

PLANNING STATEMENT

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

Remix application relating to plots 184 - 208

Former VA Tech site (Riverside Village) , Hebburn

1.0 Introduction

This statement forms part of the formal submission for a substitution application relating to plots 184 – 208 at the Riverside Village development, Hebburn. This equates to the construction of 15no. dwellings, resulting in 10no. units under the 25 approved under 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 under the ownership of Persimmon Homes and has received planning permission for the development of 25no dwellings. The changes proposed through this application are necessary in order to react to changes in the housing market since permission was originally granted in 2012. 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 proposed house types have sold positively across the wider Riverside Village development and provide a much needed variety in comparison to the existing mix of houses and apartments which have been approved.

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 wider Riverside Village site has developed positively over several years following the grant of planning permission in 2003 and the grant of permission for phase 3 and 4 since 2014. The site sits towards the west of Hebburn which is a small town located between Jarrow and Bill Quay.

3.0 Planning History/Planning Context

The development of the wider Riverside Village development began following the grant of planning permission in 2003 under application ref. ST/1228/03/DM. The application site was identified within the Hebburn Area Action Plan (policy H8) as a suitable housing site. Revisions to the 2003 planning permission were granted in 2014 (ref. ST/0017/12/FUL) comprising of the substitution of house types, new road layout and associated works in relation to phases 3 and 4 of the Riverside Village development.

Since this time a number of applications have been submitted to substitute house types across the wider Riverside Village site, however no planning applications have been submitted pursuant to this application site boundary.

4.0 Relevant Planning Policy

South Tyneside Council are currently at the early stages of the Local Plan process which will become the formal planning policy framework. This is however still awaiting public consultation on the draft DPD followed by inspection and adoption. In the mean time limited weight can be attributed to the extant planning policy in accordance with the NPPF paragraph 215 – 216.

This being said the site is an existing development with approval which has featured both in the existing SHLAA, 5 year land supply and previous development plan documents so 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. Although the application proposals result in a reduction in units, 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;
- There is no 5 year land supply within South Tyneside as confirmed within the current STC 5 Year Housing Land Supply Assessment – again further supporting approval without delay;
- 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;

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

Approval should not seek to increase additional regulatory burden upon the development, both in accordance with the NPPF and the fact that a material fallback position could be fully implemented exists. No additional S106 contributions will be sought as part of this application given the reduction in the number of units proposed through the application.

6.0 Summary and Conclusion

The proposals result in the reduction of 10no. dwellings under the previously 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.