

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

South Tyneside Council

3 December 2020

**LICHFIELDS**







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## 1.0 Introduction

1.1 This Statement of Community Involvement 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 undercroft car park and associated landscaping and infrastructure.*

1.2 The purpose of this statement is to set out the pre-application advice that has been received from the council and the public consultation that will be carried out in relation to this planning application. A more detailed Statement of Community Involvement will then be submitted detailing the results of the public consultation.

### Structure of Statement

- Section 2.0 – Policy Context
- Section 3.0 – Pre-application Enquiry
- Section 4.0 – Community Consultation

## 2.0 **Policy Context**

2.1 This section reviews key national and local policy and guidance relevant to community consultation in South Tyneside.

### **The Localism Act (2010)**

2.2 The Localism Act (2010) includes a requirement for developers, in certain circumstances, to carry out pre-application consultation. The Act also places a duty on developers to take account of responses arising from this process.

2.3 The Localism Act outlines that developers must notify the local community about its proposals to “bring the proposed application to the attention of a majority of the persons who live at, or otherwise occupy, premises in the vicinity of the land”. It states that such publicity must explain how the developer can be contacted by those “wishing to comment on, or collaborate... on the design of the proposed development”. Feedback received during consultation must then be taken into consideration by the developer.

### **National Planning Policy Framework (NPPF) (2019)**

2.4 The NPPF identifies the role of local authorities in encouraging the use of pre-application engagement. Paragraph 40 states that local authorities have:

*“a key role to play in encouraging other parties to take maximum advantage of the preapplication stage. They cannot require that a developer engages with them before submitting a planning application, but they should encourage take-up of any pre-application services they offer”.*

2.5 Furthermore, paragraph 39 states that:

*“Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality preapplication discussion enables better coordination between public and private resources and improved outcomes for the community”.*

### **South Tyneside Statement of Community Involvement (2013)**

2.6 The Council published a Statement of Community Involvement in 2013. The statement sets out sets out how and when members of the public can influence new planning documents and the ways in which they can comment on planning applications.

2.7 This statement outlines that the SCI to be submitted with a planning application should include, as a minimum, the following:

- the houses, businesses and local community groups consulted;
- methods and timing of consultation; and
- feedback and information on how this was addressed in the development proposal.



### 3.0 **Pre-Application Enquiry**

3.1 A pre-application enquiry was submitted to South Tyneside Council on the 23<sup>rd</sup> October 2020, a virtual meeting on 2<sup>nd</sup> November 2020 and a written response received on the 18<sup>th</sup> November 2020. This response covered the principle of the development, alongside the council's assessment of any technical considerations that would be pertinent to the design and layout of a future planning application for the development. The response concluded that:

*“The development would therefore accord with the above policy objectives in terms of seeking to develop the site for employment purposes and in terms of the proposal to build a five storey office building to a high design standard with undercroft parking. The positioning of the new office building to the northern part of the site is welcomed along with the proposal to develop the scheme having had careful regard to the heritage significance of this area.*

*A detailed planning assessment is required having had regard to the details provided with the planning application, for instance the design, composition, heritage impacts, archaeology, ecology and highways impacts of the proposal (car parking provision) etc must all be carefully considered having had regard to the supporting technical reports and any feedback received from residents, and internal and external consultees.”*

3.2 The pre-application response also provided confirmation of the validation requirements, which have been taken into account in the preparation and submission of the application.

## 4.0 **Community Consultation**

4.1 Due to the ongoing COVID pandemic and public health concerns surrounding large groups of people in confined areas, it was considered that it would not be appropriate to hold an in-person public consultation exhibition.

4.2 As such, an informative leaflet is being distributed to local businesses and residents that describes the proposals. The leaflet contains a Free-Post questionnaire and a link to the questionnaire online to enable the community to provide their views on the proposal. To raise awareness and to maximise exposure, the distribution of the leaflets is to approximately 330 businesses and residents in the area surrounding the site, as shown indicatively by the blue line on the map below.



4.3

4.4 The feedback from this consultation will then be compiled into a comprehensive Statement of Community Involvement which will be submitted to the Council in due course.

## 5.0 **Summary and Conclusions**

- 5.1 The pre-application consultation undertaken by the applicant accords with the requirements and recommendations of the NPPF and the Council's Statement of Community Involvement.
- 5.2 A full summary of public feedback will be submitted to the Council through a separate comprehensive Statement of Community Involvement.





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