



► **Hellens Depot, Sunderland**

Following a Public Inquiry, NLP, acting on behalf of Barratt Newcastle, was successful in securing outline planning permission for the residential redevelopment of previously developed land and buildings at a site that was in employment use.

The site was allocated for employment purposes in an adopted Unitary Development Plan, and at the time of the Public Inquiry, was being used by a land remediation contracting business. The site was occupied by buildings which had initially been constructed for leisure purposes but which had later been reconfigured and adapted by the occupier for employment use.

NLP led the negotiation of a planning application which sought planning permission for 46 new houses and associated works at the site.

Following the failure of the Council to determine the planning application within the relevant period, NLP submitted an appeal against non-determination and provided expert planning evidence to a Public Inquiry held in March 2006.

At the Public Inquiry, NLP was successful in arguing that the reuse of the employment site for housing was in full accordance with national planning policy on housing and that the residential redevelopment of the site should be prioritised ahead of other Council-supported greenfield sites in the local area.

Following the Inspector's decision to grant outline planning permission, a reserved matters application has recently been submitted and approved by the Council.

Project:

Hellens Depot, Sunderland

Client:

Barratt Newcastle

