

Joint Environmental Statement  
South Shields Detailed Transport  
Interchange Application and  
Outline Town Centre Masterplan  
Application  
Muse Developments Ltd and South  
Tyneside Council and Nexus

July 2015

**Turley**

# Contents

Tables	1
Figures	3
Abbreviations	5
1. Introduction	1
2. Approach to EIA	10
3. Existing site and surroundings	19
4. Legislative and Policy Framework	27
5. Proposals, Need and Alternatives	30
6. Socio-economic effects	42
7. Built Heritage	103
8. Summary of Residual and Cumulative Effects	153

APPENDICES ARE PROVIDED IN A SEPARATE DOCUMENT

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# Tables

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## Chapter 1 - Introduction

---

Table 1.1 Location of information within the ES required by Part I of the EIA Regulations

---

Table 1.2 Location and information within the ES required by Part 2 of Schedule 4 of the EIA Regulations

---

## Chapter 2 – Approach to EIA

---

Table 2.1 Summary of Scope of ES

---

Table 2.2 Criteria for determining the significance of the environmental effect

---

## Chapter 3 – Existing site and surroundings

---

## Chapter 4 – Legislative and Policy Framework

---

## Chapter 5 – Proposals, Needs and Alternatives

---

Table 5.1 Development parameters

---

## Chapter 6 – Socio-Economic

---

Table 6.1 Magnitude Criteria

---

Table 6.2 Socio-Economic Assessment Matrix

---

Table 6.3 Population by Age Band 2011

---

Table 6.4 Economic Activity (Jan 2014 – Dec 2014)

---

Table 6.5 Economic Activity and Employment (2011)

---

Table 6.6 Qualifications and Skills 2011

---

Table 6.7 Industry of Employment (Jan 2014 – Dec 2014)

---

Table 6.8 Occupation of Employment (Jan 2014 – Dec 2014)

---

Table 6.9 Sought Occupations of JSA Claimants – April 2015

---

Table 6.10 Average (Median) Earnings 2014

---

Table 6.11 Change in GVA (millions) 2003 – 2013

---

Table 6.12 Construction Phase – South Shields Employment Effects

---

Table 6.13 Construction Phase – Local Impact Area Employment Effects

---

Table 6.14 Construction Phase – Wider Area Employment Effects

---

Table 6.15 Construction Phase – GVA Effects

---

Table 6.16 Operational Phase – South Shields Employment Effects

---

Table 6.17 Operational Phase – Local Impact Area Employment Effects

---

Table 6.18 Operational Phase – Wider Impact Area Employment Effects

---

Table 6.19 Operational Phase – South Shields, Local and Wider Area GVA Effects

---

Table 6.20	Construction Phase – South Shields Employment Effects
Table 6.21	Construction Phase – Local Impact Area Employment Effects
Table 6.22	Construction Phase – Wider Area Employment Effects
Table 6.23	Construction Phase – GVA Effects
Table 6.24	Operational Phase – South Shields Employment Effects
Table 6.25	Operational Phase – Local Impact Area Employment Effects
Table 6.26	Operational Phase – Wider Impact Area Employment Effects
Table 6.27	Operational Phase – South Shields, Local and Wider Area GVA Effects
Table 6.28	Residual Effects of the Proposed Transport Interchange Development
Table 6.29	Residual Effects of the Proposed Town Centre Masterplan Development
Table 6.30	Cumulative Impacts of the Transport Interchange and the Town Centre Masterplan
Table 6.31	Residual Effects of the Central Library & Digital Media Centre
Table 6.32	Combined Cumulative Assessment of the Proposed Development, Transport Interchange and the Central Library and Digital Media Centre

#### **Chapter 7 – Heritage**

Table 7.1	Value/Impact of Individual Heritage Assets
Table 7.2	The Magnitude of the Impact of Proposals on Heritage Assets
Table 7.3	Magnitude of Impact against Value
Table 7.4	Summary of Value/Impact of Heritage Assets
Table 7.5	Summary of Magnitude of Impact against Value – Construction Phase of the Transport Interchange
Table 7.6	Summary of Magnitude of Impact against Value – Operational Phase of the Transport Interchange
Table 7.7	Summary of Magnitude of Impact against Value – Construction Phase of the Outline Masterplan
Table 7.8	Summary of Magnitude of Impact against Value – Operational Phase of the Outline Masterplan
Table 7.9	Summary of Magnitude of Impact against Value – Construction Phase of the Proposed Developments
Table 7.10	Summary of Magnitude of Impact against Value – Operation Phase of the Proposed Developments

#### **Chapter 8 – Summary of Residual and Cumulative Effects**

Table 8.1	Summary of Residual Effects of the Property Development
Table 8.2	Residual Effects of the Outline Town Centre Masterplan

# Figures

---

## Chapter 1 - Introduction

---

Figure 1.1 Overall STC Masterplan for South Shields

---

Figure 1.2 Detailed Transport Interchange Planning Application Site Location

---

Figure 1.2 Outline Town Centre Masterplan Application Site Location

---

## Chapter 2 – Approach to EIA

---

## Chapter 3 – Existing site and surroundings

---

Figure 3.1 Site Location Plan – extract from Design and Access Statement

---

Figure 3.2 Detailed Transport Interchange Application site boundary

---

Figure 3.3 Existing Metro station entrance from King Street

---

Figure 3.4 View from within the application site on Albemarle Street to the rear of the Post Office building

---

Figure 3.5 View from the William Street public car park northwards towards Albemarle Street and Burrow Street

---

Figure 3.6 Application Site

---

Figure 3.7 View from the junction of Coronation Street with Barrington Street – Listed buildings to the left hand-side and Job Centre

---

Figure 3.8 View of East Road, with bus stops on Chapter Row

---

Figure 3.9 View towards the surface car park from Waterloo Square

---

Figure 3.10 View from the south towards the public realm

---

Figure 3.11 View from vacant site north of Burrow Street towards Thomas Street and Charlotte Street car parks and commercial buildings on Franklin Street

---

Figure 3.12 View northwards along Fowler Street

---

## Chapter 4 – Legislative and Policy Framework

---

## Chapter 5 – Proposals, Needs and Alternatives

---

Figure 5.1 Extract from Masterplan for South Shields

---

Figure 5.2 Proposed Site Plan

---

Figure 5.3 Proposed elevations of the new retail/office unit

---

Figure 5.4 Application Site Boundary

---

Figure 5.5 Extract from South Shields AAP Proposals Map

---

Figure 5.6 Extract from STC 365 Masterplan

---

## Chapter 6 – Socio-Economic

---

Figure 6.1 Study Area

---

Figure 6.2 Method of Travel to Work 2011

---

---

**Chapter 7 – Heritage**

---

Figure 7.1            Richardson of Darlington Map, 1768

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Figure 7.2 & 7.3    Ordnance Survey Map of 1858-1881 and 1915

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Figure 7.4            Ordnance Survey Map of 1956

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**Chapter 8 – Summary of Residual and Cumulative Effects**

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# Abbreviations

<b>AOD</b>	Above Ordnance Data
<b>CEMP</b>	Construction Environmental Management Plan
<b>CIL</b>	Community Infrastructure Levy
<b>CIRIA</b>	Construction Industry Research Information Association
<b>DCLG</b>	Department for Communities and Local Government
<b>DFES</b>	Department For Education and Skills
<b>EC</b>	European Commission
<b>EIA</b>	Environmental Impact Assessment
<b>EMP</b>	Environmental Management Plan
<b>ES</b>	Environmental Statement
<b>EU</b>	European Union
<b>HCA</b>	Homes and Communities Agency
<b>HER</b>	Historic Environment Record
<b>km</b>	Kilometres
<b>m</b>	Metres
<b>mm</b>	Millimetres
<b>NHL</b>	National Heritage List
<b>NPPF</b>	National Planning Policy Framework
<b>NTS</b>	Non-Technical Summary
<b>ODPM</b>	Office of Deputy Prime Minister
<b>ONS</b>	Office for National Statistics
<b>OS</b>	Ordnance Survey
<b>SPZ</b>	Source Protection Zone
<b>STC</b>	South Tyneside Council
<b>SUDS</b>	Sustainable Urban Drainage System

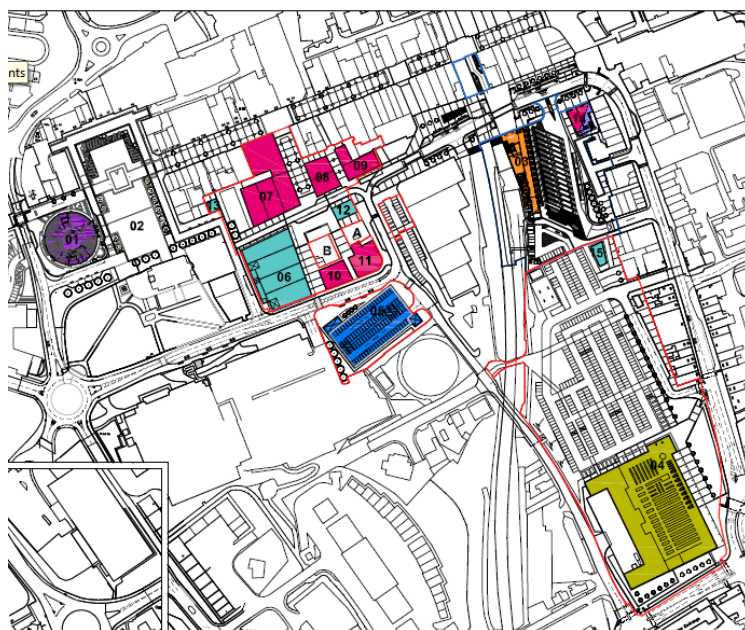
# 1. Introduction

- 1.1 This Joint Environmental Statement (ES) has been prepared on behalf of Muse Developments Ltd, South Tyneside Council (STC) and Nexus (the 'Applicant') to accompany two planning applications: detailed planning application for a new Transport Interchange in South Shields; and an outline planning application for the redevelopment of part of South Shields town centre ('the Application Sites').
- 1.2 This ES forms part of a suite of documents that accompany the planning application. For the purposes of the ES, the 'Proposed Developments' comprises two separate planning applications:

*Demolition of the existing Metro station on King Street, Keppel Street Post Office, 3, 5 and 7 Keppel Street and properties on William Street, Burrow Street and Albermarle Street. Erection of a new Transport Interchange, comprising new interchange building, Metro station, bus station, retail unit and passenger drop-off area and separate retail unit with office accommodation at first and second floors*

*Demolition of properties on King Street, Barrington Street, Coronation Street, Fowler Street, Thomas Street, Franklin Street, Charlotte Street, Mount Terrace, St Hilda Street and Crossgate and existing bus stands on Chapter Row. Erection of A1 retail uses (7,028sq m), A3 restaurants and cafés (2,060sq m), D2 cinema (2,745sq m) and an A1 foodstore (6,039sq m) with associated petrol filling station, and multi-storey and surface car parking (all matters reserved).*

- 1.3 These proposals are part of the wider South Shields regeneration proposals aimed at bringing economic and social benefits to the town, **Figure 1.1** below.



**Figure 1.1: Overall STC Masterplan for South Shields**

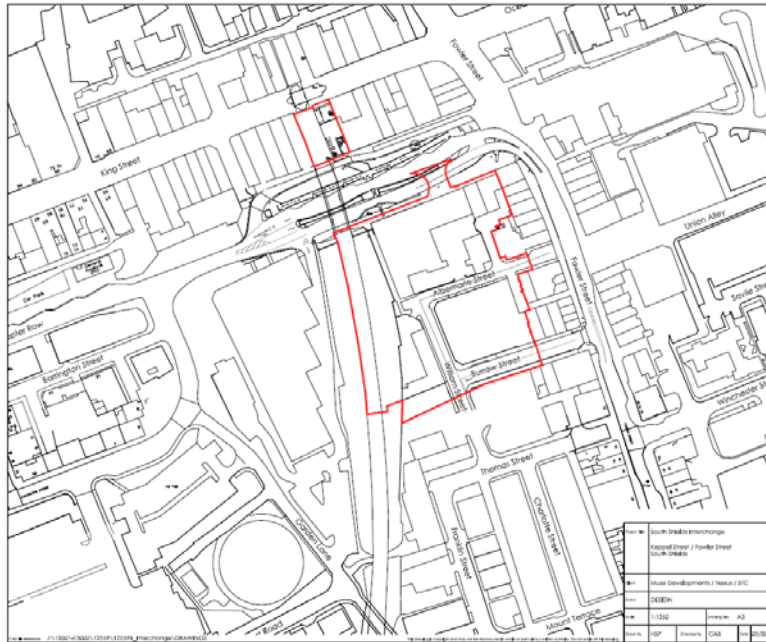
- 1.4 The first phase of the redevelopment proposals are currently underway and include the construction of a new Library and Digital Media Centre and enhancements to the Market



Square. These works have planning permission and are in the process of being implemented.

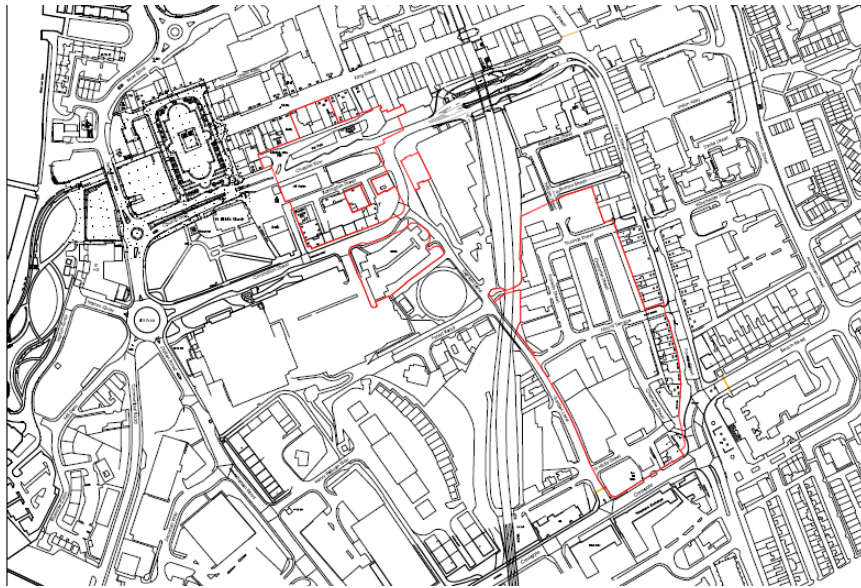
1.5 The next phase in the redevelopment of the town, as set out in the two planning applications, is to improve the public transport provision and improve the overall retail and leisure offer.

1.6 The Detailed Application Site for the new Transport Interchange comprises land north of Burrow Street and south of Chapter Row as illustrated on **Figure 1.2** below.



**Figure 1.2: Detailed Transport Interchange Planning Application Site Location**

1.7 The Outline Application Site comprises four areas of South Shields town centre: Land at Barrington Street, Cornwallis Street and Chapter Row including East Street; The existing surface car park to the west of Garden Lane and south of Coronation Street; Land to the north of the existing Waterloo Square car park; and land to the west of Fowler Street and north of Crossgate and east of Garden Lane, including sections of Thomas Street, Charlotte Street, Franklin Street, Mount Terrace and St Hilda Street. The site location and Application Site boundary are identified in red illustrated at **Figure 1.2**.



**Figure 1.2: Outline Town Centre Masterplan Planning Application Site Location**

### **Reason for EIA**

- 1.8 The requirement for an Environmental Impact Assessment (EIA) is a procedure derived from the EC Directive No 2011/92/EU on the assessment of the effects of certain projects on the environment. It is transposed into UK law through the Town and Country Planning (Environmental Impact Assessment) Regulations 2011, as amended in 2015 (hereinafter referred to as the “EIA Regulations”). Certain types of development that are likely to have significant effects on the environment come within the scope of the EIA Regulations, known as “EIA Development”. The EIA Regulations require that prior to the grant of planning permission for EIA Development, the planning authority must consider environmental information relating to that development.
- 1.9 EU Directive 2014/52/EU replaces 2011/92/EU but is not required to be transposed to national statute until 16 May 2017. The transition arrangements mean that the EU Directive 2011/92/EU is the correct legislative provision for the consideration of this Proposed Development.
- 1.10 Environmental Impact Assessment (the EIA) is the process of collection, publication and consideration of environmental information, in order to assess the likely significant effects of a proposed EIA Development. The environmental information that applicants for EIA Development are required to provide is defined in the EIA Regulations and includes prescribed information, which forms the content of an ES.
- 1.11 EIA has been undertaken voluntarily by the Applicant. This is on the basis that the applicant considers the Proposed Developments are an urban development project which constitutes EIA Development under Schedule 2 Part 10b of the EIA Regulations due to their size, scale and nature.
- 1.12 A combined Screening and Scoping Opinion Request was submitted to STC on 22<sup>nd</sup> June 2015 (**Technical Appendix 1.1**). The Screening Opinion Request confirmed that in the Applicant’s view the Proposed Development comprising the Outline Town Centre

Masterplan for South Shields was EIA development, it was considered that the detailed application for the Transport Interchange was not EIA development. However, following discussions and feedback from STC it has been agreed to undertake a joint EIA for the two planning applications having regard to their individual and cumulative effects. No formal Screening Opinion had been received at the time of writing this ES.

- 1.13 The Scoping Opinion Request set out the site context, likely significant environmental effects and set out the scope of the ES. In this case, it is considered that the potential significant environmental effects arising from the Proposed Development are related to socio-economic and built heritage. The Scoping Opinion Request included the scope of assessment for these two topics. The Council has not provided a “Scoping Opinion” and therefore the ES considers the potential significant effects of both Proposed Developments in relation to heritage and socio-economics.
- 1.14 Whilst the Scoping Opinion Request did not consider there were any schemes to be considered in the cumulative assessment, the Applicant has reconsidered this approach. This ES includes two cumulative assessment scenarios: a cumulative assessment of the detailed Transport Interchange and the Outline Town Centre Masterplan proposals; and the cumulative effect of these two applications with the new Library and Digital Media Centre (“The Word”).
- 1.15 The scope of this ES is considered further in Chapter 2.
- 1.16 Consequently, prescribed EIA information including describing the Proposed Development, the likely significant environmental effects (during construction and operation) and the proposed ways to prevent, reduce and offset any significant adverse effects on the environment, known as mitigation measures, has been gathered and is presented in this document, the Environmental Statement (ES).

### **Structure of the ES**

- 1.17 The ES is provided in three parts:
- Non-technical summary (NTS);
  - Volume 1: Text and figures;
  - Volume 2: Technical appendices.
- 1.18 The ES should also be read alongside the documents submitted with the planning application (detailed below).

### **The ES – Non-Technical Summary**

- 1.19 A non-technical summary (NTS) has been produced as a freestanding document. The NTS provides a concise summary of the whole ES in non-technical language to be easily understood by a lay audience.

## The ES Volume 1 – main body

1.20 This is the full text of the ES and comprises a total of 9 chapters which are illustrated throughout by a series of tables and figures. It presents details required by the EIA Regulations and it is supported by Volumes 2.

1.21 The EIA Regulations (Part 1 of Schedule 4) identifies a requirement for the Application to include in an ES information that is:

*'reasonably required to assess the environmental effects of the development and which the application can, having regard in particular to current knowledge and methods of assessment, reasonably be required to compile.'*

1.22 An outline of what this information comprises in respect of the Proposed Development and where it can be found in the ES is presented in **Table 1.1**.

**Table 1.1: Location of information within the ES required by Part I of the EIA Regulations**

Specified Information	Location in ES
1. Description of development including in particular:	Chapter 3 Existing Site and Surroundings; Chapter 5 The Proposed Development, Need and Alternatives
a) A description of the physical characteristics of the whole development and the land use requirements during the construction and operational phases.	
b) A description of the main characteristics of the production process, for instance, nature and quantity materials used.	Chapter 5 The Proposed Development, Need and Alternatives
c) An estimate, by type and quantity, of expected residues and emissions (water, air and soil pollution, noise, vibration, light, heat, radiation, etc.) resulting from the operation of the Proposed Development.	Chapter 5 The Proposed Development, Need and Alternatives so far are relevant to the assessment of significant environmental effects.
2. An outline of the main alternatives studied by the applicant or appellant and an indication of the main reasons for his choice, taking into account the environmental effects.	Chapter 5 The Proposed Development, Need and Alternatives
3. A description of the aspects of the environment likely to be	Technical chapters (6-7)

significantly affected by the development, including in particular, population, fauna, flora, soil, water, air, climate factors, material assets (including the architectural heritage, landscape and interrelationship between the above factors.

4. A description of the likely significant effects of the development on the environment, which should cover the direct effects on any indirect, secondary, cumulative, short, medium and long term, permanent and temporary, positive and negative effects of the development resulting from:	a) the existence of the development	Chapter 5 Proposed Development, Need for the Development and Alternatives; Chapter 8 Summary of Residual Effects and Cumulative Effects
	b) the use of natural resources	Chapter 5 The Proposed Development, Need and Alternatives
	c) the emission of pollutants, the creation of nuisances and elimination of waste	Chapter 5 The Proposed Development, Need and Alternatives
5. A description of the measures envisaged to prevent, reduce and where possible offset any significant adverse effects on the environment.		All technical chapters (6-7) and Chapter 8 Summary of Residual Effects and Cumulative Effects
6. A non-technical summary of the information provided under paragraphs 1 to 5 of this Part.		Non-Technical Summary (separate document)
7. An indication of any difficulties (technical deficiencies) or lack of know-how) encountered by the applicant in compiling the required information.		All technical chapters (6-7)

**Table 1.2: Location and information within the ES required by Part 2 of Schedule 4 of the EIA Regulations**

Specified Information	Location within the ES
1. A description of the development comprising information on the site, design and size of the development.	Chapter 4 Existing Site and Surroundings; Chapter 5 The Proposed Development, Need and Alternatives

2. A description of the measures envisaged in order to avoid, reduce and, if possible, remedy significant adverse effects.	All technical chapters (6-7)
3. The data required to identify and assess the main effects which the development is likely to have on the environment.	All technical chapters (6-7)
4. An outline of the main alternatives studied by the applicant of the main reasons for the choice.	Chapter 5 Proposed Development, Need and Alternatives.
5. A non-technical summary of the information provided under paragraphs 1 to 4 of this Part.	Non-Technical Summary (separate document)

1.23 The structure of the ES includes the following Chapters which set the context to the scheme, including:

- Chapter 1 – Introduction.
- Chapter 2 – Approach to EIA
- Chapter 3 – Existing Site and Surroundings
- Chapter 4 – Planning Policy
- Chapter 5 – The Proposed Development, Need and Alternatives

1.24 Chapters 6-7 provide an assessment of the environmental effects on a topic by topic basis as follows:

- Chapter 6 – Socio-Economic.
- Chapter 7 – Built Heritage

1.25 In addition, the ES includes the following Chapters:

- Chapter 8 – Summary of Residual Effects, Summary of Cumulative and Interactive Effects.

1.26 Figures are provided either within or at the end of each chapter as relevant.

### **The ES Volumes 2 - Technical Appendices**

1.27 A complete set of technical appendices is provided for reference to prevent the main parts of the ES becoming excessively long.

### **Application documents**

1.28 Whilst they do not form part of this ES, the following documents have been submitted with the planning application:

- Air Quality Assessment, prepared by JMP Consultants Ltd
- Archaeological Desk-Based Assessment, prepared by Prospect Archaeology
- Design and Access Statement, prepared by The Harris Partnership
- Ecological Assessment, prepared by RDF Ecology
- Environmental Noise Assessment, prepared by Apex Acoustics
- Flood Risk Assessment and Drainage Statement, prepared by 3e
- Heritage Assessment, prepared by Turley Heritage
- Phase 1 Ground Investigation Report, prepared by 3e
- Planning Statement, prepared by Turley
- Retail Assessment, prepared by Turley
- Statement of Community Involvement, prepared by Silver Bullet Marketing
- Sustainability Statement, prepared by Turley Sustainability
- Transport Assessment, prepared by JMP Consultants Ltd
- Travel Plan, prepared by JMP Consultants Ltd
- Tree Survey, prepared by AWA Tree Consultants Ltd

## **Project Design Team**

- 1.29 This ES including the assessments within Chapters 6 (Socio-Economic) and 7 (Built Heritage), have been prepared by specialists Turley using the Proposed Development drawings prepared by the project architect, The Harris Partnership.

## **Comments**

- 1.30 Comments on the Planning Application and ES should be forwarded to: South Tyneside Council at:

Town Hall and Civic Centre  
Westoe Road  
South Shields  
NE33 2RL

## **Availability of Documents**

- 1.31 Additional copies of the NTS (free of charge) and the ES and Technical Appendices (price on application) are available from:

Turley  
33 Park Place

Leeds  
LS1 2RY



## 2. Approach to EIA

### Introduction

- 2.1 This Chapter sets out the methodology for undertaking the ES. In particular, the details of the process of identifying the likely significant environmental effects of the Proposed Development and the method of assessing the significance of the effects.
- 2.2 The content and conclusions of the ES are based on an assessment of the application drawings, baseline surveys and a series of technical studies. The assessment has been informed by consultation and engagement with the local planning authority. A process of public consultation and engagement has also been undertaken. A series of baseline studies has been undertaken including desk-based and some fieldwork based. The Proposed Development has been undertaken to allow detailed assessment of issues including built heritage. The proposals have been subject to internal team design review and have been refined through the iterative EIA process.
- 2.3 The EIA has been carried out in accordance with the relevant legislation including the EIA Regulations, guidance and case law. Each technical aspect has been prepared using industry standard methods and criteria.
- 2.4 The key objectives of the EIA are as follows:
- to establish existing baseline environmental conditions
  - to identify, predict and assess the significance of any environmental effects, both positive and negative, direct and indirect and short / medium / long term effects of the Proposed Development; and
  - to identify suitable mitigation, enhancement and monitoring measures to prevent, reduce or remedy significant negative environmental effects.
- 2.5 Throughout this ES reference is made to adverse environmental “effects” that are likely to result from the Proposed Development. This is in line with the requirements of the EIA Regulations, which require the assessment of “likely significant effects” on the environment. There are however, topic specific guidelines which refer to “impacts”. For the avoidance of doubt the terms “impacts” and “effects” have been used in this ES to address the likely significant environmental effects resulting from the Proposed Development.

### Screening and Scoping of the ES

- 2.6 A combined Screening and Scoping Opinion Request was submitted to South Tyneside Council on 22<sup>nd</sup> June 2015 (**Technical Appendix 1.1**). A formal response to this request is awaited. Notwithstanding this, it is considered by the Applicant that the Proposed Development is EIA development and therefore EIA is undertaken voluntarily.
- 2.7 Initial feedback has been received from STC, which advises that they consider the ES should assess the potential significant effects of the Detailed Transport Interchange application as well as the Outline Town Centre Masterplan. On this basis, a joint ES has

been prepared, which considers the potential significant environmental effects of each planning application and the associated cumulative effects.

- 2.8 The Screening and Scoping Opinion Request considered the characteristics and location of the Proposed Development and the characteristics of any potential impact. The characteristics of the Proposed Development reflect those that exist on the site.
- 2.9 The Application Site is wholly on brownfield sites within the town centre and urban area of South Shields, where that has been significant modern interventions. On this basis, the Application Site is considered less sensitive to change. Furthermore, there are no designations of international, national or local importance within the Application Site. However, it is recognised that there are a large number of designated and non-designated heritage assets close and immediately adjacent to the Application Site.
- 2.10 **Table 2.1** below summarises the topics which are likely to give rise to significant environmental effects as set out in the Applicants ES Scoping Opinion Request.

**Table 2.1: Summary of Scope of ES**

Topic	Baseline/Characteristic of Potential effect	Consideration of whether EIA
Socio-economic	Large scale of the redevelopment and cumulative impact of the proposed uses and introduction of uses that do not currently exist including displacement of existing business.	Potential significant effect on employment, GVA. <b>Included in EIA</b>
Heritage	Large number of designated and non-designated heritage assets adjacent or near to the Application Site	Potential significant effect on the setting and significance of these assets. <b>Included in EIA</b>
Townscape/visual	All buildings within the Application Site are to be demolished; none are designated for heritage value; replacement with modern structures of varying building heights reflecting existing townscape.	Demolition and replacement with modern buildings unlikely to have significant effect given existing context; longer distance views will not be significantly affected. Beneficial impact on townscape arising from improved built form. No significant effects likely. <b>Excluded from EIA</b>
Drainage/flood risk	Flood Risk Report confirmed application site lies in Flood Risk Zone 1; potential risk of surface water flooding within parts of the Application Site	Drainage report to consider attenuation measures to reduce surface water flooding risk. Tried and tested solutions. No significant

Topic	Baseline/Characteristic of Potential effect	Consideration of whether EIA effects likely.
Ecology/trees	Ecological Report identified no designated nature conservation sites within the Application Site; railway embankment has some ecological value; existing buildings to be demolished on site very limited potential for roosting bats; potential for nesting gulls in buildings to be demolished.	<p>effects likely.</p> <p><b>Excluded from EIA</b></p> <p>No designated nature conservation sites or legally protected species within the Application Site. Tried and tested mitigation measures can be used to ensure further bat surveys are undertaken and demolition is undertaken outside of nesting season. No significant effects likely.</p> <p><b>Excluded from EIA</b></p>
Archaeology	Desktop Assessment identified WWII bombing raids and more recent redevelopment of the town centre will have reduced potential for below ground archaeology; limited pockets may exist in relation to the Roman period, medieval cemetery and post-medieval expansion of the town centre.	<p>Limited potential for below ground archaeology; tried and tested measures can be imposed on any planning permission to secure evaluation excavation and mitigation, if required. No significant effects likely.</p> <p><b>Excluded from EIA</b></p>
Lighting	Existing buildings, public realm, car parks and roads have lighting; details of lighting to follow at reserved matters stage however will reflect existing provision; sensitive receptors (i.e. residents) in vicinity of the site already experience some disturbance from urban location.	<p>Limited change from existing situation, considered no significant effects likely.</p> <p><b>Excluded from EIA</b></p>
Contaminated land	Phase 1 Ground Investigation Studies identified potential for below ground contamination although risk is low to moderate.	<p>Remediation can be secured using planning conditions and will involve tried and tested methods. No significant effects likely.</p> <p><b>Excluded from EIA</b></p>
Highways and air quality	Transport Assessment to accompany the application will set out existing and proposed traffic conditions and levels. Travel Plan will also be submitted. Site is not within an Air Quality Management Area, Air Quality Assessment to	<p>Proposed Development unlikely to result in significant increase in traffic due to enhancement of offer, improvements to public transport and linked trips with other town centre uses;</p>

Topic	Baseline/Characteristic of Potential effect	Consideration of whether EIA
	accompany the application.	planning conditions can secure tried and tested mitigation measures and travel plan. Effect of Proposed Development on highways and air quality will not be significant. <b>Excluded from EIA</b>
Noise	Noise Assessment will accompany the application; existing sensitive receptors already in urban environment and experience relatively high baseline noise levels. Increase in noise will not exceed 5dB.	Limited change from existing situation, considered no significant effects likely. <b>Excluded from EIA</b>
Climate change/Sustainability	Sustainability Statement will accompany the application and advises that the replacement of existing buildings with buildings constructed to modern standards will improve energy and greenhouse gas performance.	No significant adverse effects likely. Tried and tested measures can be controlled through planning conditions to secure key sustainability/climate change measures. Limited change from existing situation considered no significant effects likely. <b>Excluded from EIA</b>

- 2.11 This ES has been prepared to consider the potential significant effects of the Proposed Development in relation to socio-economic and built heritage for the reasons set out above and in the Screening and Scoping Opinion Request (**Technical Appendix 1.1**). No formal Scoping Opinion has been issued.
- 2.12 It is considered that these topics are the only ones likely to result in significant effects. In accordance with the approach set out in the National Planning Policy Framework and associated Planning Practice Guide a limited ES is considered appropriate.
- 2.13 This joint ES also considers two potential cumulative scenarios: cumulative effect of the two planning applications; the cumulative effects of the two planning applications combined with the significant effects of The Word (new Library and Digital Media Centre).

## Approach to the ES

- 2.14 The applications are assessed on the basis of the application drawings submitted with the application. A full description of the Proposed Development is set out in **Chapter 5** with the key associated drawings provided in **Technical Appendices 5.1 and 5.2**.

## Approach to the Technical Assessment

- 2.15 Each key issue has been given a separate chapter within the ES (Chapters 6-7). The technical assessments follow the same format.
- 2.16 Each chapter starts with an **introduction** outlining the topic area to be assessed.
- 2.17 The **legislative and policy framework** for the relevant topic area is then set out, including reference to any non-statutory guidance or standards.
- 2.18 The methods for undertaking the technical studies are then outlined in the **methodology** section, making reference to best practice. Whilst the Proposed Development is described consistently (based on the description in chapter 6), the geographical extent of the assessment varies depending on the aspect being assessed. As a result, study areas are different for each topic, as the geographical extents of the predicted effects differ in each case.
- 2.19 The methodology will also confirm any assumptions and limitations specific to each topic area.
- 2.20 Each chapter also sets out the detailed definitions it uses to assess impacts, including significance, magnitude, type, receptor sensitivity and the nature of the impact (i.e. whether it is permanent, temporary, reversible or irreversible). What this means for each topic is set out in the relevant chapter.
- 2.21 The **baseline conditions** are then described, against which the potential environmental impacts are to be assessed. Baseline data has been obtained from, inter alia, desktop reviews, consultations and survey work undertaken for the project. The base conditions are referred to as at the present (or current) time on the basis of no significant change anticipated between assessment and the development being undertaken. Where any immediate change is anticipated (other than as result of the development, or committed developments considered) this is described in full in each chapter.
- 2.22 The assessment of **potential impact** is then undertaken. As required by the relevant Regulations, the assessment considers the impacts in terms of the following factors and, where possible, adopts consistent terminology
- 2.23 The effect criteria used in this ES are outlined in each Chapter and reflects **Table 2.2**. Due to the specific guidance and case law relating to built heritage the assessment within **Chapter 7** uses the term “neutral” and not negligible. Each Chapter explains how the effect criteria have been applied.

**Table 2.2: Criteria for determining the significance of the environmental effect**

Magnitude	Criteria
Major adverse	The Proposed Development (either on its own or with other proposals) could have a major adverse effect on the character and integrity of the site and/or their surrounding area.
Moderate adverse	The Proposed Development (either on its own or with other proposals) could have a moderate adverse effect on the character and integrity of the site and/or their surrounding area.
Minor adverse	The Proposed Development (either on its own or with other proposals) could have a minor adverse effect on the character and integrity of the site and/or their surrounding area.
Negligible	No observable effect.
Minor beneficial	The Proposed Development (either on its own or with other proposals) could have a minor beneficial effect on the character and integrity of the site and/or their surrounding area.
Moderate beneficial	The Proposed Development (either on its own or with other proposals) could have a moderate beneficial effect on the character and integrity of the site and/or their surrounding area.
Major beneficial	The Proposed Development (either on its own or with other proposals) could have a major beneficial effect on the character and integrity of the site and/or their surrounding area.

2.24 The significance of predicted effects has been determined by reference to the effect criteria for each assessment topic. Specific criteria for each issue has had regard to the following:

- extent and magnitude of the effect;
- whether the effect is positive or negative
- frequency of effect
- the probability of the effect occurring
- effect duration (short, medium or long term);
- effect nature (direct or indirect, reversible or irreversible);
- whether the effect occurs in isolation, is cumulative or interactive;

- performance against environmental quality standards or other relevant pollution control thresholds;
  - sensitivity of the receptor; and
  - compatibility with environmental policies
- 2.25 For issues where definitive quality standards do not exist, significance has been based on the following:
- local, regional or national scale of value of the resource affected;
  - number of receptors affected;
  - sensitivity of those receptors; and
  - duration of the effect.
- 2.26 Where the assessment procedure indicates that the Proposed Development is likely to have significant adverse effects, the ES identifies appropriate **mitigation measures** to reduce, compensate or eliminate these effects and/or take advantage of opportunities for environmental enhancement. Such mitigation measures can either be incorporated into the proposed design and operation of the Proposed Development, or through the introduction of particular safeguards.
- 2.27 When considering impact, mitigation measures will be considered in two broad categories:
- Mitigation measures embedded in the design of the project and inherent within the scheme. These have been identified throughout the Project and used to inform Project Design. Such measures are considered part of the project and are referred to as 'designed in' mitigation.
  - Additional mitigation and enhancement measures which have been developed later in the process when any specific impacts on key environmental receptors have been identified which can't be mitigated through design.
- 2.28 'Designed in' mitigation is considered in more detail in Chapter 5, where necessary. It is important to distinguish between the two types, as the assessment of impacts prior to mitigation includes elements of embedded design, whilst the residual effects consider the project with the additional mitigation and enhancement measures in place.
- 2.29 Following mitigation measures being in place, a **summary of the residual effects** has been prepared in order to assess the overall effects of the Proposed Development following demolition, construction and for its completed operation. A summary table is provided. Where residual effects are identified but may be subject to change over time, or may only be fully understood with the passage of time, proposals for future monitoring and management are discussed.
- 2.30 As required by the EIA Regulations the **cumulative effects** of the Proposed Developments is then considered within the ES. The following approach has been adopted for the assessment of cumulative effects, based on previous experience, the

types of receptors being assessed, the nature of the Proposed Development, the committed developments under consideration and the information available to inform the assessment.

- 2.31 All technical assessments have considered effect interactions and in-combination effects. Effect interactions are the combined or synergistic effects caused by the combination of a number of effects on a particular receptor which may collectively cause a more significant effect than individually. In-combination effects are the effects of the Proposed Developments together with other committed development/s.
- 2.32 For EIA, cumulative effects are generally considered to arise from the combination of effects from the Proposed Developments and from other permitted schemes (not yet constructed or still under construction) in the vicinity, acting together to generate elevated levels of effects. In this case consideration is also given to the cumulative effects of the Transport Interchange proposals which are subject to a separate application and are highly likely to be constructed within the next 1-2 years.
- 2.33 The cumulative effects resulting from in-combination effects are assessed in each of the technical ES chapters (**Chapters 6-7**) and Volume 2.
- 2.34 There is only one committed scheme which is considered pertinent to the consideration of the potential significant effects of the Proposed Development. No other schemes were identified by STC. The scheme which is considered relevant is:
- (i) New Library and Digital Centre ('The Word') at Market Square – granted planning permission on 2 October 2014, currently being constructed and due to open in 2017. The scheme includes the construction of a relocated library onto a brownfield site to the west of the Proposed Development, and adjacent to Market Square. Further information (i.e. site plan, elevations and planning permission) is provided in **Technical Appendix 2.1**
- 2.35 The cumulative impact scenarios which have been considered are as follows:
- Cumulative effects of the Detailed Transport Interchange Planning Application and Outline Town Centre Masterplan Planning Application
  - Cumulative effects of Detailed Transport Interchange Planning Application and Outline Town Centre Masterplan Planning Application, and new Library and Digital Media Centre ("The Word").
- 2.36 The assessments in **Chapters 6 and 7** conclude that there would be no significant environmental effects arising from either the Transport Interchange or The Word proposals. On this basis, the cumulative effects in those scenarios are not materially different to those assessed in the scenarios identified in paragraph 2.34 above, and therefore are not expressly set out in the Topic Chapters.
- 2.37 The level of detail of assessment has been dependent on the information available for each of these schemes and has generally been undertaken in a qualitative manner. These developments have been assessed within each chapter as relevant, **Chapter 8** provides a summary. Where no cumulative effects are predicted, this has also been stated.



## **Assumptions and Limitations**

2.38 The principal assumptions that have been made and any limitations that have been identified, in preparing the ES are set out below. Assumptions specifically relevant to each topic have been made in each chapter:

- All of the principal existing land uses adjoining the Assessment Site remain.
- Baseline conditions have been established from a variety of sources, including historical data, but due to the dynamic nature of certain aspects of the environment, conditions will change during the construction and operation of the Proposed Development.
- Information received by third parties is complete and up to date.
- The design, construction and completed scheme will satisfy minimum environmental standards, consistent with contemporary legislation, practice and knowledge.
- Necessary off-site services infrastructure for the Proposed Development will be provided by statutory undertakers.

### 3. Existing site and surroundings

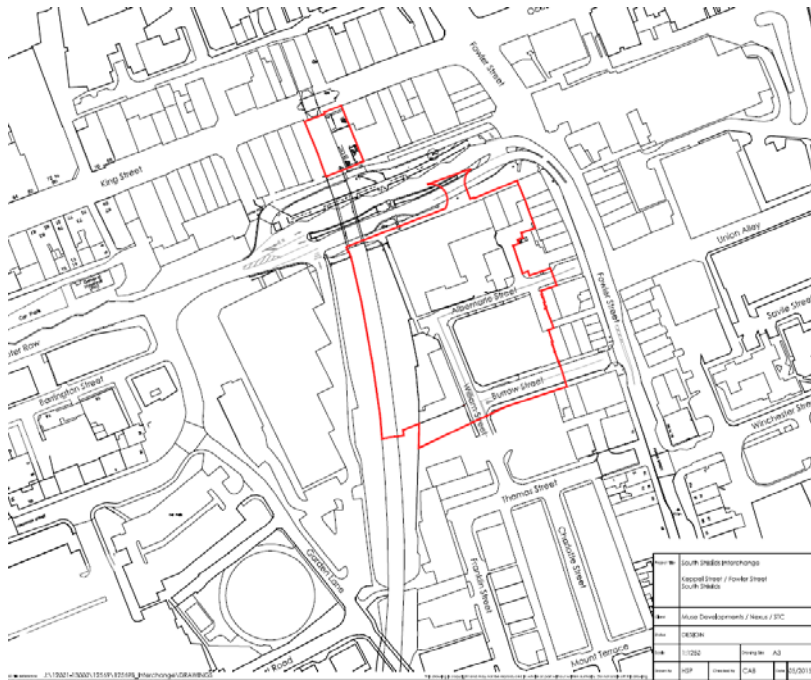
- 3.1 This Chapter describes the site conditions and as well as the surrounding context of the Proposed Developments subject to joint EIA, namely the Detailed Transport Interchange Planning Application area and the Outline Town Centre Masterplan Planning Application area.
- 3.2 The Proposed Developments cover the land coloured in red - Transport Interchange, and purple – Outline Town Centre Masterplan. To the west, outlined in green, is the new Library and Digital Media Centre (“the Word”) currently under construction and the market place.



**Figure 3.1: Site Location Plan – extract from Design and Access Statement**

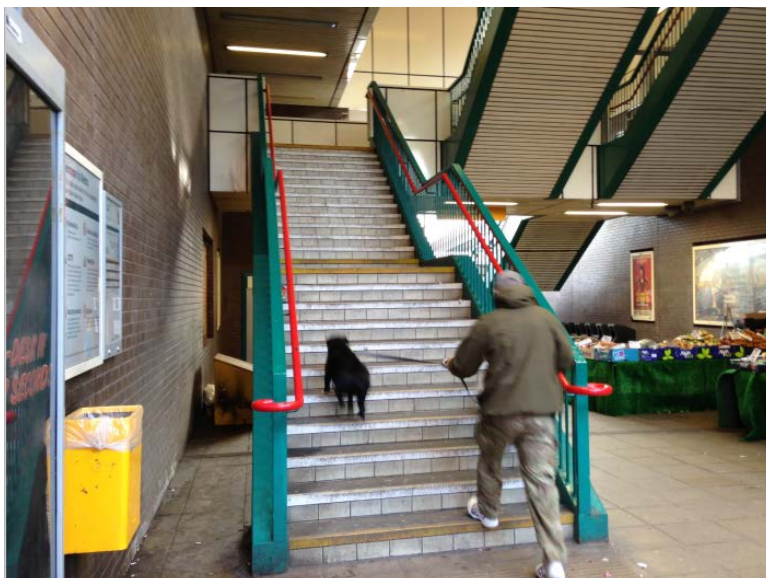
#### Detailed Transport Interchange Area

- 3.3 The application site comprises 1.1 hectares in two parcels of land identified in red on **Figure 3.1** below. These sites comprise: the current Metro station and walkway between King Street and Fowler Street; and an area of land incorporating the existing Metro track and buildings (to be demolished) to the west of Fowler Street, including sections of Albermarle Street, William Street and Burrow Street.



**Figure 3.2: Detailed Transport Interchange Application site boundary**

3.4 The first parcel of land forming part of the application site relates to the existing South Shields Metro station, which is currently accessed from an alley that runs between King Street and Keppel Street. The platform is raised above ground level, with the Metro tracks running north to south above the town centre. At ground-floor level, the area contains a newsagent and grocer's stall. The ground floor access from King Street is shown in **Figure 3.3** below.



**Figure 3.3: Existing Metro station entrance from King Street**

3.5 The second parcel of land forming the remaining part of the application site includes the existing above-ground railway tracks, the existing Post Office building between Albemarle Street and Keppel Street and properties on William Street, Burrow Street and

Albemarle Street. **Figure 3.4** below shows the rear of the Post Office building on Abermarle Street.



**Figure 3.4: View from within the application site on Albemarle Street to the rear of the Post Office building**

- 3.6 The site includes part of the existing Metro track and land and buildings to the west of Fowler Street including sections of Abermarle Street, William Street and Burrow Street. The buildings in this area are in commercial use and generally between 2-3 storeys in height and of varying ages and designs. There is a vacant site between Albemarle Street and Burrow Street, which is now used as a public car park, **Figure 3.5**.



**Figure 3.5: View from the William Street public car park northwards towards Albemarle Street and Burrow Street**

- 3.7 The planning application area includes a parcel of land incorporating a bellmouth from the proposed Transport Interchange onto Keppel Street to the north.



## Outline Area - Masterplan

- 3.8 This Application Site involves 4.9 hectares comprising of four parcels of land, as identified in red on **Figure 3.6** below:



**Figure 3.6: Application Site**

***1. Land around Barrington Street and Chapter Row including East Street and properties fronting King Street- excluding the listed building at 16 Barrington Street.***

- 3.9 This part of the application site comprises a generally square area of land incorporating Barrington Street, Chapter Row and properties with rear elevations facing onto East Street and frontages on King Street. Barrington Street lies in the centre of this area of the site, with Chapter Row and East Street lying to the north. Coronation Street forms the southern boundary, Cornwallis Street lies on the western boundary, Green Lane to the east and pedestrianized King Street lying on the northern boundary. St Hilda's Church and the listed TSB building lie on the western boundary.
- 3.10 Barrington Street, Chapter Row and East Road run primarily in an east/west direction.
- 3.11 The buildings on Barrington Street are between 2-3 storeys. One of the buildings is listed, namely 16 Barrington Road. This building and two others on the south side are constructed from red brick, although there is a very small infill unit constructed from panels. Further to the west is a public house which is rendered with its frontage at ground floor level.
- 3.12 On the northern side lies the rear elevation of the Job Centre which fronts onto Chapter Row, this is a three storey modern building and constructed in yellow brick. The plot of land opposite 18 Barrington Road was recently cleared of buildings and can be seen as a vacant site on **Figure 3.6** below. Vehicles can access this one way street from the

west. Cornwallis Street forms the western boundary of the site. The TSB building is due west, outside the application site.



**Figure 3.7: View from the junction of Coronation Street with Barrington Street – Listed buildings to the left hand-side and Job Centre.**

- 3.13 Chapter Row and East Street comprise commercial buildings (i.e. retail, public house, bank) between 2-3 storeys in height in a variety of materials including yellow and red brick, render and cladding, **Figure 3.7**. The section of Chapter Row within the application area is restricted to bus access only, and there are a row of bus stops on the north side of Chapter Row. Whilst East Street provides vehicular access to designated car parking area.



**Figure 3.8: View of East Road with bus stops on Chapter Row.**

***2. The existing surface car park to the west of Garden Lane and south of Coronation Street.***

- 3.14 The site lies immediately north of a gas holder, due east of the Asda foodstore and west of the Waterloo Square Shopping Centre. Access and egress to this surface level car park is via Garden Lane to the east. The site is generally level, hard surfaced and with shrub and tree boundary planting, **Figure 3.9**.



**Figure 3.9: View towards the surface car park from Waterloo Square.**

***3. Land to the north of the existing Waterloo Square car park.***

- 3.15 This is a generally level area of public realm directly in front of Waterloo Shopping Centre, which is accommodated within a modern retail building with access onto the site, **Figure 3.10**. Covered cycle parking shelters, planting and seating areas are on the site.
- 3.16 Immediately to the south is the Waterloo Square surface level car park. This site is due west of Barrington Street and Garden Lane, and the north east of the Garden Lane car park.



**Figure 3.10: View from the south towards the public realm.**

***4. Land to the west of Fowler Street and north of Crossgate and east of Garden Lane, including sections of Thomas Street, Charlotte Street, Franklin Street, Mount Terrace and St Hilda Street.***

- 3.17 This site is divided in two east/west by Mount Terrace and covers 3.2ha. To the north is Thomas Street and part of Charlotte Street which is characterised by surface car parks. Franklin Street also lies in the northern half and comprises a number of 1-2 storey commercial premises (i.e. retail, warehousing), **Figure 3.11** below.





**Figure 3.11: View from vacant site north of Burrow Street towards Thomas Street and Charlotte Street car parks and commercial buildings on Franklin Street.**

- 3.18 To the south of Mount Terrace and either side of Charlotte Street are surface car parks and a vacant site. At the southern end of Charlotte Street is a terraced row of 2 storey former residential properties, which have been converted into commercial premises (i.e. professional services such as financial advisors).
- 3.19 As shown in **Figure 3.12** below, the south eastern boundary of this area is bound by two storey commercial properties on Franklin Street, many of which have residential/office accommodation above with retail units, some of which are vacant, at ground floor level.



**Figure 3.12: View northwards along Fowler Street.**

- 3.20 A large commercial building with a car park fronts onto Garden Lane in the south west corner of this area of the Application Site. Between Hilda Street and Crossgate are more commercial buildings including a petrol station, and large and small format retail units.
- 3.21 The site levels are between 10-14m AOD with a gentle slope towards Burrow Street in the north.



***Conservation Areas***

- 3.22 There are a number of listed buildings adjacent to the Proposed Development, and two conservation areas – The Mill Dam Conservation Area and The Mariner's Cottages Conservation Area. Further information on the location and significance of these heritage assets is provided within the **Chapter 7** of this ES.

## 4. Legislative and Policy Framework

- 4.1 This Chapter will outline the key legislative and policy documents which are pertinent to the assessment of the potential significant environmental effects. The topic specific legislation and policies are considered in more detail within Chapters 6 and 7. A full review of the planning policy framework is provided in the Planning Statement which accompanies the planning application.
- 4.2 This ES has been prepared in line with EC Directive No 2011/92/EU as transposed into UK law through the Town and Country Planning (Environmental Impact Assessment) Regulations 2011, as amended in 2015 (hereinafter referred to as the “EIA Regulations”).(Ref 4.1)
- 4.3 The Planning (Listed Building and Conservation Areas) Act 1990 (Ref 4.2) sets the legislative framework within which works and development affecting listed buildings and conservation areas must be considered.
- 4.4 The National Planning Policy Framework (NPPF), published in March 2012 (Ref 4.3), sets out the Government’s statutory planning policies for England. The NPPF is built around a policy commitment to sustainable development, with the planning system expected to play both an economic and social role.
- 4.5 At the heart of the NPPF is a ‘presumption in favour of sustainable development’, which requires local authorities in the development of their Local Plans to adopt a positive approach in order to seek opportunities to meet the development needs of an area.
- 4.6 This document provides advice on how to consider the potential impact of a development on the significance of heritage assets.
- 4.7 The NPPF is supplemented by the web-based Planning Practice Guidance (PPG), which provides further guidance on Environmental Impact Assessment – as governed by the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 – in order to assess whether a development would have a significant effect on the environment. Statements should primarily focus on main or significant environmental effects, with impacts of little or no significance addressed only briefly to show that they have been considered (Ref 4.4).
- 4.8 The statutory development plan for the Proposed Development comprises:
- South Tyneside Core Strategy (2007) (Ref 4.5);
  - South Shields Town Centre and Waterfront Area Action Plan (2008) (Ref 4.6);  
and
  - Development Management Policies DPD (2011) (Ref 4.7).
- 4.9 The policies within the statutory development plan are considered in more detail in Chapters 6 and 7.

- 4.10 In addition to the statutory development plan, South Tyneside Council also published its 365 Vision (2013) for the redevelopment of South Shields town centre (Ref 4.8) and the “Shaping Our Future South Tyneside Council Strategy 2013-16 (Ref 4.9). The North East Local Enterprise Partnership (LEP) established the North East Strategic Economic Plan (2014) (Ref 4.10). These documents are considered in more detail in Chapters 6 and 7, where relevant.
- 4.11 Other guidance considered in Chapter 7 includes: Good Practice Advice Note 3: The Setting of Heritage Assets published by Historic England (Ref 4.11); Principles of Selection for Listing Buildings (2011) published by DCLG (ref 4.12); Seeing the History of View published by Historic England (2011) (Ref 4.13); Conservation Principles: Policies and Guidance published by Historic England (2008) (ref 4.14); Frontiers of the Roman Empire World Heritage Site: Hadrians’ Wall Management Plan 2015-2019 (2015) (Ref 4.15); Mill Dam Conservation Area Management Plan by STC (2010) (Ref 4.16); Mariners Cottages Conservation Area Management Plan by STC (2010) (Ref 4.17).

## References

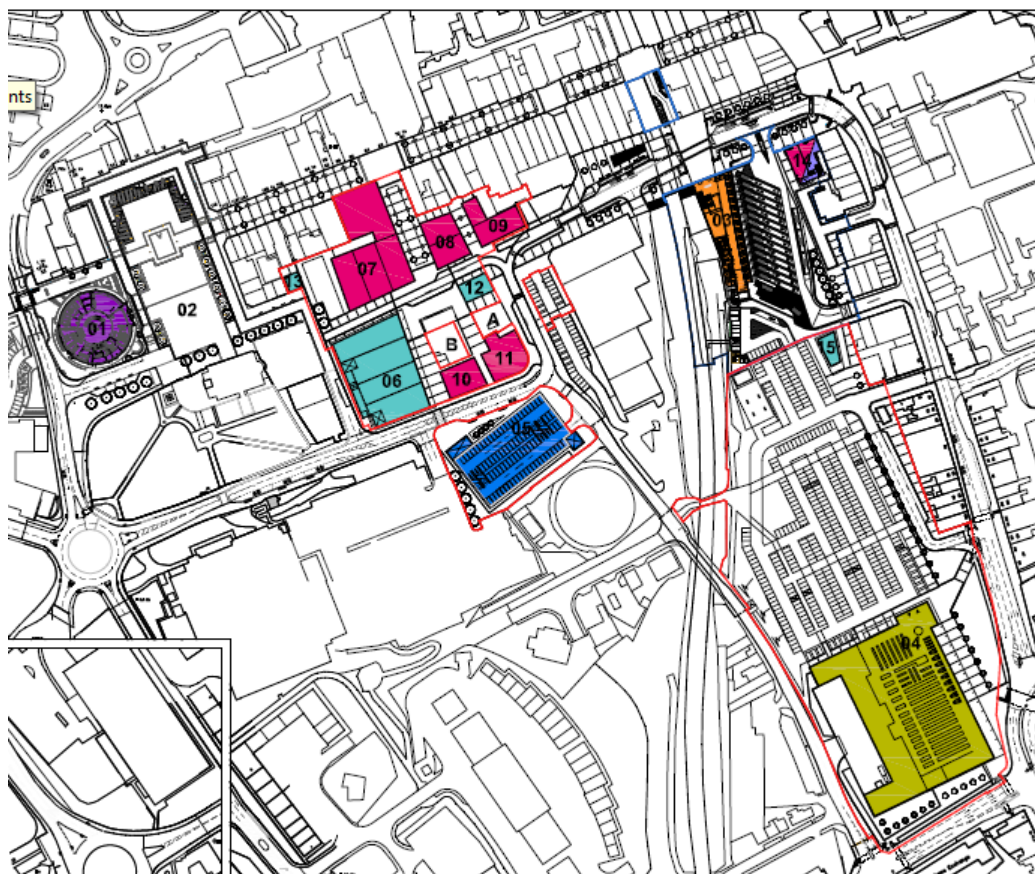
- 4.1. Town and Country Planning (Environmental Impact Assessment) Regulations 2011, as amended in 2015
- 4.2 Planning (Listed Building and Conservation Areas) Act 1990
- 4.3 HM Government (2012) ‘National Planning Policy Framework’
- 4.4 <http://planningguidance.planningportal.gov.uk>
- 4.5 South Tyneside Council (2007) ‘South Tyneside Core Strategy’
- 4.6 South Tyneside Council (2008) ‘South Shields Town Centre and Waterfront Area Action Plan’
- 4.7 South Tyneside Council (2011) ‘Development Management Policies DPD’
- 4.8 South Tyneside Council (2013) ‘South Shields 365 Town Centre Vision’
- 4.9 South Tyneside Council (2013) ‘Shaping our Future’
- 4.10 North East Local Enterprise Partnership (2014) ‘Strategic Economic Plan’
- 4.11 Historic England Good Practice Advice Note 3: The Setting of Heritage Assets
- 4.12 DCLG (2011) Principles of Selection for Listing Buildings
- 4.13 Historic England (2011) Seeing the History of View
- 4.14 Historic England (2008) Conservation Principles: Policies and Guidance
- 4.15 Frontiers of the Roman Empire World Heritage Site: Hadrians’ Wall Management Plan 2015-2019 (2015)

- 4.16 South Tyneside Council (2010) Mill Dam Conservation Area Management Plan
- 4.17 South Tyneside Council (2010) Mariners Cottages Conservation Area Management Plan

## 5. Proposals, Need and Alternatives

### Proposals

- 5.1 This Chapter of the ES describes the Proposed Development including the development parameters for the outline application, then it sets out the need for the development and alternatives.
- 5.2 The Proposed Developments (new Transport Interchange and Town Centre Masterplan) forms part of the overall South Shields redevelopment, which includes a new library and improved market place currently under construction and shown in purple as numbered 01 and 02 in Figure 5.1 below.
- 5.3 **Figure 5.1** below is STC's latest 365 Masterplan for the regeneration of South Shields town centre. It is indicative of the Council's aspirations. This ES relates to the redevelopment of the areas identified on **Figure 5.1** as new Transport Interchange shown in orange and pink, and the Outline Town Centre Masterplan scheme (numbered 04-12 and 15 as shown in green, light and dark blue, and pink).



**Figure 5.1: Extract from Masterplan for South Shields**

- 5.4 The Proposed Developments comprises two planning applications which seek:

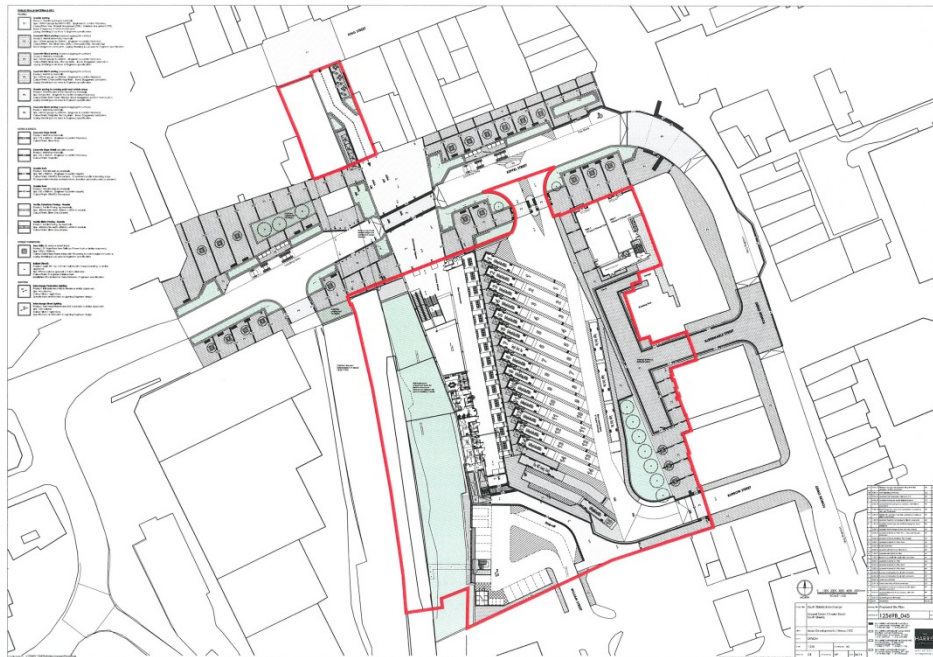
*Demolition of the existing Metro station on King Street, Keppel Street Post Office, 3, 5 and 7 Keppel Street and properties on William Street, Burrow Street and Albermarle*

*Street. Erection of a new Transport Interchange, comprising new interchange building, Metro station, bus station, retail unit and passenger drop-off area and separate retail unit with office accommodation at first and second floors*

*Demolition of properties on King Street, Barrington Street, Coronation Street, Fowler Street, Thomas Street, Franklin Street, Charlotte Street, Mount Terrace, St Hilda Street and Crossgate and existing bus stands on Chapter Row. Erection of A1 retail uses (7,028sq m), A3 restaurants and cafés (2,060sq m), D2 cinema (2,745sq m) and an A1 foodstore (6,039sq m) with associated petrol filling station, and multi-storey and surface car parking (all matters reserved).*

## **Detailed Transport Interchange Planning Application**

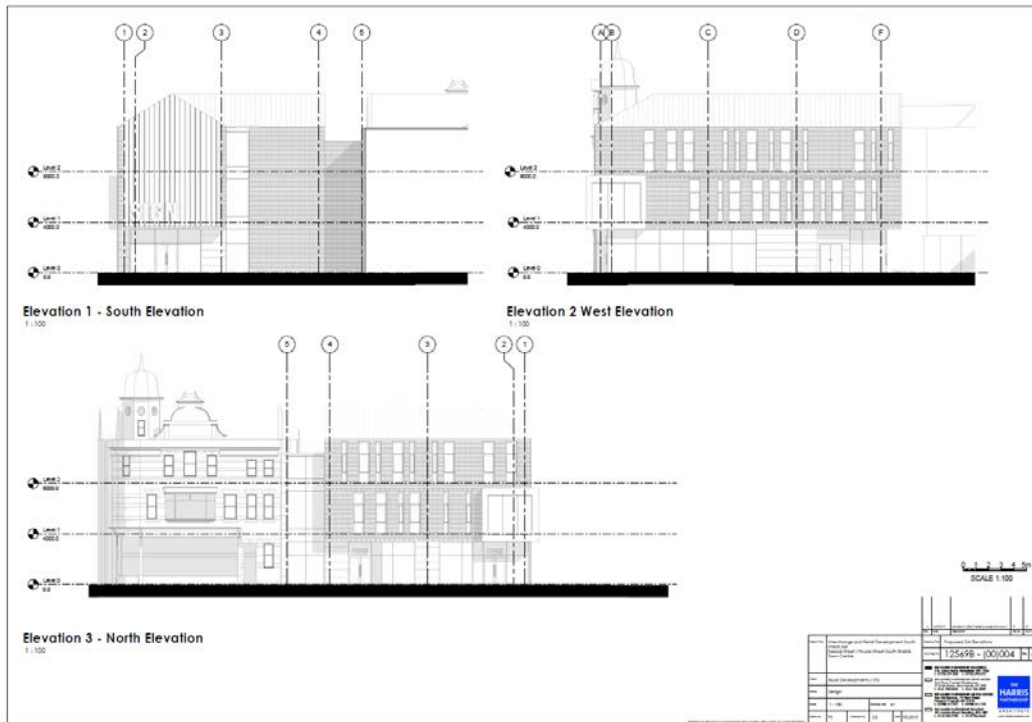
- 5.5 The detailed planning application drawings for the new Transport Interchange are provided in **Technical Appendix 5.1**, and comprise:
- Application boundary 12569B\_1000 rev J
  - Proposed site plan 12569B 045 rev AC
  - Proposed elevations 12569B 061 rev B
  - Proposed elevations 12569B 021 rev K
  - Proposed GA elevations 12569B (00)004 rev B
- 5.6 All existing buildings within the red line area will be demolished including the existing Metro Station and commercial buildings, see the plans in **Technical Appendix 5.1**.
- 5.7 It is proposed that following the demolition of the existing Metro station and walkway between King Street and Keppel Street, this area will then be landscaped to provide public realm enhancements incorporating a paved area with raised landscape planters and seating, and areas for market stalls.
- 5.8 The drawings also show the proposed new Transport Interchange building to be constructed to the south of Keppel Street **Figure 5.2**. This new building will incorporate a new bus station, concourse and retail unit at ground-floor level and a new Metro station with new platform above at 'platform level.'



**Figure 5.2: Proposed Site Plan**

- 5.9 The Transport Interchange will provide an integrated transport hub and provide a significant improvement in hard and soft landscape around the site.
- 5.10 At the ground level, the Interchange will provide bays for 14 buses (as well as coach parking and overflow bus parking provision) and a re-aligned road network to enable legibility and ease of circulation of bus traffic entering from Fowler Street and Burrow Street, through the Interchange and exiting onto Keppel Street. Visitor/short-stay parking provision within a passenger drop-off area will be provided to the south of the bus concourse, accessed separately from William Street.
- 5.11 The building itself will incorporate ancillary office and store rooms, a travel shop, staff room, cycle parking and a retail unit of 178sq m GIA at ground level. ATM machines will be positioned to the north of the concourse. The design of the building is shown on the application drawings in **Technical Appendix 5.1**.
- 5.12 Stairs and escalators will provide access from the ground-floor level to the platform level, leading through an upper concourse to the platform itself. Ancillary staff facilities are also proposed within the upper concourse area.
- 5.13 To the east of the bus concourse, a new three-storey unit is proposed for retail/office accommodation, **Figure 5.3** below. The building will be located adjacent to the existing buildings on the corner of Fowler Street and Keppel Street and will include two retail units at ground-floor level (147sq m and 146sq m GIA), office accommodation on the first floor (310sq m GIA) and further office accommodation on the second floor (310sq m).

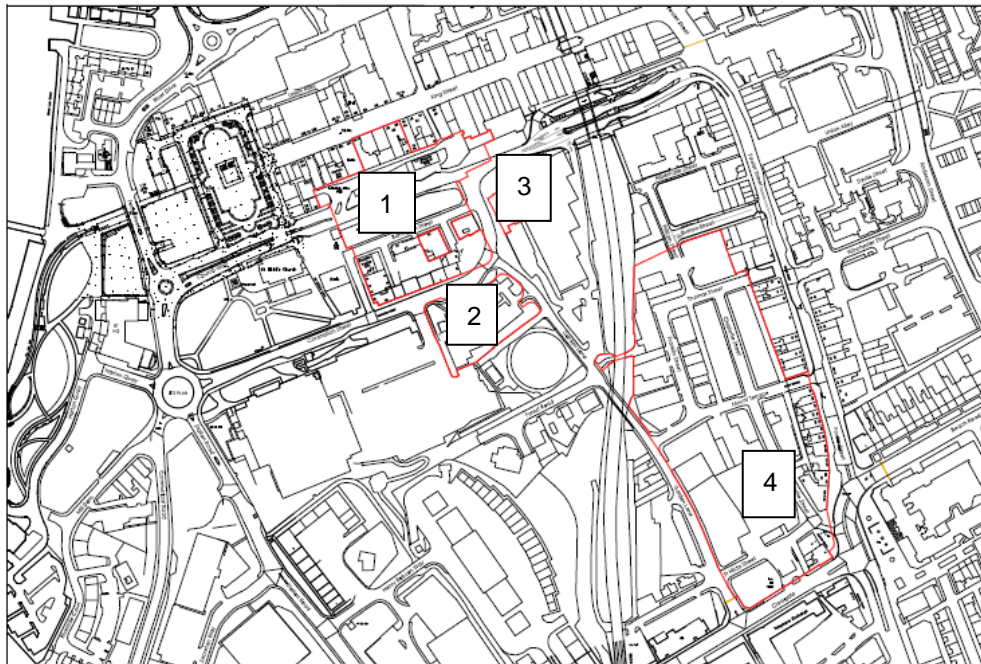




**Figure 5.3: Proposed elevations of the new retail/office unit**

## Outline Town Centre Masterplan Planning Application

- 5.14 This planning application is made in outline with all matters including access, siting, appearance, landscape reserved. The Application Site is shown in red on **Figure 5.4**.



**Figure 5.4: Application Site Boundary**



- 5.15 The key Proposed Development drawings are provided in **Technical Appendix 5.2** and include:
- Outline masterplan application boundary 12569M 1005 rev C
  - Site sections – King Street 12569M 103 rev A
  - Site sections – Barrington Street 12569M 104 rev B
  - Site sections – Fowler Street 12569M 105
  - Buildings demolished – outline application 12569M 1012
  - Parameter plan: South Shields 365 Masterplan 12569M PP01 rev A
  - Parameter plan: Building Use 12569M PP02 rev A
  - Parameter plan: Scale 12569M PP03 rev B
  - Parameter plan: Service Routes 12569M PP04 rev A
  - Parameter plan: Vehicle Routes 12569M PP05 rev A
  - Parameter plan: Pedestrian Routes 12569M PP06 rev A
  - Parameter plan: Street Pattern 12569M PP07 rev A
- 5.16 All buildings within the Application Site will need to be demolished to enable the Proposed Development to progress. The buildings affected are shown in **Technical Appendices 5.2**. None of the buildings to be demolished are Listed Buildings.
- 5.17 Existing businesses will need to be relocated to enable the demolition to occur. It is understood that STC is leading on the relocation of these businesses to ensure that as many as possible are accommodated within the town centre and its immediate environs.
- 5.18 The Proposed Development seeks to provide a mixed use scheme incorporating new retail units, leisure unit, new large format foodstore, restaurants/cafes, and car parks. As all matters are reserved the Proposed Development seeks to set out the key development parameters (location of buildings, max building heights from floor slab, max floor space) which will dictate how the detailed proposals are developed at a later stage.
- 5.19 The scale of the development in terms of floor space, building heights and proposed land use for each of the four key areas is set out in **Table 5.1** below. The Masterplan Building Number locations are as shown on the Masterplan **Figure 5.1** above.

**Table 5.1: Development Parameters – Outline Application**

Site	Masterplan Building No	Land Use	Floor Area GIA (sq m) (max)	Building Heights (m) (max from floor slab)	
Area 1 - Land around Barrington Street and Chapter Row including East Street	06	Cinema Restaurant	2,745sqm 1,603sqm	16m	
	07	Retail	4,083sqm	10m	
	08	Retail	1,082sqm	10m	
	09	Retail	971sqm	10m	
	10a/b	Retail	367sqm	9m	
	11	Restaurant	525sqm	5m	
	12	Cafe	186sqm	5m	
	13	Cafe	139sqm	5m	
	Area 2- The existing surface car park to the west of Garden Lane and south of Coronation Street	05	Multi storey car park	300 parking spaces	18m
	Area 3 - Land to the north of the existing Waterloo Square car park		Surface level car park	18 parking spaces	-
	Area 4 - Land to the west of Fowler Street and north of Crossgate and east of Garden Lane, including sections of Thomas Street, Charlotte Street, Franklin Street, Mount Terrace and St Hilda Street	04	Food retail	6,039sqm	10m
			Petrol station	NA	5m
		15	Cafe	135sqm	5m

5.20 The development within each of the four areas can be summarised as follows:

**1. Barrington Street and Chapter Row including East Street**

5.21 The Masterplan indicates that five new retail units, a new cinema with restaurant below at ground floor, two cafes and a restaurant will be provided. Access is a reserved matter, however, the Masterplan indicated that following the demolition of all buildings

within this area of the site, Barrington Street and East Street could be closed, with Chapter Row becoming pedestrianized with access for servicing. A new public square could be created on the south side of Chapter Row opposite the retained listed building known as 16 Barrington Street. No 18 Barrington Street will also be retained.

- 5.22 New retail units will be constructed north of Coronation Street and on Chapter Row and Kings Street. A new leisure unit (i.e. cinema) with a restaurant at ground floor level is proposed between 16 Barrington Street and Cornwallis Street in the west.

***2 The existing surface car park to the west of Garden Lane and south of Coronation Street***

- 5.23 The existing surface level car park would be replaced with a four storey car park with providing up to 300 parking spaces.

***3 Land to the north of the existing Waterloo Square car park***

- 5.24 The existing Waterloo Square car park would be extended into the public realm adjacent to the Waterloo Square Shopping Centre and Garden Lane. This site could provide 18 parking spaces.

***4 Land to the west of Fowler Street and north of Crossgate and east of Garden Lane, including sections of Thomas Street, Charlotte Street, Franklin Street, Mount Terrace and St Hilda Street***

- 5.25 This part of the site is proposed to be the location for the new large format foodstore and associated petrol filling station (PFS) and car parking. The foodstore building would be sited to the south of the site, fronting onto Crossgate with the car park and PFS located immediately to the north. The existing Victorian post box will be retained. A freestanding café is also included within this area, next to Burrow Street.

**Sustainability and construction measures**

- 5.26 The planning application includes a number of key sustainability measures and features which will be considered further in the detailed design phase. These measures are aimed at reducing the impact of the proposal during the construction and operational stages in terms of the efficient use of resources, minimising energy requirements and reducing carbon emissions. These measures include:
- Redevelopment of brownfield land within the town centre adjacent to the new transport interchange
  - A Fabric First approach to design and construction to reduce energy demand and carbon emissions
  - Reducing carbon emissions through a range of passive efficiency measures , i.e. passive solar gain, natural daylight, natural ventilation
  - Use of active design energy efficiency including lighting controls, high efficient heating systems and controls, and Building Management Systems.
  - Consideration at the detailed design state on the installation of renewable energy appropriate to the use and site constraints

- An overall reduction in carbon emissions from new building targeting Part L 2013 of the Building Regulations
- Consideration of sustainable construction techniques and building materials
- Measures to manage water use during construction and occupation
- Development of a resource management plan to reduce construction waste and encourage re-use and recycling of materials
- Management of waste during the demolition, construction and occupation to minimise waste encouraging reuse and recycling of materials.
- Facilities for the collection and segregation of waste materials
- Sustainable travel measures
- Improvements to public realm
- Sustainable Drainage systems, where appropriate.
- Improvements to biodiversity through appropriate landscaping

5.27 It is envisaged that any demolition and construction will be undertaken in accordance with a Construction Environmental Management Plan which will set out measures to reduce and mitigate any effects arising from noise, dust, traffic, water and waste. These measures will involve tried and tested measures and can be controlled through standard planning conditions.

### **Processes, Resource Use and Emissions**

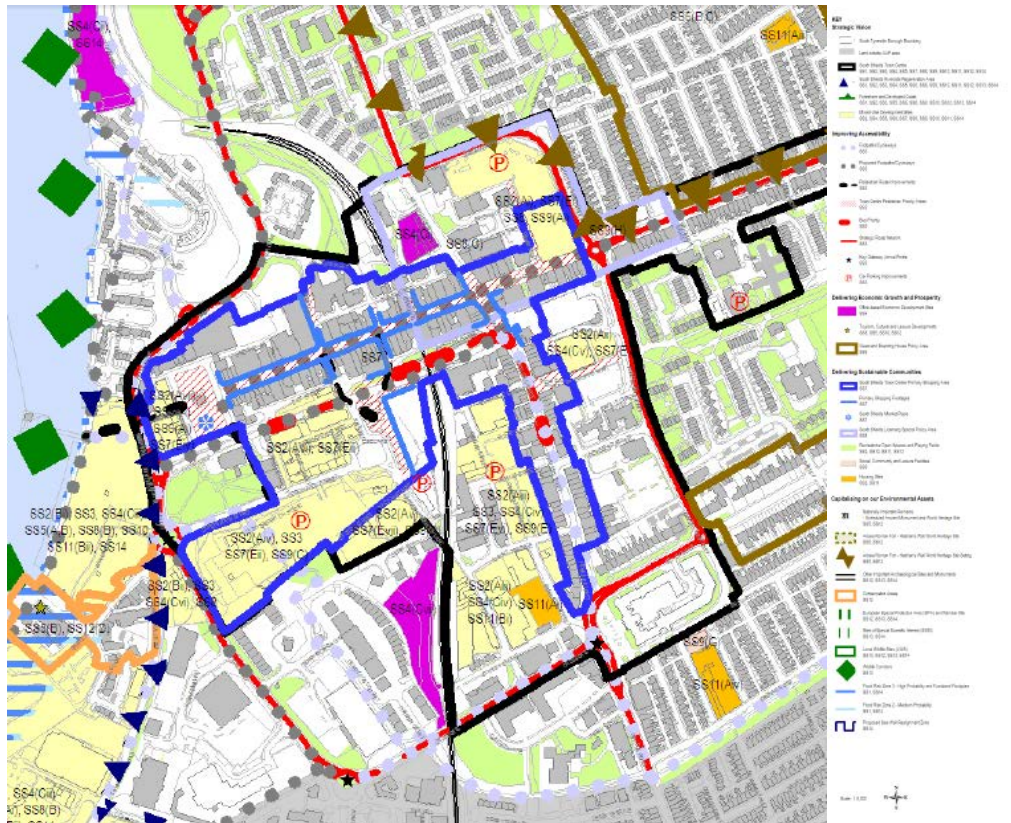
- 5.28 The Regulations require consideration of the characteristics of use, including resource use, materials utilised, and the emissions of pollutants, nuisance or wastes,
- 5.29 In terms of processes, resource use and emissions the proposed development is characteristic of the wider uses in the wider area and is not considered to include any processes or activities which present a risk of significant environmental effects as a result of that process, The development will require the use of commonly employed construction materials, and will use resources throughout its design life including power and water.
- 5.30 The proposed development will also produce waste both at the construction stage and during operation. The commercial waste will be managed in accordance with best practice and will be segregated to facilitate recycling where appropriate. This can be governed by a waste management plan which will ensure that all appropriate steps are taken to reduce environmental harm as a result of this waste production. Operational waste will be of a domestic nature and managed through normal municipal waste streams.
- 5.31 Similarly the development is not envisaged to result in any pollutants, nuisances or wastes which are likely to result in significant environmental effects.

## Phasing

- 5.32 The new Transport Interchange has secured funding and would be developed and operational by 2018.
- 5.33 The exact phasing of the Outline Town Centre Masterplan is not yet fixed as this will depend upon the successful granting of reserved matters consent and the approval of the Compulsory Purchase Order for those parts of the site which are not yet within the applicant's or STC's control.
- 5.34 The commencement of the redevelopment of the Barrington Road/Chapter Row area within the Outline Planning Application Area is not dependent upon the construction of the new Transport Interchange. Indeed, each of the parcels which comprise the Proposed Development area can be developed independently of each other.
- 5.35 It is envisaged that following the granting of outline planning permission for the Masterplan, the reserved matter consent and CPO process would be secured by 2018. Demolition and construction works would then take place for an estimated 5 year period, being completed by 2023.

## Need and Alternatives

- 5.36 The redevelopment of South Shields town centre has been a long held ambition of South Tyneside Council. The Core Strategy (2007) identifies a requirement to deliver economic growth, mixed use regeneration and improved accessibility to the South Shields area, particularly the town centre. A number of policies within this document support these objectives including the Spatial Vision, Policy ST1 and Policy SC2.
- 5.37 In 2008, the Council adopted the South Shields Town Centre and Waterfront Area Action Plan ('South Shields AAP') which sets out the strategy, policies and site-specific allocations for the South Shields Town Centre, Riverside and Foreshore.
- 5.38 An extract of the Proposals Map is provided below in **Figure 5.5**. The majority of the site lies within the Primary Shopping Area and is allocated for redevelopment. Whilst the site of the proposed convenience foodstore lies outside of the Primary Shopping Area, the majority of it is still allocated for redevelopment.



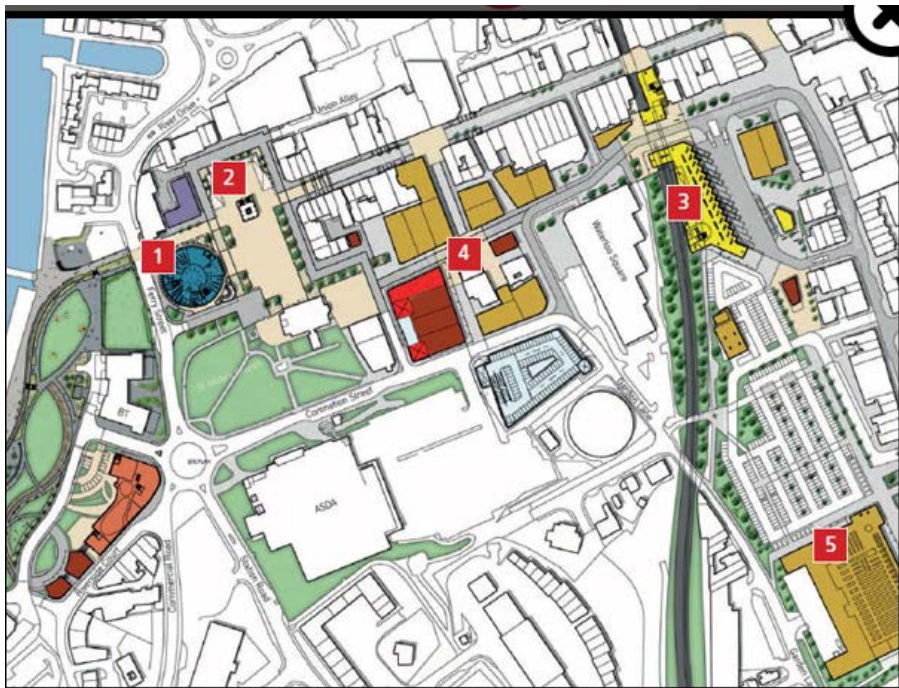
**Figure 5.5: Extract from South Shields AAP Proposals Map**

- 5.39 This document envisaged only 500sqm of convenience retail floor space, 23,000sqm of comparison retail floor space being provided within the town centres Primary Shopping Area including Barrington Street and Coronation Street. Fowler Street was identified as a bulky goods retail site, as well as scope for new leisure, business and residential as part of a mixed use scheme.
- 5.40 In January 2013, the Council issued the South Shields 365 economic vision which sought to capitalise on the opportunities present in the three core areas of: Riverside; Town Centre; and Foreshore.
- 5.41 This document confirmed the Town Centre's economic role as the focus for retail, leisure, food and drink, community facilities (including library), as well as commercial and professional services. It is also identified as a hub for public transport connections.
- 5.42 It is clear from a review of this document that the Town Centre is under threat from changes in the retail environment (i.e. growth in online shopping). In order to remain economically viable the report advises that the Town Centre needs to retain a minimum of 10% of the available expenditure, compared to its actual level of 3.7%. Enhanced retail and service offer is required to increase this market share and ensure that the Town Centre remains viable.
- 5.43 This document sets out target development and programmes that the council and its partners will progress in the first 3-5years, 10 years and 20 years. One of the key focuses for the first stage the regeneration of the Town Centre including improvements to its retail, food & drink offer and a new library as well as improvements to the public



transport gateways including Metro and bus. Public realm improvements which enhance the built environment and connectivity are also recognised as an important requirement.

- 5.44 It is acknowledged in this document that recent retail development (Asda on Coronation Street, and Waterloo Square) has altered the centre of gravity and changed shopping and travel patterns. To improve the centres performance, it is necessary to link the new developments with the historic retail areas within the centre through improved connectivity, additional retail provision and associated leisure and food & drink offer.
- 5.45 A masterplan (**Figure 5.6**) was prepared to support the South Shields 365 vision and includes additional retail units (No 4), improved public transport facilities (No 3), and a new foodstore (No 5). This masterplan is evolving and the most recent version provided below reflects the current proposals. An earlier version had the foodstore in an alternative location, immediately south of Burrow Street.



**Figure 5.6: Extract from STC 365 Masterplan**

- 5.46 It is clear from a review of all STC planning and regeneration documents that South Shields Town Centre is in need of investment and new development to enable it to retain its status as a focus for town centre uses, thereby supporting its resident population and attracting investment.
- 5.47 It is also clear that between the adoption of the APP in 2008 and the evolution of the 365 Vision and Masterplan the location and scale of development has changed. In the intervening period a new Asda foodstore was constructed on Coronation Street and the Council entered into partnership with Muse Developments to bring forward the redevelopment of the town centre. The first phase of this was the relocation of the library to the former Wouldhave House at Market Square, this is now on site. Furthermore, the Council has commissioned a new Retail Study which confirmed that there was a requirement for another large format foodstore in the town centre. The current proposals

would provide this foodstore, albeit within an area identified in the AAP for bulky goods retail and other mixed use development.



## 6. Socio-economic effects

6.1 This Chapter of the ES assesses the potential effects of the proposed development on the local economy and population. The assessment includes consideration of any social and economic effects during both the construction and operational (post completion) phases of the proposed development.

### Scope of the Assessment

6.2 The assessment is structured to examine the following effects:

- **Construction related employment effects** – temporary employment in construction and associated trades during the construction phase of the proposed development;
- **Operational employment effects** – change in permanent employment opportunities that may attract people to live and work in the area;
- **Productivity effects** – change in productivity, as measured by Gross Value Added (GVA), as a result of employment opportunities during the construction and operational lifetime of the proposed development;
- **Indirect and induced economic/expenditure effects** – indirect/induced employment creation and effects on local spending associated with new employment opportunities.
- **Wealth, Income and Deprivation effects** – effect on economic activity and unemployment locally through the provision and potential take up of employment opportunities;
- **Service provision effects** – impacts on the vitality of South Shields town centre, the quality and diversity of the offer, and associated impacts on the local population's access to retail services;
- **Public revenue effects** – change in non-domestic rates receipts (known as business rates) arising from the creation of new rateable floor space.

6.3 Each indicator is assessed in turn, providing an analysis of the prevailing baseline socio-economic position in the study area and an assessment of the direct, indirect and induced effects of the proposed development.

6.4 Where appropriate, mitigation measures are also included, and residual effects confirmed.

### Legislative Framework

#### Fixing the Foundations: creating a more prosperous nation

6.5 HM Treasury published 'Fixing the Foundations' (Ref 6.1) in July 2015 setting out the government's ambitions to increase the productivity of the UK and secure long-term economic stability and growth across the country. This responds to a recent slowing in

productivity growth, and the long-standing gap between productivity in the UK and other developed countries.

- 6.6 In order to grow productivity, the government is seeking to encourage long-term investment in economic capital – including infrastructure, skills and knowledge. The need to effectively mobilise people into jobs is also highlighted a key priority in support of this objective (Ref 6.1, para 11.1).

### **National Planning Policy Framework**

- 6.7 The National Planning Policy Framework (NPPF), published in March 2012 (Ref 6.2), sets out the Government's statutory planning policies for England. The NPPF is built around a policy commitment to sustainable development, with the planning system expected to play both an economic and social role. Details of these roles are provided in paragraph 7 of the NPPF:

*“an economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure”*

*“a social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being” (Para 7, Ref 6.2)*

- 6.8 At the heart of the NPPF is a 'presumption in favour of sustainable development', which requires local authorities in the development of their Local Plans to adopt a positive approach in order to seek opportunities to meet the development needs of an area. Further clarification is provided through the core planning principles set out at paragraph 17 of the NPPF, which – importantly – includes the following requirement for planning 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” (Para 17, Ref 6.2)*

- 6.9 Planning Practice Guidance (PPG) (Ref 6.3) provides further guidance on Environmental Impact Assessment – as governed by the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 – in order to assess whether a development would have a significant effect on the environment. Statements should primarily focus on main or significant environmental effects, with impacts of little or no significance addressed only briefly to show that they have been considered (Ref 6.3).

### **Local Planning Policy Context**

- 6.10 The adopted development plan for the proposed development comprises:

- South Tyneside Core Strategy (2007) (Ref 6.4);

- South Shields Town Centre and Waterfront Area Action Plan (2008) (Ref 6.5); and
- Development Management Policies DPD (2011) (Ref 6.6).

***South Tyneside Core Strategy (2007)***

- 6.11 The South Tyneside Core Strategy was adopted in June 2007 and sets out the overall direction for the Local Development Framework.
- 6.12 The Core Strategy is focused on achieving ‘a better future for South Tyneside’ and sets out a vision for the Borough to be a place where people chose to live work and visit. In order to achieve this vision, the Core Strategy identifies that it is essential to develop new and exciting buildings and promote the development of a range of quality homes, shops, businesses, parks and public spaces that are well connected by an effective transport system.
- 6.13 A major theme of the Core Strategy is ‘delivering economic growth and prosperity’. The theme sets out the challenges associated with establishing businesses and enabling them to grow and develop and attracting key employment sector to South Tyneside. Broadening the economic base and creating and retaining wealth in the authority represents an important priority in this regard.
- 6.14 The following policies are of relevance to the proposed development:
- **Policy ST1** sets out the spatial strategy for South Tyneside, this includes supporting development that reflects the scale and functions of the main towns including South Shields, Jarrow and Hebburn and maximising the re-use of previously developed land in built up areas.
  - **Policy ST2** highlights the Council’s priority for high quality sustainable urban living, which includes the need for developments to promote alternative modes of transport to private transport. The Policy sets out the Council’s requirement for the integration of transport plans in to development in order to encourage improvements in public transport infrastructure and reduce car usage.
  - **Policy SC1** details how the Council will deliver sustainable urban areas. In doing so, development proposals will be focused and promoted within the built up areas, in accordance with the spatial strategy for South Tyneside and sequential approach where they revitalise town centres and other main shopping centres.
  - **Policy SC2** details planning policy for reviving South Tyneside town centres and other shopping centres. Retail development proposals will be focused and promoted within the three town centres of South Shields, Jarrow and Hebburn where they:
    - Protect and enhance the retail character and function of ground floor premises within the defined primary shopping areas,
    - Encourage retail growth and an appropriate mix of uses within the secondary shopping streets,

- Encourage the controlled and well-managed growth, diversification and promotion, particularly in South Shields town centre.

***South Shields Town Centre and Waterfront Area Action Plan***

6.15 The South Shields Town Centre and Waterfront AAP ('South Shields APP'), adopted in November 2008, sets out the detailed strategy, policies and site-specific allocations for South Shields town centre, riverside and foreshore.

- **Policy SS1** states the spatial strategy for South Shields town centre is to strengthen, revive and promote the growth of the centre as the principal centre for shopping, entertainment and leisure, culture and administration, making it a popular and attractive market town.
- **Policy SS2** identifies opportunities for mixed use development within South Shields
- **Policy SS7** details how South Shields town centre will maintain and enhance the primary retail and commercial centre of South Tyneside. The Council seek to manage the growth and distribution of shopping facilities by:
  - concentrating retail development within the designated primary shopping area, bringing vacant sites into viable use;
  - allocating sites for new retail-based developments to provide a maximum 500sqm convenience shopping floor space.

***Development Management Policies DPD***

6.16 The Development Management Policies DPD was adopted in December 2011 and sets out locally distinctive issues that are not covered elsewhere by national policy or other LDF documents. There are no policies within the DPD directly relevant to the retail or town centre uses element of the proposed development. Full assessment of the wider application proposals against development plan policy is provided within the Planning Statement accompanying the application.

**Other Relevant Documents**

***Department for Transport***

6.17 The Department for Transport's (DfT's) Business Plan 2010-2015 (Ref 6.7) sets out the Government's vision for the national transport system:

*"Our vision is for a transport system that is an engine for economic growth but one that is also greener and safer and improves quality of life in our communities. By improving the links that help to move goods and people around, and by targeting investment in new projects that promote green growth, we can help to build the balanced, dynamic and low-carbon economy that is essential for our future prosperity." (Ref 6.7)*

***North East Local Enterprise Partnership Strategic Economic Plan (SEP)***

6.18 National Planning Practice Guidance (PPG) identifies the importance of understanding economic development needs in relation to a functional economic area. The PPG identifies that this geographical definition may well be contiguous with the Local Enterprise Partnership (LEP) spatial areas.

- 6.19 The North East Local Enterprise Partnership (LEP) is the 4<sup>th</sup> largest LEP in the UK covering the local authorities of South Tyneside, County Durham, Gateshead, Newcastle, North Tyneside, Northumberland and Sunderland. The LEP strategically leads investment and economic growth across the authorities with a principle aim to create more and better jobs within the local economy.
- 6.20 In developing their agenda for growth, which focusses on supporting communities and businesses in order to facilitate economic growth and employment, the LEP established the North East Strategic Economic Plan (SEP) (Ref 6.8).
- 6.21 The SEP – published in March 2014 – sets out an economic vision to 2024. The plan aims to have over 1 million people in the North East area in employment by 2024 - an increase of circa 100,000 jobs from current employment levels, and a 73% growth in employment. The LEP expect that 60% of jobs created will be better paid and higher skilled jobs, which will deliver increased productivity and an estimated growth in gross value added (GVA) of around 2.25% per annum (Page 18, Ref 6.8).
- 6.22 The Plan recognises the need to enhance economic prosperity in the North East and highlights, in Strategic Theme 5 - Economic assets and infrastructure, the importance of developing the right environment to facilitate investment, business development and new opportunities.
- 6.23 Investment in places is essential for creating a diverse and growing economy. The SEP sets out the need to support the development of prosperous urban cores as well as vibrant towns and a strong rural economy to build economic strength.

*“The focus moving forward is about creating a distinctive area that supports sustainable growth, environmental sustainability and resilience. Building on the investment and regeneration successes of the last two decades, we recognise that more is needed to strengthen the cultural and visitor offer for businesses, residents and visitors. There is real potential through projects like these to increase the number of visitors to the area, specifically international and business visitors, and to increase significantly the levels of visitor spend.” (Page 67, Ref 6.8)*

- 6.24 In order to achieve the economic aspirations set out in the SEP, it is necessary for people to travel and for goods to be transported within, into and out of the area in order for the economy to function effectively.
- 6.25 The SEP sets out that investment in transport infrastructure can generate productivity, job creation and GVA. The SEP recognises that maximum impact will be made where investment:

*“Improves the area’s strategic connectivity – an area targeting smart specialisation, trading and exporting needs fast, reliable and resilient connectivity to external markets by road, rail, air and sea. It is equally about facilitating visitors to come to the area.*

*Improves access from all parts of the area to the priority locations for economic growth, getting people to jobs. Transport plays an important part in ensuring that urban centres with the greatest economic potential can thrive, and everyone can participate in the area’s job market.” (Page 71, Ref 6.8)*

- 6.26 The North East Local Transport Board is supporting 6 local major transport schemes in the North East – including the South Shields Transport Hub (SSTH). The SSTH is a major element of South Tyneside Council's vision for the regeneration of South Shields town centre and will provide improved connectivity - and as a result economic growth opportunities – in the town centre.

***North East Local Enterprise Partnership Growth Deal***

- 6.27 The North East LEP Growth Deal (Ref 6.9) secured £290 million worth of investment for the North East area in July 2014 and in January 2015 secured a further £40.6 million from the Government to deliver major growth projects and support economic growth in the area.

*“The North East Growth Deal is the fourth largest allocation of funding nationally. The Growth Deal supports capital projects across the North East through smart, strategic and focused investment of public and private sector funding – with the ultimate goal to deliver more and better jobs for the North East.”*(Ref 6.10)

- 6.28 The LEP sets out that the growth Deal could bring up to 5,000 new jobs and £130 million of public and private sector investment to the North East area as well as delivering the much needed investment to infrastructure and business site improvements (Ref 6.9).

***Tyne and Wear Local Transport Plan***

- 6.29 The Third Local Transport Plan for Tyne and Wear (LTP3)<sup>14</sup> (Ref 6.11), adopted in March 2011, sets out a vision for transport in Tyne and Wear:

*“Tyne and Wear will have a fully integrated and sustainable transport network, allowing everyone the opportunity to achieve their full potential and have a high quality of life. Our strategic networks will support the efficient movement of people and goods within and beyond Tyne and Wear, and a comprehensive network of pedestrian, cycle and passenger transport links will ensure that everyone has access to employment, training, community services and facilities.”* (Page 56, Ref 6.11)

- 6.30 In order to meet the vision, a major goal of the Transport Plan is to support the economic development, regeneration and competitiveness of Tyne and Wear and improving the efficiency, reliability and integration of transport networks across all modes.
- 6.31 Important challenges to be tackled in Tyne and Wear include the need to improve the connectivity and access to labour markets of key business centres and the need to reduce lost productive time including improving the reliability and predictability of journey times on key local routes for business, commuting and freight.

***South Shields 365 Vision***

- 6.32 South Tyneside Council published the South Shields 365 Town Centre Vision document in January 2013 (Ref 6.12). The ambition set out in the vision document is to create a vibrant town centre which will be a place of all year round cultural, leisure and retail activity for residents, businesses and visitors.

- 6.33 The sustainable economic vision for South Shields aims to create new opportunities for residents, businesses and visitors and reduce the amount of expenditure leaving South

Shields and the borough to other centres. Developing an expanded retail and leisure offer will ensure that a greater amount of spend is retained in the borough.

- 6.34 The vision document identifies the economic role of South Shields town centre to be the heart of retail, food and drink, entertainment and leisure facilities in addition to commercial and professional services, act as the community centre and contain a public transport hub. Collectively with the cultural quarter around the Riverside and the seaside attractions at the Foreshore, South Shields town centre has the potential to provide a unique offer unrivalled amongst other coastal towns of a similar size in the North East.
- 6.35 The vision document includes an indicative Masterplan for the town centre, incorporating a range of uses such as a new transport interchange, enhanced public realm, a new foodstore and retail park, a cinema and leisure uses.
- 6.36 The document makes clear that the Masterplan is not intended to be prescriptive, but instead should be a starting point and guide which maps out the sites. The Council is currently working in partnership with their selected partner, Muse (the applicant), to deliver the regeneration set out in the vision document. Muse was selected in 2013 as the preferred development partner of South Tyneside Council.
- 6.37 Building upon the guidelines contained in the vision document, Muse has prepared a Masterplan document which represents a deliverable and viable development for the town centre and includes:
- New Central Library and Digital Media Centre ('The Word');
  - Enhanced market offer;
  - New central consolidated transport interchange;
  - Improved retail and leisure offer in the town; and
  - New foodstore.
- 6.38 Phase 1 of the Masterplan involves the development of the New Central Library and Digital Media Centre ('the Word'). Construction of Phase 1 commenced in April 2015 and is anticipated the development will take 18 months to complete. Phase 2 will see improvements to the retail and leisure offer in the town, development of a new foodstore and central consolidated transport interchange.
- 6.39 The Town Centre Vision recognises the need to regenerate and remodel the area of South Shields town centre that runs parallel to King Street in order to improve the movement of pedestrians and public transport connections.
- "At present the Bus and Metro stations give a poor sense of arrival in to the Town Centre with both being in need of significant investment." (Page 33, Ref 6.12)*
- 6.40 The Town Centre Vision highlights that a new transport interchange and regeneration of this area will:

*“Not only provide an opportunity to work with partners to develop an attractive public transport hub as a gateway to the town but will also facilitate integration with new developments to the east of Fowler Street.” (Page 33, Ref 6.12)*

### ***Shaping Our Future South Tyneside Council Strategy 2013 – 2016***

- 6.41 The Shaping Our Future Strategy (Ref 6.13) sets out strategic outcomes expected to be achieved over the next 20 years with regards to ‘people’ and ‘place’. These include a regenerated South Tyneside with increased numbers of jobs and businesses and improved transport connections.
- 6.42 The Strategy aims to not only attract new businesses but to also create an environment in which existing businesses can grow and prosper. It is also recognised that transport schemes can significantly increase the accessibility of the Borough and connectivity within it, making it an increasingly attractive destination for businesses and investors.
- 6.43 The Strategy goes on to set out that by 2017 South Tyneside Council will make over £300m investment to improve South Tyneside’s retail, cultural and leisure offer.

## **Relevant Guidance**

### ***Additionality Guide***

- 6.44 The Homes and Communities Agency (HCA) Additionality Guide (Ref 6.14) published in January 2014, forms the relevant national framework for assessment of the likely socio-economic effects of proposed development. The document provides guidance to practitioners on the standard methodology and issues associated with assessing the additional effects of an intervention or development.
- 6.45 Utilising the approach set out within the document ensures conformity to nationally accepted standards for assessing potential socio-economic effects, and is entirely appropriate for the purposes of assessing planning applications for proposed development schemes.

### ***Employment Densities Guide***

- 6.46 The Employment Densities Guide (2nd edition) (Ref 6.15) was published in 2010 by offPAT and HCA and is designed to assist in the estimation of employment generated by development.
- 6.47 The document provides guidance to practitioners on the standard methodology and issues associated with assessing the level of direct employment per square metre of an intervention or development. Utilising the approach set out within the document ensures conformity to nationally accepted standards for assessing potential socio-economic effects, and is entirely appropriate for the purposes of assessing planning applications for proposed development schemes.

## **Method of Assessment**

### **Baseline**

- 6.48 This assessment involves consideration of published secondary data, and as such desk-based research has been undertaken to establish baseline socio-economic conditions. Nationally recognised and published research data has been reviewed, including:



- 2011 Census data (Ref 6.16);
- 2001 Census data (Ref 6.17);
- Annual Population Survey (APS), via Nomis (Ref 6.18);
- JSA Claimant Count, via Nomis (Ref 6.19)
- Annual Survey of Hours and Earnings (ASHE), via Nomis (Ref 6.20);
- DCLG Indices of Multiple Deprivation (IMD) (Ref 6.21)
- Experian (2014) Local Market Forecast Quarterly (Ref 6.22)
- Business Floor space, via Valuation Office Agency (VOA) (Ref 6.23)

6.49 This assessment involves consideration of published secondary data, and therefore no field surveys have been undertaken to support the preliminary assessment of baseline conditions.

### **Study Area**

6.50 The study area considered within this assessment has been informed by an understanding of the relevant economic and housing market geography of South Tyneside, alongside consideration of the availability and reliability of data at a variety of spatial scales.

6.51 Three spatial scales have been established for use within the assessment, which in combination reflect the study area in its entirety:

- The **South Shields impact area** is defined by 13 Middle Super Output Areas (MSOAs) that align on a 'best fit' basis with the South Shields Parliamentary Constituency boundary<sup>1</sup>, within which the application site lies. The 2011 Census (Ref 6.16) shows that of the 11,493 people who work in the two MSOAs which broadly cover South Shields town centre, around 54% live in the South Shields impact area.
- **The local impact area** covers the local authority area of South Tyneside. Evidence suggests that circa 66% of people who work in South Tyneside also live in the local authority area. Furthermore of the 11,493 people working in South Shields town centre, 73% live within the local impact area, representing a relatively high level of economic labour market containment.
- **The wider impact area** covers the functional economic geography area of the North East LEP; which consists of the 7 local authority areas of County Durham, Gateshead, Newcastle upon Tyne, North Tyneside, Northumberland, South Tyneside and Sunderland. The 2011 Census recorded that 97% of jobs within South Tyneside are taken by residents living across this wider area, indicating a very high level of containment of employment and associated expenditure at this

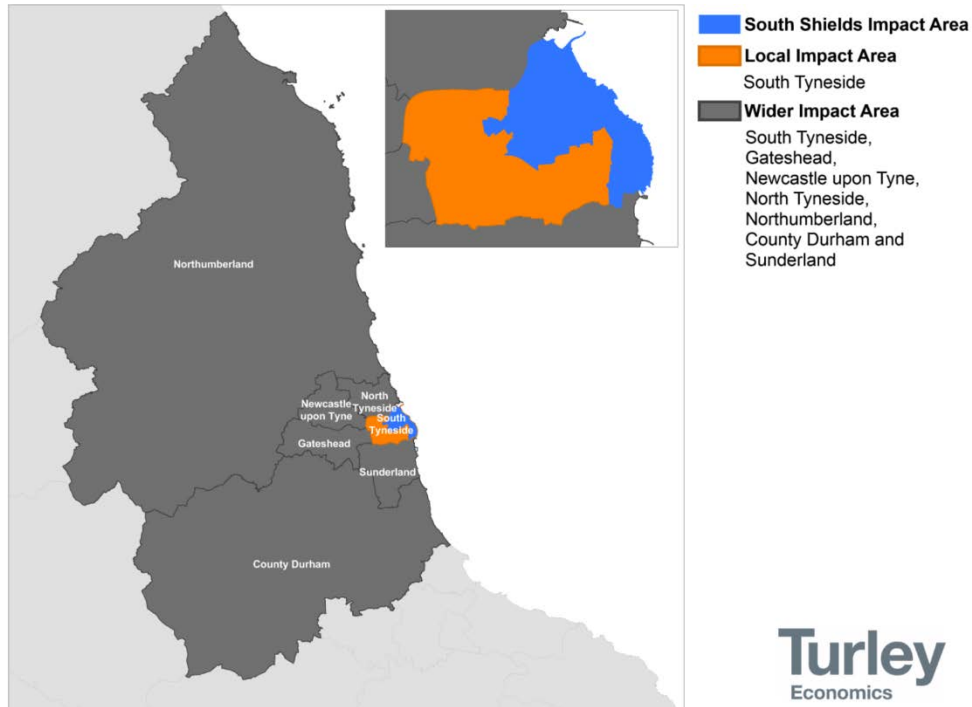
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<sup>1</sup> Defined by thirteen Middle Super Output Areas (MSOAs) including South Tyneside 001, South Tyneside 002, South Tyneside 003, South Tyneside 004, South Tyneside 005, South Tyneside 006, South Tyneside 008, South Tyneside 011, South Tyneside 012, South Tyneside 013, South Tyneside 016, South Tyneside 018 and South Tyneside 019.

level. It is considered that the majority of socio-economic effects would be concentrated within this wider impact area.

6.52 The study area for the proposed developments is presented spatially in Figure 6.1.

**Figure 6.1: Study Area**



Source: Turley 2015

### Scope of Assessment

6.53 Economic impacts have been modelled using Turley's in-house economic impact model. This model draws on national data sets, formal Government guidance and details of the proposed development (such as floor space and jobs). The economic impacts are divided into construction impacts and operational impacts related to the proposed developments (Transport Interchange and Outline Town Centre Masterplan) as follows:

- Construction impacts include construction costs, construction employment, GVA and associated impacts on wealth, incomes and deprivation; and
- Operational impacts include on-site jobs, GVA, business rate payments and associated impacts on wealth, incomes and deprivation. Consideration is also given to the effects on the provision of retail floor space across the South Shields and local impact areas.
- Economic impact estimates are presented as net figures, discounting for leakage and displacement as well as accounting for multipliers to present indirect and induced impacts.
- The assessment of effects is undertaken using the following methods, assumptions and sources as appropriate.

## Construction Phase

6.54 The process for the modelling of effects derived from the proposed developments during the construction phase is set out below.

### *Employment effects*

6.55 In order to calculate the net full-time equivalent (FTE) employment generated through construction of the proposed development, the following methodology has been applied:

- **Step A** – identification of the estimated total cost of construction associated with the proposed development at the time of undertaking the assessment. This has been undertaken with regard to the latest construction cost figures for each component of the proposed development. All costs estimates have been based on estimated provided by Muse Developments in June 2015;
- **Step B** – The number of employees generated is derived from the average turnover per employee in the construction sector in the North East, drawn from the Business Population Estimates (BPE) 2014 (Ref 6.24). The total construction cost is divided by the average turnover in the construction sector, which calculates the number of employees generated directly by the implementation of the construction programme if it were to be completed in a single year;
- **Step C** – dividing the total number of employees generated directly by the construction programme (single year) (calculated at Step B) by the number of years over which the construction of the project is envisaged, resulting in the identification of the gross full-time equivalent (FTE) jobs to be generated. For the purposes of this assessment, it is assumed that the construction period is 5 years for the masterplan and 1.25 years for the transport interchange ;
- **Step D** – in order to calculate net FTE employment generated by the development, consideration of appropriate allowances for leakage and displacement are made in line with recognised guidance (Ref 6.14); and
- **Step E** – the application of relevant local, and wider, impact area multipliers to the net FTE jobs generated allows for indirect and induced effects arising from the proposed development during the construction phase (e.g. supply chain linkages or the value of contracts to firms) as well as onward induced expenditure in the economy to be factored into the assessment.

### *Productivity effects*

6.56 In order to calculate the uplift in GVA productivity generated through construction of the proposed development, the following methodology has been applied:

- **Step A** – identify the average GVA per construction sector employee in South Tyneside and the wider impact area, utilising data drawn from Experian Local Market Forecasts Quarterly data (Ref 6.22); and
- **Step B** – apply the average GVA per construction sector employee identified at Step A at the relevant scale to the net full-time equivalent (FTE) construction jobs generated by the construction of the proposed development.

### ***Wealth, income and deprivation effects***

- 6.57 In order to consider the impact on wealth, incomes and deprivation during the construction phase, the latest claimant count statistics (Ref 6.19) are utilised to establish the level of latent demand for construction related employment within the labour force. This is then cross referenced directly to the estimated level of direct employment generation. Consideration is also given to the level of economic activity and unemployment within the South Shields and local impact areas and the implications of the proposed development drawing upon data from the 2011 Census (Ref 6.16) and Annual Population Survey (APS) (Ref 6.18).

### **Operational Phase**

- 6.58 The process for the modelling of socio-economic effects over the long-term operational phase – upon completion of the proposed developments – is set out below.

### ***Employment effects***

- 6.59 Employment will be created through the proposed development of new retail, office and leisure floor space. It is assumed that the transport interchange will employ at least the number of people currently employed within the Metro station and the bus terminal combined. Therefore, it is assumed that there will be no net change in employment for these uses.

- 6.60 In order to calculate the employment generated through the operational phase, the following methodology has been applied:

- **Step A** – identify the maximum floor space parameters for each use within the proposed development;
- **Step B** – apply the appropriate employment densities to the floor space identified at Step A using national guidance (Ref 6.15) to calculate the number of direct gross FTE employment generated by the proposed development;
- **Step C** – in order to calculate net FTE jobs generated by the development, considerations of appropriate allowances for leakage and displacement are made in line with recognised guidance (Ref 6.14); and
- **Step D** – the application of relevant multipliers to the net FTE jobs generated allows for employment generated through indirect and induced effects to be factored in to the assessment in line with recognised guidance (Ref 6.14). Displacement assumptions have been informed by a review of the local context and properties affected within the Red Line boundary using data from the Valuation Office Agency (Ref 6.23), GOAD (Ref 6.29) and discussion with South Tyneside Council with regards to relocation plans as of June 2015.

### ***Productivity effects***

- 6.61 In order to calculate the uplift in GVA productivity generated through the operational phase of the proposed development, the following methodology has been applied:

- **Step A** – identify the average GVA per employee for each proposed use utilising data drawn from Experian Local Market Forecasts Quarterly (Ref 6.22); and

- **Step B** – apply the average GVA per employee identified in Step A to the net FTE operational phase employment generated by the proposed development.

***Service provision effects***

6.62 In order to calculate the contribution of the proposed developments to diversifying retail sector uses in the town centre, the following methodology has been applied:

- **Step A** – establish the current quantum of retail floor space within South Tyneside;
- **Step B** – identify the maximum floor space parameters for each retail sector use within the proposed development;
- **Step C** – deduct existing retail floor space affected by the proposed development to establish the net additional floor space created by the proposed development;
- **Step D** – add net additional floor space delivered by the proposed development to the current quantum (established at Step A);
- **Step E** - assess the scale of change in retail floor space relative to changes experienced across South Tyneside over the last 10 years (Ref 6.23).

***Wealth, income and deprivation effects***

6.63 In order to consider the impact on wealth creation, incomes and deprivation the latest claimant count statistics (Ref 6.19) are utilised to establish the level of latent demand for employment within the labour force of the local impact area by occupational group. This is cross referenced directly to the employment generating uses within the proposed development and the estimated level of direct employment generation (both construction and operational).

6.64 Consideration is also given to the level of economic activity and unemployment within the South Shields and local impact areas and the implications of the proposed development drawing upon data from the 2011 Census (Ref 6.16) and Annual Population Survey (APS) (Ref 6.18).

***Public revenue effects***

6.65 In order to calculate the uplift in non-domestic rates (known as business rates) through the operational phase of the proposed development, the following methodology has been applied:

- **Step A** - calculate net additional floor space delivered by the proposed developments disaggregated by use.
- **Step B** - the Valuation Office Agency (VOA) business rates valuation tool (Ref 6.23) has been utilised to run comparable analysis of similar size units/uses in South Shields, and where necessary, the wider South Tyneside local authority and North East LEP areas. The derived indicative rates have subsequently been applied to estimated rateable floor space elements within the proposed development.

- **Step C** - the national multiplier of £0.493<sup>2</sup> for 2015/16 has then been applied to derive an estimated total business rate payable per annum via the proposed development.

### **Surveys**

- 6.66 The assessment primarily involves consideration of published secondary data. Primary survey activity and field surveys were obtained from Turley planning team. This relates to GOAD data which was cross-referenced through a site visit by the planning team to establish on-site active uses (Ref 6.29).

### **Consultation**

- 6.67 Harry Alder, Regeneration Manager at South Tyneside Council was engaged by the study team as part of the assessment, providing information on the nature and extent of businesses currently operating within the red line boundary of the application sites.

### **Significance Criteria**

- 6.68 The assessment of likely effects refers to the change that is predicted to take place to the existing baseline position as a result of the proposed development. There is no set guidance on the technical significance criteria that should be applied when undertaking a socio economic assessment. As a result assessing the significance of socio economic effects ultimately relies on professional judgement.
- 6.69 The assessment involves estimating the absolute change that is likely to occur in relation to key socio-economic indicators and that is attributable to the proposed development. This absolute change is then contextualised by the baseline and an understanding of change in the baseline conditions over time. In most cases the period over which change is observed is the 10 years between the Census of 2001 (Ref 6.17) and 2011 (Ref 6.16), unless otherwise stated.
- 6.70 For the purposes of this assessment, the significance of an effect is determined as the combination of the 'sensitivity' of the affected receptor and the predicted 'magnitude' of the impact.
- 6.71 The sections below summarise the definitions of sensitivity and magnitude, and set out the assessment matrix applied to bring both considerations together.

#### ***Receptor Sensitivity***

- 6.72 The sensitivity of receptors has been assessed in relation to the observed change in baseline conditions, typically assessed over the ten year period 2001 to 2011 for which reliable data is available via the Census of Population (Ref 6.16, Ref 6.17), unless otherwise stated or more recent data has been published. Through observation of the scale of change in receptors over this long term period it is possible to discern the extent to which a specific receptor is susceptible to change or alternatively the extent to which it has remained consistent or static over this period.
- 6.73 Consideration is also given to the priority or weight given to a specific receptor in strategy and policy terms. One such example is the sensitivity of the local population to employment opportunities arising from construction activity, which has a high level of policy and strategy priority from national to local levels.

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<sup>2</sup> www.voa.gov.uk

6.74 A further consideration in discerning the sensitivity of receptors is the capacity of the receptor. All of the above factors are considered together in application of the following criteria:

- **High Sensitivity** – Relates to socio economic characteristics which are highly sensitive to change as evidenced relative to a high or pronounced observed level of change in baseline conditions over time and / or identified as high priority in published policy and strategy;
- **Medium Sensitivity** – Relates to socio economic characteristics which are moderately sensitive to change as evidenced by a discernible level of change in baseline conditions over time. Such characteristics may also be identified at a sub-regional and / or local level as policy and strategy priorities and as such are considered to be moderately sensitive to change;
- **Low Sensitivity** – Relates to socio economic characteristics which are only likely to experience a low or limited level of change, based on relatively limited change in baseline conditions over time. Such characteristics may also be referenced in policy and strategy but do not accord a high priority; and
- **Negligible Sensitivity** – Relates to socio economic characteristics which are not likely to experience a discernible change, as evidenced by a consistent or static baseline position over time.

6.75 The following sensitive receptor is associated with the construction phase:

- Local population sensitive to employment creation during the construction period by primary contractors and through the wider supply chain of construction related businesses (Sensitivity: Medium)

6.76 The following sensitive receptors are associated with the operational phase of the development:

- Local population sensitive to employment creation (Sensitivity: Medium)
- Labour force sensitive to employment creation (Sensitivity: Medium)
- The Local Authority sensitive to changes in public revenues (Sensitivity: Medium)

***Magnitude of Impact***

6.77 Magnitude is assessed by examining the scale of the impact that is attributable to the proposed development. In discerning between different scales of magnitude, the absolute impact attributable to the proposed development is benchmarked against the average annual rate of change in the correspondence socio economic characteristics or baseline. This enables a relative assessment of the magnitude of impact that is attributable to the proposed development to be undertaken.

**Table 6.1: Magnitude Criteria**

Magnitude Criteria	Description of Criteria
High beneficial	Large scale increase or major improvement in resource quality.
Medium beneficial	Enhancement or improvement of key socio economic characteristic
Low beneficial	Minor benefit or addition to key socio economic characteristic
Negligible	No socio-economic effects or those that are beneath levels of perception, within normal bounds of variation or within the margin of forecasting error.
Low adverse	Some measurable change in socio economic characteristics in terms of minor loss or deterioration in quality
Medium adverse	Loss of resource or socio economic characteristic, but not seriously adversely affecting integrity
High adverse	Loss or diminution of resource or socio economic characteristic affecting quality and/or or integrity

***Significance of Effects***

6.78 Magnitude and sensitivity are combined to determine the overall significance of effects (as illustrated in **Table 6.2**). The significance of effects can be either adverse or beneficial, depending on the receptor assessed. The assessment identifies whether the effects are beneficial or adverse for each receptor along with the significance.

**Table 6.2: Socio-Economic Assessment Matrix**

Sensitivity	Magnitude			
	Negligible	Low	Medium	High
Negligible	Negligible	Negligible or minor	Negligible or Minor	Minor
Low	Negligible or Minor	Negligible or minor	Minor	Minor or moderate
Medium	Negligible or Minor	Minor	Moderate	Moderate or major
High	Minor	Minor or moderate	Moderate or Major	Major

6.79 The broad definitions of the terms used are identified as:

- **Major** – These beneficial or adverse effects are considered to be very important considerations and are likely to be material in the decision-making process
- **Moderate** – These beneficial or adverse effects may be important, but are not likely to be key decision-making factors. The cumulative effects of such factors may influence decision making if they lead to an increase in the overall adverse effect on a particular socio economic resource or receptor



- **Minor** – These beneficial or adverse effects may be raised as local factors. They are unlikely to be critical in the decision-making process
- **Negligible** – No effects or those that are beneath levels of perception, within normal bounds of variation or within the margin of forecasting error

6.80 For the purposes of this assessment, any effect that is above minor is considered to be significant in EIA terms in regard to its socio-economic effects.

### **Assumptions**

6.81 All relevant assumptions have been presented within the 'assessment methodology' section of the chapter.

### **Limitations**

6.82 This assessment has been based on a desk study and is therefore reliant on published data and information.

### ***Construction Phase***

6.83 The assessment of construction phase employment and GVA effects draws on construction cost information provided by Muse Developments. The programme for development, upon which assumptions regarding the likely construction period are based, is also indicative. Both the cost information and programme could be subject to further revisions as the project progresses but represent the most up to date information at the time of assessment

### ***Operational Phase***

6.84 Assumptions regarding operational phase employment effects factor in scheme information available at the time of the submission. For example, South Tyneside Council is currently negotiating with businesses within the Outline Town Centre Masterplan red line boundary. The final outcome of the negotiation is unknown at the time of assessment. Assumptions regarding business retention and relocation within the local area have therefore been made drawing on information available at the time of the submission.

### ***Cumulative Assessment***

6.85 The assessment of cumulative impacts relies on information previously submitted in support of the planning application for The Word development. As this application was not accompanied by a supporting statement on socio-economic effects it has been necessary to run an assessment using the methodology outlined within this chapter to suggest the socio economic impacts of this development.

### **Baseline Conditions**

6.86 The baseline examines the extent to which key indicators have changed over time, with the analysis structured to respond to the South Shields, local and wider impact areas identified above.

### **Population**

6.87 At the time of the 2011 Census, the total population in the South Shields impact area was 83,696 people (Ref 6.16), representing a population decrease of 3.6% since 2001 (Ref 6.17). The population of the local impact area also decreased by 3.0% over the 10

year period, whilst the population of the wider impact area and the North East grew by 3.1% and 3.2%, respectively, and England by 7.9%, between 2001 and 2011 (Ref 6.16, Ref 6.17).

- 6.88 The total number of people of working age (16 - 64 years) in the South Shields impact area in 2011 was 53,870 - the working age people therefore accounted for 64.4% of the total population (Ref 6.16).

**Table 6.3: Population by Age Band 2011**

Area	15 and Under	16 to 44	45 to 64	65 and Over
South Shields Impact Area	17.4%	36.4%	28.0%	18.3%
Local Impact Area	17.5%	36.0%	28.4%	18.1%
Wider Impact Area	17.3%	37.8%	27.4%	17.5%
North East	17.8%	37.7%	27.2%	17.3%
England	18.9%	39.4%	25.4%	16.3%

Source: Ref 6.16

- 6.89 **Table 6.3** shows that in the South Shields impact area there are fewer residents aged 15 and under and a higher proportion of residents aged 65 - relative to the national average – demonstrating that the area has an older than average population. Of the working age (16-64) population, a higher proportion of residents are aged 45 to 64, at 28.0% of the total population, compared to 25.4% in England (Ref 6.16).
- 6.90 Over the period from 2001 to 2011, the population of the South Shields impact area aged 45 to 64 increased whilst the population in each of the other age brackets decreased (Ref 6.16, Ref 6.17). This suggests that families and young economically active residents are moving out of the impact area, essentially reducing the future labour supply of South Shields.

### **Labour force and employment**

- 6.91 A person is deemed economically active if they are either in employment, or not in employment but seeking work and ready to start within two weeks, or waiting to start a job already obtained. Similarly, economic inactivity can, therefore, be a measure of the number of residents not in employment, or not actively looking for employment.
- 6.92 Local data on economic activity can be compared to national and regional benchmarks to determine whether there is a high or low rate of activity, highlighting the size of latent labour force either currently employed or available to start work immediately.
- 6.93 The Annual Population Survey (APS) provides an indicator of the number of economically active residents in the wider impact area. This is based on responses received during the period from January 2014 to December 2014, and considers the economic activity rate for all residents aged 16 and over.

**Table 6.4: Economic Activity (Jan 2014 – Dec 2014)**

	Local Impact Area	Wider Impact Area	North East	England
Economically active people	72,000	926,400	1,235,900	26,436,900
Economic activity rate	76.4%	75.1%	75.0%	77.4%
Employed people	65,200	850,700	1,129,100	24,755,600
Employment rate	69.2%	69.0%	68.5%	72.5%
Unemployed people	6,800	75,600	106,800	1,681,300
Unemployment rate	9.4%	8.2%	8.6%	6.4%
% Economically inactive who want a job	29.4%	26.6%	25.6%	25.0%

Source: Ref 6.18

- 6.94 The local impact area has a slightly higher rate of economic activity compared to the wider impact area and the North East region, however the rate of employment at the level of the local impact area is lower than at the wider levels.
- 6.95 It is beneficial to understand change in the economically active and employed population. Relative to the 12 months to December 2004, there were 10.9% more economically active residents in the local impact area in 2014, which is notably higher than the comparable increase in economically active residents in the wider impact area at 6.2%, the regional increase of 5.4% and the national average increase of 7.7% over the same period (Ref 6.18), suggesting a high level of growth in the local labour force. The rate of employment has also increased over the same period in the local impact area, by 6.5%, whilst overall in England the employment rate declined by 0.3%.
- 6.96 The rate of unemployment in the local impact area - at 9.4% - is higher than wider comparator areas, particularly compared to the national average unemployment rate of 6.4%. Nevertheless, when considering the change in unemployment relative to the 12 months to December 2004, the unemployment rate in the local impact area increased by 0.8% from 2004 – 2014, however at the regional and national levels the unemployment rate increased by 2.7% and 1.6%, respectively. This demonstrates the evident impact of the recession upon levels of employment, yet how the local impact area has been impacted slightly less by the global economic recession than in comparison to the wider geographies.
- 6.97 The proportion of economically inactive people who want a job in the local impact area - at 29.4% - is greater than the wider impact area, the North East and England. This suggests that there is a sizeable latent labour force available locally. APS statistics are not available at the MSOA level; therefore the 2011 Census (Ref 6.16) can be used to

assess the employment trends within the South Shields impact area. This is presented in **Table 6.5**.

**Table 6.5: Economic Activity and Employment (2011)**

	Economically active	Employed people	Unemployed people	Economically inactive
South Shields Impact Area	65.9%	55.9%	6.9%	34.1%
Local Impact Area	66.7%	57.1%	6.6%	33.3%
Wider Impact Area	66.1%	57.8%	5.0%	33.9%
North East	66.1%	57.5%	5.4%	33.9%
England	69.9%	62.1%	4.4%	30.1%

Source: Ref 6.16

- 6.98 In 2011, the South Shields impact area maintained a lower economic activity rate than the local impact area, with just 65.9% of residents aged 16 to 74 being economically active. Similarly, the employment rate in the South Shields impact area is lower than the wider comparator areas with just 55.9% of working age (16 to 74) residents being employed. The unemployment rate in the South Shields impact area in 2011 stood at 6.9%, whilst the national average was recorded as 4.4% of working age residents. Overall, this suggests unemployment within South Shields is more pronounced than at the national level.

### Qualifications and Skills

- 6.99 Skills level requirements differ by business sector and occupational groups and it is therefore important to understand the skills profile of the local workforce. The qualification levels identified in the 2011 Census (Ref 6.16) are set out below.
- No qualifications
  - Level 1 qualification – 1+'O' level passes, 1+ CSE/GCSE any grades, NVQ level 1, or Foundation level GNVQ
  - Level 2 qualification – 5+'O' level passes, 5+ CSE (grade 1), 5+ GCSEs (grade A – C), School Certificate, 1+'A' levels/'AS' levels, NVQ level 2, or Intermediate GNVQ
  - Apprenticeship
  - Level 3 qualification – 2+ 'A' levels, 4+ 'AS' levels, Higher School Certificate, NVQ level 3, or Advanced GNVQ
  - Level 4/5 qualification – first degree, higher degree, NVQ levels 4 and 5, HNC, HND, qualified teacher, medical doctor, dentist, nurse, midwife or health visitor

- Other qualification – Vocational/Work-related Qualifications, Qualifications gained outside the UK (Not stated/ level unknown)

6.100 **Table 6.6** provides an indication of the qualifications and skills profile of residents aged 16 and over in the South Shields impact area, the local impact and wider impact areas, the North East and England for comparative purposes.

**Table 6.6: Qualifications and Skills 2011**

	South Shields Impact Area	Local Impact Area	Wider Impact Area	North East	England
No qualifications	29.0%	28.0%	26.3%	26.5%	22.5%
Level 1	14.6%	14.6%	13.7%	13.7%	13.3%
Level 2	16.1%	16.2%	15.6%	15.7%	15.2%
Apprenticeship	5.8%	6.1%	4.6%	4.7%	3.6%
Level 3	11.8%	12.0%	13.1%	13.1%	12.4%
Level 4/5	18.5%	19.2%	22.7%	22.2%	27.4%
Other qualifications	4.1%	3.9%	4.0%	4.1%	5.7%

Source: Ref 6.16

6.101 In the South Shields impact area, the proportion of residents with qualifications at Level 4 and above is notably lower - at 18.5% of residents - than the average proportion across the North East and England, at 22.2% and 27.4%, respectively. The table shows that the proportion of residents in the South Shields, local and wider impact areas with qualifications at Level 1, Level 2 and apprenticeships is slightly higher than the wider averages. The proportion of residents with no qualifications is also higher in the South Shields impact area relative to the wider averages, with 29.0% of residents aged 16 and over having no qualifications; compared to 22.5% on average in England.

### Employment Profile

6.102 It is important to consider the profile of jobs occupied by residents of the local and wider impact areas in order to identify the type of industries that usual residents typically work in. The APS provides a breakdown of the industry of employment for residents (Ref 6.18). This is summarised in the following table, with data gaps representing where the sample size was zero or disclosive.

**Table 6.7: Industry of Employment (Jan 2014 – Dec 2014)**

	Local Impact Area	Wider Impact Area	North East	England
Agriculture and fishing	-	-	0.8%	1.0%
Energy and water	3.3%	2.5%	2.6%	1.5%
Manufacturing	11.2%	11.0%	11.2%	9.7%
Construction	6.6%	7.3%	7.6%	7.2%
Distribution, hotels and restaurants	19.2%	18.7%	18.7%	18.4%
Transport and communications	6.5%	7.0%	7.0%	9.1%
Banking, finance and insurance	12.5%	12.4%	12.4%	17.2%
Public administration, education and health	33.0%	33.3%	33.1%	29.3%
Other services	5.2%	5.8%	5.6%	5.7%
Total services	76.3%	77.1%	76.7%	79.8%

Source: Ref 6.18

- 6.103 The local impact area has a relatively high proportion of residents working in the public administration, the education and health industry and in manufacturing, when compared to the comparator areas. Other industries - such as banking, finance and insurance and the transport and communications industry - are proportionately under-represented in the local impact area relative to the national average.
- 6.104 Evidence of the type of industries that usual residents in the South Shields impact area typically work in are identified by the 2011 Census (Ref 6.16). The Census suggests that similar trends to the local impact area are reflected in South Shields, with almost a third (32.5%) of residents working in public administration, education and health and the manufacturing industry representing employment for 11.2% of the population, compare to 8.8% at the national level in 2011. Again, the banking, finance & insurance industry is under-represented in the South Shields impact area, employing 12.2% of residents compared to 17.5% across England.
- 6.105 Overall, the South Shields, local and wider impact areas are broadly consistent with the regional and national employment profile; with the service sector making a notable contribution to total employment – employing approximately 3 in 4 residents in the South Shields impact area.

### **Occupation Structure**

- 6.106 The occupational profile of the study areas demonstrates the types of occupation in which residents are employed. This is sourced from the APS for the period from

January 2014 to December 2014 (Ref 6.18), with the analysis based upon the nine major groups of the Standard Occupational Classifications (SOC). This is presented **Table 6.8** below.

**Table 6.8: Occupation of Employment (Jan 2014 – Dec 2014)**

	Local Impact Area	Wider Impact Area	North East	England
Managers, directors and senior officials	7.1%	8.6%	8.5%	10.4%
Professional occupations	15.5%	17.1%	17.0%	19.9%
Associate professional & technical occupations	13.0%	12.0%	12.0%	14.3%
Administrative and secretarial occupations	12.8%	11.6%	11.5%	10.7%
Skilled trades occupations	12.9%	11.7%	11.7%	10.5%
Caring, leisure and other service occupations	9.8%	9.7%	9.9%	9.1%
Sales and customer service occupations	8.7%	9.3%	9.2%	7.7%
Process, plant and machine operatives	6.1%	7.3%	7.7%	6.3%
Elementary occupations	11.8%	11.7%	11.7%	10.7%

*Source: Ref 6.18*

- 6.107 **Table 6.8** shows how there is a lower proportion of residents employed in higher and professional occupations in the local impact area (35.6%) than across the England (44.6%). However, the proportion of people employed in associate professional and technical occupations in the local impact area is higher than in the wider impact area and across the North East. Employment in the skilled trades; the administrative and secretarial sector and elementary occupations, however, is higher in the local impact area than at the national level.
- 6.108 The occupational profile of the South Shields impact area is drawn from the 2011 Census which suggests that the proportion of residents employed in higher and professional occupations is almost 25% lower than the national average in 2011 with just 31.2% of residents working in such occupations (Ref 6.16). However, the proportion of South Shields residents employed in sales and customer service occupations (10.7%) and as process, plant and machine operatives (9.5%) is higher than the national average, at 8.4% and 7.2%, respectively.



## Latent Labour Force

- 6.109 The number of residents claiming Jobseekers' Allowance (JSA) (Ref 6.19) also provides useful context on the number of unemployed residents in the impact area. This measure does not, however, align with the analysis presented above, due to the fact that not all unemployed people claim JSA, and therefore are not recorded by this dataset. However, this remains a valuable indicator, particularly given that it provides a breakdown of the type of occupation sought by claimants.
- 6.110 The claimant count (Ref 6.19) suggests that – as of April 2015 – there are a total of 2,525 residents in the South Shields impact area claiming JSA, with the total number of JSA claimants across the local impact area totalling 4,005 and 33,955 within the wider impact area.
- 6.111 This demonstrates the extent of the current latent labour force of in the local area. The proportion of residents claiming Jobseekers Allowance has the potential to be reduced by the jobs created throughout the construction and operation of the proposed development.
- 6.112 In the South Shields impact area, 705 people, or 27.9% of residents are seeking an elementary occupation, which is greater than the proportion in the local impact area at 25.0% and the wider impact area at 23.2% for such occupations. Similarly, skilled trades occupations are also more widely sought after in South Shields, with 8.3% of JSA claimants, and in the local impact area of the local impact area, at 7.0%, when compared to the wider impact area, where just 4.7% of claimants are seeking a job in the skilled trades. Notably, there are relatively few residents claiming JSA and looking for a managerial, professional or technical position recorded at 5.5% in both South Shields and in the local impact area of South Tyneside, compared to 9.0% in the wider impact area.

**Table 6.9: Sought Occupation of JSA Claimants – April 2015**

	South Shields Impact Area	Local Impact Area	Wider Impact Area
Occupation unknown	2.8%	3.2%	3.4%
Managers, directors & senior officials	2.0%	2.5%	6.2%
Professional occupations	1.0%	1.0%	0.8%
Associate professional & technical	2.6%	2.0%	1.9%
Administrative & secretarial	5.5%	5.1%	5.9%
Skilled trades	8.3%	7.0%	4.7%
Caring, leisure & other services	4.0%	3.4%	3.4%
Sales & customer services	40.8%	45.9%	44.5%
Process, plant & machine operatives	5.1%	4.9%	5.9%
Elementary occupations	27.9%	25.0%	23.2%

Source: Ref 6.19

### **JSA Claimants by Sector**

- 6.113 The proposed development has the potential to impact the socio-economic profile of South Shields by providing more jobs for local people and work to further reduce the levels of unemployment. There is potential to create jobs for local people throughout the construction and operation of the proposed development given the occupations being sought by local unemployed residents. These are considered below.

#### ***Construction Claimants***

- 6.114 The latest ONS claimant count statistics (Ref 6.19) demonstrate that there is latent demand for construction employment within the local impact area labour force. In total, there are 270 economically active unemployed working age residents within the local impact area seeking employment within the construction sector. This figure is inclusive of 170 residents within the South Shields impact area that are seeking employment in the construction sector. These residents could form a potential source of labour for the proposed development.
- 6.115 A wider pool of available construction industry labour also exists at the wider impact area scale of the North East LEP. In total, there are a further 1,395 economically active unemployed working age residents seeking employment within the construction sector.
- 6.116 Within the wider impact area of the North East LEP, an additional 1,940 economically active unemployed working age residents are seeking employment within transport related occupations.

#### ***Transport Related Claimants***

- 6.117 The ONS statistics suggest that there is appropriate labour demand for the employment types that are expected to be generated throughout the operation of the transport interchange. In the local impact area of South Tyneside there are 205 residents seeking employment within transport related occupations. Of these, 130 JSA claimants are currently residing in the South Shields impact area, suggesting that there is a pool of latent labour locally that could potentially form a source of employment throughout the operation the proposed development.
- 6.118 Within the wider impact area of the North East LEP, an additional 1,940 economically active unemployed working age residents are seeking employment within transport related occupations

#### ***Professional Services Claimants***

- 6.119 The ONS statistics also suggest that there is appropriate labour demand for the employment types that are expected to be generated throughout the operation of the office units associated with the transport interchange development. In the local impact area of South Tyneside there are 350 residents seeking employment within professional and office related occupations. Of these, 180 JSA claimants are currently residing in the South Shields impact area, suggesting that there is a pool of latent labour locally that could potentially form a source of employment throughout the operation the proposed development.

- 6.120 Within the wider impact area of the North East LEP, an additional 4,135 economically active unemployed working age residents are seeking employment within professional and office related occupations.

#### ***Retail and Leisure Claimants***

- 6.121 The ONS claimant count statistics (Ref 6.19) also suggest that there is appropriate labour demand for the employment types that are expected to be generated throughout the operation of the masterplan development and the retail units associated with the transport interchange development. In the local impact area of South Tyneside there are 2,180 residents seeking employment within retail, leisure and related occupations. Of these, 1,185 JSA claimants are currently residing in the South Shields impact area, suggesting that there is a pool of latent labour locally available that could potentially form a source of employment throughout the operation the proposed development.
- 6.122 Within the wider impact area of the North East LEP, an additional 16,110 economically active unemployed working age residents are seeking employment within the retail and leisure sector.

#### **Earnings**

- 6.123 Earnings can provide an indication of the strength of the local economy, given their relationship with wider economic factors such as gross value added (GVA) and productivity. Earnings levels also have a relationship with prosperity and as such the economic well-being of residents.
- 6.124 **Table 6.10** summarises average (median) earnings for full-time workers in the comparator areas of the local and wider impact areas, the North East and England, sourced from the Annual Survey of Hours and Earnings (ASHE) (Ref 6.20). Data for the South Shields impact area is not presented as the data is not available at the MSOA level. Weekly and annual pay for residents in each location and workplace based pay is provided below.

**Table 6.10: Average (Median) Earnings 2014**

	Resident Analysis		Workplace Analysis	
	Weekly Pay (gross)	Annual Pay (gross)	Weekly Pay (gross)	Annual Pay (gross)
Local Impact Area	£464	£23,968	£470	£24,520
Wider Impact Area	£475	£24,642	£474	£24,466
North East	£477	£24,829	£479	£24,876
England	£524	£27,500	£523	£27,487

Source: Ref 6.20

- 6.125 The table shows that average resident based wages in the local impact area are lower than resident wages on average in the wider impact area and the other comparator areas considered. However, the average workplace pay is greater than the resident pay

in the local impact area, suggesting that a proportion of the higher paid jobs in the local impact area are taken by people who commute in to the area and reside outside of the authority. The workplace and resident pay in the wider impact area are of relatively similar rates, reflecting the high level of job containment at the wider scale - identified earlier in this chapter.

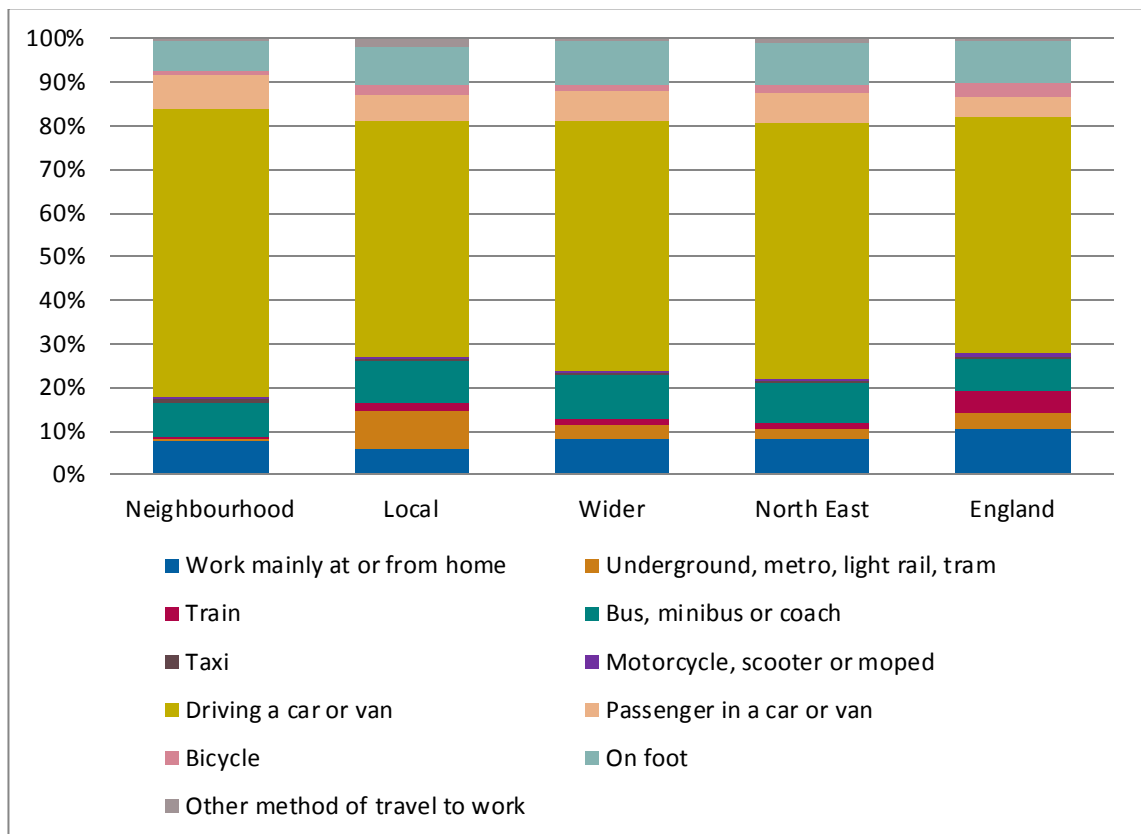
**Commuting**

6.126 The 2011 Census (Ref 6.16) provides an analysis of the mode of transport used to travel to work. Figure 6.2 presents the method of travel of employed residents aged 16 – 74 in the South Shields, local and wider impact areas, in addition to the North East region and England on average.

6.127 The evidence suggests that a notably low proportion of residents in the South Shields impact area use public transport to travel to work, at 8.7%, compared to the national average of 16.4%. However, 20.1% of residents, or 1 in 5 people, in the local impact area of South Tyneside travel to work using public transport.

6.128 The most popular mode of public transport used by people in the local impact area is bus, minibus or coach, accommodating 9.6% of residents. A significant proportion – 8.8% - of local impact area residents also travel to work using the Metro, compared to 3.3% of residents in the wider impact area, 2.5% across the North East and 4.0% on average in England.

**Figure 6.2: Method of Travel to Work 2011**



Source: Ref 6.16 (Note: The category ‘ Underground, metro, light rail, tram’ most closely reflects the use of the Metro in South Shields. It is not possible to disaggregate this information further.)

## Deprivation

- 6.129 Analysis of patterns of deprivation can be undertaken through the use of Indices of Multiple Deprivation (IMD) (Ref 6.21), produced by ONS and calculated through consideration of indicators such as income, employment, health, education and crime. This is a national index, which enables direct and consistent comparisons to be made between all areas of England, based on a ranking of lower super output areas (LSOAs).
- 6.130 The application site falls within two LSOAs, with the IMD ranking both areas within the 10% most deprived LSOAs in the country. A related dataset ranking local authorities also shows the district of South Tyneside witnessing high levels of deprivation, with the area ranked at number 47 out of 326 authorities, whereby 1 is the most deprived authority.
- 6.131 This suggests that there are high levels of deprivation in the borough relative to 279 other local authority areas, ranking South Tyneside within the 15% most deprived local authority areas in the country.

## Productivity

- 6.132 Productivity measures the amount of output produced by a unit of input, and is a key indicator of the economic performance of an area. Data published by Experian (Ref 6.22) allows an analysis of gross value added (GVA) by full-time equivalent (FTE) employee, at both local and wider impact area level.
- 6.133 In the local impact area, the data suggests that each FTE employee in the local impact area generates productivity of £47,587 per annum<sup>3</sup>. At the wider impact area scale, this reduces to £42,383 per annum, suggesting greater productivity per worker at the local level. It is, however, important to note that productivity is variable by industry, with manufacturing, for example, generating a higher level of productivity per FTE employee, and construction workers also generating a higher level of output.
- 6.134 Furthermore, understanding how total productivity – measured in GVA – has changed historically provides an important indicator of baseline economic conditions. This is summarised in **Table 6.11**, highlighting that output increased by 13.2% in the local impact area and 11.4% in the wider impact area between 2003 and 2013.

**Table 6.11: Change in GVA (millions) 2003 – 2013**

Area	2003	2013	% Change
Local Impact Area	1,673	1,893	13.2%
Wider Impact Area	27,165	30,266	11.4%

Source: Ref 6.22

<sup>3</sup> Based on five year average (2010 – 2015) of GVA per FTE

### **Public revenues - business rates**

- 6.135 Business rates from the proposed development will be payable to South Tyneside Council, and the Council's latest Annual Financial Report (Ref 6.25) indicates that, in 2013/14, £29.6 million was collected in business rates. This represents an increase of 4.2% compared to the previous year (Ref 6.26).
- 6.136 It is also beneficial to understand long-term change, with earlier annual financial statements showing that £19.5 million was collected from business rate payers in 2004/05 (Ref 6.27). This indicates that collected business rate revenue increased by 52% over the period from 2004/05 to 2013/14, equivalent to 5.7% per annum. This suggests that recent growth has fallen slightly below this longer term average growth rate.

### **Retail and leisure provision**

- 6.137 Analysis of Valuation Office Agency (VOA) data (Ref 6.23) enables an assessment of the change in retail floor space across South Tyneside. This shows that in 2012 South Tyneside had 251,000sqm (NIA) of retail floor space. This represents a 1.6% decrease from the 2010 figure of 255,000sqm (NIA) and only a slight increase over the 249,000sqm (NIA) recorded in 2002. Overall the quantum of retail floor space, as measured by the VOA, has increased by 0.82%, or 0.08% per annum, over this period.
- 6.138 Experian GOAD is regularly used to provide a comparative assessment of the floor space composition across South Shields Town Centre. The South Tyneside Retail, Health and Capacity Study (Ref 6.28), prepared by GVA in October 2012, draws on this dataset and identifies that South Shields is characterised by:
- Comparison retail provision slightly below the national GOAD average, although the study reports that the overall quantum of comparison floor space has increased by 5,000sqm since 2001, largely attributable to the Waterloo Square shopping centre development.
  - Convenience retail provision below the national GOAD average for both outlet numbers and overall floor space. Whilst the number of outlets decreased by five outlets between 2001 and 2011, again the overall quantum of floor space has increased.
  - An above average number of vacant units. The study reports that between 2001 and 2011 the number of vacant units has increased by 34, from 15 outlets to 49, or 226%. This is equivalent to an increase of 20.5% per annum over this period, which is a significant change.
- 6.139 In relation to leisure uses, the leisure offer within South Shields primarily comprises traditional pubs and clubs, with the main destination for leisure trips currently being the edge of centre Cineworld multiplex at Boldon (Ref 6.28). The Retail Study highlights that:

*“a new cinema multiplex, accompanied by national restaurant chains, would significantly increase dwell time in the town centre and provide a genuine family orientated focus for the town’s evening and weekend leisure offer” (Para 13.10, Ref 6.28)*

### **Existing employment floor space**

- 6.140 The proposed development represents a major regeneration project for South Shields and wider borough. As a result the application will involve the redevelopment of existing retail and business floor space within the application site.
- 6.141 Estimates, drawn from VOA data on rateable floor space (Ref 6.23), suggest that the quantum of net or lettable floor space that will be demolished as a result of proposed development equates to circa 16,350sqm (NIA). Of this total:
- Approximately 9,800sqm, or 59.8%, is in A Use Classes, including as A1 Shops, A2 Financial and Professional Services, A3 Food and Drink, A4 Drinking Establishment or A5 Hot Food Takeaways;
  - Approximately 5,800sqm, or 35.5%, is associated with B Use Classes including either B1 Business or B8 Storage or Distribution; and
  - A further 770sqm, or 4.7%, relates to automotive (Sui Generis) related employment.
- 6.142 Of this floor space it is estimated that approximately 3,000sqm (NIA), or 18.3%, is currently vacant and unoccupied.
- 6.143 The combined rateable value of the existing floor space is estimated to be approximately £1.1m, which generates non-domestic rates of circa £542,000. This represents around 1.8% of all non-domestic rates collected by South Tyneside Council when benchmarked against the £29.6 million collected by the Council in 2013/14 (Ref 6.25).
- 6.144 There are a number of operational businesses located within the application site. The main concentrations of occupied floor space are located on Fowler Street, Franklin Street and Coronation Street. There are also a smaller number of affected businesses on King Street, Charlotte Street, St Hilda Street, Charlotte Terrace, Barrington Street, Crossgate, Mount Terrace, Chapter Row, Waterloo Square and Garden Lane, where the largest occupier within the application site – Ashley Timber - is currently based.

### **Predicated Significant Effects (The Assessment)**

- 6.145 This section assesses the potential effects of the proposed transport interchange and town centre masterplan development, during both the construction and operational phases.

#### **Transport Interchange Socio-Economic Impacts**

##### ***Impact during Construction Phase: short to medium term***

- 6.146 This section assesses the significant socio-economic effects that are likely to occur during the construction phase of the proposed transport interchange development.

##### ***Employment***

- 6.147 The proposed development is estimated to generate construction expenditure of approximately £16 million. Construction of the proposed development could therefore be



expected to support approximately 165 person-years of direct employment over the construction period.

6.148 During the construction period, on site employment can be expected to fluctuate and “peak” during intense periods of activity. Assuming a total construction period of 15 months (1.25 years), based on the applicant’s construction programme, it is estimated that the development scheme could sustain 132 direct FTE temporary construction jobs on average per annum over the construction period.

6.149 The positive economic impacts of the proposed development of the application site will extend beyond construction employment to include the generation of indirect benefits for the local economy. By investing in the development of the site, there will be expenditure on construction materials, goods and other services that will be purchased from a wide range of suppliers. This expenditure has far-ranging induced benefits for South Shields and South Tyneside and further afield across the North East and beyond as it filters down the supply chain and into the wider economy.

6.150 The result is that the initial investment in redevelopment of the application site is amplified in an economic ‘multiplier’ effect with linked benefits in terms of expenditure on goods and services locally. This will bring indirect employment and financial benefits for local people and firms involved in the skilled construction trades and associated professions and could help to sustain employment within this sector across the South Shields and local South Tyneside economies.

6.151 The Homes and Communities Agency (HCA) Additionality Guide (Ref 6.14) sets out the current recommended approach to calculating indirect employment generation – taking into account multiplier effects generated both through the site supply chain and local induced financial benefits arising from increases in local expenditure derived as a result of the development of the application site.

6.152 These effects are assessed below using three scales of impact: :

- The South Shields economy (South Shields impact area);
- The South Tyneside economy (local impact area); and
- The North East LEP economy (wider impact area).

#### ***South Shields Impact Area***

6.153 The employment effects estimated to be generated by investment in the proposed development on the South Shields impact area during the construction phase are summarised below.

6.154 A high level of leakage (Ref 6.14) has been allowed for to reflect labour market containment rates within the South Shields impact area, and allow for the likelihood of construction labour being drawn from a wider catchment due to the possible requirement for specialist construction skills in developing a transport interchange.

6.155 A ‘nil’ rate of displacement has been allowed for across the local impact area, as it is not anticipated that the delivery of the proposed development will generate significant potential for other schemes to be delayed, postponed or incur increased costs locally

due to this scheme being delivered due to the availability of latent labour to meet arising demand.

- 6.156 A medium multiplier (Ref 6.14) has been applied to the direct employment generation calculation for the neighbourhood impact area. This represents the anticipated additional indirect and induced employment generation benefits arising from the scheme at the scale of the South Shields economy. This reflects the potential use of supply chain linkages (e.g. for contractors, materials and labour) and the flow of expenditure into the economy (Ref 6.14).
- 6.157 The assessment indicates that the construction phase would generate 44 net additional FTE positions across the South Shields impact area. Of the total, 40 net FTE positions would be direct, with a further 4 generated via indirect and induced effects – including contracts with the supply chain, salaries and onward expenditure within the local impact area.

**Table 6.12: Construction Phase – South Shields Employment Effects**

Net FTE Employment Generation	South Shields Impact Area
Person-years of Employment	165
Construction Period (years)	1.25
FTE Employment	132
Direct Net Additional Employment (FTE)	40
Indirect / Induced Employment in Impact Area	4
Net Additional Employment (Total)	44

Source: Turley, 2015

#### **Local Impact Area**

- 6.158 At the local impact scale, a medium level of leakage has been allowed for to allow for the likelihood of construction labour also being drawn from a wider catchment to meet demand (Ref 6.14). A 'nil' rate of displacement has been allowed for as it is not anticipated that the delivery of the proposed development will generate significant potential for other schemes to be delayed, postponed or incur increased costs locally due to this scheme being delivered. This also reflects the current availability of construction labour at this scale to meet demand arising, and allow for the likelihood of construction labour being drawn from a wider catchment due to the possible requirement for specialist construction skills in developing a transport interchange.
- 6.159 A medium level multiplier has been applied to the direct employment generation calculation for the local impact area (Ref 6.14). This represents the anticipated additional indirect and induced employment generation benefits arising from the proposed development at the scale of the South Tyneside economy.
- 6.160 Collectively the application of these factors indicates that the construction of the proposed development could be expected to support 83 net additional temporary full-time equivalent (FTE) construction jobs on average per annum in the local impact area of South Tyneside, inclusive of the 44 positions generated within the South Shields impact area. Of the total, 66 net FTE positions would be direct, with a further 17 generated via indirect and induced effects – including contracts with the supply chain, salaries and onward expenditure within the local impact area.

**Table 6.13: Construction Phase – Local Impact Area Employment Effects**

Net FTE Employment Generation	Local Impact Area
Person-years of Employment	165
Construction Period (years)	1.25

Net FTE Employment Generation	Local Impact Area
FTE Employment	132
Direct Net Additional Employment (FTE)	66
Indirect / Induced Employment in Impact Area	17
Net Additional Employment (Total)	83

Source: Turley, 2015

### **Wider Impact Area**

- 6.161 It is also important to assess the potential employment generation impact across the wider impact area of the North East LEP during the construction phase. A low level of leakage has been allowed in light of the fact that the majority of benefits will be retained within the North East LEP area. It is assumed that there will be no displacement and in order to estimate the economic impact at the wider scale, a medium level multiplier has been applied (Ref 6.14).
- 6.162 Collectively the application of these factors indicates that a total of 168 net additional FTE temporary positions could be generated across the wider impact area, inclusive of the 83 net positions created in the South Shields and Local impact areas. This is summarised in **Table 6.14**.

**Table 6.14: Construction Phase – Wider Area Employment Effects<sup>4</sup>**

Net FTE Employment Generation	Wider Impact Area
Person-years of Employment	165
Construction Period (years)	1.25
FTE Employment	132
Direct Net Additional Employment (FTE)	112
Indirect / Induced Employment in Impact Area	56
Net Additional Employment (Total)	168

Source: Turley, 2015

- 6.163 The impact on the population of increases in construction related employment at the scale of South Shields and the local and wider impact areas is beneficial, due to the potential for employment generation and wealth creation.

<sup>4</sup> Figures presented are subject to rounding.

- 6.164 At the scale of the South Shields impact area, the magnitude of the impact is **moderate** when benchmarked against the rate of workforce increase in the sector over the last decade and the national priority to increase jobs and reduce unemployment. Therefore, there is likely to be a direct and indirect, temporary short term effect of **moderate beneficial** significance.
- 6.165 At the scale of the local impact area, the magnitude of the impact is **major** when benchmarked against the rate of workforce increase in the sector over the last decade and the national priority to increase jobs and reduce unemployment. Therefore, there is likely to be a direct and indirect, temporary short term effect of **major beneficial** significance at this scale.
- 6.166 At the scale of the wider impact area, the magnitude of the impact is **minor** when benchmarked against the rate of workforce increase in the sector over the last decade. Therefore, there is likely to be a direct and indirect, temporary short term effect of **minor beneficial** significance across the North East LEP impact area

#### ***Productivity***

- 6.167 The construction phase of the proposed development can also directly contribute to an uplift in Gross Value Added (GVA), which provides a key measure of economic productivity. GVA measures the value of output created (i.e. turnover) net of inputs purchased and used to produce a good or service (i.e. production of the output).
- 6.168 As **Table 6.15** shows, the proposed development could directly contribute some £7.6 million net additional GVA (per annum) over the construction period across North East LEP economy, directly supporting a key objective of the LEP to facilitate GVA growth across the area. Of this, circa £3.7 million could be concentrated within the local impact area of South Tyneside, which is also inclusive of a circa £2 million GVA contribution towards the South Shields economy.

**Table 6.15: Construction Phase –GVA Effects**

<b>Net GVA Generation</b>	<b>South Shields</b>	<b>Local Impact Area</b>	<b>Wider Impact Area</b>
Direct Employment (FTE) Impact	£1,800,000	£3,000,000	£5,200,000
Indirect / Induced Employment (FTE) Impact	£200,000	£700,000	£2,400,000
<b>Net Additional Impact (Total)</b>	<b>£2,000,000</b>	<b>£3,700,000</b>	<b>£7,600,000</b>

*Source: Turley, 2015*

- 6.169 The impact on the population and economy of increases in construction related GVA is beneficial, due to the potential for employment generation and wealth creation.
- 6.170 The magnitude of the impact is **major** at the scale of the local impact area when benchmarked against the rate of productivity increase in the sector over the last decade. Therefore, there is likely to be a direct and indirect, temporary short term effect of **major beneficial** significance at this scale.

- 6.171 At the scale of the wider impact area, the magnitude of the impact is **negligible** when benchmarked against the rate of productivity increase in the sector over the last decade. Therefore, there is likely to be a direct and indirect, temporary short term effect of **negligible** significance at this scale during the construction period.

#### ***Wealth, Income and Deprivation***

- 6.172 The latest ONS claimant count statistics (Ref 6.19) demonstrate that there is latent demand for construction employment in the study area. In total, there are 270 economically active unemployed working age residents within the local impact area seeking employment within the construction sector. This figure is inclusive of 170 residents within the South Shields impact area that are seeking employment in the sector.
- 6.173 The impact on the population of increased construction phase employment is therefore beneficial, due to the provision of additional construction related employment opportunities that will help to reduce deprivation, unemployment and the number of people seeking construction related employment claiming job seekers allowance. This also positively supports Core Strategy objectives (Ref 6.4) aimed at creating and retaining wealth within the area.
- 6.174 At the scale of South Shields, the magnitude of the impact of the proposed development on the claimant count and associated levels of unemployment is **major** when benchmarked against changes in JSA claimants and unemployment over the past decade. Therefore, there is likely to be an indirect, temporary, short-term effect of **major beneficial** significance on unemployment rates and deprivation levels locally within South Shields.
- 6.175 The magnitude of the impact of the proposed development on the overall claimant count at the scale of the local and wider impact areas is **major**, relative to the overall JSA claimant count and benchmarked against change in JSA claimants over the past decade. Therefore, there is likely to be an indirect, temporary, short-term effect of **major beneficial** significance at the local and wider impact area scales.
- 6.176 The magnitude of the impact of the proposed development on the overall level of unemployment at the scale of the local impact area is **minor**, and at the scale of the wider impact area is **negligible**, relative to the overall level of unemployment and benchmarked against change in unemployment over the past decade. Therefore, there is likely to be an indirect, temporary, short-term effect of **minor beneficial** significance at the local impact area scale and of **negligible** significance at the wider impact area scale.

#### **Impact during Operational Phase: long term**

- 6.177 This section assesses the significant socio-economic effects of the proposed transport interchange development during the operational phase.

#### ***Employment***

- 6.178 The employment effects estimated to be generated by investment in the new retail and office floor space to be delivered as part of the proposed development are summarised below.

6.179 As noted earlier in paragraph 6.59, the transport interchange will employ at least the number of people currently employed within the Metro station and the bus terminal combined. Therefore, within the modelling there is assumed to be no net change in employment for these uses. In all likelihood there will be a greater number of people employed as a result of the new facility. The figures presented are therefore a minimum.

***South Shields Impact Area***

- 6.180 A high leakage rate has been applied to reflect local labour market containment within South Shields.
- 6.181 It is understood that the Council is in negotiation with business affected by the proposed development and is implementing a targeted relocation strategy to minimise displacement and job losses. The relocation strategy as of June 2015 has informed the methodology used with regards to benchmark displacement assumptions. This identified 7 businesses within the red line boundary, only a small proportion of which will be lost from South Shields as a result of relocation plans.
- 6.182 Therefore, a low level of displacement has been allowed for, recognising that whilst there will be some displacement effects, these will only be limited in extent as a result of the Council's relocation plans for local businesses (a large proportion have reported that they will remain within South Shields).
- 6.183 A medium multiplier has been applied to reflect indirect and induced employment effects at the scale of the South Shields impact area.
- 6.184 The assessment indicates that at the South Shields impact area level, the operational phase would generate 32 net additional full-time equivalent (FTE) positions. Of the total, 29 net FTE positions would be direct, with a further 3 generated via indirect and induced effects – including contracts with the supply chain, salaries and onward expenditure within the South Shields impact area.

**Table 6.16: Operational Phase – South Shields Employment Effects**

Net FTE Employment Generation	South Shields Impact Area
Gross Employment (FTE)	77
Leakage	39
Displacement	10
Direct Net Additional Employment (FTE)	29
Indirect / Induced Employment in Impact Area	3
Net Additional Employment (Total)	32

Source: Turley, 2015



### ***Local Impact Area***

- 6.185 A medium rate of leakage has been applied to reflect local labour market containment within South Tyneside. A low rate of displacement has been allowed for recognising that there will be some displacement effects, but to a limited extent. A medium level multiplier has been applied for the local area to reflect indirect and induced local employment effects.
- 6.186 As shown in the **Table 6.17**, the operational phase would generate 63 net additional full-time equivalent (FTE) positions. Of the total, 50 net FTE positions would be direct, with a further 13 generated via indirect and induced effects – including contracts with the supply chain, salaries and onward expenditure within the local impact area. These figures incorporate the effects at the South Shields impact area scale.

**Table 6.17: Operational Phase – Local Impact Area Employment Effects**

Net FTE Employment Generation	Local Impact Area
Gross Employment (FTE)	77
Leakage	27
Displacement	0
Direct Net Additional Employment (FTE)	50
Indirect / Induced Employment in Impact Area	13
Net Additional Employment (Total)	63

*Source: Turley, 2015*

### ***Wider Impact Area***

- 6.187 The following summarises the employment effects estimated to be generated by investment in the proposed development across the wider impact area.
- 6.188 A low leakage rate has been applied to reflect labour market containment within the North East LEP area. A nil rate of displacement has been assumed at the wider level and a medium multiplier has been applied to reflect indirect and induced wider employment effects.

**Table 6.18: Operational Phase – Wider Impact Area Employment Effects**

Net FTE Employment Generation	Wider Impact Area
Gross Employment (FTE)	77
Leakage	4
Displacement	0

Direct Net Additional Employment (FTE)	73
Indirect / Induced Employment in Impact Area	37
Net Additional Employment (Total)	110

Source: Turley, 2015

- 6.189 The total net additional employment generated by the operational phase of the proposed development would equate to 110 FTE positions, inclusive of the 63 positions generated within the South Shields and local impact areas. Of the total, 73 net FTE positions would be direct, with a further 37 generated via indirect and induced effects – including contracts with the supply chain, salaries and onward expenditure within the local impact area.
- 6.190 The impact on the population of increases in operational phase employment across the South Shields, local and wider impact areas is beneficial, due to the potential for employment generation and wealth creation.
- 6.191 The magnitude of the impact is **negligible** when benchmarked against the rate of workforce increase over the last decade across South Shields and the local and wider impact areas. Therefore, there is likely to be a direct and indirect, permanent, long term effect of **negligible** significance at these spatial scales.

#### **Productivity**

- 6.192 The uplift in annual productivity – measured in GVA – in the economy of the wider impact area as a result of the proposed development once completed is estimated to be circa £6 million per annum during the operational phase, of which £3.7 million will be local to South Tyneside. Similarly, within this figure South Shields will experience an uplift of approximately £1.9 million. This offers the potential to directly support a key objective of the LEP to facilitate GVA growth across the area. This is summarised in the following **Table 6.19**.

**Table 6.19: Operational Phase – South Shields, Local and Wider Area GVA Effects**

Net GVA Generation	South Shields	Local Impact Area	Wider Impact Area
Direct Employment (FTE) Impact	£1,800,000	£3,100,000	£4,500,000
Indirect / Induced Employment (FTE) Impact	£100,000	£600,000	£1,500,000
<b>Net Additional Impact (Total)</b>	<b>£1,900,000</b>	<b>£3,700,000</b>	<b>£6,000,000</b>

Source: Turley, 2015

- 6.193 The impact on the economy from increases in operational phase related GVA across the local and wider impact areas is beneficial, due to the potential for employment generation and wealth creation.
- 6.194 The magnitude of the impact is **minor** at the scale of the local impact area when benchmarked against the rate of productivity increase in the sector over the last decade. Therefore, there is likely to be a direct and indirect, permanent, long term effect of **minor beneficial** significance.
- 6.195 At the scale of the wide impact area, the magnitude of the impact is **negligible** when benchmarked against the rate of productivity increase in the sector over the last decade. Therefore, there is likely to be a direct and indirect, permanent, long term effect of **negligible** significance.

***Wealth, Income and Deprivation***

- 6.196 Creating and retaining wealth in the authority represents an important priority for South Tyneside. In support of this objective, the proposed development will provide capacity for the accommodation of 77 direct gross FTE jobs, or 32 net additional FTE jobs across South Shields during operation.
- 6.197 The impact on the population of increased operational phase related employment on unemployment and deprivation levels is therefore beneficial, due to the provision of additional operation related employment opportunities that will help to reduce deprivation, unemployment and the number of people seeking employment claiming job seekers allowance. This also positively supports Core Strategy objectives (Ref 6.4) aimed at creating and retaining wealth within the area.
- 6.198 At the scale of South Shields and the local and wider impact areas, the magnitude of the impact of the proposed development on the claimant count is **major** relative to the overall JSA claimant count and when benchmarked against change in the number of JSA claimants over the past decade. Therefore, there is likely to be an indirect, permanent, long term effect of **major beneficial** significance.
- 6.199 The proposed development is also likely to have a **minor beneficial** impact on unemployment levels across the local impact area, relative to overall unemployment and the scale of change in unemployment levels over the past decade. This will result in an indirect, permanent, long term effect of **minor beneficial** significance at the local scale.
- 6.200 At the scale of South Shields and the wider impact area, the magnitude of the impact of the proposed development on unemployment rates is **negligible** when benchmarked against change in the number of unemployed people over the past decade. Therefore, there is likely to be an indirect, permanent, long term effect of **negligible** significance on unemployment rates and deprivation at these spatial scales.

***Public revenue***

- 6.201 Businesses pay non-domestic rates (known as business rates) to contribute to the cost of the local authority providing public services (within which the business property is situated). The Government has introduced a Business Rate Retention Scheme (BRRS), which was operational from April 2013.

- 6.202 It provides a direct link between business rates growth and the amount of money local authorities have to spend on local people and local services.
- 6.203 On the basis of an arithmetic calculation based on the scheme for local retention of Business Rates (as currently enacted) Local Authorities are now able to keep at least 50% of the growth in business rates revenue that is generated in their area. The Government's intention is that this will provide a strong financial incentive for local authorities to promote economic growth.
- 6.204 The Government has said that the system will not be reset before 2020 at the earliest. This will provide Local Authorities with an increasingly important source of income over this period to enable them to effectively plan and budget.
- 6.205 All non-domestic rates collected by South Tyneside Council when benchmarked against the £29.6 million collected by the Council in 2013/14.
- 6.206 The proposed development would generate a net receipt of approximately £95,000 business rate revenue per annum, when the non-domestic rates that would have been received from existing businesses are taken into account. Under current arrangements 50% of the net receipt, or £47,500, could be retained by South Tyneside Council,
- 6.207 The impact of business rates revenue arising directly from the proposed development is assessed as beneficial with the sensitivity on local public budget and expenditure for South Tyneside Council considered to be beneficial. The magnitude of the impact of the proposed development in meeting the budget requirement for South Tyneside Council (£29.6 million in 2014/15) is **negligible**. Therefore, there is likely to be an indirect, permanent, long term effect of **negligible** significance to South Tyneside Council's budget at the local impact area scale.
- 6.208 There will be no significant effect on the wider scale public budget and expenditure arising from business rates revenue generated by the operational phase of the proposed development.

## **Town Centre Masterplan Socio-Economic Impacts**

### ***Impact during Construction Phase: short to medium term***

- 6.209 The proposed town centre masterplan development is estimated to generate construction expenditure of approximately £44.6 million. This section assesses the significant socio-economic effects that are likely to occur during the construction phase of the proposed development.

### ***Employment***

- 6.210 Construction of the proposed development could be expected to support approximately 461 person-years of direct employment over the construction period.
- 6.211 Assuming a total construction period of 60 months (5 years), based on the applicant's construction programme, it is estimated that the development scheme could sustain 92 direct FTE temporary construction jobs on average per annum over the construction period.

### ***South Shields Impact Area***

- 6.212 The employment effects estimated to be generated by investment in the proposed development on the South Shields during the construction phase are summarised below.
- 6.213 A high level of leakage (Ref 6.14) has been allowed for to reflect labour market containment rates within the South Shields impact area, and allow for the likelihood of construction labour being drawn from a wider catchment to meet demand.
- 6.214 A 'nil' rate of displacement has been allowed for across the local impact area, as it is not anticipated that the delivery of the proposed development will generate significant potential for other schemes to be delayed, postponed or incur increased costs locally due to this scheme being delivered due to the availability of latent labour to meet arising demand.
- 6.215 A medium multiplier (Ref 6.14) has been applied to the direct employment generation calculation for the neighbourhood impact area. This represents the anticipated additional indirect and induced employment generation benefits arising from the scheme at the scale of the South Shields economy. This reflects the potential use of supply chain linkages (e.g. for contractors, materials and labour) and the flow of expenditure into the economy (Ref 6.14).
- 6.216 The assessment indicates that the construction phase would generate 51 net additional FTE positions across the South Shields impact area. Of the total, 46 net FTE positions would be direct, with a further 5 generated via indirect and induced effects – including contracts with the supply chain, salaries and onward expenditure within the local impact area.

**Table 6.20: Construction Phase – South Shields Employment Effects**

Net FTE Employment Generation	South Shields Impact Area
Person-years of Employment	461
Construction Period (years)	5
FTE Employment	92
Direct Net Additional Employment (FTE)	46
Indirect / Induced Employment in Impact Area	5
Net Additional Employment (Total)	51

Source: Turley, 2015

### ***Local Impact Area***

- 6.217 At the local impact scale, a medium level of leakage has been allowed for to allow for the likelihood of construction labour also being drawn from a wider catchment to meet demand (Ref 6.14). A 'nil' rate of displacement has been allowed for as it is not anticipated that the delivery of the proposed development will generate significant potential for other schemes to be delayed, postponed or incur increased costs locally due to this scheme being delivered. This also reflects the current availability of construction labour at this scale to meet demand arising.
- 6.218 A medium level multiplier has been applied to the direct employment generation calculation for the local impact area (Ref 6.14). This represents the anticipated additional indirect and induced employment generation benefits arising from the proposed development at the scale of the South Tyneside economy.
- 6.219 Collectively the application of these factors indicates that the construction of the proposed development could be expected to directly support 75 net temporary full-time equivalent (FTE) construction jobs on average per annum in the local impact area of South Tyneside, inclusive of the 51 positions generated within the South Shields impact area. Of the total, 60 net FTE positions would be direct, with a further 15 generated via indirect and induced effects – including contracts with the supply chain, salaries and onward expenditure within the local impact area.

**Table 6.21: Construction Phase – Local Impact Area Employment Effects**

Net FTE Employment Generation	Local Impact Area
Person-years of Employment	461
Construction Period (years)	5
FTE Employment	92
Direct Net Additional Employment (FTE)	60
Indirect / Induced Employment in Impact Area	15
Net Additional Employment (Total)	75

Source: Turley, 2015

#### ***Wider Impact Area***

- 6.220 It is also important to assess the potential employment generation impact across the wider impact area of the North East LEP during the construction phase. A low level of leakage has been allowed in light of the fact that the majority of benefits will be retained within the North East LEP area. It is assumed that there will be no displacement and in order to estimate the economic impact at the wider scale, a medium level multiplier has been applied (Ref 6.14).
- 6.221 Collectively the application of these factors indicates that a total of 117 net additional FTE temporary positions could be generated across the wider impact area, inclusive of the 75 net positions created in the South Shields and Local impact areas. This is summarised in **Table 6.22**.

**Table 6.22: Construction Phase – Wider Area Employment Effects<sup>5</sup>**

Net FTE Employment Generation	Wider Impact Area
Person-years of Employment	461
Construction Period (years)	5
FTE Employment	92
Direct Net Additional Employment (FTE)	78
Indirect / Induced Employment in Impact Area	39
Net Additional Employment (Total)	117

Source: Turley, 2015

<sup>5</sup> Figures presented are subject to rounding.



- 6.222 The impact on the population of increases in construction related employment at the scale of South Shields, local and wider pact areas is beneficial, due to the potential for employment generation and wealth creation.
- 6.223 At the scale of the local impact area, the magnitude of the impact is **minor** when benchmarked against the rate of workforce increase in the sector over the last decade and the national priority to increase jobs and reduce unemployment. Therefore, there is likely to be a direct and indirect, temporary short-medium effect of **minor beneficial** significance.
- 6.224 At the scale of South Shields and wider impact areas, the magnitude of the impact is **negligible** when benchmarked against the rate of workforce increase in the sector over the last decade. Therefore, at these spatial scales there is likely to be a direct and indirect, temporary short-medium effect of **negligible** significance.

#### ***Productivity***

- 6.225 The construction phase of the proposed development can also directly contribute to an uplift in Gross Value Added (GVA), which provides a key measure of economic productivity. GVA measures the value of output created (i.e. turnover) net of inputs purchased and used to produce a good or service (i.e. production of the output).
- 6.226 As **Table 6.23** shows, the proposed development could directly contribute some £5.3 million net additional GVA (per annum) over the construction period across North East LEP economy, directly supporting a key objective of the LEP to facilitate GVA growth across the area. Of this, circa £3.5 million could be concentrated within the local impact area of South Tyneside, which is also inclusive of a circa £2.3 million GVA contribution towards the South Shields economy.

**Table 6.23: Construction Phase –GVA Effects**

<b>Net GVA Generation</b>	<b>South Shields</b>	<b>Local Impact Area</b>	<b>Wider Impact Area</b>
Direct Employment (FTE) Impact	£2,100,000	£2,800,000	£3,600,000
Indirect / Induced Employment (FTE) Impact	£200,000	£700,000	£1,700,000
<b>Net Additional Impact (Total)</b>	<b>£2,300,000</b>	<b>£3,500,000</b>	<b>£5,300,000</b>

*Source: Turley, 2015*

- 6.227 The impact on the population and economy of increases in construction related GVA is beneficial, due to the potential for employment generation and wealth creation.
- 6.228 The magnitude of the impact is **minor** at the scale of the local impact area when benchmarked against the rate of productivity increase in the sector over the last decade. Therefore, there is likely to be a direct and indirect, temporary short-medium effect of **minor beneficial** significance at this scale.

6.229 At the scale of the wider impact area, the magnitude of the impact is **negligible** when benchmarked against the rate of productivity increase in the sector over the last decade. Therefore, there is likely to be a direct and indirect, temporary short-medium effect of **negligible** significance at this scale during the construction period.

#### ***Wealth, Income and Deprivation***

6.230 The impact on the population of increased construction phase employment is beneficial, due to the provision of additional construction related employment opportunities as set out by the latest ONS claimant count statistics. This will help to reduce deprivation, unemployment and the number of people seeking construction related employment claiming job seekers allowance.

6.231 At the scale of South Shields, the magnitude of the impact of the proposed development on the claimant count and associated levels of unemployment is **major** relative to the overall JSA claimant count and when benchmarked against changes in claimants and unemployment over the past decade. Therefore, there is likely to be an indirect, temporary, short-medium effect of **major beneficial** significance on unemployment rates and deprivation levels locally within South Shields.

6.232 The magnitude of the impact of the proposed development on the overall claimant count at the scale of the local impact area is **major**, and at the scale of the wider impact area is **minor**, relative to the overall level of unemployment and benchmarked against change in unemployment over the past decade. Therefore, there is likely to be an indirect, temporary, short-medium effect of **major beneficial** significance at the local impact area scale and of **minor beneficial** significance at the wider impact area scale.

6.233 At the scale of the local and wider impact area, the magnitude of the impact of the proposed development on the overall level of unemployment is **negligible** relative to the overall level of unemployment and benchmarked against change in unemployment over the past decade. Therefore, there is likely to be an indirect, temporary, short-medium effect of **negligible** significance.

#### ***Impact during Operational Phase: long term***

6.234 This section assesses the significant socio-economic effects of the proposed town centre masterplan development during the operational phase.

#### ***Employment***

6.235 The employment effects estimated to be generated by investment in the new foodstore, retail floor space, cinema, restaurants and cafes to be delivered as part of the proposed development are summarised below.

#### ***South Shields Impact Area***

6.236 A high leakage rate has been applied to reflect local labour market containment within South Shields.

6.237 It is understood that the Council is in negotiation with business affected by the proposed development and is implementing a targeted relocation strategy to minimise displacement and job losses. The relocation strategy as of June 2015 has informed the methodology used with regards to benchmark displacement assumptions. This identified 42 businesses within the red line boundary, only a small proportion of which will be lost from South Shields as a result of relocation plans.

- 6.238 Therefore, a low level of displacement has been allowed for, recognising that whilst there will be some displacement effects, these will only be limited in extent as a result of the Council's relocation plans for local businesses (a large proportion have reported that they will remain within South Shields).
- 6.239 A medium multiplier has been applied to reflect indirect and induced employment effects at the scale of the South Shields impact area.
- 6.240 The assessment indicates that at the South Shields impact area level, the operational phase would generate 273 net additional full-time equivalent (FTE) positions. Of the total, 248 net FTE positions would be direct, with a further 25 generated via indirect and induced effects – including contracts with the supply chain, salaries and onward expenditure within the South Shields impact area.

**Table 6.24: Operational Phase – South Shields Employment Effects**

Net FTE Employment Generation	South Shields Impact Area
Gross Employment (FTE)	661
Leakage	330
Displacement	83
Direct Net Additional Employment (FTE)	248
Indirect / Induced Employment in Impact Area	25
Net Additional Employment (Total)	273

Source: Turley, 2015

**Local Impact Area**

- 6.241 A medium rate of leakage has been applied to reflect local labour market containment within South Tyneside. A low rate of displacement has been allowed for recognising that there will be some displacement effects, but to a limited in extent. A medium level multiplier has been applied for the local area to reflect indirect and induced local employment effects.
- 6.242 As shown in the **Table 6.25**, the operational phase would generate 403 net additional full-time equivalent (FTE) positions. Of the total, 322 net FTE positions would be direct, with a further 81 generated via indirect and induced effects – including contracts with the supply chain, salaries and onward expenditure within the local impact area. These figures incorporate the effects at the South Shields impact area scale.

**Table 6.25: Operational Phase – Local Impact Area Employment Effects**

Net FTE Employment Generation	Local Impact Area
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Gross Employment (FTE)	661
Leakage	231
Displacement	107
Direct Net Additional Employment (FTE)	322
Indirect / Induced Employment in Impact Area	81
Net Additional Employment (Total)	403

Source: Turley, 2015

#### ***Wider Impact Area***

- 6.243 The following summarises the employment effects estimated to be generated by investment in the proposed development across the wider impact area.
- 6.244 A low leakage rate has been applied to reflect labour market containment within the North East LEP area. A nil rate of displacement has been assumed at the wider level and a medium multiplier has been applied to reflect indirect and induced wider employment effects.

**Table 6.26: Operational Phase – Wider Impact Area Employment Effects**

Net FTE Employment Generation	Wider Impact Area
Gross Employment (FTE)	661
Leakage	33
Displacement	0
Direct Net Additional Employment (FTE)	628
Indirect / Induced Employment in Impact Area	314
Net Additional Employment (Total)	942

Source: Turley, 2015

- 6.245 The total net additional employment generated by the operational phase of the proposed development would equate to 942 FTE positions, inclusive of the 403 positions generated within the South Shields and local impact areas. Of the total, 628 net FTE positions would be direct, with a further 314 generated via indirect and induced effects – including contracts with the supply chain, salaries and onward expenditure within the local impact area.

- 6.246 The impact on the population of increases in operational phase employment across the South Shields, local and wider impact areas is beneficial, due to the potential for employment generation and wealth creation.
- 6.247 The magnitude of the impact is **major** when benchmarked against the rate of workforce increase over the last decade across South Shields impact area. Therefore, there is likely to be a direct and indirect, permanent, long term effect of **major beneficial** significance at these spatial scales.
- 6.248 At the scale of the local impact area, the magnitude of the impact is assessed as **moderate** when benchmarked against the rate of workforce increase in the sector over the last decade. Therefore, there is likely to be a direct and indirect, permanent, long term effect of **moderate beneficial** significance.
- 6.249 At the scale of the wider impact area, the magnitude of the impact is assessed as **minor** when benchmarked against the rate of workforce increase in the sector over the last decade. Therefore, there is likely to be a direct and indirect, permanent, long term effect of **minor beneficial** significance.

***Productivity***

- 6.250 The uplift in annual productivity – measured in GVA – in the economy of the wider impact area as a result of the proposed development once completed is estimated to be circa £34.7 million per annum during the operational phase, of which £13.8 million will be local to South Tyneside. Similarly, within this figure South Shields will experience an uplift of approximately £9.3 million. This offers the potential to directly support a key objective of the LEP to facilitate GVA growth across the area. This is summarised in **Table 6.27**.

**Table 6.27: Operational Phase – South Shields, Local and Wider Area GVA Effects**

Net GVA Generation	South Shields	Local Impact Area	Wider Impact Area
Direct Employment (FTE) Impact	£8,400,000	£10,900,000	£21,300,000
Indirect / Induced Employment (FTE) Impact	£900,000	£2,900,000	£13,400,000
Net Additional Impact (Total)	£9,300,000	£13,800,000	£34,700,000

*Source: Turley, 2015*

- 6.251 The impact on the economy from increases in operational phase related GVA across the local and wider impact areas is beneficial, due to the potential for employment generation and wealth creation.
- 6.252 The magnitude of the impact is **major** at the scale of the local impact area when benchmarked against the rate of productivity increase in the sector over the last decade. Therefore, there is likely to be a direct and indirect, permanent, long term effect of **major beneficial** significance.

6.253 At the scale of the wide impact area, the magnitude of the impact is **negligible** when benchmarked against the rate of productivity increase in the sector over the last decade. Therefore, there is likely to be a direct and indirect, permanent, long term effect of **negligible** significance.

#### ***Wealth, Income and Deprivation***

6.254 Creating and retaining wealth in the authority represents an important priority for South Tyneside. In support of this objective, the proposed development will provide capacity for the accommodation of 661 direct gross FTE jobs, or 273 net additional FTE jobs across South Shields during operation.

6.255 The impact on the population of increased operational phase related employment on unemployment and deprivation levels is therefore beneficial, due to the provision of additional operation related employment opportunities that will help to reduce deprivation, unemployment and the number of people seeking employment claiming job seekers allowance. This also positively supports Core Strategy objectives (Ref 6.4) aimed at creating and retaining wealth within the area.

6.256 At the scale of South Shields and the local and wider impact areas, the magnitude of the impact of the proposed development on the claimant count is **major** relative to the overall JSA claimant count and when benchmarked against change in the number of JSA claimants over the past decade. Therefore, there is likely to be an indirect, permanent, long term effect of **major beneficial** significance.

6.257 The proposed development is also likely to have a **major beneficial** impact on unemployment levels across South Shields and the local impact area, relative to overall unemployment and the scale of change in unemployment levels over the past decade. Therefore, there is likely to be an indirect, permanent, long term effect of **major beneficial** significance on unemployment rates and deprivation at these spatial scales.

6.258 At the scale of the wider impact area, the magnitude of the impact of the proposed development on unemployment rates is **negligible** when benchmarked against change in the number of unemployed people over the past decade. Therefore, there is likely to be an indirect, permanent, long term effect of **negligible** significance on unemployment rates and deprivation at this spatial scale.

#### ***Service Provision***

6.259 The proposed development will generate up to 192,400sqft, or 17,875 sqm (GIA) of new retail and leisure floor space within South Shields Town Centre.

6.260 Approximately 162,850 sqft, or 15,129sqm, relates to the provision of new A Use Class retail floor space. This represents a net increase of approximately 39,130sqm, or 3,600sqm (GIA) of retail floor space across the town centre when losses associated with the redevelopment are taken into account.

6.261 In addition to increasing the overall quantum of comparison and convenience retail floor space within South Shields Town Centre, the creation of additional retail floor space within the South Shields Town Centre will generate a range of complementary benefits for South Shields and South Tyneside more widely. This includes the potential to:

- Encourage retail growth and a better mix of retail uses within the town centre in support of Policy SC2 of the Core Strategy (Ref 6.4) ;
- Expand and upgrade the retail offer within the town centre, thereby making it a more attractive shopping environment for those that choose to visit;
- Improve footfall and dwell times within the town centre, thereby helping to enhance the vitality and viability of the town centre and sustain local businesses;
- Enable South Shields to compete more effectively with other retail centres, helping to revive, and promote the growth of the centre as the principal centre for shopping, entertainment and leisure in line with the policy objectives of the South Shields Town Centre and Waterfront AAP (Ref 6.5); and
- Provide better access to retail services and jobs for those living in South Shields and in the vicinity of the development.

6.262 The impact on the economy from increases retail floor space is therefore beneficial. The magnitude of the impact is **major** when benchmarked against the rate of change in retail floor space across South Tyneside over the last decade. Therefore, there is likely to be a direct, permanent, long term effect of **major beneficial** significance.

#### ***Public revenue***

- 6.263 Businesses pay non-domestic rates (known as business rates) to contribute to the cost of the local authority providing public services (within which the business property is situated). The Government has introduced a Business Rate Retention Scheme (BRRS), which was operational from April 2013.
- 6.264 It provides a direct link between business rates growth and the amount of money local authorities have to spend on local people and local services.
- 6.265 On the basis of an arithmetic calculation based on the scheme for local retention of Business Rates (as currently enacted) Local Authorities are now able to keep at least 50% of the growth in business rates revenue that is generated in their area. The Government's intention is that this will provide a strong financial incentive for local authorities to promote economic growth.
- 6.266 The Government has said that the system will not be reset before 2020 at the earliest. This will provide Local Authorities with an increasingly important source of income over this period to enable them to effectively plan and budget.
- 6.267 It is estimated that the combined rateable value of the existing floor space is approximately £1.1m, which generates business rate revenue of circa £542,300. This represents around 1.8% of all business rates collected by South Tyneside Council when benchmarked against the £29.6 million collected by the Council in 2013/14.
- 6.268 The proposed development would generate approximately £1.5 million business rate revenue per annum. of which under current arrangements 50%, or £750,000, could be retained by South Tyneside Council.

- 6.269 A net receipt of approximately £1m is potentially generated when the business rates that would have been received from existing businesses are taken into account. ,
- 6.270 The impact of business rates revenue arising directly from the proposed development is assessed as beneficial with the sensitivity on local public budget and expenditure for South Tyneside Council considered to be beneficial. The magnitude of the impact of the proposed development is **moderate** when benchmarked against the £29.6 million collected by the Council in 2013/14. Therefore, there is likely to be an indirect, permanent, long term effect of **moderate beneficial** significance to South Tyneside Council's budget at the local impact area scale.
- 6.271 There will be no significant effect on the wider scale public budget and expenditure arising from business rates revenue generated by the operational phase of the proposed development.

### **Scope of Mitigation**

- 6.272 This section specifies how any significant adverse effects will be mitigated through the use of either management control mitigation or physical mitigation.

### **Construction Phase Mitigation**

- 6.273 There are no significant adverse socio-economic effects identified, and hence no mitigation is required during the construction phase.

### **Operational Phase Mitigation**

- 6.274 There are no significant adverse socio-economic effects identified, and hence no mitigation is required during the operational phase.



## Residual Effect Assessment

**Table 6.28: Residual Effects of the Proposed Transport Interchange Development**

Construction / Operational	Impact	Impact				Mitigation	Residual			
		Impact Significance	Adverse / Beneficial	South Shields, Local, Wider	Direct/Indirect (D/I) Perm/Temp (P/T) Period (ST/MT/LT)		Impact Significance	Adverse / Beneficial	South Shields, Local, Wider	Direct/Indirect (D/I) Perm/temp (P/T) Period (ST/MT/LT)
Construction	Employment	Moderate	Beneficial	South Shields	D/I, T, ST	None required	Moderate	Beneficial	South Shields	D/I, T, ST
Construction	Employment	Major	Beneficial	Local	D/I, T, ST	None required	Major	Beneficial	Local	D/I, T, ST
Construction	Employment	Minor	Beneficial	Wider	D/I, T, ST	None required	Minor	Beneficial	Wider	D/I, T, ST
Construction	Productivity	Major	Beneficial	Local	D/I, T, ST	None required	Major	Beneficial	Local	D/I, T, ST
Construction	Productivity	Negligible	-	Wider	D/I, T, ST	None required	Negligible	-	Wider	D/I, T, ST
Construction	Wealth, Income & Deprivation	Major	Beneficial	South Shields	I, T, ST	None required	Major	Beneficial	South Shields	I, T, ST
Construction	Wealth, Income & Deprivation	Minor / Major	Beneficial	Local	I, T, ST	None required	Minor / Major	Beneficial	Local	I, T, ST
Construction	Wealth, Income & Deprivation	Negligible / Major	Beneficial	Wider	I, T, ST	None required	Negligible / Major	Beneficial	Wider	I, T, ST
Operational	Employment	Negligible	-	South Shields	D/I, P, LT	None required	Negligible	-	South Shields	D/I, P, LT

Operational	Employment	Negligible	-	Local	D/I, P, LT	None required	Negligible	-	Local	D/I, P, LT
Operational	Employment	Negligible	-	Wider	D/I, P, LT	None required	Negligible	-	Wider	D/I, P, LT
Operational	Productivity	Minor	Beneficial	Local	D/I, P, LT	None required	Minor	Beneficial	Local	D/I, P, LT
Operational	Productivity	Negligible	-	Wider	D/I, P, LT	None required	Negligible	-	Wider	D/I, P, LT
Operational	Wealth, Income & Deprivation	Negligible / Major	Beneficial	South Shields	I, P, LT	None required	Negligible / Major	Beneficial	South Shields	I, P, LT
Operational	Wealth, Income & Deprivation	Minor / Major	Beneficial	Local	I, P, LT	None required	Minor / Major	Beneficial	Local	I, P, LT
Operational	Wealth, Income & Deprivation	Negligible / Major	Beneficial	Wider	I, P, LT	None required	Negligible / Major	Beneficial	Wider	I, P, LT
Operational	Public Revenue	Negligible	-	Local	I, P, LT	None required	Negligible	-	Local	I, P, LT

**Table 6.29: Residual Effects of the Proposed Town Centre Masterplan Development**

Construction / Operational	Impact	Impact				Mitigation	Residual			
		Impact Significance	Adverse / Beneficial	South Shields, Local, Wider	Direct/Indirect (D/I) Perm/Temp (P/T) Period (ST/MT/LT)		Impact Significance	Adverse / Beneficial	South Shields, Local, Wider	Direct/Indirect (D/I) Perm/temp (P/T) Period (ST/MT/LT)
Construction	Employment	Negligible	-	South Shields	D/I, T, ST/MT	None required	Negligible	-	South Shields	D/I, T, ST/MT
Construction	Employment	Minor	Beneficial	Local	D/I, T, ST/MT	None required	Minor	Beneficial	Local	D/I, T, ST/MT
Construction	Employment	Negligible	-	Wider	D/I, T, ST/MT	None required	Negligible	-	Wider	D/I, T, ST/MT
Construction	Productivity	Minor	Beneficial	Local	D/I, T, ST/MT	None required	Minor	Beneficial	Local	D/I, T, ST/MT
Construction	Productivity	Negligible	-	Wider	D/I, T, ST/MT	None required	Negligible	-	Wider	D/I, T, ST/MT
Construction	Wealth, Income & Deprivation	Major	Beneficial	South Shields	I, T, ST/MT	None required	Major	Beneficial	South Shields	I, T, ST/MT
Construction	Wealth, Income & Deprivation	Negligible / Major	Beneficial	Local	I, T, ST/MT	None required	Negligible / Major	Beneficial	Local	I, T, ST/MT
Construction	Wealth, Income & Deprivation	Negligible / Minor	Beneficial	Wider	I, T, ST/MT	None required	Negligible / Minor	Beneficial	Wider	I, T, ST/MT
Operational	Employment	Major	Beneficial	South Shields	D/I, P, LT	None required	Major	Beneficial	South Shields	D/I, P, LT
Operational	Employment	Moderate	Beneficial	Local	D/I, P, LT	None required	Moderate	Beneficial	Local	D/I, P, LT

Operational	Employment	Minor	Beneficial	Wider	D/I, P, LT	None required	Minor	Beneficial	Wider	D/I, P, LT
Operational	Productivity	Major	Beneficial	Local	D/I, P, LT	None required	Major	Beneficial	Local	D/I, P, LT
Operational	Productivity	Negligible	-	Wider	D/I, P, LT	None required	Negligible	-	Wider	D/I, P, LT
Operational	Wealth, Income & Deprivation	Major	Beneficial	South Shields	I, P, LT	None required	Major	Beneficial	South Shields	I, P, LT
Operational	Wealth, Income & Deprivation	Major	Beneficial	Local	I, P, LT	None required	Major	Beneficial	Local	I, P, LT
Operational	Wealth, Income & Deprivation	Negligible / Major	Beneficial	Wider	I, P, LT	None required	Negligible / Major	Beneficial	Wider	I, P, LT
Operational	Service Provision	Major	Beneficial	Local	D, P, LT	None required	Major	Beneficial	Local	D, P, LT
Operational	Public Revenue	Moderate	Beneficial	Local	I, P, LT	None required	Moderate	Beneficial	Local	I, P, LT

Source: Turley, 2015

## Cumulative Effects Assessment

- 6.275 Cumulative effects are those that may result from the combination of past, present or future actions of existing or planned activities in a project's zone of influence (Zol). While a single activity may itself result in an insignificant impact, it may, when combined with other impacts (significant or insignificant) in the same geographical area and occurring at the same time, result in a cumulative effect that is significant.
- 6.276 The Central Library and Digital Media Centre development proposal is another permitted development within the vicinity of the Application Site.
- 6.277 In order to fully understand the cumulative impacts of the proposed development, the following assessments are undertaken:
- The transport interchange and town centre masterplan proposals are assessed in conjunction to identify the likely cumulative effects of the two proposals.
  - The Central Library and Digital Media Centre development proposal is assessed individually to identify the socio-economic impacts and the residual effects of the development proposal.
  - The Central Library and Digital Media Centre is assessed in conjunction with the proposed development of the transport interchange and the town centre masterplan combined, in order to identify the likely cumulative effects of the three proposals.
- 6.278 The assessment uses the same methodology and assumptions as used for the proposed development presented above.

### Cumulative Impacts Transport Interchange and Town Centre Masterplan

- 6.279 When the previously identified employment, productivity and wealth, income and deprivation impacts of the transport interchange proposal are considered alongside the impacts of the town centre masterplan proposal, the following significance of effects are identified.

**Table 6.30: Cumulative Impacts of the Transport Interchange and the Town Centre Masterplan**

Effect	Impact Area	Phase	Significance	Period	Impact
Employment	South Shields	Construction	Minor	Short/Medium Term	Beneficial
	Local	Construction	Moderate	Short/Medium Term	Beneficial
	Wider	Construction	Negligible	Short/Medium Term	-
	South Shields	Operational	Major	Long Term	Beneficial
	Local	Operational	Moderate	Long Term	Beneficial
	Wider	Operational	Minor	Long Term	Beneficial
Productivity	Local	Construction	Moderate	Short/Medium Term	Beneficial
	Wider	Construction	Negligible	Short/Medium Term	-
	Local	Operational	Major	Long Term	Beneficial

	Wider	Operational	Minor	Long Term	Beneficial
Wealth, Income & Deprivation	South Shields	Construction	Major	Short/Medium Term	Beneficial
	Local	Construction	Negligible / Major	Short/Medium Term	Beneficial
	Wider	Construction	Negligible / Major	Short/Medium Term	Beneficial
	South Shields	Operational	Major	Long Term	Beneficial
	Local	Operational	Major / Negligible	Long Term	Beneficial
	Wider	Operational	Minor / Major	Long Term	Beneficial
Public Revenue	Local	Operational	Moderate	Long Term	Beneficial

Source: Turley, 2015

### Central Library and Digital Media Centre Socio-Economic Impacts

6.280 The assessment of the impacts of the Central Library and Digital Media Centre proposal has been undertaken by Turley. The assessment uses the same methodology as the proposed development, which is described above.

#### *Likely Effects*

6.281 The headline economic impacts estimated in relation to the 1 year construction phase of the development of the Central Library and Digital Media Centre are:

- **Direct Construction Employment Generation** – 176 direct FTE positions at the scale of the North East LEP, of which 134 FTE jobs could be local to South Tyneside, including 103 FTE jobs in South Shields;
- **Indirect and Induced Construction Employment Generation** - 88 FTE jobs could be supported through indirect and induced effects across the wider impact area – including supply chain salaries and onward expenditure - of which approximately 34 FTE jobs could be local to South Tyneside, of which circa 10 FTE jobs could be supported in South Shields; and
- **Construction Derived Productivity Uplift** - £11.8 million contribution to the North East LEP economy, of which some £7.7 million could be local to South Tyneside; inclusive of circa £5.3 million to the South Shields economy.

6.282 It is estimated that the operational phase of the Central Library and Digital Media Centre development would not generate any additional economic impacts with jobs being transferred from an existing library facility.

#### *Residual Effects*

6.283 Assessment of the above impacts against baseline indicators indicates the following significance of effects.

**Table 6.31: Residual Effects of the Central Library & Digital Media Centre**

Effect	Impact Area	Phase	Significance	Period	Impact
Employment	South Shields	Construction	Major	Short Term	Beneficial

	Local	Construction	Major	Short Term	Beneficial
	Wider	Construction	Minor	Short Term	Beneficial
Productivity	Local	Construction	Major	Short Term	Beneficial
	Wider	Construction	Negligible	Short Term	Beneficial
Wealth, Income & Deprivation	South Shields	Construction	Major	Short Term	Beneficial
	Local	Construction	Major	Short Term	Beneficial
	Wider	Construction	Negligible / Major	Short Term	Beneficial

Source: Turley, 2015

### Cumulative Impacts of the three Proposals Combined

6.284 When these effects from the Central Library & Digital Media Centre proposal are considered alongside the proposed development, the following significance of effects are identified.

**Table 6.32: Combined Cumulative Assessment of the Proposed Development and the Central Library & Digital Media Centre**

Effect	Impact Area	Phase	Significance	Period	Impact
Employment	South Shields	Construction	Moderate	Short/Medium Term	Beneficial
	Local	Construction	Major	Short/Medium Term	Beneficial
	Wider	Construction	Negligible	Short/Medium Term	-
	South Shields	Operational	Major	Long Term	Beneficial
	Local	Operational	Moderate	Long Term	Beneficial
	Wider	Operational	Minor	Long Term	Beneficial
Productivity	Local	Construction	Major	Short/Medium Term	Beneficial
	Wider	Construction	Negligible	Short/Medium Term	-
	Local	Operational	Major	Long Term	Beneficial
	Wider	Operational	Minor	Long Term	Beneficial
Wealth, Income & Deprivation	South Shields	Construction	Major	Short/Medium Term	Beneficial
	Local	Construction	Minor / Major	Short/Medium Term	Beneficial
	Wider	Construction	Negligible / Major	Short/Medium Term	Beneficial
	South Shields	Operational	Major	Long Term	Beneficial
	Local	Operational	Major	Long Term	Beneficial
	Wider	Operational	Minor / Major	Long Term	Beneficial

Source: Turley, 2015

## Monitoring

- 6.285 It will be necessary for both the Council and the applicant to engage in discussions with local businesses affected by the proposals to mitigate displacement and potential jobs losses.
- 6.286 Beyond this, it is not anticipated that any socio-economic monitoring procedures are necessary, as no further mitigation measures are deemed required to resolve any adverse socio-economic effects arising from the proposed development.

## References

- 6.1 HM Treasury (2011) 'Fixing the Foundations: creating a more prosperous nation'
- 6.2 HM Government (2012) 'National Planning Policy Framework'
- 6.3 <http://planningguidance.planningportal.gov.uk>
- 6.4 South Tyneside Council (2007) 'South Tyneside Core Strategy'
- 6.5 South Tyneside Council (2008) 'South Shields Town Centre and Waterfront Area Action Plan'
- 6.6 South Tyneside Council (2011) 'Development Management Policies DPD'
- 6.7 Department for Transport (2012) 'Business Plan (2010-2015)'
- 6.8 North East Local Enterprise Partnership (2014) 'Strategic Economic Plan'
- 6.9 North East Local Enterprise Partnership (January 2015) 'North East Growth Deal'
- 6.10 <http://nelep.co.uk/funding/north-east-growth-deal/>
- 6.11 Tyne and Wear Integrated Transport Authority (March 2011) 'LTP3: The Third Local Transport Plan for Tyne and Wear - Strategy 2011 – 2021'
- 6.12 South Tyneside Council (2013) 'South Shields 365 Town Centre Vision'
- 6.13 South Tyneside Council (2013) 'Shaping our Future'
- 6.14 HCA (2014) 'Additionality Guide 4th Edition'
- 6.15 HCA/offPAT (2010) 'Employment Densities Guide 2nd Edition'
- 6.16 ONS (2011) '2011 Census'
- 6.17 ONS (2011) '2011 Census'
- 6.18 ONS via Nomis (2014) 'Annual Population Survey'
- 6.19 ONS via Nomis (2014) 'Claimant Count'
- 6.20 ONS via Nomis (2014) 'Annual Survey of Hours of Earnings'



- 6.21 DCLG (2010) 'Indices of Multiple Deprivation'
- 6.22 Experian (2014) 'Local Market Forecast Quarterly'
- 6.23 Valuation Office Agency (2015) 'Business Floor space'
- 6.24 Department for Business Innovation and Skills (2014) 'Business Population Estimates'
- 6.25 South Tyneside Council (2014) 'Financial Statements 2013/14'
- 6.26 South Tyneside Council (2013) 'Financial Statements 2012/13'
- 6.27 South Tyneside Council (2005) 'Statement of Accounts 2004/2005'
- 6.28 GVA (2012) 'South Tyneside Retail, Health and Capacity Study'
- 6.29 Turley (Spring 2015) 'GOAD South Shields Town Centre Plan'

# 7. Built Heritage

## Introduction

- 7.1 This chapter has been prepared by Turley Heritage and assesses the effect of the Proposed Developments on the above ground historic built environment of the Application Sites and the surrounding area.
- 7.2 All designated and non-designated above ground heritage assets, both within the red line application boundary and within approximately 500m of the site have been identified and the effect of the Proposed Developments on these assets has been assessed for both the construction and operation phases of the developments.
- 7.3 The aim of the assessment is to:
- Identify all known designated and non-designated heritage assets that may be affected by the proposed development and evaluate their significance;
  - Outline any likely environmental effects of the development and the heritage asset receptors, likely to be affected, assessing the magnitude of effects;
  - Assess the effects of the development upon those heritage asset receptors, categorising the scale of effect against significance; and
  - Identify where relevant any mitigation measures and assess the likely residual effect after such mitigation on the identified heritage asset receptors.
- 7.4 There are no direct effects on heritage assets; the focus of this assessment is therefore the effect of the Proposed Developments upon the setting of the identified heritage assets.
- 7.5 A separate Heritage Assessment has been prepared which assesses the significance (including setting) of the heritage assets most proximate to the Application Sites and considers the impact of the Proposed Developments upon these assets. A copy of the Heritage Assessment is included at **Technical Appendix 7.1**.

## Legislation, Policy and Guidance

### Legislation

#### ***The Planning (Listed Buildings and Conservation Areas) Act 1990***

- 7.6 The Act sets out the legislative framework within which works and development affecting listed buildings and conservation areas must be considered. This states that:-

*“In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses” (s66(1))*

- 7.7 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that in the exercise of planning functions with respect to any buildings or land in a conservation

area that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

- 7.8 The concept of 'preserve' has been interpreted through case law to mean 'to cause no harm'.

## **National Planning Policy**

### **The National Planning Policy Framework, 2012**

- 7.9 The National Planning Policy Framework (NPPF) was introduced in March 2012 as the full statement of Government planning policies covering all aspects of the planning process. Chapter 12 outlines the Government's guidance regarding the conservation and enhancement of the historic environment.

- 7.10 Paragraph 128 of the NPPF outlines the information required to support planning applications affecting heritage assets, stating that applicants should provide a description of the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

- 7.11 Paragraph 132 requires when considering the impact of a proposed development on the significance of a designated heritage asset, that great weight should be given to the asset's conservation and the more important the asset, the greater that weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss requires clear and convincing justification. It is noted that substantial harm to or loss of a grade II listed building should be exceptional and substantial harm to or loss of designated heritage assets of the highest significance should be wholly exceptional.

- 7.12 Paragraph 135 confirms that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. It also states the following:

*"In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset."*

- 7.13 Paragraph 137 requires local planning authorities look for opportunities for new development within the setting of heritage assets to better reveal their significance. With respect to setting, the policy notes that proposals that preserve those elements of setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably. The setting of a heritage asset is defined by the NPPF as:

*"The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of setting may make a positive or negative contribution to the significance of an assets, may affect the ability to appreciate that significance or may be neutral".<sup>6</sup>*

### **Consideration of 'Harm'**

- 7.14 The statutory duty to have special regard to the desirability of preserving the special interest and setting of a listed building is a matter which should be accorded considerable importance

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<sup>6</sup> NPPF Annex 2: Glossary

and weight. In the event that harm is perceived to arise from proposals, the NPPF provides a policy framework at paragraphs 133 and 134 within which such harm can then be weighed against public benefits bearing in mind the considerable weight to be attached to the statutory duty.

- 7.15 The NPPF states that what matters in assessing if a proposal causes substantial harm is the impact on the significance of the Asset. Significance derives from not only a heritage asset's physical presence but also its setting.
- 7.16 Whether a proposal causes substantial harm will be a judgement for the decision taker, having regard to the circumstances of the case and the policy in the NPPF. It is the degree of harm to the asset's significance rather than the scale of the development that is to be addressed. The harm may arise from works to the asset or from development within its setting.

## **Local Planning Policy**

### **South Shields Core Strategy, South Tyneside Council (2007)**

- 7.17 The Core Strategy sets out the overarching vision of achieving "a better future for South Tyneside's people". It is a blueprint for the economic, social and environmental transformation of the Borough, taking forward the vision of South Tyneside's Regeneration Strategy and providing the framework for proactively implementing the aims and objectives of the Council's Community Strategy that affect the use of land and buildings.
- 7.18 Policy SC1 (Creating Sustainable Urban Areas) states that development proposals should create a strong sense of place by strengthening the distinctive historic and cultural qualities and townscape of our towns and villages, and promote high quality design.
- 7.19 With regards to Local Character and Distinctiveness, Policy EA1 states that to conserve the best qualities of South Tyneside's built and natural environment, the Council will:

*"A. improve the distinctive urban characters of South Shields, Jarrow and Hebburn..."*

- 7.20 In relation to World Heritage Sites, Policy EA4 states that in order to maximise the benefits of its most important heritage assets, the Council will assist its partners by:

*"B: implementing the Hadrian's Wall World Heritage Site management plan and linking Arbeia to the visitor attractions on the Foreshore; and*

*C: raising the profile of the site by:*

*i) protecting and enhancing their settings; ii) promoting and sensitively interpreting their significance; and*

*iii) improving sustainable access to South Shields and Jarrow town centres and around the sites."*

### **South Shields Town Centre & Waterfront Area Action Plan, South Tyneside Council (2008)**

- 7.21 This Area Action Plan (AAP) is the detailed development plan document for the South Shields area in the northeast of the Borough. It sets out the more detailed strategy and vision, policies and site-specific land allocations for South Shields town centre, riverside and foreshore.

- 7.22 With regards to protecting the Built Environment Assets of South Shields, Policy SS12 states that:

*“The built environment assets of the South Shields town centre, riverside and foreshore areas will be protected, together with their settings. We will promote and encourage schemes and proposals that protect, preserve and enhance the historic, cultural and architectural character and heritage, visual appearance and contextual importance of the designated sites and settings of:*

*ii) the riverside between the Tyne Dock entrance and the South Pier, including Mill Dam and the area around the Old Town Hall in the Market Place”*

### **South Shields Development Management Policies, South Tyneside Council (2011)**

- 7.23 The Development Management Policies development plan document (DPD) complements other documents prepared as part of the South Shields emerging Local Development Framework (LDF). These include the Core Strategy and other Supplementary Planning Documents.
- 7.24 In relation to Heritage Assets and Archaeology, Policy DM6 states that the Council will support development proposals that protect, preserve and where possible enhance the historic, cultural and architectural character and heritage, visual appearance and contextual importance of heritage assets and their setting, including:

*“A the following Scheduled Ancient Monuments/World Heritage Sites:*

*i) Arbeia Roman Fort (and Vicus as part of the Frontiers of the Roman Empire World Heritage Site);*

*C. listed buildings and structures, non-listed buildings and structures included on the council's list of locally significant heritage assets, significant landscape features of local heritage and archaeological value and archaeological deposits and remains.”*

### **Guidance**

#### **Good Practice Advice Note 3: The Setting of Heritage Assets, Historic England (March 2015)**

- 7.25 The document provides Historic England's guidance on managing change within the setting of heritage assets. The guidance makes it clear at paragraph 9 that setting is not a heritage asset, nor a heritage designation, rather its importance lies in what it contributes to the significance of the relevant heritage asset itself. The guidance sets out the need for a systematic and staged approach to assessing the impact of development proposals in the setting of a heritage asset. It confirms that such assessment should be based on an understanding of the significance of the heritage assets affected and then the contribution of setting to that significance. Guidance is provided on what potential attributes of setting may or may not make a contribution to the significance of a heritage asset, noting that in any one instance a limited selection of the attributes will be of particular relevance to an asset. These attributes can comprise:

- the asset's physical surroundings;
- appreciation of the asset;

- an asset's associative relationships with other heritage assets.

7.26 When assessing the effect of a proposed development on the significance of a heritage asset through effects on setting, matters of location and siting of development; the form and appearance of development; additional effects; and, permanence are highlighted.

#### **National Planning Practice Guidance (2014)**

7.27 Whilst not planning policy the Planning Practice Guidance provides a clear indication of the Government's approach to the application of national policy contained in the NPPF. Where there is conflict between the guidance in the PPG and earlier documents the PPG will take precedence.

#### **Principles of Selection for Listing Buildings, Department for Culture, Media and Sport (2011)**

7.28 This guidance sets out the general principles applied when deciding whether a building is of special architectural or historic interest and provides a useful framework for assessing and understanding significance of such designated heritage assets.

#### **Seeing the History in the View, Historic England (2011)**

7.29 This guidance was issued in May 2011 and explains how Historic England intends to systematically and consistently assess the historical significance of views. It is the most recent Historic England guidance to include advice and details on a methodology for assessing significance and impact within views analysis. A series of tables or matrices are set out in section Phase B of the document to assist in; the identification of the importance of the assets and the view; assessing the magnitude of the impact on the assets; and, determining the overall impact.

#### **Conservation Principles: Policies and Guidance, Historic England (2008)**

7.30 This guidance document sets out Historic England's approach to making decisions and offering guidance about all aspects of England's historic environment. The contribution of elements of a heritage asset or within its setting to its significance may be assessed in terms of its "heritage values".

#### **Frontiers of the Roman Empire World Heritage Site: Hadrian's Wall Management Plan 2015-2019 (2015)**

7.31 The Hadrian's Wall Management Plan was approved in 2015 and sets out why the place is special, what will be done to conserve and enhance it over a five-year period, and what will be done to explain its significance to visitors. This is the fourth edition of the Management Plan for the Hadrian's Wall World Heritage Site. The others were produced in 1996, 2002 and 2008.

#### **South Shields '365' Town Centre Vision Document, South Tyneside Council (December 2012)**

7.32 The South Shields Town Centre Vision Document sets out a sustainable economic vision for South Shields which will help create new opportunities for residents, businesses and visitors. Key to our long term success is the need to reduce the amount of expenditure leaving South Shields and the borough to other centres. Instead we need to create an expanded retail and leisure offer which ensures that a greater amount of spend is retained in the borough.

### **South Shields Supplementary Planning Document (SPD) 21: List of Locally Significant Heritage Assets (November 2011)**

- 7.33 The local list was adopted by South Tyneside Council in 2011 and is a list of buildings, structures and spaces that do not meet the criteria for national listing by Historic England but are nevertheless important to the local history and distinctiveness of the area. They are often referred to as heritage assets, or locally significant heritage assets. The SPD includes various guidance / policies regarding the setting, alteration and demolition of heritage assets.

### **Mill Dam Conservation Area Management Plan, South Tyneside Council (March 2010)**

- 7.34 The Mill Dam Conservation Area Management Plan was adopted by South Tyneside Council as a Supplementary Planning Document in March 2010. The document provides guidance through policy statements to assist in the development plan process. In particular, Policy CA-MD1 (New Development) states that new development within the conservation area or affecting its immediate setting will normally be required to:

*“A) Protect, preserve and where possible enhance the character or appearance of the Conservation Area;*

*B) Complement the place-making and regeneration aspirations as set out in South Shields Riverside Regeneration: Strategic Development Framework (2007) and Supplementary Planning Document 8: South Shields Riverside Regeneration (2009);*

*C) Be of imaginative high quality design that should respect, harmonise and enhance the character and appearance of the Conservation Area;*

*D) Respect the scale, harmony and character of good quality buildings in the immediate and wider area; and*

*E) Retain and enhance the setting of significant buildings, structures and townscape features.”*

### **Mariners Cottages Conservation Area Management Plan, South Tyneside Council (March 2010)**

- 7.35 The Mariners Cottages Conservation Area Management Plan was adopted by South Tyneside Council as a Supplementary Planning Document in March 2010. The document provides guidance through policy statements to assist in the development plan process.

### **Consultation**

- 7.36 A meeting was held with the conservation officer at South Tyneside Council on 13/05/15 and the extent of the Study Area and methodology to be used was discussed and agreed.

### **Assumptions and Limitations**

- 7.37 Outline planning permission is sought for the town centre masterplan at this stage and the assessment of these proposals is therefore based on the submitted parameter plans and drawings. The detailed design of this Proposed Development will be addressed through subsequent reserved matters applications.

- 7.38 The list of heritage assets within the Study Area has been compiled from information provided by the Tyne & Wear Historic Environment Record, based on its calculation of the assets within

a 500m radius of the Application Site. This is supplemented by research from the National Heritage List for England and the other sources from South Tyneside Council.

7.39 The following 'extant buildings' identified from the HER have been demolished and are therefore no longer within the Study Area:

- Corporation Abattoir (HER ref: 1683);
- City Brewery (HER ref: 1684);
- Coal Depot (HER ref: 1685);
- South Shields Railway Station (HER ref: 2462);
- Fairle's Dock (HER ref: 2337);
- Low Station (HER ref: 2353); and
- Electric Theatre (HER ref: 15751).

## **Assessment Methodology**

### **Methodology**

7.40 The assessment has been carried out in accordance with the statutory duties of The Planning (Listed Buildings and Conservation Areas) Act 1990 and the policies of the National Planning Policy Framework (NPPF). The assessment of construction and operational effects is based upon the methodology set out in Historic England Guidance: Seeing the History in the View: A Method for Assessing Heritage Significance within Views (2011).

7.41 The baseline assessment has been undertaken using a combination of desk-based study and fieldwork to identify and assess the heritage significance of the designated heritage asset receptors and to establish the way in which their setting and the Application Sites contributes to the heritage significance of the asset.

7.42 The potential significant effects of the Transport Interchange Development Proposals and Outline Town Centre Masterplan Development Proposals are assessed separately. Cumulative assessments are also undertaken, as set out below.

### **Study Area**

7.43 This is a joint ES for both the transport interchange proposals and outline masterplan proposals. Therefore the baseline information has been obtained for both the Application Sites and the surrounding area within approximately a 500m distance from the Application Sites (the 'Study Area'). The Study Area is defined in **Technical Appendix 7.1**.

7.44 As aforementioned, a separate Heritage Assessment has been prepared which assesses the significance (including setting) of all the heritage assets identified within the Study Area and considers the impact of the Proposed Developments upon these assets. A copy of the Heritage Assessment is included at **Technical Appendix 7.1**.

### **Survey and Data Sources**

7.45 This has been compiled from the following sources:



- National Monuments Record (Historic England);
- National Heritage List for England (Historic England);
- England's Places, the Architectural Red Box Collection (Historic England);
- Tyne and Wear Historic Environment Record;
- Historic Ordnance Survey Mapping;
- South Tyneside Council;
- Detailed visual site inspection; and
- Other published sources of information are referred to where relevant.

## Significance Criteria

7.46 In the absence of specific prescribed criteria for establishing the relative value or importance of designated heritage asset receptors, guidance on assessing the value and importance of heritage significance in views is taken from Historic England guidance. Our approach is informed by an understanding of the significance of the identified heritage assets and the contribution of elements of their setting to that significance.

7.47 The following table (7.1) is taken from that guidance:

**Table 7.1: Value/Importance of Individual Heritage Assets**

Value/Importance	Definition
High	The asset will normally be a World Heritage Site, grade I or II* listed building, scheduled monument, grade I or II* historic park and garden or historic battlefield which is a central focus of the view and whose significance is well represented in the view. The Viewing Place (and/or Assessment Point) is a good place to view the asset or the only place from which to view that particular asset.
Medium	The asset will normally be a grade II listed building, grade II historic park and garden, conservation area, locally listed building or other locally identified heritage resource which is a central focus of the view and whose significance is well represented in the view. The Viewing Place (and/or Assessment Point) is a good place to view the asset and may be the only place from which to view that particular asset. The asset may also be a World Heritage Site, grade I or II* listed building, scheduled monument, grade I or II* historic park and garden or historic battlefield which does not form a main focus of the view but whose significance is still well represented in the view. In this case the Viewing Place (and/or Assessment Point) may be a good, but not the best or

	only place to view the heritage asset.
Low	The asset may be a grade II listed building, grade II historic park and garden, conservation area, locally listed building or other locally identified heritage resource which does not form a main focus of the view but whose significance is still well represented in the view. In this case the Viewing Place (and/or Assessment Point) may not be the best or only place to view the heritage asset.

7.48 The sensitivity of the designated heritage asset is defined on the basis of the above table, informed by an understanding of the significance, in terms of the special architectural and historic interest of the identified designated heritage assets and the contribution of setting to that significance. The magnitude of cumulative impact in terms of scale, position in a view or design is described in accordance with the table below, taken from Historic England guidance: Seeing the History in the View (2011).

**Table 7.2: The Magnitude of the Impact of Proposals on Heritage Assets**

Magnitude of Cumulative Impact	Definition
High beneficial	The development, in conjunction with other changes, considerably enhances the heritage values of the heritage assets or the ability to appreciate those values.
Medium beneficial	The development in conjunction with other changes, enhances to a clearly discernible extent the heritage values of the heritage assets or the ability to appreciate those values.
Low beneficial	The development in conjunction with other changes, enhances to a minor extent the heritage values of the heritage assets or the ability to appreciate those values.
Imperceptible/None	The development in conjunction with other changes, does not change the heritage assets or the ability to appreciate those values.
Low adverse	The development in conjunction with other changes, erodes to a minor extent the heritage values of the heritage assets or the ability to appreciate those values.
Medium adverse	The development in conjunction with other changes, erodes to a clearly discernible extent the heritage values of the heritage assets or the ability to appreciate those values.
High adverse	The development in conjunction with other changes, substantially affects the heritage values of the heritage assets or the ability to appreciate those values.

- 7.49 The magnitude of impact is assessed against the value and importance of the heritage asset based on the matrix below from Historic England guidance: Seeing the History in the View (2011).

**Table 7.3: Magnitude of Impact against Value**

Value / Importance of Asset	Magnitude of Impact			
	High	Medium	Low	Negligible/Neutral
High	Major effect	Major effect	Moderate effect	Negligible/ Neutral effect
Medium	Major effect	Moderate effect	Minor effect	Negligible/ Neutral effect
Low	Moderate effect	Minor effect	Negligible effect	Negligible/ Neutral effect

## Baseline Conditions

### General History and Development

- 7.50 The Application Sites encompasses part of the town centre of South Shields. This area dates from the pre-historic times, originally being the site of an Arbeia Roman Fort which was constructed in AD.160<sup>7</sup>. The area was chosen due to its close proximity to the sea and River Tyne, supporting Hadrian's Wall. Following the decline of the Roman Empire, the area is believed to have become a royal residence for King Oswald of Northumbria<sup>8</sup>, whose son provided land to St Hilda for the foundation of a monastery in c.647 on the site of the present-day Church of St Hilda<sup>9</sup>.
- 7.51 The current town of South Shields was founded in 1245 and developed as a fishing port, with salt-panning expanding as an industry in the 15<sup>th</sup> century. The name South Shields developed from the 'Schele' or 'Shield', which was a small dwelling used by fishermen. In 1644 during the English Civil War, Parliament's Scottish Covenanter allies captured the town and its small fortification close to the site of the original Roman fort to aid their ongoing siege of Newcastle. This was in a bid to control the mouth of the River Tyne and caused the Royalist force to flee south, leading to the Battle of Boldon Hill.

<sup>7</sup> Roman Forts and Settlements: Tyne and Wear [URL: <http://www.roman-britain.org>]

<sup>8</sup> Swanton, Michael (1996) The Anglo Saxon Chronicles.

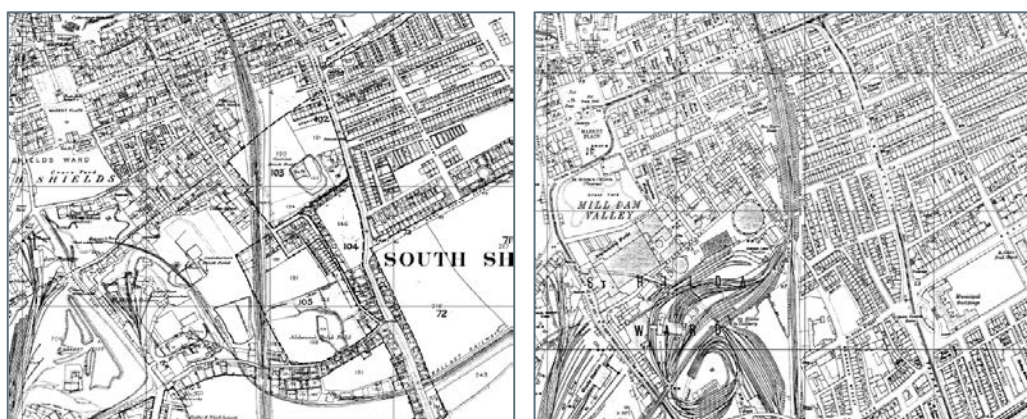
<sup>9</sup> Ryder, P (2006) An Archaeological Assessment of St Hilda's Church, South Shields



Figure 7.1 - Richardson of Darlington Map, 1768<sup>10</sup>

7.52 Much of the surrounding area to the south and east of South Shields consisted of open agricultural fields, largely separated by the newly created centre of South Shields by the intervening Mill Dam (as evident in Figure 7.1).

7.53 Following this, in 1767 the Dean and Chapter of Durham who were the major land owners at the time, encouraged the curate of the Church to dispose of 8 acres of land for the purpose of a market and associated buildings<sup>11</sup> to develop the town of South Shields. Of the 8 acres, 2 were reserved for a Market Place and the remaining 6 were utilised for surrounding shops and warehouses (Figure 7.1). A charter was also obtained in 1770; sanctioning a weekly market and two annual fairs, the first of which was held on the 25th June 1771<sup>12</sup>.



Figures 7.2 & 7.3 - Ordnance Survey Maps of 1858-1881 and 1915

7.54 In the early to mid-19th century, coal mining, shipbuilding and glass production led to the rapid growth of the town, with the population increasing from 12,000 in 1801 to 75,000 by the

<sup>10</sup> Historical Maps of South Shields (2014) [URL: <http://www.southtynesideimages.org.uk/maps>]

<sup>11</sup> Hutchinson, W (1794) History and Antiquities of the County Palatine of Durham II

<sup>12</sup> South Shields Local Landmarks (2014) [URL: <http://the-handbooks.co.uk>]



1860s. This was largely sustained by economic migration from Ireland, Scotland and other parts of England<sup>13</sup>. These industries played a fundamental part in creating wealth for South Shields and the wider area. This increase in population resulted in the gradual expansion of the town and the creation of suburbs from the north west towards the south east (Figure 7.2. and 7.3).



**Figure 7.4 – Ordnance Survey Map of 1956**

- 7.55 During both World War I and World War II, the German Luftwaffe repeatedly attacked the town, causing extensive damage to the town and its ports. Also during this time and into the mid to late 20th century, the shipbuilding and glass industry declined and the services and tourism industry played an increasing role in the economy of the town (Figure 7.4).
- 7.56 Comprehensive redevelopment of the town centre took place in the 1960's and 1970's which involved the demolition and erection of new industrial buildings to the north and west of the town. The metro station was also constructed on the High Street, adjacent to the railway viaduct. During this time, the existing road network within the town was improved and involved the extensive demolition of various properties along the key routes into South Shields to allow for road widening and associated infrastructure.
- 7.57 Today, the Application Sites comprise of a variety of properties along King Street to the north, Barrington Street and Coronation Street, to the rear of Fowler Street and Charlotte Street. The date of the buildings varies from the 19<sup>th</sup> and late 20<sup>th</sup> centuries, with the latter more present. There are also large areas of car parking to Coronation Street and Charlotte Street.

### Summary

- The Application Sites and the surrounding area originally consisted of open agricultural fields in the 18<sup>th</sup> century. The growth of the town resulted in a grid pattern arrangement of buildings on the Application Sites in the mid to late 19<sup>th</sup> century. By the early 20<sup>th</sup>

<sup>13</sup>

British History Online (2014) South Shields [URL: <http://www.british-history.ac.uk/>]

century, the Application Sites and the surrounding area consisted of a tight urban grain with few vacant or open sites.

- The Application Sites and the surrounding area suffered war damage in the mid-20<sup>th</sup> century. This was followed by redevelopment of the Application Sites and the surrounding area in the mid to late 20<sup>th</sup> century with larger commercial and industrial buildings.
- The Application Site and the surrounding area now largely consist of a fragmented urban grain with a varied mix of building heights, materials and uses.

## **Baseline Survey Information**

### **Designated Heritage Assets within the Study Area**

7.58 There are no Scheduled Ancient Monuments, Registered Parks and Gardens or Registered Battlefields within the Study Area. There is a World Heritage Site Buffer Zone, Conservation Areas and a number of Listed Buildings within the Study Area, these are as follows:

- River Tyne, River Police Offices (grade II listed);
- The Former Mercantile Marine Offices (grade II listed);
- Mill Dam (grade II listed);
- No 23 Mill Dam (grade II listed);
- St Hilda's Colliery Head Stocks (grade II listed);
- Sundial to South West of Church St (grade II listed);
- Four gate piers immediately to the West of Church of St Hilda (grade II listed);
- Church of St Hilda (grade II listed);
- Trustee Savings Bank (grade II listed);
- 16 Barrington Street (grade II listed);
- Alum House Ham (grade II listed);
- Old Town Hall (grade I listed);
- No's 105 and 107 King Street (grade II listed);
- Lloyds Bank (grade II listed);
- Entrance building of the former Theatre of Varieties (grade II listed);
- Marks and Spencer (grade II listed);
- No's 67 and 69 King Street (grade II listed);
- The Scotia Public House (grade II listed);

- Barclays Bank (grade II listed);
- South Shields Museum & Art Gallery (grade II listed);
- Wall and railings of the museum and Art Gallery Fronting Road (grade II listed);
- The former Marine School (grade II listed);
- Stags Head Public House (grade II listed);
- Victoria Hall (grade II listed);
- No 1 Beach Road (grade II listed);
- No's 3 & 3a Beach Road (grade II listed);
- No 5 Beach Road (grade II listed);
- 11 Beach Road (grade II listed);
- 17 Beach Road (grade II listed);
- 23 Beach Road (grade II listed);
- No's 21 & 21a Beach Road (grade II listed);
- No's 29-33 Beach Road (grade II listed);
- No's 37-57 Beach Road (grade II listed);
- Municipal Buildings (grade II listed);
- Railings and Piers to the Municipal Buildings (grade II listed);
- The Britannia Public House (grade II listed);
- Forecourt Railings and Statue of Public House (grade II listed);
- No's 1-22 Mariners' Cottage, north side (grade II listed);
- No's 23-39 Mariners' Cottage, south side (grade II listed);
- Boundary Wall to No's 1 to 21, fronting road (grade II listed);
- Boundary Wall to No's 23 to 39 (grade II listed);
- Mill Dam Conservation Area;
- Mariners Cottages Conservation Area; and
- Buffer Zone of the Frontiers of the Roman Empire [Hadrian's Wall] World Heritage Site.

### **Non-Designated Heritage Assets within the Study Area**

7.59 The NPPF<sup>14</sup> identifies that the term 'heritage asset' includes designated heritage assets and assets identified by the local planning authority (including local listing). South Tyneside Council currently maintains a list of locally listed buildings or Non-Designated Heritage Assets. The following are located within the Study Area:

- The Quadrant, Mill Dam;
- Mill Dam Jetty, Mill Dam;
- Chimney, former Cookson Glassworks, Harton Staithes;
- Merchant Navy Memorial, Mill Dam;
- Staithes House (including wall), Mill Dam;
- The Waterfront Public House, 9-11 (odds) Mill Dam;
- Dalton Lane Workshops, 2-6 Dalton Lane, Mill Dam;
- The Mission to Seafarers, Holborn House, 53 Mill Dam;
- Unity Hall, 71 Mill Dam;
- Painted Mural, Commercial Road;
- Ferry Landing;
- Harton Low Staithes;
- No's 29-33 (odds) King Street;
- Former Woolworth Building, King Street;
- Former Bridge Buffet, 30 King Street;
- National Westminster Bank, 40 King Street;
- Edinburgh Buildings, 20-24 (evens) King Street incorporating 1-4 Station Approach;
- The Criterion Public House, 2 Ocean Road;
- 4-8 (evens) Fowler Street;
- Mechanics Arms Public House, East Street;
- Lambton Arms Public House, East Street;
- Victorian Pillar Box, Market Place / King Street;
- 10 Mile End Road;

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<sup>14</sup>



- Minchellas Cafe, 9-11 (odds) Ocean Road;
- Burton Menswear, 64 King Street;
- Man with the Donkey Statue, Ocean Road;
- Lion Statue, Ocean Road;
- The Ship and Royal Public House, 1 Ocean Road;
- Riddicks, 22 Fowler Street;
- HSBC Bank, 21 Fowler Street;
- The Dolly Peel Statue, River Drive;
- Fleet and Spirit of South Shields Artworks, Market Dock / Long Row;
- Bridge, River Drive;
- Victorian Pillar Box, Beach Road / St Hilda Street, opposite South Shields Town Hall;
- Former South Shields Hebrew Congregation, 25 Beach Road;
- St Paul and St John United Reform Church, Beach Road;
- St Bede's RC Church and Vicarage, 10 Westoe Road;
- Gas Holder, Oyston Street; and
- Bethesda Free Church, Victoria Road.

7.60 These designated and non-designated heritage assets were identified and confirmed through a search of the Historic Environment Record (HER) for Tyne and Wear (dated 05/05/15, 31/07/15 and 05/08/15).

7.61 The 'Good Practice Advice Note 2: Managing Significance in Decision-Taking' produced by Historic England (2015) states that *"Non-designated heritage assets include those that have been identified in a Historic Environment Record, in a local plan, through local listing or during the process of considering the application."*

7.62 An additional 10 buildings/structures were identified on the Historic Environment Record. These are:

- Victoria Statue, Westoe Road;
- War Memorial, Church Way;
- Baptist Church, Westoe Road;
- Former Unitarian Church;
- South Tyneside Bangladesh Muslim Cultural Association and Mosque;

- Freemason's Hall;
- Gregory Jubilee Hall;
- Nautical Objects Reliefs;
- Baitul Malmur James-e-Masjid and Islamic Centre; and
- Cyprus Public House.

## Identification & the Evaluation of Key Impacts

### Assessment of Value/Importance of Heritage Assets (Summary)

7.63 The Heritage Assessment attached at **Technical Appendix 7.1** provides a more detailed commentary on the significance and setting of the identified heritage assets and a full assessment of the impact of the Proposed Developments on those assets most proximate to the Application Site.

7.64 The below table provides a summary of the value/importance of the relevant heritage assets. This is based on the methodology set out at Table 7.1.

**Table 7.4: Summary of Value/Importance of Heritage Assets**

Heritage Assets	Value/Importance
River Tyne, River Police Offices (grade II listed);	Medium
The Former Mercantile Marine Offices (grade II listed);	Medium
Mill Dam (grade II listed);	Medium
No 23 Mill Dam (grade II listed);	Medium
St Hilda's Colliery Head Stocks (grade II listed);	Medium
Sundial to South West of Church St (grade II listed);	Medium
Four gate piers immediately to the West of Church of St Hilda (grade II listed);	Medium
Church of St Hilda (grade II listed);	Medium
Trustee Savings Bank (grade II listed);	Medium
16 Barrington Street (grade II listed);	Medium
Alum House Ham (grade II listed);	Medium
Old Town Hall (grade I listed);	High
No's 105 and 107 King Street (grade II listed);	Medium
Lloyds Bank (grade II listed);	Medium
Entrance building of the former Theatre of Varieties (grade II listed);	Medium
Marks and Spencer (grade II listed);	Medium
No's 67 and 69 King Street (grade II listed);	Medium

Heritage Assets	Value/Importance
The Scotia Public House (grade II listed);	Medium
Barclays Bank (grade II listed);	Medium
South Shields Museum & Art Gallery (grade II listed);	Medium
Wall and railings of the museum and Art Gallery Fronting Road (grade II listed);	Medium
The former Marine School (grade II listed);	Medium
Stags Head Public House (grade II listed);	Medium
Victoria Hall (grade II listed);	Medium
No 1 Beach Road (grade II listed);	Medium
No's 3 & 3a Beach Road (grade II listed);	Medium
No 5 Beach Road (grade II listed);	Medium
11 Beach Road (grade II listed);	Medium
17 Beach Road (grade II listed);	Medium
23 Beach Road (grade II listed);	Medium
No's 21 & 21a Beach Road (grade II listed);	Medium
No's 29-33 Beach Road (grade II listed);	Medium
No's 37-57 Beach Road (grade II listed);	Medium
Municipal Buildings (grade II listed);	Medium
Railings and Piers to the Municipal Buildings (grade II listed);	Medium
The Britannia Public House (grade II listed);	Medium
Forecourt Railings and Statue of Public House (grade II listed);	Medium
No's 1-22 Mariners' Cottage, north side (grade II listed);	Medium
No's 23-39 Mariners' Cottage, south side (grade II listed);	Medium
Boundary Wall to No's 1 to 21, fronting road (grade II listed);	Medium
Boundary Wall to No's 23 to 39 (grade II listed);	Medium
Mill Dam Conservation Area	Medium
Mariners Cottages Conservation Area	Medium
Buffer Zone of the Frontiers of the Roman Empire [Hadrian's Wall] World Heritage Site.	High
The Quadrant, Mill Dam;	Low
Mill Dam Jetty, Mill Dam;	Low
Chimney, former Cookson Glassworks, Harton Staithes;	Low
Merchant Navy Memorial, Mill Dam;	Low
Staithes House (including wall), Mill Dam;	Low

Heritage Assets	Value/Importance
The Waterfront Public House, 9-11 (odds) Mill Dam;	Low
Dalton Lane Workshops, 2-6 Dalton Lane, Mill Dam;	Low
The Mission to Seafarers, Holborn House, 53 Mill Dam;	Low
Unity Hall, 71 Mill Dam;	Low
Painted Mural, Commercial Road;	Low
Ferry Landing;	Low
Harton Low Staithes;	Low
No's 29-33 (odds) King Street;	Low
Former Woolworth Building, King Street;	Low
Former Bridge Buffet, 30 King Street;	Low
National Westminster Bank, 40 King Street;	Low
Edinburgh Buildings, 20-24 (evens) King Street incorporating 1-4 Station Approach;	Low
The Criterion Public House, 2 Ocean Road;	Low
4-8 (evens) Fowler Street;	Low
Mechanics Arms Public House, East Street;	Low
Lambton Arms Public House, East Street;	Low
Victorian Pillar Box, Market Place / King Street;	Low
10 Mile End Road;	Low
Minchellas Cafe, 9-11 (odds) Ocean Road;	Low
Burton Menswear, 64 King Street;	Low
Man with the Donkey Statue, Ocean Road;	Low
Lion Statue, Ocean Road;	Low
The Ship and Royal Public House, 1 Ocean Road;	Low
Riddicks, 22 Fowler Street;	Low
HSBC Bank, 21 Fowler Street;	Low
The Dolly Peel Statue, River Drive;	Low
Fleet and Spirit of South Shields Artworks, Market Dock / Long Row;	Low
Bridge, River Drive;	Low
Victorian Pillar Box, Beach Road / St Hilda Street, opposite South Shields Town Hall;	Low
Former South Shields Hebrew Congregation, 25 Beach Road;	Low
St Paul and St John United Reform Church, Beach Road;	Low

Heritage Assets	Value/Importance
St Bede's RC Church and Vicarage, 10 Westoe Road;	Low
Gas Holder, Oyston Street;	Low
Bethesda Free Church, Victoria Road;	Low
Victoria Statue, Westoe Road;	Low
War Memorial, Church Way;	Low
Baptist Church, Westoe Road;	Low
Former Unitarian Church;	Low
South Tyneside Bangladesh Muslim Cultural Association and Mosque;	Low
Freemason's Hall;	Low
Gregory Jubilee Hall;	Low
Nautical Objects Reliefs;	Low
Baitul Malmur James-e-Masjid and Islamic Centre; and	Low
Cyprus Public House.	Low

### Assessment of Likely Effects

- 7.65 Using the guidance set out in Tables 7.1, 7.2 and 7.3, the magnitude of impact during the construction and operation phases of the development and the effect of this against the value of the asset has been assessed for each heritage asset.
- 7.66 Neither of the two Development Proposals will have a direct impact upon the designated heritage assets identified proximate to the assessment site. The key consideration is therefore the effect of the Proposed Developments on the significance of the identified assets, through development within their setting.
- 7.67 This ES jointly assesses both the outline planning application for the masterplan and the full planning application for the Transport Interchange (referred to as the 'Proposed Developments'). For the purposes of this assessment, it is assumed that the construction phase of the Transport Interchange proposals will be completed prior to commencement of the construction of the masterplan proposals. It is assumed that that the construction phase of the masterplan proposals will commence in 2018 and will be completed during 2023.

### Identifying Harm

- 7.68 As well as identifying the likely significant effects the Proposed Development may have on built historic environment assets, it is also important to identify the degree of harm that may be caused to an assets significance. This can be identified by taking the assets existing significance and applying the magnitude of change that will result from the Proposed Development.

- 7.69 Planning Practice Guidance (2015) states that it is the degree of harm to the asset's significance rather than the scale of the development that needs to be assessed. The NPPF identifies that the significance/value of a heritage asset can be harmed or lost by alteration or destruction of the asset or development within its setting.
- 7.70 The Framework makes a distinction between 'substantial harm' and 'less than substantial harm' at paragraphs 133 and 134 which only applies to designated heritage assets. Planning Practice Guidance (2015) states that "*substantial harm is a high test, so it may not arise in many cases*".
- 7.71 If the magnitude of impact to a designated heritage asset is high adverse, this is considered to be the equivalent to 'substantial harm'. If the magnitude of impact to a designated heritage asset is low to medium adverse, this is considered to constitute 'less than substantial harm'.
- 7.72 The tests of 'substantial harm' and 'less than substantial harm' do not apply to non-designated heritage assets. In determining the scale of any harm or loss and the significance of a non-designated heritage asset, the NPPF states at paragraph 135 that a balanced judgement will be required.

### Transport Interchange

- 7.73 The effects of the construction phase will be temporary and a phased construction programme will minimise the scale and duration of effect. This section focusses on the visual effects of the construction phase and any direct or indirect effects this may have.

### Construction Phase

- 7.74 During the construction phase of the Proposed Development, it is concluded that there will be a medium adverse magnitude of impact on the non-designated **Riddick's, 21 Fowler Street, 4-8 Fowler Street, Edinburgh Buildings and 29-33 King Street**. This is due to the proximity of these assets to the Application Site and the anticipated visual effects of the construction phase of the Proposed Development. The construction phase will therefore result in a temporary minor adverse magnitude of impact against value in connection with Riddick's, 21 Fowler Street, 4-8 Fowler Street, Edinburgh Buildings and 29-33 King Street.
- 7.75 The construction phase of the Proposed Development will have no impact on the significance of **River Tyne Police Offices, Former Mercantile Marine Offices, Mill Dam, 23 Mill Dam, St Hilda's Colliery Head Stocks, Sundial, Four Gate Piers to Church of St Hilda, Church of St Hilda, Trustee Savings Bank, 16 Barrington Street, Alum House Ham, Old Town Hall, 105 and 107 King Street, Lloyds Bank, Entrance building of the former Theatre of Varieties, Marks and Spencer, No's 67 and 69 King Street, the Scotia Public House, Barclays Bank, South Shields Museum and Art Gallery and its associated Wall and Railings, the former Marine School, Stags Head Public House, Victoria Hall, 1 Beach Road, 3 & 3a Beach Road, 5 Beach Road, 11 Beach Road, 17 Beach Road, 23 Beach Road, 21 and 21a Beach Road, 29-33 Beach Road, 37-57 Beach Road, Municipal Buildings and associated Railings and Piers, Britannia Public House and associated Railings, 1-22 Mariners Cottages, 23-39 Mariners Cottages, Boundary Wall to 1-21, Boundary Wall to 23-39, Mill Dam Conservation Area, Mariners Cottages Conservation Area, the Buffer Zone of the Frontiers of the Roman Empire [Hadrian's Wall] World Heritage Site, the Quadrant, Mill Dam Jetty, Chimney to former Cookson Glassworks, Merchant Navy Memorial, Staithes House, the Waterfront Public House, Dalton Lane Workshops, the Mission to Seafarers House, Unity Hall, Painted Mural, Ferry Landing,**

Harton Low Staithes, Former Woolworth Building, Former Bridge Buffet, National Westminster Bank, the Criterion Public House, Mechanics Arms Public House, Lambton Arms Public House, Victorian Pillar Box (Market Place), 10 Mile End Road, Minchellas Café, Burton Menswear, Man with Donkey Statue, Lion Statue, Ship and Royal Public House, Dolly Peel Statue, Fleet and Spirit of South Shields Artworks, the Bridge on River Drive, Victorian Pillar Box, Beach Road / St Hilda Street, opposite South Shields Town Hall, Former South Shields Hebrew Congregation, St Paul and St John United Reform Church, St Bede's Roman Catholic Church, Gas Holder, Bethesda Free Church, Victoria Statue, War Memorial, Baptist Church, Former Unitarian Church, South Tyneside Bangladesh Muslim Cultural Association and Mosque, Freemason's Hall, Gregory Jubilee Hall, Nautical Objects Reliefs, Baitul Malmur James-e-Masjid and Islamic Centre and the Cyprus Public House. In relation to these assets the magnitude of impact is identified as 'none', resulting in a negligible/ neutral magnitude of impact against value.

7.76 The assessment of the construction phase of both the Proposed Development is set out in Table 7.5 below.

**Table 7.5: Summary of Magnitude of Impact against Value – Construction Phase of the Transport Interchange**

Heritage Asset	Value	Magnitude of Impact	Magnitude of Impact against Value
<b>Construction Phase</b>			
River Tyne, River Police Offices (grade II listed);	Medium	None	Negligible/ Neutral effect
The Former Mercantile Marine Offices (grade II listed);	Medium	None	Negligible/ Neutral effect
Mill Dam (grade II listed);	Medium	None	Negligible/ Neutral effect
No 23 Mill Dam (grade II listed);	Medium	None	Negligible/ Neutral effect
St Hilda's Colliery Head Stocks (grade II listed);	Medium	None	Negligible/ Neutral effect
Sundial to South West of Church St (grade II listed);	Medium	None	Negligible/ Neutral effect
Four gate piers immediately to the West of Church of St Hilda (grade II listed);	Medium	None	Negligible/ Neutral effect
Church of St Hilda (grade II listed);	Medium	None	Negligible/ Neutral effect
Trustee Savings Bank (grade II listed);	Medium	None	Negligible/ Neutral effect
16 Barrington Street (grade	Medium	None	Negligible/ Neutral

II listed);			effect
Alum House Ham (grade II listed);	Medium	None	Negligible/ Neutral effect
Old Town Hall (grade I listed);	High	None	Negligible/ Neutral effect
No's 105 and 107 King Street (grade II listed);	Medium	None	Negligible/ Neutral effect
Lloyds Bank (grade II listed);	Medium	None	Negligible/ Neutral effect
Entrance building of the former Theatre of Varieties (grade II listed);	Medium	None	Negligible/ Neutral effect
Marks and Spencer (grade II listed);	Medium	None	Negligible/ Neutral effect
No's 67 and 69 King Street (grade II listed);	Medium	None	Negligible/ Neutral effect
The Scotia Public House (grade II listed);	Medium	None	Negligible/ Neutral effect
Barclays Bank (grade II listed);	Medium	None	Negligible/ Neutral effect
South Shields Museum & Art Gallery (grade II listed);	Medium	None	Negligible/ Neutral effect
Wall and railings of the museum and Art Gallery Fronting Road (grade II listed);	Medium	None	Negligible/ Neutral effect
The former Marine School (grade II listed);	Medium	None	Negligible/ Neutral effect
Stags Head Public House (grade II listed);	Medium	None	Negligible/ Neutral effect
Victoria Hall (grade II listed);	Medium	None	Negligible/ Neutral effect
No 1 Beach Road (grade II listed);	Medium	None	Negligible/ Neutral effect
No's 3 & 3a Beach Road (grade II listed);	Medium	None	Negligible/ Neutral effect
No 5 Beach Road (grade II listed);	Medium	None	Negligible/ Neutral effect
11 Beach Road (grade II listed);	Medium	None	Negligible/ Neutral effect
17 Beach Road (grade II listed);	Medium	None	Negligible/ Neutral effect



listed);			effect
23 Beach Road (grade II listed);	Medium	None	Negligible/ Neutral effect
No's 21 & 21a Beach Road (grade II listed);	Medium	None	Negligible/ Neutral effect
No's 29-33 Beach Road (grade II listed);	Medium	None	Negligible/ Neutral effect
No's 37-57 Beach Road (grade II listed);	Medium	None	Negligible/ Neutral effect
Municipal Buildings (grade II listed);	Medium	None	Negligible/ Neutral effect
Railings and Piers to the Municipal Buildings (grade II listed);	Medium	None	Negligible/ Neutral effect
The Britannia Public House (grade II listed);	Medium	None	Negligible/ Neutral effect
Forecourt Railings and Statue of Public House (grade II listed);	Medium	None	Negligible/ Neutral effect
No's 1-22 Mariners' Cottage, north side (grade II listed);	Medium	None	Negligible/ Neutral effect
No's 23-39 Mariners' Cottage, south side (grade II listed);	Medium	None	Negligible/ Neutral effect
Boundary Wall to No's 1 to 21, fronting road (grade II listed);	Medium	None	Negligible/ Neutral effect
Boundary Wall to No's 23 to 39 (grade II listed);	Medium	None	Negligible/ Neutral effect
Mill Dam Conservation Area	Medium	None	Negligible/ Neutral effect
Mariners Cottages Conservation Area	Medium	None	Negligible/ Neutral effect
Buffer Zone of the Frontiers of the Roman Empire [Hadrian's Wall] World Heritage Site.	High	None	Negligible/ Neutral effect
The Quadrant, Mill Dam;	Low	None	Negligible/ Neutral effect
Mill Dam Jetty, Mill Dam;	Low	None	Negligible/ Neutral effect

Chimney, former Cookson Glassworks, Harton Staithes;	Low	None	Negligible/ Neutral effect
Merchant Navy Memorial, Mill Dam;	Low	None	Negligible/ Neutral effect
Staithes House (including wall), Mill Dam;	Low	None	Negligible/ Neutral effect
The Waterfront Public House, 9-11 (odds) Mill Dam;	Low	None	Negligible/ Neutral effect
Dalton Lane Workshops, 2-6 Dalton Lane, Mill Dam;	Low	None	Negligible/ Neutral effect
The Mission to Seafarers, Holborn House, 53 Mill Dam;	Low	None	Negligible/ Neutral effect
Unity Hall, 71 Mill Dam;	Low	None	Negligible/ Neutral effect
Painted Mural, Commercial Road;	Low	None	Negligible/ Neutral effect
Ferry Landing;	Low	None	Negligible/ Neutral effect
Harton Low Staithes;	Low	None	Negligible/ Neutral effect
No's 29-33 (odds) King Street;	Low	Medium adverse	Minor adverse effect
Former Woolworth Building, King Street;	Low	None	Negligible/ Neutral effect
Former Bridge Buffet, 30 King Street;	Low	None	Negligible/ Neutral effect
National Westminster Bank, 40 King Street;	Low	None	Negligible/ Neutral effect
Edinburgh Buildings, 20-24 (evens) King Street incorporating 1-4 Station Approach;	Low	Medium adverse	Minor adverse effect
The Criterion Public House, 2 Ocean Road;	Low	None	Negligible/ Neutral effect
4-8 (evens) Fowler Street;	Low	Medium adverse	Minor adverse effect
Mechanics Arms Public House, East Street;	Low	None	Negligible/ Neutral effect
Lambton Arms Public	Low	None	Negligible/ Neutral

House, East Street;			effect
Victorian Pillar Box, Market Place / King Street;	Low	None	Negligible/ Neutral effect
10 Mile End Road;	Low	None	Negligible/ Neutral effect
Minchellas Cafe, 9-11 (odds) Ocean Road;	Low	None	Negligible/ Neutral effect
Burton Menswear, 64 King Street;	Low	None	Negligible/ Neutral effect
Man with the Donkey Statue, Ocean Road;	Low	None	Negligible/ Neutral effect
Lion Statue, Ocean Road;	Low	None	Negligible/ Neutral effect
The Ship and Royal Public House, 1 Ocean Road;	Low	None	Negligible/ Neutral effect
Riddicks, 22 Fowler Street;	Low	Medium adverse	Minor adverse effect
HSBC Bank, 21 Fowler Street;	Low	Medium adverse	Minor adverse effect
The Dolly Peel Statue, River Drive;	Low	None	Negligible/ Neutral effect
Fleet and Spirit of South Shields Artworks, Market Dock / Long Row;	Low	None	Negligible/ Neutral effect
Bridge, River Drive;	Low	None	Negligible/ Neutral effect
Victorian Pillar Box, Beach Road / St Hilda Street, opposite South Shields Town Hall;	Low	None	Negligible/ Neutral effect
Former South Shields Hebrew Congregation, 25 Beach Road;	Low	None	Negligible/ Neutral effect
St Paul and St John United Reform Church, Beach Road;	Low	None	Negligible/ Neutral effect
St Bede's RC Church and Vicarage, 10 Westoe Road;	Low	None	Negligible/ Neutral effect
Gas Holder, Oyston Street;	Low	None	Negligible/ Neutral effect
Bethesda Free Church, Victoria Road;	Low	None	Negligible/ Neutral effect

Victoria Statue, Westoe Road;	Low	None	Negligible/ Neutral effect
War Memorial, Church Way; and	Low	None	Negligible/ Neutral effect
Baptist Church, Westoe Road.	Low	None	Negligible/ Neutral effect
Former Unitarian Church;	Low	None	Negligible/ Neutral effect
South Tyneside Bangladesh Muslim Cultural Association and Mosque;	Low	None	Negligible/ Neutral effect
Freemason's Hall;	Low	None	Negligible/ Neutral effect
Gregory Jubilee Hall;	Low	None	Negligible/ Neutral effect
Nautical Objects Reliefs;	Low	None	Negligible/ Neutral effect
Baitul Malmur James-e-Masjid and Islamic Centre; and	Low	None	Negligible/ Neutral effect
Cyprus Public House.	Low	None	Negligible/ Neutral effect

### Operational Phase

7.77 The operation phase of the Proposed Development will have no impact on the significance of **River Tyne Police Offices, Former Mercantile Marine Offices, Mill Dam, 23 Mill Dam, St Hilda's Colliery Head Stocks, Sundial, Four Gate Piers to Church of St Hilda, Church of St Hilda, Trustee Savings Bank, 16 Barrington Street, Alum House Ham, Old Town Hall, 105 and 107 King Street, Lloyds Bank, Entrance building of the former Theatre of Varieties, Marks and Spencer, No's 67 and 69 King Street, the Scotia Public House, Barclays Bank, South Shields Museum and Art Gallery and its associated Wall and Railings, the former Marine School, Stags Head Public House, Victoria Hall, 1 Beach Road, 3 & 3a Beach Road, 5 Beach Road, 11 Beach Road, 17 Beach Road, 23 Beach Road, 21 and 21a Beach Road, 29-33 Beach Road, 37-57 Beach Road, Municipal Buildings and associated Railings and Piers, Britannia Public House and associated Railings, 1-22 Mariners Cottages, 23-39 Mariners Cottages, Boundary Wall to 1-21, Boundary Wall to 23-39, Mill Dam Conservation Area, Mariners Cottages Conservation Area, the Buffer Zone of the Frontiers of the Roman Empire [Hadrian's Wall] World Heritage Site, the Quadrant, Mill Dam Jetty, Chimney to former Cookson Glassworks, Merchant Navy Memorial, Staithes House, the Waterfront Public House, Dalton Lane Workshops, the Mission to Seafarers House, Unity Hall, Painted Mural, Ferry Landing, Harton Low Staithes, 29-33 King Street, Former Woolworth Building, Former Bridge Buffet, National Westminster Bank, Edinburgh Buildings, the Criterion Public House, 4-8 Fowler Street, Mechanics Arms Public House, Lambton Arms Public House, Victorian Pillar Box (Market Place), 10 Mile End Road, Minchellas Café, Burton Menswear, Man**

with Donkey Statue, Lion Statue, Ship and Royal Public House, Dolly Peel Statue, Fleet and Spirit of South Shields Artworks, the Bridge on River Drive, Victorian Pillar Box, Beach Road / St Hilda Street, opposite South Shields Town Hall, Former South Shields Hebrew Congregation, St Paul and St John United Reform Church, St Bede's Roman Catholic Church, Gas Holder, Bethesda Free Church, Victoria Statue, War Memorial, Baptist Church, Former Unitarian Church, South Tyneside Bangladesh Muslim Cultural Association and Mosque, Freemason's Hall, Gregory Jubilee Hall, Nautical Objects Reliefs, Baitul Malmur James-e-Masjid and Islamic Centre and the Cyprus Public House. In relation to these assets the magnitude of impact is identified as 'none', resulting in a negligible/ neutral magnitude of impact against value.

7.78 The assessment of the operation phase of both the Proposed Development is set out in Table 7.6 below.

**Table 7.6: Summary of Magnitude of Impact against Value – Operation Phase of the Transport Interchange**

Heritage Asset	Value	Magnitude of Impact	Magnitude of Impact against Value
Operation Phase			
River Tyne, River Police Offices (grade II listed);	Medium	None	Negligible/ Neutral effect
The Former Mercantile Marine Offices (grade II listed);	Medium	None	Negligible/ Neutral effect
Mill Dam (grade II listed);	Medium	None	Negligible/ Neutral effect
No 23 Mill Dam (grade II listed);	Medium	None	Negligible/ Neutral effect
St Hilda's Colliery Head Stocks (grade II listed);	Medium	None	Negligible/ Neutral effect
Sundial to South West of Church St (grade II listed);	Medium	None	Negligible/ Neutral effect
Four gate piers immediately to the West of Church of St Hilda (grade II listed);	Medium	None	Negligible/ Neutral effect
Church of St Hilda (grade II listed);	Medium	None	Negligible/ Neutral effect
Trustee Savings Bank (grade II listed);	Medium	None	Negligible/ Neutral effect
16 Barrington Street (grade II listed);	Medium	None	Negligible/ Neutral effect
Alum House Ham (grade II listed);	Medium	None	Negligible/ Neutral effect

Old Town Hall (grade I listed);	High	None	Negligible/ Neutral effect
No's 105 and 107 King Street (grade II listed);	Medium	None	Negligible/ Neutral effect
Lloyds Bank (grade II listed);	Medium	None	Negligible/ Neutral effect
Entrance building of the former Theatre of Varieties (grade II listed);	Medium	None	Negligible/ Neutral effect
Marks and Spencer (grade II listed);	Medium	None	Negligible/ Neutral effect
No's 67 and 69 King Street (grade II listed);	Medium	None	Negligible/ Neutral effect
The Scotia Public House (grade II listed);	Medium	None	Negligible/ Neutral effect
Barclays Bank (grade II listed);	Medium	None	Negligible/ Neutral effect
South Shields Museum & Art Gallery (grade II listed);	Medium	None	Negligible/ Neutral effect
Wall and railings of the museum and Art Gallery Fronting Road (grade II listed);	Medium	None	Negligible/ Neutral effect
The former Marine School (grade II listed);	Medium	None	Negligible/ Neutral effect
Stags Head Public House (grade II listed);	Medium	None	Negligible/ Neutral effect
Victoria Hall (grade II listed);	Medium	None	Negligible/ Neutral effect
No 1 Beach Road (grade II listed);	Medium	None	Negligible/ Neutral effect
No's 3 & 3a Beach Road (grade II listed);	Medium	None	Negligible/ Neutral effect
No 5 Beach Road (grade II listed);	Medium	None	Negligible/ Neutral effect
11 Beach Road (grade II listed);	Medium	None	Negligible/ Neutral effect
17 Beach Road (grade II listed);	Medium	None	Negligible/ Neutral effect
23 Beach Road (grade II listed);	Medium	None	Negligible/ Neutral effect

No's 21 & 21a Beach Road (grade II listed);	Medium	None	Negligible/ Neutral effect
No's 29-33 Beach Road (grade II listed);	Medium	None	Negligible/ Neutral effect
No's 37-57 Beach Road (grade II listed);	Medium	None	Negligible/ Neutral effect
Municipal Buildings (grade II listed);	Medium	None	Negligible/ Neutral effect
Railings and Piers to the Municipal Buildings (grade II listed);	Medium	None	Negligible/ Neutral effect
The Britannia Public House (grade II listed);	Medium	None	Negligible/ Neutral effect
Forecourt Railings and Statue of Public House (grade II listed);	Medium	None	Negligible/ Neutral effect
No's 1-22 Mariners' Cottage, north side (grade II listed);	Medium	None	Negligible/ Neutral effect
No's 23-39 Mariners' Cottage, south side (grade II listed);	Medium	None	Negligible/ Neutral effect
Boundary Wall to No's 1 to 21, fronting road (grade II listed);	Medium	None	Negligible/ Neutral effect
Boundary Wall to No's 23 to 39 (grade II listed);	Medium	None	Negligible/ Neutral effect
Mill Dam Conservation Area	Medium	None	Negligible/ Neutral effect
Mariners Cottages Conservation Area	Medium	None	Negligible/ Neutral effect
Buffer Zone of the Frontiers of the Roman Empire [Hadrian's Wall] World Heritage Site.	High	None	Negligible/ Neutral effect
The Quadrant, Mill Dam;	Low	None	Negligible/ Neutral effect
Mill Dam Jetty, Mill Dam;	Low	None	Negligible/ Neutral effect
Chimney, former Cookson Glassworks, Harton Staithes;	Low	None	Negligible/ Neutral effect

Merchant Navy Memorial, Mill Dam;	Low	None	Negligible/ Neutral effect
Staithes House (including wall), Mill Dam;	Low	None	Negligible/ Neutral effect
The Waterfront Public House, 9-11 (odds) Mill Dam;	Low	None	Negligible/ Neutral effect
Dalton Lane Workshops, 2-6 Dalton Lane, Mill Dam;	Low	None	Negligible/ Neutral effect
The Mission to Seafarers, Holborn House, 53 Mill Dam;	Low	None	Negligible/ Neutral effect
Unity Hall, 71 Mill Dam;	Low	None	Negligible/ Neutral effect
Painted Mural, Commercial Road;	Low	None	Negligible/ Neutral effect
Ferry Landing;	Low	None	Negligible/ Neutral effect
Harton Low Staithes;	Low	None	Negligible/ Neutral effect
No's 29-33 (odds) King Street;	Low	None	Negligible/ Neutral effect
Former Woolworth Building, King Street;	Low	None	Negligible/ Neutral effect
Former Bridge Buffet, 30 King Street;	Low	None	Negligible/ Neutral effect
National Westminster Bank, 40 King Street;	Low	None	Negligible/ Neutral effect
Edinburgh Buildings, 20-24 (evens) King Street incorporating 1-4 Station Approach;	Low	None	Negligible/ Neutral effect
The Criterion Public House, 2 Ocean Road;	Low	None	Negligible/ Neutral effect
4-8 (evens) Fowler Street;	Low	None	Negligible/ Neutral effect
Mechanics Arms Public House, East Street;	Low	None	Negligible/ Neutral effect
Lambton Arms Public House, East Street;	Low	None	Negligible/ Neutral effect
Victorian Pillar Box, Market	Low	None	Negligible/ Neutral



Place / King Street;			effect
10 Mile End Road;	Low	None	Negligible/ Neutral effect
Minchellas Cafe, 9-11 (odds) Ocean Road;	Low	None	Negligible/ Neutral effect
Burton Menswear, 64 King Street;	Low	None	Negligible/ Neutral effect
Man with the Donkey Statue, Ocean Road;	Low	None	Negligible/ Neutral effect
Lion Statue, Ocean Road;	Low	None	Negligible/ Neutral effect
The Ship and Royal Public House, 1 Ocean Road;	Low	None	Negligible/ Neutral effect
Riddicks, 22 Fowler Street;	Low	None	Negligible/ Neutral effect
HSBC Bank, 21 Fowler Street;	Low	None	Negligible/ Neutral effect
The Dolly Peel Statue, River Drive;	Low	None	Negligible/ Neutral effect
Fleet and Spirit of South Shields Artworks, Market Dock / Long Row;	Low	None	Negligible/ Neutral effect
Bridge, River Drive;	Low	None	Negligible/ Neutral effect
Victorian Pillar Box, Beach Road / St Hilda Street, opposite South Shields Town Hall;	Low	None	Negligible/ Neutral effect
Former South Shields Hebrew Congregation, 25 Beach Road;	Low	None	Negligible/ Neutral effect
St Paul and St John United Reform Church, Beach Road;	Low	None	Negligible/ Neutral effect
St Bede's RC Church and Vicarage, 10 Westoe Road;	Low	None	Negligible/ Neutral effect
Gas Holder, Oyston Street;	Low	None	Negligible/ Neutral effect
Bethesda Free Church, Victoria Road;	Low	None	Negligible/ Neutral effect
Victoria Statue, Westoe Road;	Low	None	Negligible/ Neutral effect

War Memorial, Church Way; and	Low	None	Negligible/ Neutral effect
Baptist Church, Westoe Road.	Low	None	Negligible/ Neutral effect
Former Unitarian Church;	Low	None	Negligible/ Neutral effect
South Tyneside Bangladesh Muslim Cultural Association and Mosque;	Low	None	Negligible/ Neutral effect
Freemason's Hall;	Low	None	Negligible/ Neutral effect
Gregory Jubilee Hall;	Low	None	Negligible/ Neutral effect
Nautical Objects Reliefs;	Low	None	Negligible/ Neutral effect
Baitul Malmur James-e-Masjid and Islamic Centre; and	Low	None	Negligible/ Neutral effect
Cyprus Public House.	Low	None	Negligible/ Neutral effect

## Outline Town Centre Masterplan

- 7.79 The outline masterplan involves the redevelopment of South Shields Town Centre and has been broken down into 3 parts for ease as per the Heritage Assessment at **Technical Appendix 7.1**.

### Construction Phase

#### *Barrington Street / Chapter Row / Coronation Street*

- 7.80 It is concluded that the construction phase of the Proposed Development will have a medium adverse magnitude of impact on the grade II listed **Trustee Savings Bank** and **16 Barrington Street** and the non-designated heritage assets, **Mechanics Arms Public House**, **Lambton Arms Public House** and **Gas Holder**. It is also concluded that there will be a low adverse magnitude of impact on the grade II listed **Church of St Hilda**. This is due to the proximity of these assets to the Application Site and the anticipated visual effects of the construction phase of the Proposed Development.
- 7.81 This will result in a temporary moderate adverse magnitude of impact against value in connection with the Trustee Savings Bank and 16 Barrington Street. In relation with the Church of St Hilda, Mechanics Arms Public House, Lambton Arms Public House and Gas Holder, the construction phase will result in a temporary minor adverse magnitude of impact against value.

- 7.82 In this case, having taken into consideration the significance of the Trustee Savings Bank and 16 Barrington Street, and the temporary nature and medium adverse effect of the construction stage, this is not considered to constitute a significant environmental effect.

***King Street***

- 7.83 The construction phase of the Proposed Development will have a medium adverse magnitude of impact on the grade II listed **Lloyds Bank**. It is also concluded that there will be a low adverse magnitude of impact against value on the grade II listed **Entrance Building of the Former Theatre Varieties, Marks and Spencer, No's 67 and 69 King Street** and non-designated heritage asset, the **Former Woolworth Building**.

- 7.84 This will result in a temporary moderate adverse magnitude of impact against value in connection with Lloyds Bank. In connection with the Entrance Building of the Former Theatre Varieties, Marks and Spencer and No's 67 and 69 King Street, the construction phase will result in a temporary minor adverse magnitude of impact against value. The Former Woolworth Building will result in a negligible/ neutral magnitude of impact against value.

***Charlotte Street / Fowler Street***

- 7.85 It is concluded that the construction phase of the Proposed Development will have a medium adverse magnitude of impact on the grade II listed **Victoria Hall, No's 1, 3 & 3a Beach Road, Municipal Buildings, Railings and Piers** and the non-designated **Victorian Pillar Box opposite South Shields Town Hall and Victoria Statue**.

- 7.86 This will result in a temporary moderate adverse magnitude of impact against value in connection with the Victoria Hall, No's 1, 3 & 3a Beach Road, Municipal Buildings, Railings and Piers. The Victoria Statue and Victorian Pillar Box opposite South Shields Town Hall will result in a negligible/ neutral magnitude of impact against value.

- 7.87 The operation phase of the Proposed Development will have no impact on the significance of **River Tyne Police Offices, Former Mercantile Marine Offices, Mill Dam, 23 Mill Dam, St Hilda's Colliery Head Stocks, Sundial, Four Gate Piers to Church of St Hilda, Alum House Ham, Old Town Hall, 105 and 107 King Street, the Scotia Public House, Barclays Bank, South Shields Museum and Art Gallery and its associated Wall and Railings, the former Marine School, Stags Head Public House, 1 Beach Road, 3 & 3a Beach Road, 5 Beach Road, 11 Beach Road, 17 Beach Road, 23 Beach Road, 21 and 21a Beach Road, 29-33 Beach Road, 37-57 Beach Road, Britannia Public House and associated Railings, 1-22 Mariners Cottages, 23-39 Mariners Cottages, Boundary Wall to 1-21, Boundary Wall to 23-39, Mill Dam Conservation Area, Mariners Cottages Conservation Area, the Buffer Zone of the Frontiers of the Roman Empire [Hadrian's Wall] World Heritage Site, the Quadrant, Mill Dam Jetty, Chimney to former Cookson Glassworks, Merchant Navy Memorial, Staithes House, the Waterfront Public House, Dalton Lane Workshops, the Mission to Seafarers House, Unity Hall, Painted Mural, Ferry Landing, Harton Low Staithes, 29-33 King Street, Former Bridge Buffet, National Westminster Bank, Edinburgh Buildings, the Criterion Public House, 4-8 Fowler Street, Victorian Pillar Box (Market Place), 10 Mile End Road, Minchellas Café, Burton Menswear, Man with Donkey Statue, Lion Statue, Ship and Royal Public House, Dolly Peel Statue, Fleet and Spirit of South Shields Artworks, the Bridge on River Drive, Former South Shields Hebrew Congregation, St Paul and St John United Reform Church, St Bede's Roman Catholic Church, Bethesda Free Church, War Memorial, Baptist Church, Former Unitarian Church, South Tyneside Bangladesh Muslim Cultural Association and Mosque, Freemason's Hall, Gregory Jubilee Hall, Nautical Objects Reliefs, Baitul Malmur James-**

**e-Masjid and Islamic Centre** and the **Cyprus Public House**. In relation to these assets the magnitude of impact is identified as 'none', resulting in a negligible/ neutral magnitude of impact against value.

- 7.88 The assessment set out in Table 7.7 takes into consideration standard in-built construction mitigation measures. The construction phase and associated effects will be temporary and will only last for the duration of construction activity on the site. These effects will be mitigated through containment and management of the construction process, including implementation of a Construction Environmental Management Plan.

**Table 7.7: Summary of Magnitude of Impact against Value – Construction Phase of the Outline Masterplan**

Heritage Asset	Value	Magnitude of Impact	Magnitude of Impact against Value
<b>Construction Phase</b>			
River Tyne, River Police Offices (grade II listed);	Medium	None	Negligible/ Neutral effect
The Former Mercantile Marine Offices (grade II listed);	Medium	None	Negligible/ Neutral effect
Mill Dam (grade II listed);	Medium	None	Negligible/ Neutral effect
No 23 Mill Dam (grade II listed);	Medium	None	Negligible/ Neutral effect
St Hilda's Colliery Head Stocks (grade II listed);	Medium	None	Negligible/ Neutral effect
Sundial to South West of Church St (grade II listed);	Medium	None	Negligible/ Neutral effect
Four gate piers immediately to the West of Church of St Hilda (grade II listed);	Medium	None	Negligible/ Neutral effect
Church of St Hilda (grade II listed);	Medium	Low adverse	Minor adverse effect
Trustee Savings Bank (grade II listed);	Medium	Medium adverse	Moderate adverse effect
16 Barrington Street (grade II listed);	Medium	Medium adverse	Moderate adverse effect
Alum House Ham (grade II listed);	Medium	None	Negligible/ Neutral effect
Old Town Hall (grade I listed);	High	None	Negligible/ Neutral effect
No's 105 and 107 King Street (grade II listed);	Medium	None	Negligible/ Neutral effect

Lloyds Bank (grade II listed);	Medium	Medium adverse	Moderate adverse effect
Entrance building of the former Theatre of Varieties (grade II listed);	Medium	Low adverse	Minor adverse effect
Marks and Spencer (grade II listed);	Medium	Low adverse	Minor adverse effect
No's 67 and 69 King Street (grade II listed);	Medium	Low adverse	Minor adverse effect
The Scotia Public House (grade II listed);	Medium	None	Negligible/ Neutral effect
Barclays Bank (grade II listed);	Medium	None	Negligible/ Neutral effect
South Shields Museum & Art Gallery (grade II listed);	Medium	None	Negligible/ Neutral effect
Wall and railings of the museum and Art Gallery Fronting Road (grade II listed);	Medium	None	Negligible/ Neutral effect
The former Marine School (grade II listed);	Medium	None	Negligible/ Neutral effect
Stags Head Public House (grade II listed);	Medium	None	Negligible/ Neutral effect
Victoria Hall (grade II listed);	Medium	Low adverse	Minor adverse effect
No 1 Beach Road (grade II listed);	Medium	Low adverse	Minor adverse effect
No's 3 & 3a Beach Road (grade II listed);	Medium	Low adverse	Minor adverse effect
No 5 Beach Road (grade II listed);	Medium	None	Negligible/ Neutral effect
11 Beach Road (grade II listed);	Medium	None	Negligible/ Neutral effect
17 Beach Road (grade II listed);	Medium	None	Negligible/ Neutral effect
23 Beach Road (grade II listed);	Medium	None	Negligible/ Neutral effect
No's 21 & 21a Beach Road (grade II listed);	Medium	None	Negligible/ Neutral effect
No's 29-33 Beach Road (grade II listed);	Medium	None	Negligible/ Neutral effect

No's 37-57 Beach Road (grade II listed);	Medium	None	Negligible/ Neutral effect
Municipal Buildings (grade II listed);	Medium	Medium adverse	Moderate adverse effect
Railings and Piers to the Municipal Buildings (grade II listed);	Medium	Medium adverse	Moderate adverse effect
The Britannia Public House (grade II listed);	Medium	None	Negligible/ Neutral effect
Forecourt Railings and Statue of Public House (grade II listed);	Medium	None	Negligible/ Neutral effect
No's 1-22 Mariners' Cottage, north side (grade II listed);	Medium	None	Negligible/ Neutral effect
No's 23-39 Mariners' Cottage, south side (grade II listed);	Medium	None	Negligible/ Neutral effect
Boundary Wall to No's 1 to 21, fronting road (grade II listed);	Medium	None	Negligible/ Neutral effect
Boundary Wall to No's 23 to 39 (grade II listed);	Medium	None	Negligible/ Neutral effect
Mill Dam Conservation Area	Medium	None	Negligible/ Neutral effect
Mariners Cottages Conservation Area	Medium	None	Negligible/ Neutral effect
Buffer Zone of the Frontiers of the Roman Empire [Hadrian's Wall] World Heritage Site.	High	None	Negligible/ Neutral effect
The Quadrant, Mill Dam;	Low	None	Negligible/ Neutral effect
Mill Dam Jetty, Mill Dam;	Low	None	Negligible/ Neutral effect
Chimney, former Cookson Glassworks, Harton Staithes;	Low	None	Negligible/ Neutral effect
Merchant Navy Memorial, Mill Dam;	Low	None	Negligible/ Neutral effect
Staithes House (including wall), Mill Dam;	Low	None	Negligible/ Neutral effect

The Waterfront Public House, 9-11 (odds) Mill Dam;	Low	None	Negligible/ Neutral effect
Dalton Lane Workshops, 2-6 Dalton Lane, Mill Dam;	Low	None	Negligible/ Neutral effect
The Mission to Seafarers, Holborn House, 53 Mill Dam;	Low	None	Negligible/ Neutral effect
Unity Hall, 71 Mill Dam;	Low	None	Negligible/ Neutral effect
Painted Mural, Commercial Road;	Low	None	Negligible/ Neutral effect
Ferry Landing;	Low	None	Negligible/ Neutral effect
Harton Low Staithes;	Low	None	Negligible/ Neutral effect
No's 29-33 (odds) King Street;	Low	None	Negligible/ Neutral effect
Former Woolworth Building, King Street;	Low	Low adverse	Negligible/ Neutral effect
Former Bridge Buffet, 30 King Street;	Low	None	Negligible/ Neutral effect
National Westminster Bank, 40 King Street;	Low	None	Negligible/ Neutral effect
Edinburgh Buildings, 20-24 (evens) King Street incorporating 1-4 Station Approach;	Low	None	Negligible/ Neutral effect
The Criterion Public House, 2 Ocean Road;	Low	None	Negligible/ Neutral effect
4-8 (evens) Fowler Street;	Low	None	Negligible/ Neutral effect
Mechanics Arms Public House, East Street;	Low	Medium adverse	Minor adverse effect
Lambton Arms Public House, East Street;	Low	Medium adverse	Minor adverse effect
Victorian Pillar Box, Market Place / King Street;	Low	None	Negligible/ Neutral effect
10 Mile End Road;	Low	None	Negligible/ Neutral effect
Minchellas Cafe, 9-11	Low	None	Negligible/ Neutral

(odds) Ocean Road;			effect
Burton Menswear, 64 King Street;	Low	None	Negligible/ Neutral effect
Man with the Donkey Statue, Ocean Road;	Low	None	Negligible/ Neutral effect
Lion Statue, Ocean Road;	Low	None	Negligible/ Neutral effect
The Ship and Royal Public House, 1 Ocean Road;	Low	None	Negligible/ Neutral effect
Riddicks, 22 Fowler Street;	Low	None	Negligible/ Neutral effect
HSBC Bank, 21 Fowler Street;	Low	None	Negligible/ Neutral effect
The Dolly Peel Statue, River Drive;	Low	None	Negligible/ Neutral effect
Fleet and Spirit of South Shields Artworks, Market Dock / Long Row;	Low	None	Negligible/ Neutral effect
Bridge, River Drive;	Low	None	Negligible/ Neutral effect
Victorian Pillar Box, Beach Road / St Hilda Street, opposite South Shields Town Hall;	Low	Medium adverse	Minor adverse effect
Former South Shields Hebrew Congregation, 25 Beach Road;	Low	None	Negligible/ Neutral effect
St Paul and St John United Reform Church, Beach Road;	Low	None	Negligible/ Neutral effect
St Bede's RC Church and Vicarage, 10 Westoe Road;	Low	None	Negligible/ Neutral effect
Gas Holder, Oyston Street;	Low	Medium adverse	Minor adverse effect
Bethesda Free Church, Victoria Road;	Low	None	Negligible/ Neutral effect
Victoria Statue, Westoe Road;	Low	Medium adverse	Minor adverse effect
War Memorial, Church Way; and	Low	None	Negligible/ Neutral effect
Baptist Church, Westoe Road.	Low	None	Negligible/ Neutral effect



Former Unitarian Church;	Low	None	Negligible/ Neutral effect
South Tyneside Bangladesh Muslim Cultural Association and Mosque;	Low	None	Negligible/ Neutral effect
Freemason's Hall;	Low	None	Negligible/ Neutral effect
Gregory Jubilee Hall;	Low	None	Negligible/ Neutral effect
Nautical Objects Reliefs;	Low	None	Negligible/ Neutral effect
Baitul Malmur James-e-Masjid and Islamic Centre; and	Low	None	Negligible/ Neutral effect
Cyprus Public House.	Low	None	Negligible/ Neutral effect

## Operational Phase

### ***Barrington Street / Chapter Row / Coronation Street***

- 7.89 In relation to the operation phase of the Proposed Development, a new route is proposed which will create a more focussed and direct view of the **Church of St Hilda**. This will allow for a greater appreciation of the rear elevation of the listed building. The setting of the listed building will be improved and the building will be framed by the proposed buildings to the north and south of Chapter Row, providing it with a greater presence within the Proposed Development and in wider views from the Interchange Square and Keppel Street. It is therefore concluded that the operation phase of the Proposed Development will have a low beneficial magnitude of impact, resulting in minor beneficial magnitude of impact against value.
- 7.90 As set out in the appended Heritage Statement (**Technical Appendix 7.1**), whilst the Proposed Development can deliver enhancement of the setting of **16 Barrington Street**, the proposed leisure/retail building is larger in scale than the existing built development and when combined with the proposed buildings to the north, it will reduce the prominence of the listed building from the west and south. It is therefore concluded that the operation phase of the Proposed Development will have a low adverse magnitude of impact, resulting in a minor adverse magnitude of impact against value.
- 7.91 However, the level of impact identified in relation to 16 Barrington Street is commensurate with the conclusion of 'less than substantial harm' (in the context of the NPPF), as set out in the appended Heritage Assessment. In this case, this does not equate to a significant environmental effect in environmental assessment terms.
- 7.92 Although visible from these assets, the operation phase of the Proposed Development will have no harmful impact on the significance of **St Hilda's Colliery Head Stocks, Trustee Savings Bank, Mechanics Arms Public House, Lambton Arms Public House and Gas**

**Holder.** In relation to these assets the magnitude of impact is identified as ‘none’, resulting in a negligible/ neutral magnitude of impact against value.

***King Street***

7.93 The operation phase of the Proposed Development will have no harmful impact on the significance of **Lloyds Bank, the Entrance Building of the Former Theatre Varieties, Marks and Spencer’s, 67 and 69 King Street** or the **Former Woolworth Building**. In relation to these assets the magnitude of impact is identified as ‘none’, resulting in a negligible/ neutral magnitude of impact against value.

***Charlotte Street / Fowler Street***

7.94 Although visible from these assets, the operation phase of the Proposed Development will have no harmful impact on the significance of the **Municipal Buildings** and its associated **Gate Piers and Railings, Victoria Hall, 1 Beach Road, 3 & 3a Beach Road, 5 Beach Road, 11 Beach Road, 17 Beach Road, Victorian Pillar Box opposite South Shields Town Hall, Britannia Public House and associated Railings, Baptist Church and Victoria Statue**,. In relation to these assets the magnitude of impact is identified as ‘none’, resulting in a negligible/ neutral magnitude of impact against value.

7.95 The operation phase of the Proposed Development will have no impact on the significance of **River Tyne Police Offices, Former Mercantile Marine Offices, Mill Dam, 23 Mill Dam, Sundial, Four Gate Piers to Church of St Hilda, Alum House Ham, Old Town Hall, 105 and 107 King Street, the Scotia Public House, Barclays Bank, South Shields Museum and Art Gallery** and its associated **Wall and Railings, the former Marine School, Stags Head Public House, 23 Beach Road, 21 and 21a Beach Road, 29-33 Beach Road, 37-57 Beach Road, 1-22 Mariners Cottages, 23-39 Mariners Cottages, Boundary Wall to 1-21, Boundary Wall to 23-39, Mill Dam Conservation Area, Mariners Cottages Conservation Area, the Buffer Zone of the Frontiers of the Roman Empire [Hadrian’s Wall] World Heritage Site, the Quadrant, Mill Dam Jetty, Chimney to former Cookson Glassworks, Merchant Navy Memorial, Staithes House, the Waterfront Public House, Dalton Lane Workshops, the Mission to Seafarers House, Unity Hall, Painted Mural, Ferry Landing, Harton Low Staithes, 29-33 King Street, Former Bridge Buffet, National Westminster Bank, Edinburgh Buildings, the Criterion Public House, 4-8 Fowler Street, Victorian Pillar Box (Market Place), 10 Mile End Road, Minchellas Café, Burton Menswear, Man with Donkey Statue, Lion Statue, Ship and Royal Public House, Dolly Peel Statue, Fleet and Spirit of South Shields Artworks, the Bridge on River Drive, Former South Shields Hebrew Congregation, St Paul and St John United Reform Church, St Bede’s Roman Catholic Church, Bethesda Free Church, War Memorial, Former Unitarian Church, South Tyneside Bangladesh Muslim Cultural Association and Mosque, Freemason’s Hall, Gregory Jubilee Hall, Nautical Objects Reliefs, Baitul Malmur James-e-Masjid and Islamic Centre** and the **Cyprus Public House**. In relation to these assets the magnitude of impact is identified as ‘none’, resulting in a negligible/ neutral magnitude of impact against value.

7.96 The assessment of the operation phase of both the Proposed Development is set out in Table 7.8 below.

**Table 7.8: Summary of Magnitude of Impact against Value – Operation Phase of the Outline Masterplan**

Heritage Asset	Value	Magnitude of Impact	Magnitude of Impact
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Operation Phase			against Value
River Tyne, River Police Offices (grade II listed);	Medium	None	Negligible/ Neutral effect
The Former Mercantile Marine Offices (grade II listed);	Medium	None	Negligible/ Neutral effect
Mill Dam (grade II listed);	Medium	None	Negligible/ Neutral effect
No 23 Mill Dam (grade II listed);	Medium	None	Negligible/ Neutral effect
St Hilda's Colliery Head Stocks (grade II listed);	Medium	None	Negligible/ Neutral effect
Sundial to South West of Church St (grade II listed);	Medium	None	Negligible/ Neutral effect
Four gate piers immediately to the West of Church of St Hilda (grade II listed);	Medium	None	Negligible/ Neutral effect
Church of St Hilda (grade II listed);	Medium	Low beneficial	Minor beneficial effect
Trustee Savings Bank (grade II listed);	Medium	None	Negligible/ Neutral effect
16 Barrington Street (grade II listed);	Medium	Low adverse	Minor adverse effect
Alum House Ham (grade II listed);	Medium	None	Negligible/ Neutral effect
Old Town Hall (grade I listed);	High	None	Negligible/ Neutral effect
No's 105 and 107 King Street (grade II listed);	Medium	None	Negligible/ Neutral effect
Lloyds Bank (grade II listed);	Medium	None	Negligible/ Neutral effect
Entrance building of the former Theatre of Varieties (grade II listed);	Medium	None	Negligible/ Neutral effect
Marks and Spencer (grade II listed);	Medium	None	Negligible/ Neutral effect
No's 67 and 69 King Street (grade II listed);	Medium	None	Negligible/ Neutral effect
The Scotia Public House (grade II listed);	Medium	None	Negligible/ Neutral effect

Barclays Bank (grade II listed);	Medium	None	Negligible/ Neutral effect
South Shields Museum & Art Gallery (grade II listed);	Medium	None	Negligible/ Neutral effect
Wall and railings of the museum and Art Gallery Fronting Road (grade II listed);	Medium	None	Negligible/ Neutral effect
The former Marine School (grade II listed);	Medium	None	Negligible/ Neutral effect
Stags Head Public House (grade II listed);	Medium	None	Negligible/ Neutral effect
Victoria Hall (grade II listed);	Medium	None	Negligible/ Neutral effect
No 1 Beach Road (grade II listed);	Medium	None	Negligible/ Neutral effect
No's 3 & 3a Beach Road (grade II listed);	Medium	None	Negligible/ Neutral effect
No 5 Beach Road (grade II listed);	Medium	None	Negligible/ Neutral effect
11 Beach Road (grade II listed);	Medium	None	Negligible/ Neutral effect
17 Beach Road (grade II listed);	Medium	None	Negligible/ Neutral effect
23 Beach Road (grade II listed);	Medium	None	Negligible/ Neutral effect
No's 21 & 21a Beach Road (grade II listed);	Medium	None	Negligible/ Neutral effect
No's 29-33 Beach Road (grade II listed);	Medium	None	Negligible/ Neutral effect
No's 37-57 Beach Road (grade II listed);	Medium	None	Negligible/ Neutral effect
Municipal Buildings (grade II listed);	Medium	None	Negligible/ Neutral effect
Railings and Piers to the Municipal Buildings (grade II listed);	Medium	None	Negligible/ Neutral effect
The Britannia Public House (grade II listed);	Medium	None	Negligible/ Neutral effect
Forecourt Railings and Statue of Public House	Medium	None	Negligible/ Neutral effect

(grade II listed);			
No's 1-22 Mariners' Cottage, north side (grade II listed);	Medium	None	Negligible/ Neutral effect
No's 23-39 Mariners' Cottage, south side (grade II listed);	Medium	None	Negligible/ Neutral effect
Boundary Wall to No's 1 to 21, fronting road (grade II listed);	Medium	None	Negligible/ Neutral effect
Boundary Wall to No's 23 to 39 (grade II listed);	Medium	None	Negligible/ Neutral effect
Mill Dam Conservation Area	Medium	None	Negligible/ Neutral effect
Mariners Cottages Conservation Area	Medium	None	Negligible/ Neutral effect
Buffer Zone of the Frontiers of the Roman Empire [Hadrian's Wall] World Heritage Site.	High	None	Negligible/ Neutral effect
The Quadrant, Mill Dam;	Low	None	Negligible/ Neutral effect
Mill Dam Jetty, Mill Dam;	Low	None	Negligible/ Neutral effect
Chimney, former Cookson Glassworks, Harton Staithes;	Low	None	Negligible/ Neutral effect
Merchant Navy Memorial, Mill Dam;	Low	None	Negligible/ Neutral effect
Staithes House (including wall), Mill Dam;	Low	None	Negligible/ Neutral effect
The Waterfront Public House, 9-11 (odds) Mill Dam;	Low	None	Negligible/ Neutral effect
Dalton Lane Workshops, 2-6 Dalton Lane, Mill Dam;	Low	None	Negligible/ Neutral effect
The Mission to Seafarers, Holborn House, 53 Mill Dam;	Low	None	Negligible/ Neutral effect
Unity Hall, 71 Mill Dam;	Low	None	Negligible/ Neutral effect
Painted Mural, Commercial	Low	None	Negligible/ Neutral

Road;			effect
Ferry Landing;	Low	None	Negligible/ Neutral effect
Harton Low Staithes;	Low	None	Negligible/ Neutral effect
No's 29-33 (odds) King Street;	Low	None	Negligible/ Neutral effect
Former Woolworth Building, King Street;	Low	None	Negligible/ Neutral effect
Former Bridge Buffet, 30 King Street;	Low	None	Negligible/ Neutral effect
National Westminster Bank, 40 King Street;	Low	None	Negligible/ Neutral effect
Edinburgh Buildings, 20-24 (evens) King Street incorporating 1-4 Station Approach;	Low	None	Negligible/ Neutral effect
The Criterion Public House, 2 Ocean Road;	Low	None	Negligible/ Neutral effect
4-8 (evens) Fowler Street;	Low	None	Negligible/ Neutral effect
Mechanics Arms Public House, East Street;	Low	None	Negligible/ Neutral effect
Lambton Arms Public House, East Street;	Low	None	Negligible/ Neutral effect
Victorian Pillar Box, Market Place / King Street;	Low	None	Negligible/ Neutral effect
10 Mile End Road;	Low	None	Negligible/ Neutral effect
Minchellas Cafe, 9-11 (odds) Ocean Road;	Low	None	Negligible/ Neutral effect
Burton Menswear, 64 King Street;	Low	None	Negligible/ Neutral effect
Man with the Donkey Statue, Ocean Road;	Low	None	Negligible/ Neutral effect
Lion Statue, Ocean Road;	Low	None	Negligible/ Neutral effect
The Ship and Royal Public House, 1 Ocean Road;	Low	None	Negligible/ Neutral effect
Riddicks, 22 Fowler Street;	Low	None	Negligible/ Neutral effect

HSBC Bank, 21 Fowler Street;	Low	None	Negligible/ Neutral effect
The Dolly Peel Statue, River Drive;	Low	None	Negligible/ Neutral effect
Fleet and Spirit of South Shields Artworks, Market Dock / Long Row;	Low	None	Negligible/ Neutral effect
Bridge, River Drive;	Low	None	Negligible/ Neutral effect
Victorian Pillar Box, Beach Road / St Hilda Street, opposite South Shields Town Hall;	Low	None	Negligible/ Neutral effect
Former South Shields Hebrew Congregation, 25 Beach Road;	Low	None	Negligible/ Neutral effect
St Paul and St John United Reform Church, Beach Road;	Low	None	Negligible/ Neutral effect
St Bede's RC Church and Vicarage, 10 Westoe Road;	Low	None	Negligible/ Neutral effect
Gas Holder, Oyston Street;	Low	None	Negligible/ Neutral effect
Bethesda Free Church, Victoria Road;	Low	None	Negligible/ Neutral effect
Victoria Statue, Westoe Road;	Low	None	Negligible/ Neutral effect
War Memorial, Church Way; and	Low	None	Negligible/ Neutral effect
Baptist Church, Westoe Road.	Low	None	Negligible/ Neutral effect
Former Unitarian Church;	Low	None	Negligible/ Neutral effect
South Tyneside Bangladesh Muslim Cultural Association and Mosque;	Low	None	Negligible/ Neutral effect
Freemason's Hall;	Low	None	Negligible/ Neutral effect
Gregory Jubilee Hall;	Low	None	Negligible/ Neutral effect
Nautical Objects Reliefs;	Low	None	Negligible/ Neutral effect

			effect
Baitul Malmur James-e-Masjid and Islamic Centre; and	Low	None	Negligible/ Neutral effect
Cyprus Public House.	Low	None	Negligible/ Neutral effect

## Mitigation Measures

### Construction

- 7.97 Construction mitigation measures in the form of the proposed Construction Environmental Management Plan and standard construction methods have already been taken into consideration in the assessment set out in Table 7.4 and the associated text. No further mitigation measures are proposed.

### Operation

- 7.98 There are no in-built mitigation measures proposed, therefore the residual effects of the Proposed Developments are the same as previously identified. The scheme and its design are described in more detail at Chapter 5.0 of this Environmental Statement.

## Cumulative Effects

- 7.99 Cumulative effects are those that may result from the combination of past, present or future actions of existing or planned activities in a project's zone of influence (Zol). While a single activity may itself result in an insignificant impact, it may, when combined with other impacts (significant or insignificant) in the same geographical area and occurring at the same time, result in a cumulative effect that is significant.
- 7.100 The Assessment considers the cumulative effects of the Proposed Developments.
- 7.101 An additional cumulative assessment has been undertaken to consider the effects of the Proposed Developments with the committed Central Library and Digital Media Centre (The Word), which is currently under construction.

## Cumulative Assessment – Proposed Developments

- 7.102 The following table provides a summary of the magnitude of impact against value for the Proposed Developments for the construction phase and is a worst case scenario which the construction programme indicates otherwise. For the purposes of this assessment, it is assumed that the construction phase of the masterplan proposals will commence in 2018 and will be completed during 2023. It is assumed that the construction phase of the Transport Interchange proposals will be completed prior to commencement of the construction of the masterplan proposals. This is summarised below in Table 7.9.

**Table 7.9: Summary of Magnitude of Impact against Value – Construction Phase of the Proposed Developments**

Heritage Asset	Value	Magnitude of Impact	Magnitude of Impact against Value
Construction Phase			



Riddick's	Low	Medium adverse	Minor adverse effect
21 Fowler Street	Low	Medium adverse	Minor adverse effect
4-8 Fowler Street	Low	Medium adverse	Minor adverse effect
Edinburgh Buildings	Low	Medium adverse	Minor adverse effect
29-33 King Street	Low	Medium adverse	Minor adverse effect
Church of St Hilda (grade II listed);	Medium	Low adverse	Minor adverse effect
Trustee Savings Bank (grade II listed);	Medium	Medium adverse	Moderate adverse effect
16 Barrington Street (grade II listed);	Medium	Medium adverse	Moderate adverse effect
Lloyds Bank (grade II listed);	Medium	Medium adverse	Moderate adverse effect
Entrance building of the former Theatre of Varieties (grade II listed);	Medium	Low adverse	Minor adverse effect
Marks and Spencer (grade II listed);	Medium	Low adverse	Minor adverse effect
No's 67 and 69 King Street (grade II listed);	Medium	Low adverse	Minor adverse effect
Victoria Hall (grade II listed);	Medium	Low adverse	Minor adverse effect
No 1 Beach Road (grade II listed);	Medium	Low adverse	Minor adverse effect
No's 3 & 3a Beach Road (grade II listed);	Medium	Low adverse	Minor adverse effect
Municipal Buildings (grade II listed);	Medium	Medium adverse	Moderate adverse effect
Railings and Piers to the Municipal Buildings (grade II listed);	Medium	Medium adverse	Moderate adverse effect
Former Woolworth Building, King Street;	Low	Low adverse	Negligible/ Neutral effect
Mechanics Arms Public House, East Street;	Low	Medium adverse	Minor adverse effect
Lambton Arms Public House, East Street;	Low	Medium adverse	Minor adverse effect
Victorian Pillar Box, Beach Road / St Hilda Street, opposite South	Low	Medium adverse	Minor adverse effect

Shields Town Hall;			
Gas Holder, Oyston Street;	Low	Medium adverse	Minor adverse effect
Victoria Statue, Westoe Road;	Low	Medium adverse	Minor adverse effect

- 7.103 As aforementioned, it is assumed that the construction phase of the Transport Interchange proposals will be completed prior to commencement of the construction of the outline masterplan proposals. The temporary adverse effects identified in relation to Riddick's, 21 Fowler Street, 4-8 Fowler Street, Edinburgh Buildings and 29-33 King Street during the construction of the Transport Interchange will therefore not be experienced cumulatively with the identified temporary adverse effects arising from the construction phase of the Proposed Development (outline masterplan). Even if the construction phases were to coincide, the same assets would not be affected by both the Proposed Developments as shown in Tables 7.5 and 7.7.
- 7.104 For the operational phase of the Transport Interchange, it was concluded in the Heritage Assessment (**Technical Appendix 7.1**) that the development would not harm the significance of the aforementioned heritage assets. A minor beneficial effect has been identified for the Church of St Hilda and a minor adverse effect for 16 Barrington Street as part of the operational phase of the outline masterplan proposals. This is summarised below in Table 7.10.

**Table 7.10: Summary of Magnitude of Impact against Value – Operation Phase of the Proposed Developments**

Heritage Asset	Value	Magnitude of Impact	Magnitude of Impact against Value
Operation Phase			
Church of St Hilda	Medium	Low beneficial	Minor beneficial effect
16 Barrington Street	Medium	Low adverse	Minor adverse effect

### **Cumulative Assessment – Proposed Developments and Central Library and Digital Media Centre**

- 7.105 In respect of the planning application for the new Central Library, it was determined that the potential effects on the environment would not be significant enough to constitute EIA development and the application was not accompanied by an ES. A Heritage Statement was submitted with the application to meet the requirements of Paragraph 128 of the NPPF, a copy of which is attached at **Technical Appendix 7.2**.
- 7.106 On assessment of the significance and setting of the Old Town Hall and the Church of St Hilda, it was concluded in the Heritage Statement (**Technical Appendix 7.2**) that the proposed library and digital media centre and works to Market Place would not harm the significance of these assets (once operational). It was concluded that the proposals would

accord with the objectives of the statutory duty of the 1990 Act, NPPF paragraphs 131, 132 and 137 and local planning policies EA1, SS12 and DM6.

- 7.107 This development will be completed prior to commencement of the construction phase of the Proposed Developments. The temporary low adverse magnitude of impact that has been identified in relation to the impact of the construction phase of the Proposed Development (outline masterplan) on the Church of St Hilda will therefore not be experienced cumulatively with the construction phase of the library and digital media centre.
- 7.108 There are therefore no cumulative effects that would alter the conclusions for the Proposed Developments set out in **Table 7.10**.

### **Residual Effects**

- 7.109 No additional mitigation measures are proposed and no cumulative impact has been identified due to the duration of construction of the Proposed Developments and Central Library and Digital Media Centre. The residual effects are therefore the same as identified in 7.10 and are not significant.

## 8. Summary of Residual and Cumulative Effects

- 8.1 The preparation of the ES has been undertaken in parallel with the design process. Whilst the Proposed Development is in outline it has taken into account the need to incorporate some measures to mitigate likely significant adverse environmental effects. This has resulted in the exclusion of certain buildings from the Application Site i.e. 16-18 Barrington Road to ensure that these are retained.
- 8.2 As set out in Chapter 6 (socio-economics) the Proposed Development will result in significant beneficial effects and will not result in any significant adverse effects requiring further mitigation measures beyond the “designed-in” measures. Furthermore, Chapter 7 (built heritage) confirms that the proposal will not result in any significant environmental effects. On this basis no further mitigation measures are proposed.
- 8.3 The assessments undertaken in Chapters 6 and 7 have also considered two cumulative scenarios: the potential cumulative effects of the detailed Transport Interchange planning application and the Outline Town Centre Masterplan; and the detailed Transport Interchange planning application and the Outline Town Centre Masterplan combined with the new Library and Digital Media Centre ('the Word'). The cumulative assessments consider the construction and operational stages. Significant positive effects have been identified in Chapter 6 (Socio-economics). No significant effects have been identified in Chapter 7 (Built heritage).
- 8.4 The residual effects of the Proposed Developments have been assessed in the topic chapters, as outlined in the summary tables. **Table 8.1** summarises the main residual effects of the Proposed Development. To provide further clarification on the nature of the effects, each has been identified as:
- (i) Local, regional or national in scale (L/R/N)
  - (ii) Direct or Indirect (D/I)
  - (iii) Permanent or Temporary(P/T)
  - (iv) Short, medium or long term (ST/MT/LT)
  - (v) Reversible or Irreversible (R/I)
- 8.5 Once the Proposed Developments are operational, the effects in socio-economic terms are all beneficial. No significant environmental effects are identified for built heritage.

**Table 8.1: Summary of Residual Effects of the Transport Interchange**

Topic	Stage	Description	Significance	Extent (L/R)	Nature (D/I, T/P, ST/MT/LT, R/I)
Socio-economic	Construction	Employment – Shields Area	Moderate beneficial	L	D/I,T,ST
		Employment - Local	Major beneficial	L	D,T,ST
		Employment - Wider	Minor beneficial	R	D,T,ST
		Productivity - Local	Major beneficial	L	D,T,ST
		Productivity - Wider	Negligible beneficial	R	D,T,ST
		Wealth, Income & Deprivation – South Shields	Major beneficial	L	I,T,ST
		Wealth, Income & Deprivation - Local	Minor/Major beneficial	L	I,T,ST
		Wealth, Income & Deprivation - Wider	Negligible/Major beneficial	R	I,T,ST
		Operational	Operational	Employment – South Shields	Negligible beneficial
Employment - Local	Negligible beneficial			L	D/I,P,LT
Employment - Wider	Negligible beneficial			R	D/I,P,LT
Productivity - Local	Minor beneficial			L	D/I,P,LT
Productivity - Wider	Negligible beneficial			R	D/I, P, LT
Wealth, Income & Deprivation – South Shields	Negligible /Major beneficial			L	I, P, LT
Wealth, Income & Deprivation - Local	Minor/Major beneficial			L	I, P, LT

Topic	Stage	Description	Significance	Extent	Nature
				(L/R)	(D/I, T/P, ST/MT/LT, R/I)
		Wealth, Income & Deprivation - Wider	Negligible/Major beneficial	R	I, P, LT
		Public revenue	Negligible	L	I,P,LT

**Table 8.2: Residual Effects of the Outline Town Centre Masterplan**

Topic	Stage	Description	Significance	Extent	Nature
				(L/R)	(D/I, T/P, ST/MT/LT, R/I)
Socio-economic	Construction	Employment – Shields Area	Negligible beneficial	L	D/I,T,ST/MT
		Employment - Local	Minor beneficial	L	D/I,T,ST/MT
		Employment - Wider	Negligible beneficial	R	D/I,T,ST/MT
		Productivity - Local	Minor beneficial	L	D/I,T,ST/MT
		Productivity - Wider	Negligible beneficial	R	D/I,T,ST/MT
		Wealth, Income & Deprivation – South Shields	Major beneficial	L	I,T,ST/MT
		Wealth, Income & Deprivation - Local	Negligible/Major beneficial	L	I,T,ST/MT
		Wealth, Income & Deprivation - Wider	Negligible/Minor beneficial	R	I,T,ST/MT
	Operational	Employment – South Shields	Major beneficial	L	D/I,P,LT

Topic	Stage	Description	Significance	Extent (L/R)	Nature (D/I, T/P, ST/MT/LT, R/I)
		Employment - Local	Moderate beneficial	L	D/I,P,,LT
		Employment - Wider	Minor beneficial	R	D/I,P,LT
		Productivity - Local	Major beneficial	L	D/I,P,LT
		Productivity - Wider	Negligible beneficial	R	D, P, LT
		Wealth, Income & Deprivation – South Shields	Major beneficial	L	I, P, LT
		Wealth, Income & Deprivation - Local	Major beneficial	L	I, P, LT
		Wealth, Income & Deprivation - Wider	Major/Negligible beneficial	R	I. P, LT
		Service provision	Major	L	D,P,LT
		Public revenue	Moderate	L	I,P,LT

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