BRIDGE REFERRALS
UNIT 2 EXPANSION

PLANNING STATEMENT

25123-HL-XX-XX-RP-A-0002-S3-P01

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1.0 INTRODUCTION

Howarth Litchfield have been appointed on behalf of Bridge Referrals Ltd to prepare and submit a planning application for the change of use of an existing industrial unit (Use Class B8) to be converted to a 24/7 Veterinary Practice (Sui Generis), at Unit 2 Burford Way, Boldon Business Park, NE35 9LZ. The proposed veterinary practice will connect into the adjacent unit at Bridge Referrals (Unit 3) via a glazed corridor link.

This supporting statement will provide planning policy justification for the proposed development, demonstrating its compliance with the development plan and key material planning considerations.

This statement reviews the site, its context, relevant planning policy context, as well as providing a description of the proposals. It considers the compliance against the National Planning Policy Framework, South Tyneside Local Development Framework Development Management Policy DM2, and the emerging South Tyneside Local Plan.

This statement should be read in conjunction with the following documents accompanying the planning application:

- Planning Application Form
- Design and Access Statement
- 1001 Existing Site Plan
- 1100 Existing Level 00 Plan
- 1101 Existing Level 01 Plan
- 1104 Existing Roof Plan
- 1200-1201 Existing Elevations
- 1600 Proposed Site Plan
- 2000 Proposed Level 00 Plan
- 2001 Proposed Level 01 Plan
- 2004 Proposed Roof Plan
- 2100-2101 Proposed Elevations

2.0 SITE AND CONTEXT

2.1 The Site

The site sits within South Tyneside Local Authority area. The site includes the building and area surrounding Unit 2 of The Boldon Business Park, Burford Way, NE35 9LZ. The site is approximately 3255sqm in size.

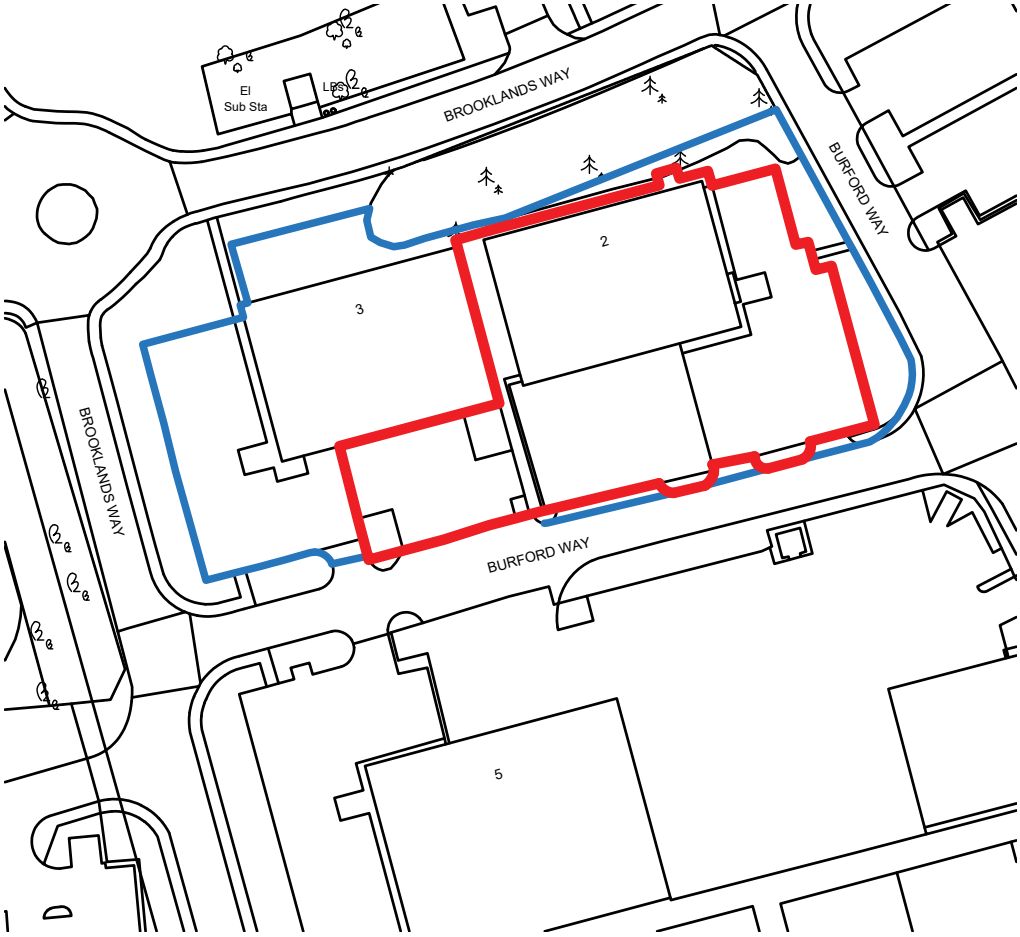


Figure 1 - Site Location

2.2 Proposed Development

This statement supports the full planning application for the development, submitted to South Tyneside Borough Council.

The development comprises the change of use of an industrial storage building (Use Class B8) to a 24/7 Veterinary Practice (Sui Generis), including the construction of a glazed corridor link between

Units 2 and 3. Externally, 3no. doors and 2no. windows to match existing will be added. Internally, the works include the erection of a number of internal partitions, and the installation of an MRI unit.

2.3 Relevant Planning History

The following applications relate to the existing industrial building, and have been taken from South Tyneside's Planning Portal:

- ST/0154/99/DM - Proposed erection of steam clean building for forklift truck, screened skip area, parking and retrospective consent for service yard fence. 1999.

3.0 PLANNING POLICY CONTEXT

This section sets out the relevant planning policy context within which this planning application should be considered. The most relevant policies both locally and nationally are set out below:

3.1 National Planning Policy

The latest National Planning Policy Framework (NPPF) was published by the Government in December 2024. It sets out the Government's planning policies for England, and details how they should be applied. The aim of the NPPF is to aid in ensuring the planning system contributes to positive and sustainable developments.

A presumption in favour of sustainable developments is at the heart of the NPPF, which includes focus on three overarching objectives:

a) economic objective - building a strong and competitive economy. Supporting growth innovation and improved productivity.

b) social objective - supporting strong, vibrant and healthy communities

c) environmental objective - protecting and enhancing natural, built and historic environments, minimising waste and pollution and moving towards a low carbon economy.

Paragraph 85 of the NPPF states that planning policies and decisions should *'help create the conditions in which business can invest, expand and adapt'* and that *'significant weight should be placed on the need to support economic growth and productivity'.*

Paragraph 92 of the NPPF states that when considering edge of centre and out of centre proposals, preference should be given to accessible sites that are well connected to the town centre. This paragraph also seeks to ensure that opportunities to utilise suitable town centre or edge of centre sites are fully explored.

Paragraph 94 of the NPPF advises that when assessing applications for retail and leisure developments outside of town centres, which are not in accordance to an up-to-date plan, local planning authorities should require an impact assessment if the development is over a proportionate, locally set floorspace threshold (if there is no locally set threshold, the default threshold is 2,500m^2 of gross floorspace). This should include an assessment of:

a) the impact of the proposal on existing, committed and planned public and private investment in a centre or centres in the catchment area of the proposal.

b) the impact of the proposal on town centre vitality and viability, including local consumer choice and trade in the town centre and the wider retail catchment (as applicable to the scale and nature of the scheme).

Paragraph 895 of the NPPF states that where an application fails to satisfy the sequential test or is likely to have significant adverse impact on one or more of the considerations in paragraph 94, it should be refused.

Paragraph 116 of the NPPF states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios.

3.2 Local Policy

3.2.1 Local Development Framework

The South Tyneside Development Framework consists of the Core Strategy (2007), the Development Management Policies (2011) and the Site Specific Allocations (2012). Together these documents set out the planning policies and land allocations to guide future developments within the district.

3.2.2 South Tyneside Core Strategy

Adopted policy SC1 ' Creating Sustainable Urban Areas' specifies that in order to deliver sustainable communities, development proposals will be focused and promoted within the built up areas where they:

a) 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.

b) Revitalize our town centre and other main shopping centres.

c) Maintain and improve the provision of accessible local services and community facilities.

Policy SC2, *'Reviving Town Centre and other Shopping Centres'* states that development proposals for retailing, offices, commercial leisure and community facilities will be focussed and promoted within the three town centres of South Shields, Jarrow and Hebburn, but that development within other neighbourhoods will be promoted and supported provided that they complement but do not

adversely impact upon the regeneration of the three town centres.

3.2.3 South Tyneside Development and Management Policies DPD

Development Management Policy DM2 'Safeguarding Employment Uses' states that the Local Authority will promote and facilitate economic growth and prosperity by safeguarding existing employment uses and encouraging use class B1 office uses to locate in town centres where sites are suitable and available, and sequentially on accessible edge-of-centre sites and within established business parks.

Policy DM2 seeks to safeguard existing Predominantly Industrial Areas and other employment land allocations. Alternative uses to employment will only be considered where evidence is provided that the site has no longer any viability for redevelopment as employment use.

The policy states that proposals for non-employment uses in Predominantly Industrial Areas and other employment land allocations in the borough will only be approved where it is demonstrated that

> c) The employment use of the site or premises is no longer viable, by the same or any other use class; and
>
> d) The site or premises would not make a significant contribution to the borough's employment land supply over the next 10-15 years in meeting RSS employment land requirements; or
>
> e) The proposal provides long-term benefits that would significantly outweigh the loss of land for employment use.

3.2.4 South Tyneside Local Plan

The South Tyneside Local plan was published in draft form in January 2024. Once adopted it will supersede the current Local Development Framework.

4.0 JUSTIFICATION

The Planning and Compulsory Purchase Act of 2004 (Section 38(6)) states that planning applications should be determined in accordance with the development plan, unless material considerations indicate otherwise.

4.1 Current Development Plan Allocation

The application site is located on Boldon Business Park which is allocated as employment land for general economic development under the Draft South Tyneside Local Plan (2024) SP17 SP18.

The South Tyneside Local Plan seeks to aid in Strategic Economic Development (SP17) by

(6). Attracting new businesses and encouraging existing businesses to grow through:

i. Supporting the provision of appropriate accomodation for new and growing business service companies and digital tech companies.

ii. Seeking to ensure businesses and entrepreneurs are given the best possible chance to access funding opportunities for businesses to start-up and to scale-up.

The Boldon Business Park is a well established mixed use site consisting of a range of industrial and and office premesis. The Business Park is considered to be sustainable in that it benefits from a location immediately off the A19, providing direct access to both the North and South. The site is three miles South of the Tyne Tunnel, and one mile from the A184 that connects Tyneside and Wearside from East to West.

4.1.1 Policy DM2 Justification

The full DM2 Policy is quoted below:

'We will promote and facilitate economic growth and prosperity, in accordance with regional and local aspirations for growth by:

(A) Safeguarding existing Predominantly Industrial Areas and other employment land allocations in the borough for employment use as opposed to redevlopment for alternative uses, where this is sustainable and viable, to ensure a sufficient supply of employment land over the next 10-15 years; and

(B) encouraging Use Class B1 office uses to locate in town and district centres, where

sites are suitable and available, and sequentially on accessible edge-of-centre sites and within established business parks and industrial estates, provided that they do not adverseley afact the general character, function, vitality and viability of nearby town or district centres or the supply of land for industrial uses over the next 10-15 years.'

4.2 Summary

In summary, the change of use of this building would maintain an employment function in line with clear supportive approach for business re-use and growth set out in the NPPF and local South Tyneside policies.

5.0 SIMMILAR PLANNING APPLICATIONS

VETERINARY APPLICATIONS IN INDUSTRIAL LOCATIONS

In recent years, demand has shifted away from high street veterinary practice locations, allowing veterinary practices to utilise state of the art medical technology and hospital facilities, and provide round the clock care.

Business Park units are therefore more suitable, as they provide sufficient space for medial equipment and machienery, as well as sufficient access and car parking for staff, clients, and deliveries.

Examples of similar veterianry planning applications located within Buisness Parks are listed below:

REFERENCE	ADDRESS	DESCRIPTION
B/07/00350/FUL - Approved	Moorington Veterinary Referrals - Cramlington Land within Northumberland Business Park, NE23 7RH	2 storey veterinary hospital used as both primary and secondary care by existing vet practices in the region
18/06690/FU - Approved	Swift Referrals - Wetherby Thorp Arch Estate Wetherby, LS23 7GA	Change of use from office (B1) to a specialist veterinary practice (Sui Generis)
ST/0942/21/FUL - Approved	Bridge Referrals, Boldon Colliery Boldon Business Park, NE35 9LZ	Change of use from industrial unit (B2) to specialist vetrinary practice (Suis Generis)

6.0 CONCLUSION

This statement has been prepared by Howarth Litchfield on behalf of Bridge Referrals Ltd, to assist South Tyneside council in the consideration of the planning aplication for the change of use of an industrial building (B8 Use) to convert into a 24/7 veterinary practice (Sui Generis) at 2 Brooklands Way, Boldon Business Park, NE35 9LZ.

The proposed development has been assessed against key national and local planning policies as well as relevant guidance.

The proposed development will:

- Provide 15 new jobs, once operational, with the aim to expand to 30 members of full time staff. This is a 275% increase on the number of employees currently on site.
- Provide 1055sqm of veterinary floorspace.

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