

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

Date: 7 December 2020
Our ref: 62392/01/MHE/JHn/19173754v1
Your ref:

Dear Peter

Full Planning Application for the erection of a commercial office building with undercroft parking and associated landscaping and infrastructure on land at Harton Quay, South Shields

We write on behalf of our client, South Tyneside Council (STC) (the applicant) and Muse Developments Ltd (STC's development partner) in relation to an application for the approval of a full planning application for the:

“Erection of commercial office building (use class E) with undercroft car park and associated landscaping and infrastructure.”

Background

The part brownfield site is approximately 0.5ha in size and is located around 600m south west of South Shields town centre, close to the southern bank of the River Tyne. It is very accessible by all modes of transport. It is immediately adjacent to the wider South Shields 365 Masterplan area which relates to the comprehensive and transformative redevelopment of three areas of South Shields town centre. This proposal represents the next step in the realisation of the South Shields 365 Masterplan by revitalising the quay area as an exciting place to live, work and play.

Proposals

The proposal seeks full planning permission for a new five-storey, grade-A office building, undercroft parking, landscaping and associated works. The aspiration is that the office building will be near net zero carbon with a BREEAM Outstanding rating.

The ground floor accommodation consists of 806sqm Net Internal Area (NIA) – this includes co-working space and two office demises of 176sqm and 200sqm NIA.

Level 1, 2 and 3 provide 946sqm NIA, with Level 4 provides slightly less NIA of 747sqm due to the introduction of the south west facing terrace which takes advantage of the amazing views of the River Tyne. All of the upper floors can be divided into a maximum of four spaces. 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 lower ground floor houses car parking, cycle storage, staff shower and changing facilities and plant space. Access to the reception and the upper floors is via the eastern staircase and lift which drop down to this level. Cyclists and vehicles have direct, controlled access from Harton Quay.

A significant area of landscaping is proposed south of the office building, creating strong and safe links between the Customs House, Harton Quays Park and the town centre.

Policy Context

Both local and national planning policy supports the proposed use in this location.

National policy advocates sustainable development that achieves social, economic and environmental benefits and sets out a presumption in favour of sustainable development. As set out in the accompanying Planning Statement, the proposal represents sustainable development and the presumption applies, with key benefits of the scheme including:

- the provision of new, high quality, Grade-A, office accommodation in a highly sustainable location that will achieve near net zero carbon and BREEAM Excellent status;
- a new public realm linking the historic Customs House with Harton Quays Park and the town centre, which also provides biodiversity improvements and a social space for the community to enjoy;
- making good use of brownfield land whilst integrating the well-designed development into the historic landscape; and
- Delivering a range of economic benefits to the area including:
 - Capital investment of approximately £10.1 million;
 - Supporting 115 direct FTE construction jobs and 170 indirect FTE jobs in the supply chain and related services per annum throughout the build period (15 months);
 - Delivering £15.9 million of Gross Value Added (GVA) (economic output) per annum throughout the construction period;
 - Generate in the order of 395 direct FTE operational jobs on site, supporting an additional 175 indirect and induced FTE jobs across the wider regional economy;
 - Delivering GVA uplift of approximately £30.1 million per annum (linked to direct employment on site); and
 - Provide a boost to Local Authority revenue. Once complete, the proposed development could generate business rates payments in the order of £120,000 per annum, 50% of which would be retained by South Tyneside Council under the current business rates retention scheme.

The proposal accords with the South Shields Town Centre and Water Front Area Action Plan which seeks the redevelopment of the riverside area as a high quality new location for living, working and leisure, restoring linkages through to the river. The AAP specifically promotes the regeneration of the site for the proposed use.

The redevelopment of the brownfield site for the proposed use is supported by existing and emerging local planning policy (as set out further in the accompanying Planning Statement) and there are no technical or material considerations that would preclude the development of the site for the proposed use.

Application Submission

The application is accompanied by the following documents that have been submitted through the Planning Portal under reference PP- 09315325:

- Statement of Community Involvement; prepared by Lichfields;
- Heritage Townscape and Visual Impact Assessment, prepared by Lichfields;
- Interim Site Investigation Statement prepared by Curtins;
- Design and Access Statement, prepared by Ryder;
- Transport Statement and Access Plan, prepared by Systra;
- Archaeology Assessment, prepared by Prospect Archaeology;
- Ecology Report, prepared by E3 Ecology;
- Flood Risk Assessment and Drainage Strategy, prepared by Curtins;
- Landscaping Details prepared by Re-Form Landscape;
- Noise Assessment, prepared by Apex Acoustics; and
- Sustainability Statement, prepared by Black and White Engineering.

Plans have been prepared by Ryder and are as follows:

- HTQ-RYD-00--01-DR-A-3000-2-P9-Level -01 GA Plan;
- HTQ-RYD-00-01-DR-A-3002-S2-P8-Level 01 GA Plan;
- HTQ-RYD-00-02-DR-A-3003-S2-P8-Level 02 GA Plan;
- HTQ-RYD-00-03-DR-A-3004-S2-P8-Level 03 GA Plan;
- HTQ-RYD-00-04-DR-A-3005-S2-P9-Level 04 GA Plan;
- HTQ-RYD-00-RF-DR-A-3006-S2-P5-Roof GA Plan;
- HTQ-RYD-00-XX-DR-A-0400-S2-P1-Site Location Plan;
- HTQ-RYD-00-XX-DR-A-0401-S2-P1-Existing Site Plan;
- HTQ-RYD-00-XX-DR-A-1400-S2-P1-Public Realm Visualisation;
- HTQ-RYD-00-XX-DR-A-1401-S2-P1-Northern Elevation Visualisation;
- HTQ-RYD-00-XX-DR-A-1402-S2-P1-Riverside Visualisation;
- HTQ-RYD-00-ZZ-DR-A-3001-S2-P8-Level 00 GA Plan;
- HTQ-RYD-00-ZZ-DR-A-3010-S2-P8-GIA Plans;
- HTQ-RYD-00-ZZ-DR-A-3011-S2-P8-NIA Plan;
- HTQ-RYD-00-ZZ-DR-A-3600-S2-P2-GA Elevations North and South;
- HTQ-RYD-00-ZZ-DR-A-3601-S2-P2-GA Elevations East and West;
- HTQ-RYD-00-ZZ-DR-A-3800-S2-P5-GA Section 01;
- HTQ-RYD-00-ZZ-DR-A-3801-S2-P5-GA Section 02;
- HTQ-RYD-00-ZZ-DR-A-3803-S2-P1-Strip Section A;
- HTQ-RYD-00-ZZ-DR-A-3805-S2-P1-Strip Section B; and

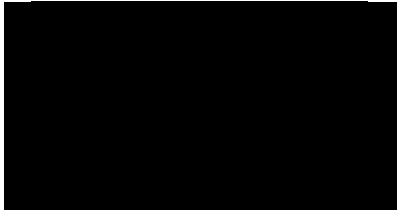


- HTQ-RYD-00-ZZ-DR-A-3806-S2-P1-Strip Section C.

The requisite fee of £ **£28,241** has been paid under separate cover by our client.

We trust that the information provided is sufficient to validate this application and provide a positive determination. Please contact myself or my colleague John Aynsley if you require anything further or have any queries regarding the submission.

Yours sincerely



Jennifer Heron
Associate Director