



South Tyneside Council

Turley
33 Park Place
Leeds
LS1 2RY

FAO: M Powell

Date: 14/09/2015
Our ref: ST/0594/15/ESO
Your ref:

This matter is being dealt with by:
Christine Matten on **0191 4247407**
e-mail address:
planningapplications@southtyneside.gov.uk

Dear Sir

Scoping Opinion of the Local Planning Authority

The Town and Country Planning (Environmental Impact Assessment) Regulations 2011

- Proposal:** Request for an Environmental Impact Assessment Scoping Opinion in relation to the proposed development of a new transport interchange and town centre masterplan for South Shields
- Location:** Sites within the South Shields town centre

I respond to your formal request for a Scoping Opinion, valid from 6th August 2015 (the date of adoption of the Screening Opinion) under Regulation 13 of the Town and Country Planning (Environmental Impact Assessment) Regulations, 2011 (as amended) in relation to the developments described above.

In preparing this response to your Scoping Opinion the Council has taken into account:

- a) The specific characteristics of the proposed development, so far as they have been made available as part of the submission.
- b) The specific characteristics of development of the type concerned; and
- c) The environmental features likely to be affected by the development.

The scope of the Environmental Statement to be submitted in accordance with the previously issued Screening Opinion, shall be as set out below.

The Council has adopted this written response as its formal Scoping Opinion.

General Principles

The screening opinion adopted on 6th August 2015 concluded that Environmental Statements were required for both the Outline planning application for the redevelopment of the town centre (Ref: ST/0664/15/OUT) and the detailed planning application for the proposed transport interchange (Ref: ST/0660/15/FUL). This decision was reached having had regard to the

potential cumulative effects of these proposals upon the area, including infrastructure and 'in-combination' of both existing development and current planning applications.

You consider that the Environmental Statement (ES) in respect of this development should be scoped to cover the matters of socio-economic and heritage impact, but not matters relating to townscape/visual impacts, drainage and flood risk, ecology, archaeology, lighting, contaminated land, highways and air quality, noise or sustainability given the lack of relative significance. You have reached this conclusion having had regard to the provisions of Schedule 4 of the Town & Country Planning (Environmental Impact Assessment) Regulations 2011.

Scoping reports have been submitted to assess the socio-economic and built heritage issues these being areas where it has been identified that significant environmental impacts are likely.

The Council would agree with this approach as indicated in the screening opinion issued under reference ST/0593/15/EIA:

Scoping consultation by the Local Planning Authority

Comments from both statutory and non-statutory consultees have been sought upon the reports submitted.

The responses that were received are listed below and these need to be taken into account in carrying out the EIA, producing the ES together with the production of the associated planning application.

- Northern Gas: No objections
- Northern Powergrid: Records provided
- Northumbria Water: No comments
- Environment Agency: (1) Drainage from parking areas that will discharge to a surface watercourse must be first passed through an oil interceptor. Drainage to soakaway from car parking areas for greater than 50 spaces should be passed through an oil interceptor before discharging to ground. (2) The Sewerage Undertaker should be consulted by the Local Planning Authority and be requested to demonstrate that the sewerage and sewage disposal systems serving the development have sufficient capacity to accommodate the additional flows, generated as a result of the development, without causing pollution.
- County Archaeologist: Report findings agreed. The built heritage assessment should show the location of all heritage assets on a location plan with a short description of each building and photograph.
- Transport Planner: No comments
- Community Safety Officer: No objection
- Environmental Health officer: No objection on food or occupational safety grounds
- Historic Environment Officer: Agree the methodology proposed and extent of the assessment proposed.
- Business, Employment and Skills Manager: The document provides a fair summary of the main social-economic impacts that would need to be collected.

Heritage Assessment

It is proposed that the study area identified will take into account the nature and scope of the proposed development, the proximity of heritage assets to the proposed development, the degree of inter-visibility between the heritage sites and the application sites, and the sensitivity of the relevant heritage assets and their setting.

The assessment will include all designated and non-designated heritage assets within the study area.

The method of assessment will identify the assets, outline and assess any likely environmental effects of the proposed development on the assets, identify any mitigation measures where relevant, and assess the cumulative impact of the development in association with other schemes on the overall significance of the heritage assets.

There will be no direct impacts on designated heritage assets. The assessment will focus on the setting of heritage assets following Historic England's guidance for assessing heritage significance.

The methodology as proposed is agreed as the basis for the submission of an Environmental Statement.

Socio-Economic Effects

It is proposed that baseline socio-economic conditions be provided based on a study area informed by an understanding of the relevant economic and housing market geography of South Tyneside. Three spatial scales are established within the assessment as;

1. The South Shields impact area
2. The local impact area
3. The wider impact area

The baseline position will be presented in terms of population, labour force, industry of employment, latent labour force, deprivation, productivity, retail and leisure provision and existing businesses.

Impacts will be assessed in terms of employment effects, productivity effects, indirect economic effects, deprivation effects, service provision effects and public revenue effects. Impacts will be assessed both during the construction and operational phases of the development using timescales of short term 0 to 5 years, medium term 5 to 15 years and long term 15 years onward.

The socio-economic assessment will include any likely significant effects arising from other major developments proposed in the area.

The methodology as proposed is agreed as the basis for the submission of an Environmental Statement.

Notes to Applicant/Agent

You should be aware that the comments made regarding the likely environmental impacts of the proposed development relate only to the Council's need, as Local Planning Authority, to

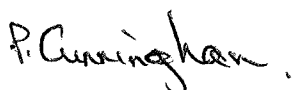
issue a scoping opinion under the above regulations. They do not represent the Council's views as to the planning merits of any planning application.

Furthermore, the adoption of this scoping opinion does not preclude the Council, as Local Planning Authority, from subsequently requesting further information from the applicant that may be required to determine a planning application submitted with an environmental statement, as is permissible under EIA Regulations 9 and 22.

A copy of this scoping opinion has been placed on the planning register.

If you disagree with this scoping opinion, you may request that the Secretary of State makes a "Scoping Direction" - refer to EIA Regulation 14 for further information.

Yours faithfully



Peter Cunningham
Principal, Development Management

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