneside**

**Prepared by  
Persimmon Homes N/E  
2 Esh Plaza  
Sir Bobby Robson Way  
Great Park  
Newcastle upon Tyne**

## **Introduction**

This Statement forms part of the formal Substitution Application for plot 123 at Biddick Green, South Tyneside.

The Statement responds to the requirements of the Town and Country Planning (General Development Procedure) (Amendment) (England) Order 2006 (the 'GDPO') for most planning applications to be accompanied by a Design and Access Statement that explains:

- The design principles that have been followed in establishing the proposals for the development of the site; and
- How issues relating to access will be dealt with.

The Statement is intended to demonstrate that the proposals are in accordance with relevant Planning Policy guidance and as such that planning permission should be granted.

The Statement follows Circular 01/2006 and guidance published by CABE, setting out how the physical characteristics of the scheme have been informed by a rigorous process that has assessed and evaluated the various factors that influence the development of the site.

Good design is a fundamental part of successful place making. The NPPF (para. 56) informs us that:

*'Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.'*

In order to demonstrate and justify good design, Government advice requires the submission of an accompanying a Design and Access Statement in accordance with Circular 01/2006. Since the publication of this document, a variety of other advice notes has been produced to promote good practice in the production of such statements to further assist.

## **The Application**

This application seeks to replace 1 no Hatfield house type with 1 no Lumley housetype. This substitution does not result in any additional housing. The amendment is considered to be minor, with the footprint and orientation of the plot remaining the same. This substitution results in the replacement of a 2 storey house type with a 2.5 storey house type.

These changes have been proposed to increase the marketability of the development and improve market penetration, with a more desirable family home being introduced to the mix on site.

## **Context**

The site provides the borough with a steady supply of high-quality homes to address local needs. Planning permission for the site was granted in March 2013 for the construction of 148 dwellings. No further planning applications have been submitted to date to alter the layout on site.

## **Amount**

The revised layout comprises of 1 no. dwelling and does not result in the increase of dwellings from that already approved.

### **Layout**

The amendments don't alter the layout in terms of block structure or road layout. Parking provision for the plot is in line with other 4 bed units on site.

The changes aren't considered to represent a decrease in residential amenity levels for the plots themselves or those neighbouring them.

### **Scale**

The proposed Lumley unit represents a larger family home than the previously approved 3-bed Hatfield house type. The Lumley house type is 2.5-storey and will reflect the scale of the adjacent plots 199 - 122. Moreover the footprint of the Lumley house type is the same as the approved Hatfield and as such the massing will remain as previously approved.

### **Landscaping**

The landscaping in this area is proposed to remain the same as previously approved – with the majority of the site area covered by building footprints and private gardens.

### **Appearance**

The proposed development will maintain the design principles already established through the planning approval Biddick Green. The Hatfield house type has previously been approved within other phases of the development, and as such the unit is considered to be in-keeping with the aesthetics of the scheme.

### **Access**

The road arrangement for this section of the development will not be changed as a result of these proposals. The parking arrangement has not been altered and provides consistency with the remainder of the site.

The parking provision for the proposed unit is in line with that previously approved within the site.

### **Conclusion**

The proposals result in the substitution of the approved Hatfield house type with a Lumley house type. This change does not result in any additional units over the previously approved scheme. The development is in compliance with the NPPF and all relevant local policy. Due to the rationale behind the application, i.e. to maintain productivity and sales on-site, it is requested that the application be approved without delay.