

PLANNING STATEMENT

**PERSIMMON HOMES LIMITED t/a PERSIMMON HOMES
NORTH EAST**

Substitution application relating to plot 123

Biddick Green, South Tyneside

1.0 Introduction

This statement forms part of the formal submission for a substitution application relating to plot 123 at the Biddick Green development, South Tyneside. This application relates to the substitution of house type and does not result in any additional units over the existing planning permission.

The purpose of this statement is to identify the key considerations arising from the development, to assess how the proposed development accords with relevant national and local planning policies as well as highlighting other material considerations.

This supporting statement contains a description of the site and its context, followed by an appraisal of relevant planning policy before concluding with issues associated with implementation and delivery.

The application site is now under the ownership of Persimmon Homes and has received planning permission for the development of 148no dwellings. The change proposed through this application is necessary in order to react to changes in the housing market since permission was originally granted in 2013. It is important to respond positively to the needs and demands of the local housing market to maintain productivity on site and continue the progression of this key development. The 4 bed family homes have sold positively across the wider Biddick Green development and the proposed amendment will further improve the housing mix on site.

This statement sets out how the proposed changes accord with both local and national policy and as such should be granted approval.

2.0 The Site and Surroundings

The Biddick Green development has developed positively since the grant of permission in 2013. The site sits towards the south-west of South Shields close to the A1300 and local Metro line.

3.0 Planning History/Planning Context

The site was identified as a future housing location by South Tyneside Council and as such represents an important site in the delivery of the Council's housing target.

Persimmon Homes submitted an application for 107no. residential units in June 2003, which was approved by the Local Planning Authority in October of the same year. This decision was subsequently called in by the Secretary of State in January 2004, and the application was withdrawn prior to the commencement of a public enquiry.

A detailed application was later submitted and approved in March 2013 for the construction of 148 dwellings. No further applications have been submitted since this time to alter the approved layout.

4.0 Relevant Planning Policy

South Tyneside Council have commenced the Local Plan preparation process and have recently consulted on their Local Plan Growth Options. A draft Local Plan has not been formulated to date and as such the South Tyneside Core Strategy (2007) remains the most up to date adopted policy.

This being said the site is an existing development with approval which has featured both in the existing SHLAA and 5 year land supply documents and it is clear that the principle of the development has been set.

In terms of National Planning Policy, the NPPF states that LPA's should ***boost significantly the supply of housing*** in their area. This application will help to achieve this through the

introduction of high quality products which are considered to better meet the needs and demands of the local housing market.

The following key points are particularly material to the determination of this application:

- The NPPF advocates a presumption in favour of sustainable development and seeks to significantly boost the supply of new housing – the continued development of an existing site is clearly compliant with these principles;
- It advises that full account should be taken of market signals to ensure the availability and deliverability of housing sites – this application seeks to boost site output via diversification and product mix variations;
- The planning system is to seek to do all it can to support sustainable economic growth – significant weight should be placed upon the need to maintain and increase output from the site;
- In achieving the above the site will continue to provide economic benefits by way of jobs, investment and local expenditure which is a material consideration in the determination process;
- The proposals seek to make a minor alteration to the layout and does not adversely impact any existing or new residents near the development site.

In simple terms the application is in full accordance with the local and national planning policy and as such should be approved without delay as advised by NPPF.

5.0 Implementation and Delivery/S106

This application does not result in any additional dwellings over and above the approved scheme and as such no S106 contributions will be required as a result of this application.

6.0 Summary and Conclusion

The proposals result in the substitution of plots 123 from a Hatfield to a Lumley house type. The change proposed through this application does not result in the addition of dwellings over and above the approved scheme. This development is in compliance with the NPPF and all relevant local policy. Due to the rationale behind the application i.e. to introduce product which responds to market signals and to maintain productivity and sales on site, it is requested that the application should be approved without delay.