

Planning,  
Stockton-on-Tees Borough Council,  
Municipal Buildings,  
Church Road,  
Stockton-on-Tees,  
TS18 1LD

11<sup>th</sup> April 2024

Dear Sir/Madam,

**Part 7, Class M of Schedule 2 of The Town and Country Planning (General Permitted Development etc.) (England) (Amendment) Order 2021 – extensions etc for schools, colleges, universities and hospitals – HMP Holme House, Holme House Rd, Stockton-on-Tees, TS18 2QU ('the Site')**

As you will be aware, Department for Levelling Up, Housing and Communities (formerly the Ministry for Housing, Communities and Local Government) made an Order in 2021, cited as the Town and Country Planning (General Permitted Development etc.) (England) (Amendment) Order 2021; the Order was laid before Parliament on 31<sup>st</sup> March 2021 and came into force on 21<sup>st</sup> April 2021.

The provisions encompassed within the Order are in aid of supporting a number of Government objectives, including supporting public service infrastructure. As such, amendments have been made [amongst others] to existing permitted development rights to allow schools, colleges and universities, hospitals and prisons to expand and adapt their buildings as they respond to changing demands and ways of working, without the need to seek planning permission.

Although the Ministry of Justice is not required to seek prior approval for development under Class M, we write to you as the respective Local Planning Authority to inform you of our intentions in utilising the amended permitted development rights under Part 7, Class M paragraph (9) of the Order at HMP Holme House, Stockton-on-Tees.

The amended permitted development rights set out in Part 7, Class M paragraph (9) expands the rights to include prisons. Paragraph 9(4) provides that development is not permitted –

- (a) *If the cumulative footprint of any erection, extension or alteration under Class M on or after 21<sup>st</sup> April 2021 would exceed the greater of –*
- i. 25% of the cumulative footprint of the school, university, prison or hospital buildings as it was on 21<sup>st</sup> April 2021; or*
  - ii. 250 square metres*

The permitted development rights under Class M (9) also restrict the height of the proposed buildings to 5 metres if within 10 metres of a boundary of the curtilage of the premises, or 6 metres in all other cases.

For your information, HMP Holme House is a prison for men over 18 with a cumulative footprint amounting to 29,574 square metres on 21<sup>st</sup> April 2021.

In accordance with the requirements of the Order, the Ministry of Justice intends to erect a single storey (total 3 metres in height) modular building amounting to an 458 square metre footprint at HMP Holme House within the existing perimeter and rely on Part 7, Class M to erect the building.

A plan is enclosed within this letter for your records which identifies the position of the proposed accommodation within HMP Holme House.

We are aware that the site is impacted by nutrient neutrality requirements and will be separately seeking to address this through a Habitat Regulations Assessment if required.

If you have any questions in relation to this matter, please do not hesitate to contact me.

Your faithfully

Ministry of Justice