

# **Harton Quay, Office Development Statement of Community Involvement Addendum**

South Tyneside Council

25 January 2021

**LICHFIELDS**

[OurRef]  
19328392v1



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## **1.0 Introduction**

- 1.1 This Statement of Community Involvement Addendum has been prepared by Lichfields on behalf of South Tyneside Council (“the Applicant”) to assist South Tyneside Council (“the Council”) in its consideration of the accompanying full planning application for:

*Erection of commercial office building (Use Class E) with under croft car park and associated landscaping and infrastructure.*

- 1.2 This statement should be read as an addendum to the Initial Statement of Community Involvement, prepared by Lichfields (dated 3/12/21), which was submitted as part of the above planning application which is currently pending consideration by South Tyneside Council (Ref: ST/1070/20/LAA).

- 1.3 The purpose of this statement is to set out the consultation responses that have been received through the public consultation process and to analyse the findings of the consultation.

## **2.0 Consultee Responses**

- 2.1 As the Initial Statement of Community Involvement details, approximately 330 businesses and residents in the area surrounding the site received an informative leaflet describing the proposed development and allowing for feedback to be submitted either postally or through an online survey. The leaflet is attached as Appendix 1 to this report.

- 2.2 The closing date for responses to be received on the proposed development was the 15<sup>th</sup> January 2021.

- 2.3 No responses were received through the post, nor any surveys completed online. It is acknowledged that the area was experiencing a combination of ‘lockdown’ measures due to the Covid-19 crisis during the course of the consultation. However, given that leaflets were delivered directly to residential and commercial properties and employees were able to attend workplaces when the leaflets were delivered, there was a good opportunity for the community to be aware of the proposal and provide a response.

## **3.0 Findings of Consultation**

- 3.1 Given no responses were received throughout the consultation process, it is considered that there is no opposition towards the proposed development and that it is accepted by the local business and residential community.

- 3.2 Given its prominent location on the riverside and the fact that the development would make use of a brownfield site, it is considered that the development is accepted by the local community and thus no objections or letters of support have been received. The site has also been consulted upon previously through its allocation in the Local Plan and the outline planning application.

- 3.3 The consultation process sought the opinions of local residents and businesses in the area, and while no responses were received, it is considered that none of the residents and businesses object to the proposed development.

## 4.0 **Conclusion**







- 4.1 Whilst disappointing not to have received any responses through the consultation process, it can be considered that this outcome points towards a general indifference to the proposed development, and highlights that there are no objections whatsoever to the submitted scheme.

## **Appendix 1 Consultation Leaflet**



# Harton Quay, Office Development South Shields

This leaflet has been prepared to let you know about a planning application for new office accommodation at Harton Quay, South Shields. The new office building would:

- |  |   |   |   |
|--|---|---|---|
|  | Be 'grade A' office accommodation                     |  | Be designed to integrate well with the heritage of the area |
|  | Be a near net zero carbon building                    |  | Make good use of brownfield land                            |
|  | Achieve the BREEAM Outstanding environmental standard |  | Bring new jobs and investment into South Tyneside           |

The proposed development is led by South Tyneside Council and will be developed by Muse Developments Limited.

## Next Steps

This leaflet provides you with details of the proposed development and allows you to submit feedback on the proposal.

The feedback received will be used by the applicants to inform the planning application, including making alterations to the proposed development as necessary. Comments received and any changes made, will be summarised within a Statement of Community Involvement which will be submitted with the planning application.

We encourage you to comment on the proposals using the Freepost response form overleaf or by visiting <https://www.smartsurvey.co.uk/s/4HHKMG/>



**South Tyneside Council**



## The Site

The site is approximately 0.5ha (1.23ac) in size and is located to the south of Harton Quay and west of Mill Dam. Immediately to the west of the site is Harton Quays Park with the River Tyne beyond. The Customs House is situated to the south and BT's office at One Harton Quay is located to the north. South Shields Town Centre is around 150m to the north east.



## The Proposed Development

The northern part of the site will contain the office building, benefitting from 360 degree panoramic views. The southern part will be landscaped linking to Harton Quays Park and providing an attractive connection between the Customs House and the Town Centre. Vehicular access will be gained via Commercial Road and Mill Dam.

The proposed building is five storeys, including the ground floor. The top floor will include a landscaped deck area. There will also be an undercroft 22-space car park (including 2no. disabled bays; 1no. electric vehicle charging bay; 1no. motorcycle space; cycle storage; and shower and changing facilities).

The typical floorplate is around 12,000sqft (1,114sqm) which can easily be divided into four separate areas. This directly responds to market analysis which showed that the average enquiry is likely to be for 2,500sqft – 3,000sqft (232sqm -278sqm). All four areas of any split floorplate would benefit from good views and plentiful daylight.

The heritage of the area is recognised in the design, with the retention of the Swinburne Glassworks Chimney and historic wall acknowledging the former use of the site as a glassworks.

## Have Your Say

The comments received during this consultation will be used to help finalise the proposal in the lead up to the submission of the planning application. We encourage you to fill in the feedback form.

The closing date for comments is **15 January 2021** – comments received after this date may not be taken into account. An analysis of the feedback received and any changes to the scheme will be contained within the Statement of Community Involvement, submitted as part of the planning application.

Your feedback will be used by Lichfields (planning consultant for the application) and Muse Developments Limited and South Tyneside Council solely for the purpose of this consultation exercise. Non-identifiable data will be submitted, along with the planning application, to South Tyneside Council.

Your details will be held securely by both companies in accordance with the Data Protection Act 1998. Any comments received at this stage will be treated confidentially and no individual will be identified.

**Q1. Harton Quay provides a sustainable location for new office development, with good transport links and access to local services.**

☐ Strongly Agree ☐ Agree ☐ Neutral ☐ Disagree ☐ Strongly Disagree

**Q2. The redevelopment of a part-brownfield site will improve the appearance of the area.**

☐ Strongly Agree ☐ Agree ☐ Neutral ☐ Disagree ☐ Strongly Disagree

**Q3. The proposed layout and appearance is well designed and provides a significant amount of open space on site.**

☐ Strongly Agree ☐ Agree ☐ Neutral ☐ Disagree ☐ Strongly Disagree

**Q4. Please submit any other comments below**



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