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Friday 12 February 2016

Development Management  
South Tyneside Council  
Town Hall & Civic Offices  
Westoe Road  
South Shields  
Tyne & Wear  
NE33 2RL

Dear Sirs


**APPLICATION REFERENCE: ST/0955/15/FUL**  
**FORMER BE MODERN PREMISES, WESTERN APPROACH, SOUTH SHIELDS, NE33**  
**5QZ**  
**PLANNING APPLICATION FOR CHANGE OF USE OF EXISTING INDUSTRIAL**  
**BUILDING TO PROVIDE THE FOLLOWING COMMERCIAL USES: BUILDER'S**  
**MERCHANT FOR THE DISPLAY, SALE, STORAGE OF BUILDING, TIMBLER AND**  
**PLUMBING SUPPLIES, PLANT AND TOOL HIRE INCLUDING OUTSIDE DISPLAY AND**  
**STORAGE (UNIT 1); STORAGE AND DISTRIBUTION (UNITS 2, 3 AND 4); TILE**  
**MERCHANT – SUI GENERIS (UNIT 5); LIGHT INDUSTRIAL, INDUSTRIAL OR**  
**STORAGE AND DISTRIBUTION USES (UNIT 6); CAFÉ AND RESTAURANT OR**  
**SANDWICH SHOP (UNITS 7 AND 8). EXTERNAL ALTERATIONS INCLUDING**  
**REPLACEMENT CLADDING, REVISED CAR PARKING LAYOUT AND SERVICING**  
**ARRANGEMENTS AND ASSOCIATED WORKS.**

I refer to the above application being pursued by Travis Perkins (Properties) Limited which is seeking permission to change the use of the former Be Modern Premises on Western Approach to provide a mix of commercial uses. Greggs has now agreed Heads of Terms to lease Unit 8 which has a GIA of 111 square metres. In order to trade from this unit, Greggs requires a Class A1 sandwich shop use, consistent with that being sought in the planning application.

If the planning application is successful, this will be Greggs' fifth store in South Shields which will complement the existing town centre stores at 117 King Street, 15 King Street and 4 Frederick Street. Due to the strong market in South Shields for our food on the go range at affordable prices, all of these stores continue to be successful and we are therefore seeking another unit to cater for the expanding market. In particular, there is considered to be clear synergy with Greggs trading alongside employment uses, given the trade that arises from both staff and customers alike.

Greggs has worked successfully with Travis Perkins on other trade sites in the UK. Our first shop was an implant within an existing TP branch in Northampton. That store trades very well and the two offers complement each other, which has given us the confidence to share more sites with TP, like that proposed on Western Approach.

We therefore provide full support to the planning application and can confirm that this store will complement our existing stores within the town centre and surrounding area. We therefore hope that the planning application will be successful as we are very much looking forward to opening this store.

Yours faithfully 

Martin Bohill BSc (Hons) MRICS  
Property Manager – North East  
Greggs plc