



MASTERPLANNING and URBAN DESIGN

Eskdale Drive
Jarrow
Tyne and Wear

Planning Statement (incorporating Affordable Housing Statement)

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(Project No. N81:2404)

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1. INTRODUCTION

1.1 Purpose of this Statement

- 1.1.1 This Planning Statement has been prepared by IDPartnership Northern on behalf of South Tyneside Housing Ventures Limited (the “Applicant”). Its purpose is to assist South Tyneside Council (“the Council”) in their consideration of the accompanying detail planning application for Eskdale Drive, Jarrow for 36 one and two bedroom flats, bungalows, semi-detached and terraced dwellings.

1.2 Context

- 1.2.1 This Statement sets out the context for the development by providing the background to the proposals, including a description of the site and its surroundings and the relevant up to date policy framework. Having regard to Section 38 (6) of the Planning and Compulsory Purchase Act 2004, this Statement then considers the applications conformity within the Development Plan, relevant national planning policy and other material considerations, and sets out the case in support of development. This Statement should be read in conjunction with the other supporting information which accompanies this application, namely;

- Design and Access Statement (including Sustainability Statement) prepared by IDPartnership Northern
- Statement of Community Involvement prepared by IDPartnership Northern
- Air Quality Assessment prepared by Miller Goodall
- Ecological Appraisal prepared by Dendra Consulting Limited
- Flood Risk Assessment and Drainage Strategy prepared by Fairhurst
- Preliminary Investigation of Land prepared Dunelm Geotechnical and Environmental Limited
- Landscaping Proposals Plan prepared by Fairhurst
- Noise Survey and Façade Acoustic Design Strategy prepared by Apex Acoustics
- Transport Statement prepared by Fairhurst
- Arboricultural Impact Assessment prepared by Dendra Consulting Limited
- Geo-environmental Appraisal prepared by Dunelm Geotechnical and Environmental Limited

- 1.2.2 The results of these technical reports have informed the design process. To identify how the design process has progressed through the findings of these technical reports, further detail is given in the accompanying Design and Access Statement.

- 1.2.3 The plans and documents required to support the application have been agreed with the Local Planning Authority to ensure that the validation requirements have been achieved.

1.3 Pre-Application Consultation

- 1.3.1 The Applicant has had extensive pre-application discussions with South Tyneside Council regarding the principle of development of the proposed design and layout.

1.4 Structure of this Statement

- 1.4.1 The remainder of this Statement is structured as follows:

- Section 2 describes the proposal and planning history
- Section 3 describes the application site, its surroundings and accessibility
- Section 4 sets out the planning policy context relevant to the application
- Section 5 provides the planning assessment
- Section 6 is the Affordable Housing Statement
- Section 7 provides the overall conclusions on the application

2. THE PROPOSAL

2.1 Proposed Development

2.1.1 Planning permission is sought for a detail planning application for 36 affordable one to three bedroom flats, bungalows, semi-detached and terraced dwellings. The scheme includes:

- 7 x 2 bedroom / 3 person bungalows in a semi-detached and terraced format
- 2 x 1 bedroom / 2 person ground floor semi-detached flats
- 2 x 2 bedroom / 3 person first floor semi-detached flats
- 15 x 2 bedroom / 4 person semi-detached and terraced houses
- 10 x 3 bedroom / 5 person semi-detached and terraced houses
- 43 parking spaces
- 7 visitor spaces

2.2 Planning History

2.2.1 Pre-application discussions have taken place with the Council over the last year. A review of the Council's online planning history register has been undertaken for the site. Of relevance to this planning application is planning application reference number ST/0093/16/DEM which was approved with conditions on 4 March 2016. This application was for: *"Prior Approval under GPDO Part II, for the demolition of 50 no. Tarran Dorran non-traditional houses and 23 no. garages to the rear of Eskdale Drive, Jarrow"*. This application also by South Tyneside Homes was made to facilitate the demolition of properties which had extensive structural problems and contamination. At that stage, South Tyneside Homes were consulting with existing residents on various design options for re-providing up to 90 new homes in this location. It is the Applicant's intention to deliver another 70 new homes within the immediate vicinity of this application site. The northern area of the proposed site previously accommodated the 23 garages which have now been demolished.

2.2.3 The principal of the suitability of this site for residential use has consequently been established through discussion with the local authority over a number of years. It is intended that this is the first of further applications to regenerate this area of the Lakes Estate with a further 70 dwellings proposed across two adjacent areas. In order to facilitate the potential future development, demolition of houses on Eskdale Drive is well underway. Therefore, this Planning Statement concentrates on responding to the concerns on the impact of the development and its context.

3. THE SITE

3.1 Site Location

3.1.1 The site on Eskdale Drive is located on the “Lakes Estate” in the Primrose area of Jarrow, 1.8 kilometres to the south of Jarrow town centre. The Primrose area, within a 10 to 12-minute walk to the east of the site, provides a range of retail and health care facilities. Further local shops, a doctor’s surgery and a pub are located approximately 10 to 12 minute’s walk to the south adjacent to the Hedworth Lane / Calf Close Lane junction. Two local primary schools are located within a 10 to 15-minute walk of the site.

3.1.2 The site benefits from good links to the local road network being in close proximity to the A19 which provides access to the conurbation of North Tyneside (via the Tyne Tunnel) to the north and Sunderland / Tees Valley to the south. The A194 Leam Lane, immediately to the north of the site, provides access to Newcastle and South Shields.

3.2 Site Description

3.2.1 The irregular shaped site measures approximately 0.7 hectares and comprises of part open space and part cleared site. It is surrounded by residential properties and is therefore enclosed with limited views. The site is predominantly flat. Site access is provided off Eskdale Drive through the northern part of the site which formerly accommodated garages. This access will be upgraded to an appropriate standard to serve the development.

3.2.2 Coniston Drive is located to the east of the proposed development, with the A19 beyond. To the north of the development is Eskdale Drive with Leam Lane / A194 beyond. Kirkstone Avenue is situated to the south of the proposed development and Kirkstone Avenue is located to the west. There is an electricity substation adjacent to the south west corner of the site on a back lane off Kirkstone and Grasmere Avenue.

3.3 Accessibility and Opportunities to Travel by Public Transport

3.3.1 The site is accessible by public transport with three bus stops located along Kirkstone Avenue immediately to the south of the site within a few minute’s walk. Bus service number 5 provides a regular service to both Jarrow and South Shields. Further bus services can be accessed from stops slightly further away on Hedworth Lane and also Leam Lane. Full details are provided in the accompanying Transport Statement.

3.3.2 The site is within a 20-minute walk of Fellgate Metro station which provides a direct link to Sunderland, Newcastle City Centre and Newcastle Airport.

3.3.3 The development is within a reasonable walking and cycling distance of a good range of local facilities and has public transport connections to the wider area.

4. PLANNING POLICY CONTEXT

4.1 Introduction

4.1.1 This section identifies the principal provisions of local and national planning policy relevant to the consideration of this planning application. The development plan system retains the requirement for planning applications to be determined in accordance with the development plan, unless material considerations indicate otherwise under Section 38(6) of the 2004 Act. This is reinforced within the National Planning Policy Framework (NPPF).

4.1.2 Therefore consideration has to be given to the adopted development plan, supplementary planning guidance and emerging local development plan documents.

4.2 The National Planning Policy Framework (2012)

4.2.1 The National Planning Policy Framework (NPPF) was published in March 2012 and is a significant material consideration. The overriding principle of the NPPF is to achieve sustainable development, (Paragraph 6), which has three key dimensions: economic, social and environmental, as listed in Paragraph 7 which states that planning should “(support) strong, vibrant and healthy communities by providing the supply of housing required to meet the needs of present and future generations”. Paragraph 14 states that there is a “presumption in favour of sustainable development”. Paragraph 15 states that “... development which is sustainable should be approved without delay”.

4.2.2 Paragraph 17 of the NPPF sets out 12 core planning principles, one of which is to “always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.” Another core principle is to “proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth”. A key core principle is to “encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided it is not of a high environmental value”.

4.2.3 Chapter 1 deals with building a strong, competitive economy. Planning should operate to encourage and not act as an impediment to sustainable growth. Paragraph 19 states that “The Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore significant weight should be placed on the need to support economic growth through the planning system”.

4.2.4 Chapter 4 recognises the importance of transport policies in facilitating sustainable development. It states: “All developments that generate significant amounts of movement

should be supported by a Transport Statement or Transport Assessment. Plans and decisions should take account of whether:

- *The opportunities for sustainable transport modes have been taken up depending on the nature and location of the site, to reduce the need for major transport infrastructure;*
- *Safe and suitable access to the site can be achieved for all people; and*
- *Improvement can be undertaken within the transport network that can effectively limit the significant impacts of the development. Development should only be prevented or refused on transport grounds where the residual cumulative impacts of the development are severe.” (Ref: NPPF, paragraph 32)*

In summary, the NPPF states that developments must only be prevented in respect to transport issues if the impacts of the development are “severe”.

4.2.5 Chapter 6 seeks to deliver a wide choice of high quality housing. Local planning authorities are required to *“boost significantly the supply of housing”*. Paragraph 47 requires local planning authorities to identify and keep up to date a deliverable five-year housing land supply against their housing requirements. Where the Council cannot demonstrate a five-year housing land supply, there is a presumption in favour of sustainable development. Paragraph 49 states *“Housing applications should be considered in the context of the presumption in favour of sustainable development”*. Paragraph 50 states that *“to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should:*

- *plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community*
- *identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand; and*
- *where they have identified that affordable housing is needed, set policies for meeting this need on site and the agreed approach contributes to the objective of creating mixed and balanced communities. Such policies should be sufficiently flexible to take account of changing market conditions over time.”*

4.2.6 Chapter 7 of the NPPF (paragraphs 56 – 66) sets out in more detail the requirement for good design and specifically states that *“Good design is a key aspect of sustainable development.”* It expresses the importance of planning positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider development schemes. It encourages the use of design codes.

- 4.2.7 Chapter 8 seeks to promote healthy communities, including planning for safe and accessible developments containing clear and legible pedestrian routes and high quality public space.
- 4.2.8 Chapter 10 seeks to meet the challenge of climate change and flooding by supporting the move to a low carbon future and avoiding inappropriate development in areas at risk of flooding.
- 4.2.9 Chapter 11 seeks the planning system to conserve and enhance the natural environment, through protecting and enhancing valued landscapes, minimising impacts on biodiversity, providing net gains in biodiversity where possible and preventing new development from contributing to, or being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution. (Paragraph 109). Paragraph 111 encourages the re-use of previously developed land (brownfield), provided that it is not of high environmental value.
- 4.2.10 Also of key consideration in determining development proposals are paragraphs 186 and 187 which state that: *“Local planning authorities should approach decision taking in a positive way to foster the delivery of sustainable development Local planning authorities should look for solutions rather than problems, and decision takers at every level should seek to approve applications for sustainable development where possible. Local planning authorities should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area.”*
- 4.2.11 In addition to this paragraph 197 states that in the determination of planning applications, the Local Planning Authority *“should apply the presumption in favour of sustainable development.”*

4.3 National Planning Practice Guidance

- 4.3.1 In March 2014 DCLG introduced the National Planning Practice Guidance (NPPG) which comprised a full and consolidated review of planning practice guidance documents to be read alongside the NPPF. With regard to design, the NPPG emphasises in paragraph 02 (ID26; Revision Date 06.03.2014) how important good design is.

4.4 Development Plan

- 4.4.1 The South Tyneside Local Development Framework (LDF) includes a portfolio of statutory Development Plan Documents (DPD). In relation to this site, the DPD's include:
 - Core Strategy (June 2007)
 - Core Strategy Key Diagram (2007)
 - Development Management Policies (December 2011)
 - Site Specific Allocations Proposals Map (Adopted April 2012)

4.4.2 With regard to emerging plan policies, the Local Plan is in the early stage of preparation therefore limited weight is given to these policies. The Local Plan is expected to be adopted in 2018.

4.4.3 Paragraph 14 of NPPF states *“where the development plan is absent, silent or relevant policies are out of date, granting permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole”*.

South Tyneside Core Strategy (Adopted 2007)

4.4.4 The site falls within the general area of a Habitat Creation Zone EA3 (E) as identified by the Core Strategy Key Diagram. It is not designated under any other specific land use policy.

4.4.5 The Spatial Objectives of the Core Strategy are outlined in paragraph 1.20. Objective 18 is most applicable to this application which is, *“To ensure everyone has the opportunity of living in a decent and affordable home and tenure of choice”*.

4.4.6 The strategic policies to be considered by this application are:

- Policy ST2 – Sustainable Urban Living
- Policy SC3 – Sustainable Housing Provision
- Policy SC4 – Housing Needs, Mix and Affordability
- Policy SC6 – Providing for Recreational Open Space, Sport and Leisure
- Policy A1 – Improving Accessibility
- Policy EA3 – Biodiversity and Geodiversity
- Policy EA5 – Environmental Protection

4.4.7 Policy ST2 aims to deliver high quality development by ensuring *“high standards of urban design are promoted so that buildings and their settings make a positive contribution to the local area”*, which this proposal will deliver.

4.4.8 Policy SC3 recognises the need to create and promote sustainable residential communities. Subsection “B” recognises the need when considering options to do so, in consultation with the local community, for demolition and redevelopment schemes in areas of low demand or where the stock does not meet and is not capable of meeting local housing market needs. As the accompanying Statement of Community Involvement explains in detail, the Applicant has been consulting with the local community for several years to provide the high-quality housing required for this area.

4.4.9 Policy SC4 encourages the provision of a range and choice of good quality, energy-efficient and affordable homes. This proposal not only delivers the mix of housing types required for the area, all 36 proposed new homes will be affordable i.e. 100%, which exceeds the 25% policy requirement on sites of 15 or more dwellings.

- 4.4.10 The site is designated on the Site Specific Allocation Proposal Map as part of the Strategic Recreational Open Spaces and Playing Fields, Policy SC6. It is not however specifically identified as one of the list of sites requiring specific protection. Policy SC6 recognises that there is an imbalance in the distribution of public open space across the Borough. This application site is not located within an area which suffers from a shortfall of open space. The accompanying Design and Access Statement includes an Open Space Assessment and as discussed later in this section, as part of the local authorities Strategic Land Review, the site is identified by the local authority as a suitable housing site.
- 4.4.11 Policy A1 promotes accessible developments which are well linked to sustainable modes of transport. A separate Transport Statement accompanies this planning application which concludes that the proposals are considered to be satisfactory in transportation terms.
- 4.4.12 Policy EA3 deals with biodiversity and geodiversity and aims to optimise conditions for wildlife.
- 4.4.13 Policy EA5 protects not only environmental assets but also the general quality of life from the adverse effects or risks of pollution, noise or flooding. A full range of technical reports, as listed in Section 1, accompanies this detail planning application which illustrates that the proposed development is acceptable under the terms of this policy.

Development Management Policies (2011)

- 4.4.14 The South Tyneside Development Management Policies (STDMP) compliments the other elements of the LDF. It consists of criteria-based policies which are mainly implemented through decision making on planning applications.
- 4.4.15 Development Management policies of relevance to the determination of this planning application include:
- Policy DMI – Management of Development:
 - (A) Design
 - (B) Residential Amenity
 - (C, D) Landscaping and Urban Design
 - (G, H) Highways and Access
 - (J) Sustainability
 - (K) Flood Risk
 - (L) Air Pollution
 - (M) Contamination
 - (N) Legacy of Mineral Workings

Design and Residential Amenity

- 4.4.16 The Design and Access Statement submitted alongside this application provides an in-depth analysis of the proposed scheme along with further detail on how the design has evolved through consultation. The site is located within an existing residential area and this has been a major consideration within the design evolution thus ensuring protection of existing

residential amenity levels. Numerous changes have been made to the layout following public consultation and these are detailed in the accompanying Statement of Community Involvement.

- 4.4.17 Further detail on the noise mitigation measures, can be found in the accompanying Noise Survey and Façade Acoustic Design Strategy.
- 4.4.18 The scheme has been designed, and appropriate mitigation incorporated, in order to protect the residential amenity of existing and future residents in line with Policy DM1 (B).

Highways and Accessibility

- 4.4.19 The site is in a sustainable location with access to vehicular, pedestrian and public transport connections to key services and amenities. Development in accessible locations is supported through Policy A1 of the Core Strategy. The Transport Statement and Design and Access Statement submitted alongside this application provides further detail on connectivity and accessibility of the proposed development.
- 4.4.20 The Transport Statement concluded that overall the traffic generation of the proposed development is considered to be insignificant in the context of the surrounding highway network.
- 4.4.21 All access to the development will be via Eskdale Drive utilising the existing access road that served a garage court area, which has been cleared to facilitate the development. All properties will be served from a single cul-de-sac access road, which will have a turning head at the south end that would be of sufficient size for refuse and delivery vehicles to turn. Vehicles would be able to enter and exit the site in forward gear as illustrated by the accompanying Swept Path Analysis.

Landscaping, Ecology and Trees

- 4.4.22 The details of the proposed landscaping are set out in the accompanying Fairhurst's Landscape Proposals Plan. The aim is to minimise the impact of the development on trees and shrubs within the site thus ensuring that the amenity of healthy trees is maximised with new planting compensating for any loss. The Landscape Plan illustrates how the proposed design has incorporated where possible existing trees and has been informed by a Tree Survey.
- 4.4.23 The Ecological Appraisal submitted alongside this application provides an assessment of the development's impact on flora and fauna. The report provides a range of suggested mitigation measures which have underpinned the design process.
- 4.4.24 The Arboricultural Impact Assessment outlines the impact of the proposed development and also the mitigation measures i.e. loss of 1 "low" quality tree to be replaced with 4 new plantings.
- 4.4.25 The existing biodiversity of the site and the trees contained within and adjacent have formed a key part of the design process as encouraged through Development Management Policy DM7 and Policies ST2 (H) and EA3 of the Core Strategy. This process is detailed within the Ecological Appraisal, Arboricultural Impact Assessment and Design and Access Statement submitted as part of this application.

Flood Risk and Drainage

- 4.4.26 The Flood Risk Assessment and Drainage Strategy has been prepared in accordance with the NPPF and the Flood Risk and Coastal Planning Practice Guidance.
- 4.4.27 The development site is not within the Environment Agency's indicative flood envelopes and is classed as being within Flood Zone 1. Based on the compatibility of developments within each Flood Zone, set out within the Planning Practice Guidance, the site is suitable for the proposed development.
- 4.4.28 The increased runoff from the introduction of impermeable surfaces will be discharged via SuDS into the existing combined sewer. However, the discharge rate into the combined sewer will be reduced to greenfield runoff rates in accordance with the Validation of Planning Applications in Tyneside requirements. Runoff rates below 5l/s are not practicable to achieve therefore surface water discharge will be attenuated on site to 5l/s up to the 1 in 100-year rate to ensure no increase in flood risk.
- 4.4.29 SuDS which are proposed for this site are permeable paving and geo-cellular storage. In line with NPPF the proposed storage volumes allows for a 20% increase in climate change although a 40% increase will need to be considered at the detail design stage in accordance with the Validation of Planning Applications for Tyneside requirements to ensure that the proposed development does not adversely impact on flood risk elsewhere. Design of the SuDS will be subject to a full ground investigation and groundwater monitoring results.
- 4.4.30 Therefore, the site would be developed to ensure that overland flows are contained within their current location and do not adversely affect the proposed dwellings. Flooding from surface water runoff can be deemed as low risk as provision will be made within the development proposals to accommodate existing overland flow paths. The proposed development therefore complies with Policy ST2 (D) of the Core Strategy and Development Management Policy DM1 (K).

Contamination

- 4.4.31 The accompanying Preliminary Investigation of Land and Geoenvironmental Appraisal reports have fully addressed any risks of contamination and also the potential legacy of mineral workings. Given the potential for contamination it is recommended that intrusive investigations are carried out to properly assess the actual site conditions as the proposed use of the site is residential. This development proposal complies with Policy DM1 (M and N).

Parking Provision and Cycle Storage

- 4.4.32 The development includes two off-street parking spaces for each 3-bedroom house and a single off-street parking space for all other properties (43 parking spaces). In addition, 7 parking spaces are proposed for visitors. This provision is in accordance with guidance for local authority housing set out in South Tyneside Council's SPD6 "Parking Standards" except for the 3 bedroom houses, where the 2 spaces per property exceeds the guidance to provide a single space for all properties. This parking provision is considered reasonable to service this cul-de-sac layout with minimal opportunities for on-street parking.

- 4.4.33 Cycle parking provision will be provided where possible to encourage cycling – the SPD6 guidance requires 0 to 1 spaces per dwelling which will be achieved.
- 4.4.34 The vehicular and cycle parking details are set out in further detail with the submitted Design and Access Statement.

Sustainability and Energy Conservation

- 4.4.35 With regard to renewable energy and achieving a reduction in CO² emissions, the development has been designed to utilise a “fabric first” approach, increasing the thermal efficiency of the building as opposed to resorting to renewable technologies. The scheme will comply with the latest building regulations in terms of achieving the required thermal values.
- 4.4.36 The accompanying Design and Access and Sustainability Statement provides further details on how the proposals have been designed to reduce energy consumption and waste.

Air Pollution

- 4.4.36 The accompanying Air quality Assessment concluded that there was no reason for this application to be refused on the grounds of air quality.

4.5 The Emerging Local Plan

Weight attributed to the Emerging Local Plan and its Policies

- 4.5.1 Paragraph 216 of NPPF confirms that weight may also be given to relevant policies in emerging plans according to the stage of the plan’s preparation, the extent to which there are unresolved objections and the degree of consistency with policies in the NPPF.
- 4.5.2 South Tyneside Council are consulting on the Local Plan with a view to having this overall strategy for the area being adopted in 2018. Once adopted, it is intended that the plan will replace saved policies of the Local Development Framework. However, due to the early stage of preparation of the Local Plan, it is considered that only limited weight can be attributed to it.

4.6 Other Material Considerations

i. Supplementary Planning Documents:

- 4.6.1 As part of the LDF, Supplementary Planning Documents (SPD’s) have been prepared and adopted. The following are those related to this detail planning application:

- SPD1 – Sustainable Construction and Development (August 2007)

The Applicant has taken account of the guidance contained within this SPD. As such a separate Sustainability Statement, has been prepared and accompanies this planning application as part of the Design and Access Statement.

- SPD3 – Green Infrastructure Strategy (February 2013)

This SPD expands on Core Strategy Policy SC6. It examines the provision of various types of Green Infrastructure available across the Borough including allotments, play areas and playing pitches. This site has not been identified on Figure 2.2 as a Green Infrastructure Opportunity. The application site is classified as a “Local Site” on Figure 9.2. However, as Policy SC6 of the Core Strategy recognises there is an imbalance in the distribution of open space across the Borough and this site is not located in an area suffering from a deficiency of open space.

- SPD4 – Affordable Housing

This proposal exceeds the 25% requirement of affordable housing (Policy SC4). All of the proposed dwellings will be affordable. (See Section 6 of this report).

- SPD6 – Parking Standards

43 parking spaces plus 7 visitor parking spaces are proposed. This parking provision is in accordance with SPD6 except for the 3 bedroom houses where the 2 spaces per property exceeds the guidance to provide a single space for all properties. However, given the cul-de-sac layout and minimal opportunities for on-street parking, the level of provision is considered reasonable.

Cycle parking provision is to be confirmed, but will be provided where possible to encourage cycling – the SPD6 guidance requires 0 to 1 spaces per dwelling, which will be achieved.

ii. Strategic Land Review:

4.6.2 The Strategic Land Review (SLR) carried out and consulted on during 2016 identified a site within the Jarrow Character Area which forms part of this application site. The site reference is:

- JA37 – Land at Grasmere Avenue / Eskdale Drive (0.70 hectares), Part Brownfield / Part Greenfield – Capacity of 25 homes

This site was considered by the review to be potentially suitable for residential development.

iii. South Tyneside Strategic Housing Land Availability Assessment (SHLAA) - 5 Year Housing Land Supply and Housebuilding Monitoring Summary (April 2016)

4.6.3 This latest Summary concludes that South Tyneside has a potentially deliverable 5-year housing land supply. A breakdown of sites to deliver the SHLAA is identified on the database produced in February 2013. As part of this database the site of this detail planning application was identified as:

- Ref No: PRO3.005 Land at Grasmere Avenue / Eskdale Drive (0.65 hectares), Mostly Greenfield / Part PDL. An electrical substation was the only constraint identified. Achievable within the next 5 years for 16 units.

The study concluded that the site was a suitable housing site.

5. PLANNING ASSESSMENT

5.1 Introduction

5.1.1 As set out in the previous section, the NPPF states that there should be a presumption in favour of sustainable development which should be seen as a golden thread running through all decision making. It identifies three key roles for the planning system in delivering sustainable development in relation to the economic, social and environmental considerations. However, the NPPF clearly states in paragraph 8 that these roles are mutually dependent and should not be considered in isolation.

5.1.2 All these three roles are identified as central to the delivery of sustainable development through the planning system. It is considered appropriate to assess the proposed development against each of these three key dimensions having due regard to the inter-relationship between them.

5.2 Economic Role

5.2.1 As set out in paragraph 21 of the NPPF, local planning authorities should seek to facilitate sustainable, economic growth through identifying and addressing potential barriers to investment with specific reference made to the need for new housing. In this regard, the detailed development proposed by this planning application will increase the choice of housing available in the locality to meet local needs. The delivery of this proposal will assist in attracting further investment to the area. This is fundamental to achieving the aims of the Development Plan.

5.2.2 In addition to sustaining local service provision, the proposed development will lead to the creation of new and retention of existing jobs during the construction phase to maximise the benefits to the local area. As part of any development jobs are created across the supply chain, including direct construction jobs and within those companies which can be considered as suppliers to the construction trade.

5.2.3 The planning advantages for the existing local community is that new opportunities for employment will be created. This development will cost in the region of £3.6 million to construct. The development proposal will provide employment opportunities for the local community following the construction and completion of the development. South Tyneside Housing Ventures Limited will seek to use targeted employment and training opportunities to maximise the benefits to the local area.

Local Finance Considerations

5.2.4 In accordance with Section 143 of the Localism Act 2011, local financial considerations now comprise material considerations in the determination of planning applications. Therefore, in addition to the construction jobs and permanent jobs created in the development, regard

should be given to the financial receipts including New Homes Bonus Payments and Council Tax receipts which will accrue to the Council as a result of the proposed development.

- 5.2.5 In light of the above information, it is considered that the proposed development is wholly in accordance with the economic policies of the NPPF.

5.3 Social Role

- 5.3.1 The NPPF identifies one of the key social roles for planning as the provision of a supply of housing to meet the identified needs of both present and future generations. This is expanded upon by Chapter 6 of the NPPF which requires local authorities to boost significantly the supply of housing and sets a requirement for local planning authorities to meet their fully assessed needs for both market and affordable housing.
- 5.3.2 In accordance with the social role of NPPF (Paragraph 9) the proposed development has sought to incorporate varied accommodation in terms of types and sizes to widen the choice of high quality homes. This will help to accommodate the requirements of South Tyneside Council whilst delivering a development which integrates well with the surrounding area.
- 5.3.3 In this regard, the proposal accords with paragraph 50 of the NPPF which requires Local Planning Authorities to plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community.
- 5.3.4 In respect of the social considerations relating to the detail of the proposed development, the Statement of Community Involvement submitted with the planning application sets out the comprehensive community engagement process undertaken by the Applicant, highlights the ways in which the feedback from local residents informed the final submission. In light of this approach and the additional information set out in both the Design and Access Statement and the Statement of Community Involvement, it is considered that the proposed development addresses the social dimensions of sustainable development.

5.4 Environmental Role

- 5.4.1 In respect of the environmental dimension of the planning role in delivering sustainable development, the NPPF seeks to ensure that the nature, built and historic environment is protected and enhanced, including the prudent use of natural resources, minimisation of waste and pollution and mitigation / adaptation to climate change. In support of the application proposal the environmental constraints and opportunities of the site have been considered in various assessments as listed in Section 1 of this Statement.

Sustainability

The site has been shown to be in a sustainable location within a reasonable walking and cycling distance of a good range of local facilities. It also benefits from good public transport links.

5.4.2 Our approach to sustainability focuses on a way of doing things better and maximising opportunities to create a sustainable development in the widest sense. The development has been formulated and conceived based on the following principles

- High construction standards, increased insulation levels to reduce energy demand making the best use of the available land
- Maximising the use of sustainable sourced timber products from managed forests
- Recycling storage
- Measures to minimise the use of the private car
- Ecologically biased landscape design. This is aimed at providing a suitable environment to encourage indigenous species of flora and fauna
- Provision of private amenity space

5.4.3 Energy Strategy:

The proposal will take a low carbon approach to energy in order to reduce carbon emission directly attributable to its development and operation. The projects developing energy strategy is based on an energy hierarchy that sets the broad principles for reducing carbon emissions from the site's buildings. These are:

- Minimise Energy Demand
- Positive User Behavior
- Incorporating energy efficiency into the building fabric (as per the Part L Approved Document)
- Specifying materials with a low embodied environmental impact
- Responsible sourcing of materials

Minimising Energy Demand – The buildings will be designed and built as inherently energy efficient employing effective construction techniques to maximise insulation and air tightness. Measures to maximise solar gain will be implemented but, at the same time, overheating of buildings is avoided through passive measures, therefore minimising the need for mechanical cooling as air conditioning can lead to high levels of energy consumption.

Positive User Behavior – Measures will also be implemented to positively influence the energy consumption patterns of the site's residents. Residents will be provided with the material to make informed decisions and operate their homes in the most efficient way.

Part L – Building Regulations – The proposed scheme will meet the requirements of the current building regulations by incorporating energy improvements into the fabric of the proposed buildings.

5.4.4 Water Strategy:

Reducing the demand for all water – Lower water use sanitary ware and appliances will be specified. There are now a wide range of products that balance a positive user experience with the needs to reduce water consumption so there should be no loss of amenity where such products are used.

Residents will also be encouraged to employ alternative water sourcing i.e. water butts to store rain water for use in the garden.

Contamination

- 5.4.5 The Preliminary Investigation of Land and Geoenvironmental Appraisal reports which accompanies this detail planning application considered the site's environmental setting, land use history and the potential for contamination. It recommends intrusive investigation to be carried out including a ground investigation and contamination and gas testing to establish the actual site conditions and to properly assess the risks from the geology of the site and its historical land use and setting. Given the potential for contamination it is recommended by the accompanying Preliminary Investigation of Land and Geoenvironmental Appraisal that intrusive investigations are carried out to properly assess the actual site conditions. This complies with Core Strategy Policy EA5 and Development Management Policy DM1 (M and N).

Landscape and Trees

- 5.4.6 The details of the proposed landscaping are set out in the accompanying Fairhurst's Landscape Proposals Plan. The aim is to minimise the impact of the development on trees and shrubs within the site thus ensuring that the amenity of healthy trees is maximised with new planting compensating for any loss. The Arboricultural Impact Assessment identified 2 individual trees and 2 groups of trees. 1 tree was of "moderate" quality and the remaining tree and the 2 groups of trees were all identified as "low" quality. The proposal requires the removal of the 1 "low" quality tree. 4 new plantings are proposed within the soft landscaping scheme to mitigate the loss.
- 5.4.7 This approach to landscape and trees ensures that the development complies with Core Strategy Policies ST2 (H) and EA3 and Development Management Policy DM7.

Ecology

- 5.4.8 An Ecology Appraisal has been completed for the site and submitted with the application. This considered the existing habitats present within the site, their likelihood of supporting

protected species and the potential ecological impacts of developing the site. The Appraisal concluded that there are no priority habitats within the site, although habitats within the site do contain habitats suitable of supporting common nesting birds. Therefore, shrub clearance works are recommended to be undertaken outside of bird nesting season (Mid-March to August inclusive) or else as inspected by a suitably quality ecologist immediately prior to works commencing.

5.4.9 The overall impacts of the proposed development are considered to be low due to the low value of the habitats on site. Proportionate enhancement opportunities are recommended in the form of the use of native tree and shrub species being incorporated within any soft landscaping scheme for the site. It is also recommended that bat boxes are incorporated into the development.

5.4.10 This application is therefore in accordance with NPPF, Core Strategy ST2 (H) and EA£, and Development Management Policy DM7.

Flood Risk and Drainage

5.4.11 A Flood Risk Assessment and Drainage Strategy has been prepared and accompanies this planning application to comply with the NPPF and the associated Planning Practice Guidance as the application site is identified by the Environment Agency (EA) flood map as being located within Flood Zone 1. All sources of flooding have been assessed in accordance with the requirements of NPPF. The proposed development is not at risk of flooding. Assuming that all recommendations of the FRA are adhered to, the development of the site is considered appropriate. This detail planning application therefore complies with Core Strategy ST2 (D).

Transport

5.4.12 The accompanying Transport Statement concludes that the proposed development is reasonably located in relation to local facilities, would be accessible by sustainable modes of transport and the new trips produced would not have any significant impact on the surrounding highway and transportation network and therefore complies with Core Strategy Policies ST2 and A1 and Development Management Policy DM1.

Noise

5.4.13 The accompanying Noise Survey and Façade Acoustic Design Solution illustrates that the designed scheme with the appropriate mitigation measures complies with NPPF (Paragraph 123), Core Strategy Policy EA5 and Development Management Policy DM1 (B).

Parking and Servicing

- 5.4.14 The proposed parking arrangement is provided having regard to SPD6. The developments design and layout allows for all movements and turning points to be accommodated within the site. Vehicles would be able to enter and exit the site in forward gear as illustrated by the accompanying Swept Path Analysis.

5.5 Conclusion

- 5.5.1 In light of the information discussed above, as well as the information set out in the supporting documentation submitted with this planning application, it is clear that the proposed development is acceptable with regard to all relevant economic, social and environmental considerations as set out in the NPPF.
- 5.5.2 In brief, this Statement concludes that the benefits of delivering this scheme exceed retaining the site in its current form.

6. AFFORDABLE HOUSING STATEMENT

- 6.1 South Tyneside Council's Supplementary Planning Document 4 – Affordable Housing states that on all developments of more than 15 houses, 25% affordable housing will be required. It is therefore proposed that all of the 36 proposed properties will be affordable following the definition in the NPPF. This 100% level of provision has been discussed and agreed with the local planning authority during pre-application discussions.

7. CONCLUSION

- 7.1 This Planning Statement has set out an appraisal of the main planning policy considerations. It considers the statutory responsibilities of the planning authority in determining this planning application in terms of the Development Plan and other material considerations.
- 7.2 This detailed planning application is made in the context of the Government's requirements to boost housing supply. The principal of residential development on the site has already been established through discussions with the local planning authority over several years and also by the Council's recognition in the SHLAA and the Strategic Land Review of the site's suitability for housing. It has been demonstrated that the proposal is consistent with the national planning guidance contained within the NPPF and with elements of the adopted Development Plan and that there are no other material considerations which would prevent the proposed development from receiving planning permission.
- 7.3 Weight should be attributed to the other material considerations which have influenced this development proposal including the recognised and well documented growing need for affordable housing which this proposal will deliver through a high-quality solution. It is clear that the proposed development is acceptable with regard to all relevant economic, social and environmental considerations as set out in the NPPF.
- 7.4 The proposed development will provide a significant contribution towards the delivery of the residential regeneration of the Lakes Estate and South Tyneside Housing Ventures Limited's vision for the area. The proposal is considered to be of an appropriate scale and massing within the context of its surroundings. Sympathetic and appropriate high quality materials, structures and hard and soft landscaping have been incorporated into the design.
- 7.5 In overall terms, it is considered that the scheme is fully in accordance with national and local policy and represents an appropriate form of development of this site. As a result, it is respectfully requested that this detailed planning application should be recommended for approval by the Local Planning Authority.

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