

Sequential Test & Impact Assessment

Change of use from Class B8 to Class E (d) for an indoor Trampoline adventure park with associated external works

Unit 1, Brooklands Way, Boldon Business Park, Boldon NE35 9LZ

DLA Ref: 26/169

April 2026

CONTENTS

1.0	INTRODUCTION	1
2.0	SITE & CONTEXT ANALYSIS	3
3.0	THE PROPOSAL	6
4.0	POLICY CONTEXT	7
5.0	CASE LAW	11
6.0	SEQUENTIAL TEST	12
7.0	IMPACT ASSESSMENT	18
8.0	CONCLUSIONS	23
9.0	APPENDICES	25

1.0 INTRODUCTION

1.1.0 Background

1.1.1 This report relates to a planning application for a change of use from Class B8 to Class E (d) for an indoor trampoline adventure park with associated external works at Unit 1, Brooklands Way, Boldon Business Park, Boldon NE35 9LZ.

1.1.2 The proposal relates to a leisure use which is identified by the NPPF as a main town centre use. On the basis that the Application Site is not located within a defined Centre, the NPPF requires that a Sequential Test is applied to the proposal.

1.1.3 In addition, as a leisure proposal of over 2,500m² of gross floorspace located outside a town centre, an impact assessment is required.

1.2.0 Scope

1.2.1 Further to the above, this document includes both a Sequential Test (Section 6) and an Impact Assessment (Section 7). These are informed by Sections 2 to 5, which provide details of the site and its context; the nature of the proposal; and the relevant policy and case law backdrop. The overall conclusions are set out in Section 8 and which are summarised below at paragraph 1.3.0.

1.3.0 Summary

1.3.1 **Sequential Test** A search of all vacant commercial premises able to provide suitable accommodation for an indoor trampoline adventure park, to meet the requirements of the applicant - as agreed with the LPA - in town and edge of centre locations, within South Tyneside, Sunderland and Gateshead Districts has been undertaken. No suitable alternative premises have been identified. It is thus considered that the proposal is sequentially acceptable, satisfying the requirements of the NPPF and the emerging Local Plan.

1.3.2 **Impact Assessment** In accordance with the requirements of the NPPF and emerging Local Plan, the proposal would not result in any undue impact to existing centres as follows:

a) The impact of the proposal on existing, committed and planned public and private investment There do not appear to be any comparable existing or planned uses, either within or in indeed beyond a defined centre within South Tyneside District

b) The impact of the proposal on town centre vitality and viability Given the clear scarcity of suitable town centre locations for the proposed use, it is not considered that the proposal would have any material undue impact on town centre vitality and viability in the District. Rather, realistically it represents the optimum location for such a use and is likely to have a positive

impact on the vitality and viability of the adjacent Boldon Colliery District Shopping Centre.

2.0 SITE & CONTEXT ANALYSIS

2.1.0 Location

2.1.1 The Site is located within the Boldon Business Park, on the eastern side of Burford Way, from where it is accessed. It is bounded by Brooklands Way to the north and Abingdon Way to the east. The business park lies close to the recently upgraded Testos Junction, which provides connectivity between the A19 and the A184.

2.2.0 The Site

2.2.1 The rectangular-shaped site extends to approximately 1ha and contains a detached warehouse building. The building was originally constructed in 2000 and was recently extended. The premises are vacant and were used most recently as a parcel distribution/warehousing depot.

2.2.2 The building comprises two elements. The majority of the premises provide warehouse accommodation with an internal height of approximately 6m and a floor area of 3,930m². To the north, set over 2 floors is ancillary office accommodation with a total floor area of 501m².

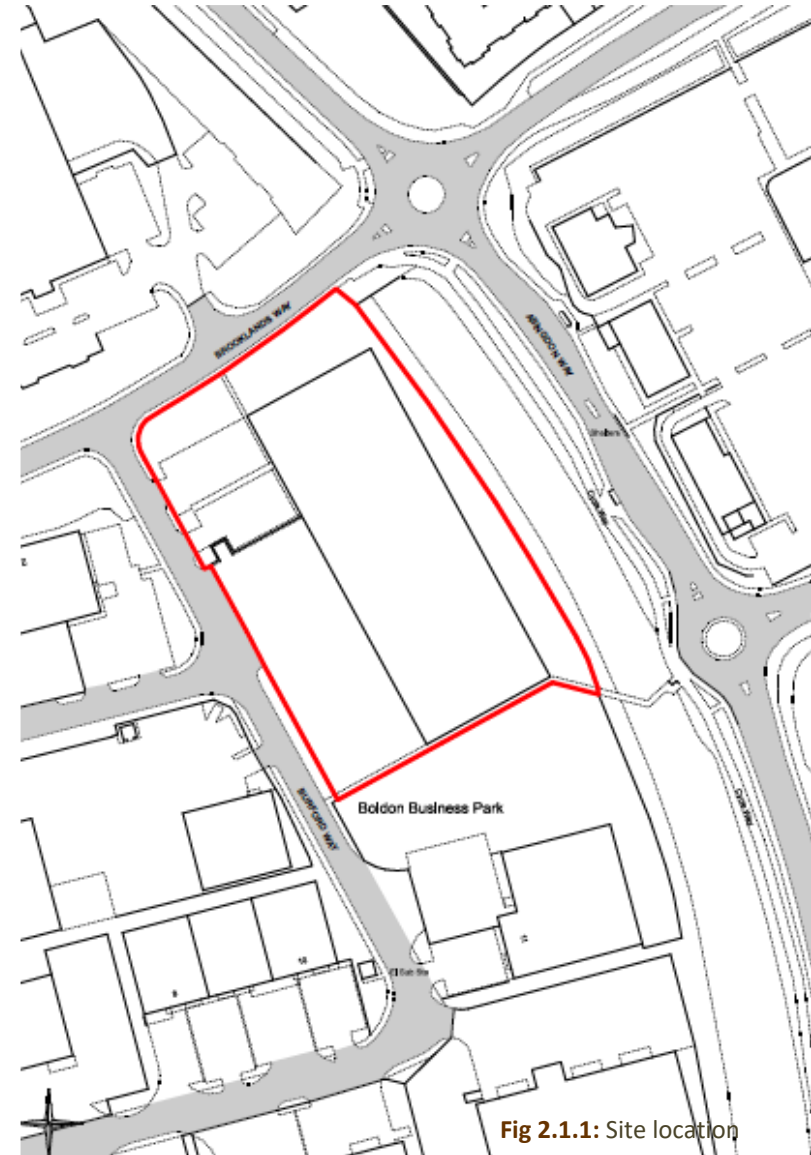


Fig 2.1.1: Site location

2.2.3 There are three separate vehicular access points into the site from Burford Way. The two northern access points serve the existing staff car parking area, providing 23 spaces. The southern access leads to the service yard for deliveries and collections, which is enclosed by a palisade security fence.

2.3.0 Proposals Map Notation

2.3.1 The proposals map for the Site Specific-Allocations Plan Document (April 2012) shows the Application Site within a Predominantly Industrial Area, located some 210m to the west of the designated Boldon Colliery District Shopping Centre. The proposals map for the Main Modifications draft of the emerging Local Plan 2023 to 2040 (March 2026) also identifies Boldon Colliery as a District Centre, albeit the boundary is amended with the Application Site located some 265m from the boundary.

2.4.0 Context

2.4.1 To the north, south and west, the site is bounded by further industrial units within Boldon Business Park. To the east, on the opposite side of Abingdon Way, lies Boldon Leisure Park, which comprises a range of restaurants/ takeaways and a cinema. Beyond this to the east is a large Asda Supermarket, situated within the aforementioned designated District Shopping Centre. The nearest residential development is located approximately 90 metres to the north-west of the site.

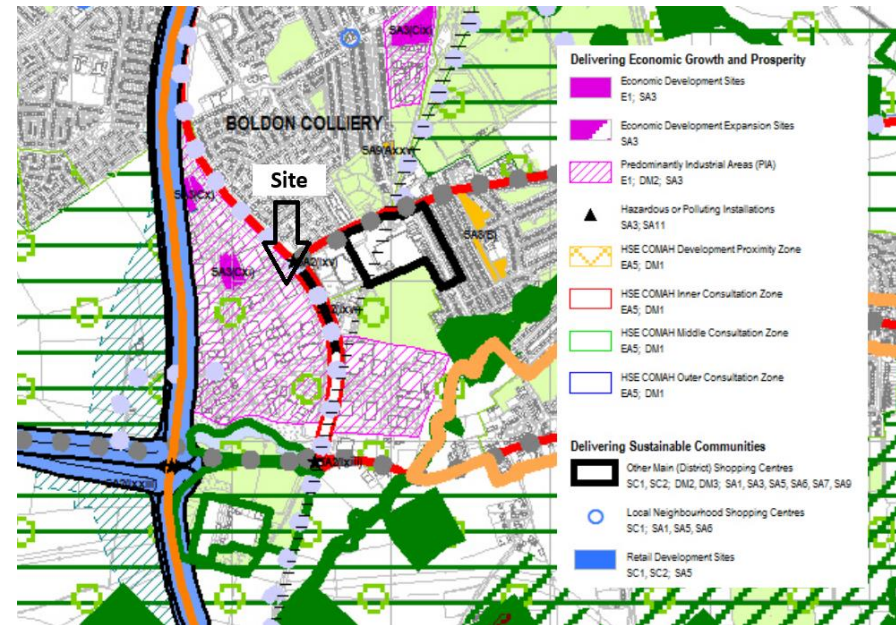


Fig 2.3.1: Proposals map for the Site Specific-Allocations Plan Document

2.5.0 **Accessibility**

2.5.1 With reference to the submitted Transport Assessment, the Site is well served by a variety of modes of transport.

2.5.2 **Walking & Cycling** The local road network provides footways and crossing facilities in virtually all directions. The site is very well located in terms of access to the local cycle network. Abingdon Way includes a segregated cycle lane, which forms a part of the local cycle network route connecting National Cycle Route No. 7 at the southern end and to National Cycle Route No. 14 at the northern end. The majority of the local on-street cycle routes are located on quieter residential roads.

2.5.3 **Rail/Metro** Brockley Whins is the nearest station to the Site. It is located approximately a 27-minute walk or a 7-minute cycle (1.9km) to the north of the site. The route to the station for pedestrians is a mix of footways and paths, while the cycle route is a mix of on and off-street paths and lanes.

2.5.4 **Buses** The nearest bus stop is available on Abingdon Way, via a circa 300m/4-minute walk east of the site (via a pedestrian footway). Bus routes 30,35 and X34 serve both stops, with the northbound stop also served by the 558, a taxi service which is available upon request. Routes 30, 35 and X34 run reasonably frequent daytime service with no. 35 connecting between Lukes

Lane Estate and Sunderland; service 30 connecting between South Shields and Boldon ASDA, and service X34 connecting between Harton Nook and Newcastle, Pilgrim Street.

3.0 THE PROPOSAL

- 3.1 The proposal seeks to convert the building from Class B8 to Class E(d) for use as an indoor trampoline adventure park, with related external works such as parking, servicing, refuse storage, and cycle parking.
- 3.2 Internally the ground-floor will be reconfigured to accommodate the Class E (d) use, including a range of indoor activity zones, party spaces and supporting staff and customer facilities.
- 3.3 Externally, 94 customer parking spaces are proposed (including 3 disabled spaces), 22 staff parking spaces (including 2 disabled spaces), a dedicated delivery/servicing area, a refuse and recycling storage area and secure cycle parking.
- 3.4 New glazed entrance doors will replace existing roller shutters on the front (west) elevation, providing a dedicated customer access point. There will be AirHop branding and signage positioned at various locations along the length of the front elevation, reflecting its proposed leisure use.

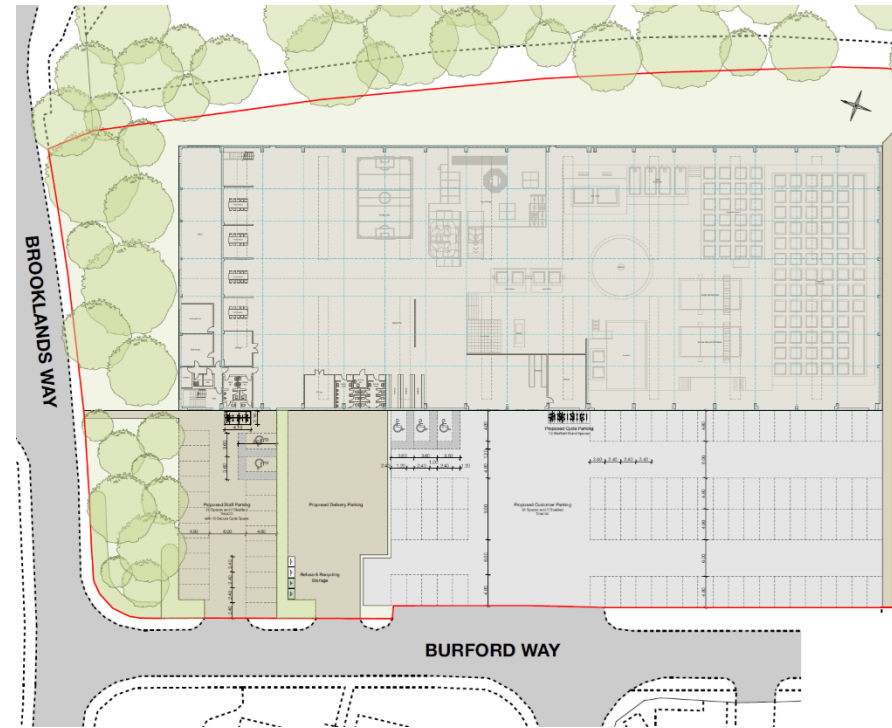


Fig 3.2: Proposed Layout



Fig 3.4: Proposed Front Elevation

4.0 POLICY CONTEXT

4.1.0 Sequential Test

- 4.1.1 The NPPF glossary includes leisure, entertainment and more intensive sport and recreation uses within its definition of main town centre uses. Paragraph 91 of the Framework requires that LPAs should apply a sequential test to planning applications for main town centre uses which are neither in an existing centre nor in accordance with an up-to-date plan, as follows:

“Main town centre uses should be located in town centres, then in edge of centre locations; and only if suitable sites are not available (or expected to become available within a reasonable period) should out of centre sites be considered.”

- 4.1.2 For all main town centre uses other than retail, the NPPF defines edge of centre as being a location within 300m of a town centre boundary. When considering edge of centre and out of centre proposals, NPPF paragraph 92 states that ‘*preference should be given to accessible sites which are well connected to the town centre*’. It continues that applicants and local planning authorities should demonstrate flexibility on issues such as format and scale, so that opportunities to utilise suitable town centre or edge of centre sites are fully explored.

- 4.1.3 Expanding on the requirements of the NPPF, the NPPG provides a checklist of issues to be considered in determining whether a proposal complies with the sequential test (Paragraph: 011 Reference ID: 2b-011-20190722 Revision date: 22 07 2019). In considering whether there is scope for flexibility in the format and/or scale of the proposal, it advises as follows:

“It is not necessary to demonstrate that a potential town centre or edge of centre site can accommodate precisely the scale and form of development being proposed, but rather to consider what contribution more central sites are able to make individually to accommodate the proposal.”

- 4.1.4 With regard to the Development Plan, the supporting text to Policy SC2 (Reviving our Town Centres and other Shopping Centres) of the adopted Core Strategy (2007) refers to the Sequential Test for town centre uses. It identifies ‘*town and other shopping centre sites – where scale of development is appropriate to the centre in relation to its role and function in the hierarchy*’ as the priority location for town centre uses, followed by: edge-of-centre sites – where accessible to a centre; and then out-of-centre sites. The Core strategy identifies Boldon Colliery as an ‘Other Main (District) Shopping Centre’ and as noted elsewhere, the proposals map for the Site Specific-Allocations Plan Document (April 2012) shows the Application Site some 210m to the west thereof, (See Figure 2.3.1

above). The District Centre comprises a large Asda Supermarket and the adjacent shops / services to East View.

4.1.5 The emerging development plan is at an advanced stage. The Main Modifications draft of the Local Plan 2023 to 2040 was published in March 2026. The proposed Main Modifications were subject to public consultation until Friday 24 April 2026.

4.1.6 In common with the adopted Site Specific-Allocations Plan Document proposals map, the proposals map for the emerging Plan shows the Application Site well within 300m of the defined Boldon Colliery District Centre. There are no proposed modifications to this designation. Policy SP20 (The Hierarchy of centres) states as follows:

“As defined on the Policies Map, the following hierarchy of centres will provide the key locations for town centre investment and will be used as part of the sequential test for proposed town centre uses. Main town centre uses will be located within defined centres as shown on the Policies Map, and then in accordance with the sequential test.

1. Town Centres: South Shields, Jarrow and Hebburn are the principal locations for retail, leisure, entertainment, cultural facilities and services

2. District Centres: Westoe Bridges, Boldon Lane, Harton Nook, Frederick Street, Dean Road, Boldon Colliery service localised needs

through the provision of shops as well as other non-retail services such as cafes, financial services and post offices

3. Local Centres: Cleadon Village, East Boldon Village, Harton, Westoe Road, Whitburn Village serve the everyday needs of local communities and are the focus for small scale shops and services accordingly.

4.1.7 Further to the above, Policy 27 (Prioritising Centres Sequentially) states as follows:

“1. Development proposals for town centre uses that are not located within a defined centre shall require a sequential assessment. Main town centre uses shall be first located in the defined centres, then edge of centre locations, and only if there are no suitable sites shall out of centre locations be considered. For retail proposals the boundary shall form the Primary Shopping Area; for all other main town centre uses this shall be the extent of the centre boundary.

2. Development in sequentially less preferable locations shall demonstrate that there are no available (or expected to become available within a reasonable period) suitable sites or premises in sequentially preferable locations, and that a flexible approach to scale and format has been applied.”

4.1.8 Neither Policy SP20 nor Policy 27 are subject to any proposed modifications.

4.1.9 The glossary to the Emerging Plan, in common with the NPPF, defines Edge of Centre as being within 300m of the centre boundary for main town centre uses other than retail. Accordingly, the Application Site is considered to constitute an edge of centre location.

4.2.0 Impact Assessment

4.2.1 NPPF paragraph 94 states that when assessing applications for retail and leisure development outside town centres, which are not in accordance with an up-to-date plan, LPAs 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 2,500m² of gross floorspace). This should include 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; and*
- 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).”*

4.2.2 In considering how and when the impact assessment should be used the NPPG advises in part at paragraph: 015 Reference ID: 2b-015-20190722 (Revision date: 22 07 2019), as follows:

“As a guiding principle impact should be assessed on a like-for-like basis in respect of that particular sector (e.g. it may not be appropriate to compare the impact of an out of centre DIY store with small scale town-centre stores as they would normally not compete directly). Retail uses tend to compete with their most comparable competitive facilities. Conditions may be attached to appropriately control the impact of a particular use.

Where wider town centre developments or investments are in progress, it will also be appropriate to assess the impact of relevant applications on that investment. Key considerations will include:

- the policy status of the investment (i.e. whether it is outlined in the Development Plan)*
- the progress made towards securing the investment (for example if contracts are established)*
- the extent to which an application is likely to undermine planned developments or investments based on the effects on current/forecast turnovers, operator demand and investor confidence”*

4.2.3 The adopted Development Plan does not include any provision in respect of impact assessments. Policy 28 of the Emerging Plan however states as follows:

“Proposals for retail and leisure uses (including those relating to mezzanine floorspace and the variation of restrictive conditions) which are not located within a defined centre will need to be supported by an impact assessment as set out in the NPPF where:

- the proposal provides a gross floorspace in excess of 500 sq. m gross; or*
- the proposal is located within 800 metres of either:*
 - a town centre and is in excess of 500 sq. m gross; or*
 - a district centre and is in excess of 300 sq. m gross; or,*
 - a local centre and is in excess of 200 sq. m gross*

The scope and content of any Impact Assessment shall be agreed with the Council and shall be reflective of the scale, role, and function of the proposal.”

4.2.4 The above policy is not subject to any proposed modifications.

5.0 CASE LAW

5.1.0 As noted in Section 3.10 above, the NPPF requires that applicants and local planning authorities should demonstrate flexibility when applying the sequential test, specifically on issues such as format and scale, in the assessment of site ‘suitability’ for development proposals.

5.1.1 In establishing whether alternative sites are suitable the Supreme Court has provided very clear conclusions on the issue of flexibility. In the Tesco Stores Limited v Dundee City Council judgement (21 March 2012) Lord Hope stated that the key question is whether *‘an alternative site is suitable for the proposed development, not whether the proposed development can be altered or reduced so that it can be made to fit an alternative site’* (Para. 29).

5.1.2 This approach has been reflected in subsequent Secretary of State appeal decisions. In the Rushden Lakes decision of 11th June 2014, (APP/G2815/V/12/2190175) relating to LXB’s proposals for out-of-centre retailing, restaurants, garden centre, lakeside visitor centre and boat house, the Inspector reflected at paragraph 8.45 as follows:

“In summary it (the Dundee judgement) establishes [a] that if a site is not suitable for the commercial requirements of the developer in question then it is not a suitable site for the purposes

of the sequential approach; and [b] that in terms of the size of the alternative site, provided that the Applicant has demonstrated flexibility with regards to format and scale, the question is whether the alternative site is suitable for the proposed development, not whether the proposed development could be altered or reduced so that it can be made to fit the alternative site.”

5.1.3 He further concluded at paragraph 8.48 that, the sequential test *‘relates entirely to the application proposal and whether it can be accommodated e.g. on a town centre site.’*

5.1.4 The Secretary of State, confirmed this approach, stating as follows at paragraph 15 of his decision letter:

“Furthermore, having regard to the arguments put forward by the Inspector at IR8.44-8.48, the Secretary of State agrees with his conclusion at IR8.48 that the sequential test relates entirely to the application proposal and whether it can be accommodated on an actual alternative site (eg a town centre site). The Secretary of State agrees with the Inspector’s conclusions on the sequential test in IR8.48.”

6.0 SEQUENTIAL TEST

6.1.0 Scope of the Sequential Test

6.1.1 **Location** Further to Section 4.1.0 above, draft Local Plan Policy SP20 identifies Boldon Colliery as a District Centre forming part of the hierarchy of centres to be used as part of the sequential test for proposed town centre uses. Reflecting the provisions of NPPF paragraph 91, draft Local Plan Policy 27 requires that development proposals for town centre uses that are not located within a defined centre shall require a sequential assessment, with such uses to be first located in the defined centres, then edge of centre locations, and only if there are no suitable sites shall out of centre locations be considered. Both the NPPF and draft Local Plan define edge of centre locations for all main town centre uses other than retail, as being a location within 300m of a town centre boundary.

6.1.2 Both the adopted and emerging Development Plans show the Application Site within 300m of the Boldon Colliery District Shopping Centre. The Site is thus situated within an edge of centre location. The LPA however have requested that the search should include not only town centre sites, but also alternative edge of centre sites, on the basis that NPPF paragraph 92 states that '*preference should be given to accessible sites which are well connected to the town centre*'. It is noted however that neither the NPPF nor the NPPG include a requirement to

reject an edge of centre site because there is another site is considered to be better connected or more accessible. The requirement is only that well connected and accessible sites are preferred. Nonetheless, alternative edge of centre sites are included within the search.

6.1.3 With regard to the geographic area to be considered, the Applicant has identified a market opportunity within South Tyneside, given the absence of a comparable business therein. Conversely there are comparable businesses operating in the neighbouring Local Authority administrative areas:

1. Super Tramp, Unit B Sunrise Enterprise Park, Ferryboat Lane, Sunderland (Sunderland City)
2. Jump Giants, Forge Road, Dunston (Gateshead Council)
3. Jump 360 Newcastle, Profile House, Benton Business Park, Newcastle upon Tyne, Tyne and Wear NE12 9SW (Tyne & Wear)

6.1.4 Notwithstanding the above, the LPA requested that we also consider alternative sites in Sunderland and Gateshead Districts, so these have also been included within the search area.

6.1.5 **Suitability** As noted in Section 3.1.0, NPPF paragraph 92 states that applicants and LPAs should demonstrate flexibility on issues such as format and scale, so that opportunities to utilise suitable town centre or edge of centre sites are fully explored. Whilst the NPPG advises that it is not necessary to demonstrate that a potential town centre or edge of centre site can accommodate precisely the scale and form of development being proposed, case law has established that the key consideration is whether an alternative site is suitable for the proposed development, not whether the proposed development can be altered or reduced so that it can be made to fit an alternative site (See Section 4 above).

6.1.6 It is therefore implicit that the business needs of the operator are a key factor in determining the suitability of a site. The Applicant has a set list of pre-requisites which inform their site selection to meet their business requirements as detailed below.

1. **Unit Size** The premises at the Application Site have a total floorspace of 4,431m² (47,695ft²). Mindful of the need to be flexible, alternative premises with a floorspace of 30,000ft² (2,787m²) to 60,000ft² (5,575m²) would be considered acceptable by the Applicants. Based on their existing operations, this level of accommodation is sufficient to meet peak demand, on wet weather days. This is a key consideration as the premises have to be able to satisfy peak demand to compensate for those times of year when the

weather is better and demand is less. The LPA raised no objection to these parameters in the pre-submission comments.

2. **Internal Height** A minimum clear internal height of 5.5m is required. The LPA similarly raised no objection in this respect.
3. **Internal Layout** An open span space is required, however, if there is a space of around 8m between the columns, this could be acceptable. Again, the LPA raised no objection on this respect.
4. **Parking** A practical level of free, on-site car parking provision to meet demand is considered to be essential. The proposed use will cater for families with children, typically arriving by car. Easy parking makes the venue safely accessible, especially for parents managing multiple children, bags, or party supplies. In addition, Trampoline Parks host birthday parties, school trips, and other group bookings. These can result in multiple cars arriving at once, so adequate parking prevents congestion and keeps arrivals organized. The reality is that because of the space requirements (floorspace and height) for uses of this nature, such uses are not found in town centres but are typically found on industrial estates and out of town retail parks. All 3 of the examples listed at paragraph 6.1.3 within neighbouring authority areas, are situated in out of centre, industrial locations, with each having free, on-site

car parking provision. This is likely to be a key consideration for parents / carers considering an outing to such a use, such that an adequate level of free, on-site parking is considered to be an essential requirement. It is accepted that the amount of parking required will vary depending on the size of the premises and the availability of alternative nearby parking spaces.

6.1.7 With regard to point 4 above in respect of parking provision, in their email of 15th April 2026, the LPA have directed us to their SPD 6 Parking Standards (December 2010), advising that *'given the use of the site would usually be in a town centre location there would be no on-site parking requirements.'* For the reasons set out above, it is disputed that the use would usually be located in a town centre. Notwithstanding this, it is simply not the case that the SPD would require a zero parking standard for a leisure use within a town centre setting.

6.1.8 In the first instance, it is noted that the SPD does not include any directly comparable car parking standards relating to the proposed land use, as detailed in the submitted Transport Assessment (TA). However, for those uses identified in the TA as being most comparable (Sui Generis - Amusement arcades, fun fairs and Sports centres) for locations in South Shields Town Centre there would be 10% requirement of the adopted

maximum standard, whilst in Hebburn and Jarrow there would be a 25% requirement. In the wider urban area – which would include District and Local Centres and all Edge of Centre locations, there is a 75% requirement.

6.1.9 In addition, the 2010 SPD does not reflect the up-to-date requirements of the 2024 version of the NPPF. This advocates a more pragmatic approach at paragraph 112, requiring the parking policies should consider a variety of factors, including the accessibility of the development; the type, mix and use of development; and the availability of and opportunities for public transport. Reference is also made to paragraph 115 that in assessing applications for development, it should be ensured that, amongst other things, safe and suitable access to the site can be achieved for all users.

6.1.10 **Availability** The Applicants have agreed to lease the premises at Brookland Way for a period of 15 years, subject to planning, and it is anticipated that if permission is forthcoming, it would be possible to start trading within 4-5 months of the grant of permission. The search is thus restricted to existing premises which are available to lease for a comparable period - given the level of investment required - and which are capable of being utilised within a similar timeframe.

6.2.0 Sequential Test Results

6.2.1 Utilising the Rightmove Commercial property website, (<https://www.rightmove.co.uk/commercial-property>) a search of all sectors (offices; retail; leisure/hospitality; industrial/warehousing; land/development; and other), was undertaken on 15th April 2026, within the agreed search area, for premises meeting the criteria outlined above.

6.2.2 No suitable alternative town centre or edge of centre premises were identified within South Tyneside District, or Gateshead District. Three potential units were identified within Sunderland City District however, as detailed in turn below.

6.2.3 **1. Maker And Faber, Plater Way, Riverside, Sunderland** These twin modern office developments are located within the defined City Centre. Maker comprises a 5-storey development of 86,006ft², whilst Faber is set across 4 floors, providing 74,772ft², Extract's from the brochure are included in See Appendix A.

6.2.4 Whilst there is sufficient available floorspace to meet the Applicant's needs, the accommodation is spread across multiple floors, with the floorspace set around a central stairwell/lift shaft and WC facilities. As can be appreciated from the images opposite, there would also be insufficient ceiling height for the proposed use. The premises are thus not considered to be suitable for the proposed use.



Fig 6.2.3: Available floorspace - Maker



6.2.4: Available floorspace - Faber

6.2.5 **2. The Bridges Shopping Centre, Sunderland** Included as Appendix B is the most recent brochure advertising vacant floorspace within the Bridges Shopping Centre. None of the available units fall within the required floorspace parameters, however, given the need to demonstrate flexibility, account was taken of Unit 95 (The Former Debenhams), a 3-storey retail unit of 107,303ft², on the basis that it might have been possible to utilise 1 floor of around 36,000ft². However, even had it been possible to let individual floors, the unit would not provide sufficient height for the proposed use and is thus not considered suitable for the proposed use. Moreover, the brochure indicates that this unit is under offer. That this is the case has been confirmed by the agent, who noted that the unit is progressing with solicitors, such that it is also not considered to be available.

6.2.6 **3. Durham House, Washington Centre, Washington, Tyne & Wear, NE38 7SF** These substantial office/warehouse premises were occupied by the Department for Work and Pensions (DWP) until the department's restructuring in 2022. They fall within the defined Washington Town Centre boundary and are adjacent to The Galleries Retail park. As detailed in the brochure included as Appendix C, storage space is available in a range of sizes of between 6,500 to 160,500ft².

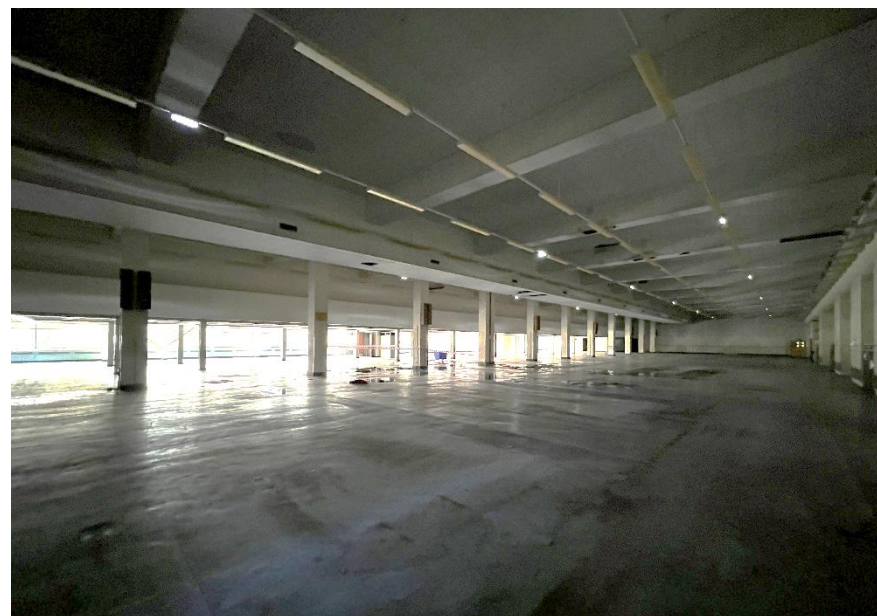


Fig 6.2.7: Image of available floorspace – Durham House

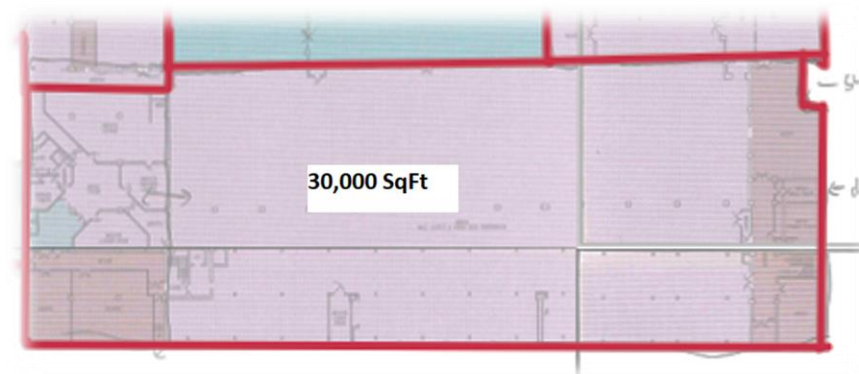


Fig 6.2.8: Floorplan of available floorspace – Durham House

- 6.2.7 Further to discussions with the agent, the premises do include one available unit which would deliver sufficient floorspace and which includes accommodation of a sufficient height. Notwithstanding the above, the unit is not however considered to provide suitable accommodation. It has a floorspace of around 30,000ft², so as to fall at the very lower end of the size range agreed with the Council. Whilst it includes an open span element with an internal height of around 5.9m, around 50% of the unit falls well below the required height threshold of 5.5m and/or include columns which would render it unsuitable for the proposed use, as can be seen from the internal image and floorplan above (See figures 6.2.7 and 6.2.8). The unit would thus fail to deliver sufficient useable floorspace for the proposed use.
- 6.2.8 Additional concerns relate to car parking and long term availability. The overflow car park associated with Durham House located to the east thereof, is now utilised as a self storage facility. Parking is provided adjacent to the property, however in the event that the premises became fully let, there are also concerns that there would be sufficient capacity for the proposed use. On the basis that the premises are understood to have been vacant for a number of years, given its town centre location, it is considered to have significant potential for redevelopment, such that it is may not provide the long term accommodation sought by the Applicant.

6.3.0 **Conclusions**

- 6.3.1 A search of all vacant commercial premises able to provide suitable accommodation for an indoor trampoline adventure park to meet the requirements of the applicant - as agreed with the LPA - in town and edge of centre locations, within South Tyneside, Sunderland and Gateshead Districts has been undertaken.
- 6.3.2 Due to the characteristics of the premises required for such a use – a large open plan space of at least 2,787m², with a height of at least 5.5m – no such alternative premises have been identified.
- 6.3.3 With regard to the NPPF requirement that preference should be given to accessible sites which are well connected to the town centre, as detailed in Section 7.3.0 below, the proposal would clearly meet this requirement, utilising a very well related, edge of centre location, well served by public transport services and safely accessible from the adjacent residential area.
- 6.3.4 In all the above circumstances, it is considered that the proposal is sequentially acceptable, satisfying the requirements of NPPF paragraphs 91 to 92 and Policies SP20 and 27 of the emerging Local Plan.

7.0 IMPACT ASSESSMENT

7.1.0 Background

7.1.1 Further to section 3.2.0 above, on the basis that that the proposal would exceed the default floorspace threshold of 2,500m² identified by paragraph 94 of the NPPF, an Impact Assessment is required. In the absence of a relevant adopted Development Plan Policy, it is noted that the proposal would also exceed the local thresholds set out in Policy 28 of the emerging Local Plan.

7.1.2 The NPPG advises that impact should be assessed on a like-for-like basis in respect of the relevant particular sector. The proposal is not speculative and relates specifically to an indoor Trampoline adventure park, with a floorspace of 4,431m², with dedicated free car parking. Consideration is thus given to the impact to existing and future investment within this specific sector, within South Tyneside District, rather than more generally within the leisure sector within South Tyneside District.

7.1.3 The assessment is based on a consideration of the 2 factors identified by paragraph 94 of the NPPF, as set out in turn below.

7.2.0 Evaluation - The impact of the proposal on existing, committed and planned public and private investment

7.2.1 With regard to comparable existing uses, as noted elsewhere, we are not aware any such uses, either within or indeed beyond a defined centre within South Tyneside District.

7.2.2 The Sequential Test above, which included a search of vacant land as well as existing premises, did not identify any suitable available alternative Town Centre locations within the District. We are similarly unaware of any current proposals for a comparable proposal in the locality within a town centre setting. The assessment of planned investment is restricted to the impact to South Shields, Hebburn and Jarrow, on the basis that the District and Local Centres would not contain sites of a sufficient size to accommodate the proposed use.

7.2.3 **1. South Shields** Account is taken of the allocations in the South Shields & Waterfront Area Action Plan (2008) and the provisions of the South Shields Town Centre Vision Masterplan Vision Document (January 2026 Update). In doing so, it is noted that the former was adopted 18 years ago, such that in the context of NPPF paragraph 34, it cannot be regarded as being up to date.

7.2.4 The AAP identifies a need for some specific indoor sports facilities in South Shields. It notes that there is a demand for *'better*

cinema provision in South Shields town centre', and the Council state that they want to *'encourage the development of a much-needed new indoor sports and leisure centre'* to include a swimming pool. There is however no specific allocation for an indoor leisure use of the type proposed by this application, although it is noted that Policies SS2 (Mixed-Use Development Opportunities in South Shields) and SS9 (Entertainment, Leisure and Community Facilities Opportunities in South Shields) do identify a number of town centre sites suitable for mixed-use development, some of which include provision for Class D2 (as was) Assembly and Leisure accommodation. It is not considered however that the proposal would impact on the potential use of these sites by a comparable use. Most of the Sites are too small to accommodate the proposal, particularly as part of a mixed use scheme, whilst it is a salient point that no such use has been forthcoming in the 18 years since the AAP was adopted.

- 7.2.5 Of those that are potentially large enough, the former Asda superstore on Ocean Road has remained in retail use, despite being identified in the AAP as a potential location for a new cinema, and the grant of planning permission in 2005 allowing its use for Leisure or Retail purposes. The 1.2 ha site is currently utilised as a Morrisons Supermarket and a British Heart Foundation Furniture Store, with ancillary parking.

- 7.2.6 Despite being promoted by Policies SS2 and SS9 of the AAP as possible mixed retail / leisure use development site, with the latter policy identifying it as a location for the swimming pool and sports/leisure centre, the Coronation Street Site of approx.2.4ha has largely been utilised by the replacement Asda Supermarket, ancillary petrol filling station and car parking. The balance of the site provides a further surface car park, and whilst the 2026 Masterplan Vision Document (MVD) notes that this comprises is a development opportunity site, it does not propose a leisure use in this location. The Site would in any event be too small to accommodate the proposed indoor trampoline park, whilst the MVD now proposes that the adjacent now decommissioned former gas storage chamber be utilised as a new green space / public open space.

- 7.2.7 Finally account is taken of the land to the west of Fowler Street of approximately 3.5ha identified by the AAP. Whilst a larger site overall than those considered above, this is intended to accommodate a wide mix of uses (Retail; Financial and professional services; Business: General Industrial: Residential; and Leisure). Moreover, whilst the MVD notes that there are large, underutilised surface car parks and other redevelopment sites in this part of the town centre (identified in the MVD as the Southern Gateway), these are constrained and enclosed by the surrounding development, such that none of them would be

suitable or large enough to accommodate the proposed use and deliver the overall mix of uses desired by the AAP. In any event, mindful of the changing role of this part of the town centre, the MVD now actually advocates the residential redevelopment of some surface car park sites which would boost the Town Centre's residential population, whilst also recognising that there might be a specific need to provide additional student accommodation to support new Town Centre college campus, which was granted planning permission in December 2023.

- 7.2.8 This is consistent with the emerging Local Plan. The only redevelopment sites identified in the town centre are the aforementioned College Site and various housing sites. There are no new leisure-sites identified in the defined Town Centre.
- 7.2.9 In the above circumstances, it is not considered that the application proposal would have a material impact on future investment in South Shields Town Centre.
- 7.2.10 **2. Jarrow** Policy J2 of The Jarrow AAP (September 2010) identifies two sites within the designated town centre for mixed use development where an element of Class D2 use is considered acceptable. Neither however would be suitable for a development of the nature and scale of the proposed indoor trampoline adventure park, such that it is not considered that

such a proposal would have a material impact on future investment in Jarrow Town Centre.

- 7.2.11 Jarrow Civic Hall, Ellison Street has an area of only 0.2ha and in addition to Leisure use is allocated to provide a mix of Restaurants/Cafés; Business; Residential; and Non-residential institutions. The Grange Road /Monkton Road site, whilst larger (0.6ha), is still too small to accommodate the proposed use and again is intended to provide a wide mix of uses (Retail; Restaurants/Cafés; Business; Residential; and Non-residential institutions).
- 7.2.12 **3. Hebburn** The designated Town Centre as defined by both the Adopted and Emerging Development Plans, occupies a very constrained area of just under 3ha. The Hebburn AAP (October 2008) includes it within the wider central regeneration area, of approximately 8.2ha wherein a mix of uses (A1, A2, A3, A4, A5, C3, D1, D2) is proposed (AAP Policy H2). There are no sites of a suitable size to accommodate an indoor trampoline adventure park, such as that sought by the Applicants within the defined Town Centre, whilst AAP Policy H5 strongly promotes and protects retail uses within primary shopping area, and designated primary frontages.

7.2.13 The lack of capacity within the defined Town Centre is confirmed by the approved and implemented permissions for major town centre uses beyond the Town Centre boundary, as promoted by the AAP. These include Hebburn Central, situated adjacent to the western town centre boundary, and which comprises a leisure centre with a gym and two pools as well as a library, which was opened in 2015; and the 1,658m² Aldi Supermarket and car park, located immediately to the north of the defined town centre. The former provides the desired Leisure facility envisaged by the AAP, and as noted elsewhere is not directly comparable to the proposed indoor trampoline adventure park. Any future town centre expansion is limited by the implemented scheme for around 95 apartments to the east of the Hebburn Central site.

7.2.14 In the above circumstances, it is not considered that the application proposal would have a material impact on future investment in Hebburn Town Centre.

7.3.0 **Evaluation - The impact of the proposal on town centre vitality and viability**

7.3.1 It is not considered that the proposal would have any material undue impact on town centre vitality and viability in the District and rather is likely to have a positive impact on the vitality and viability adjacent Boldon Colliery District Shopping Centre.

7.3.2 In the first instance, notwithstanding the physical size of the application proposal, this is merely a reflection of the nature of the proposed use and the type of accommodation which is required to house it. It is not a multi-attraction, mixed use proposal, which will draw consumers away from neighbouring centres. If considered necessary, the nature of the use could be controlled by condition.

7.3.3 Further to the results of the Sequential Test in section 6, and the above consideration of the impact to existing and future investment, it is very clear that it is not easily possible to accommodate a use of this nature and scale within a town centre. That this is the case can be seen in relation to the examples of the nearest comparable uses in the locality (See 6.1.3), all of which are situated in out of centre, employment areas.

7.3.4 By comparison, as a very well related, edge of centre location, well served by public transport services and safely accessible

from+ the adjacent residential area (See Section 2.5.0) and situated adjacent to an existing leisure centre use, comprising complimentary attractions, it is an ideal location for the proposed use. Moreover, the close proximity of the Boldon Colliery District Shopping Centre – particularly the large Asda supermarket - allows opportunities for linked trips, with the potential for parents to drop children at the attraction whilst they go shopping. As such the proposal will offer a genuine opportunity to enhance the vitality and viability of the District Centre.

8.0 CONCLUSIONS

8.1.0 Background

- 8.1.1 This report relates to a planning application change of use from Class B8 to Class E (d) for an indoor trampoline adventure park with associated external works at Unit 1, Brooklands Way, Boldon Business Park, Boldon NE35 9LZ.
- 8.1.2 The proposal relates to a leisure use, which is identified by the NPPF as a main town centre use. On the basis that the Application Site is not located within a defined Centre, the NPPF requires that a Sequential Test is applied to the proposal.
- 8.1.3 In addition, as a leisure proposal of over 2,500m² of gross floorspace located outside a town centre, an impact assessment is required.

8.2.0 Sequential Test

- 8.2.1 A search of all vacant commercial premises able to provide suitable accommodation for an indoor trampoline adventure park to meet the requirements of the applicant - as agreed with the LPA - in town and edge of centre locations, within South Tyneside, Sunderland and Gateshead Districts has been undertaken.
- 8.2.2 Due to the characteristics of the premises required for such a use – a large open plan space of at least 2,787m², with a height of at least 5.5m – no such alternative premises have been identified.
- 8.2.3 With regard to the NPPF requirement that preference should be given to accessible sites which are well connected to the town centre, as detailed in Section 7.3.0 below, the proposal would clearly meet this requirement, utilising as a very well related, edge of centre location, well served by public transport services and safely accessible from the adjacent residential area.
- 8.2.4 In all the above circumstances, it is considered that the proposal is sequentially acceptable, satisfying the requirements of NPPF paragraphs 91 to 92 and Policies SP20 and 27 of the emerging Local Plan.

8.3.0 **Impact Assessment**

8.3.1 In accordance with the requirements of paragraph 94 of the NPPF and emerging Local Plan Policy 28, the proposal would not result in any undue impact on existing centres as follows.

8.3.2 **a) The impact of the proposal on existing, committed and planned public and private investment**

- There do not appear to be any comparable existing uses, either within or in indeed beyond a defined centre within South Tyneside District.
- None of the Area Action Plans prepared for the 3 town centres in the District identify a site for a comparable leisure use. Whilst leisure uses are included in some mixed use allocations therein, due to the size of the site and/or the overall mix of uses envisaged, it is highly unlikely that any would include a comparable proposal. The AAPs are in any event out-of-date, whilst no such scheme has come to fruition in these locations since their adoption.

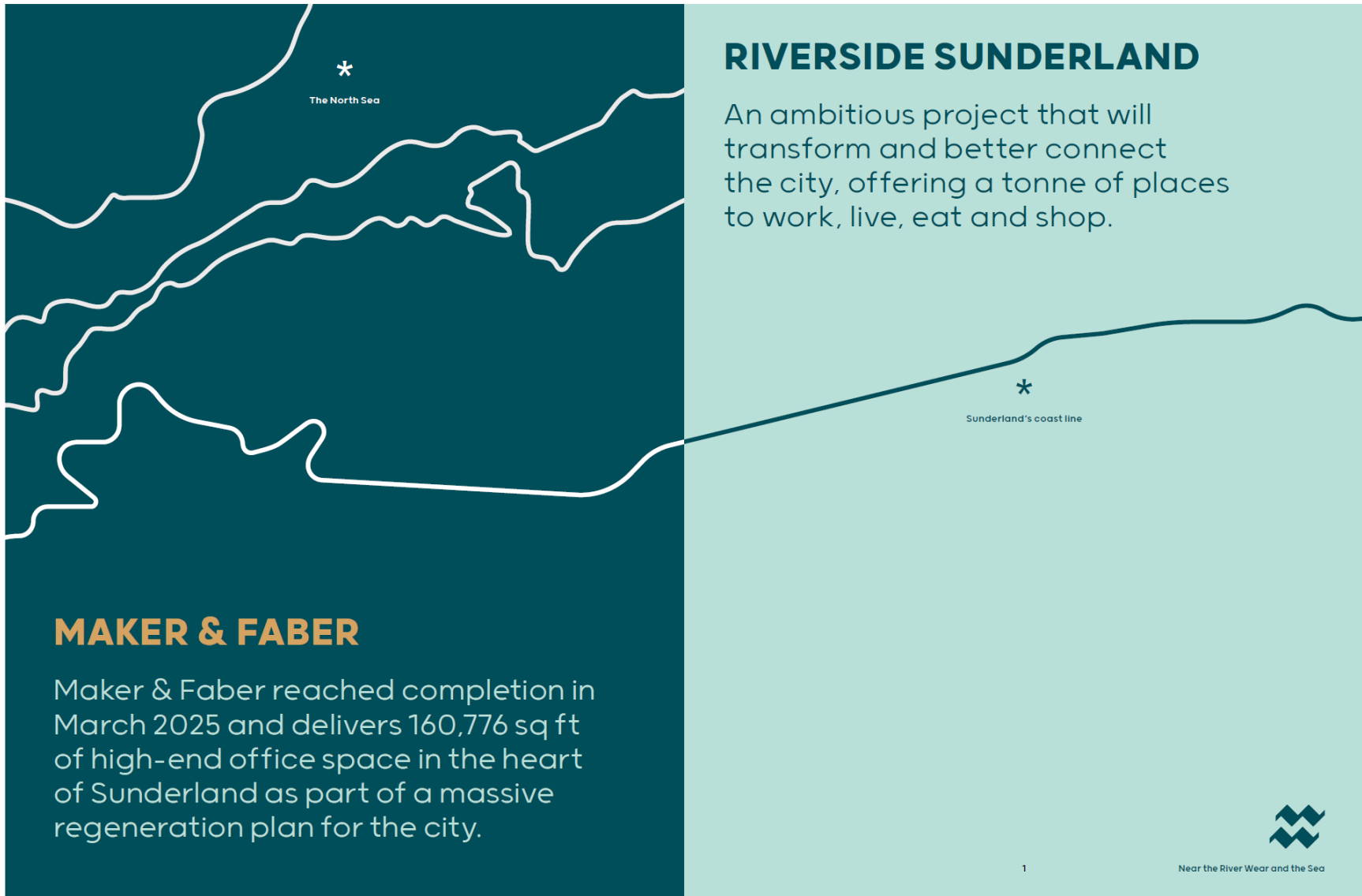
8.3.3 **b) The impact of the proposal on town centre vitality and viability**

It is not considered that the proposal would have any material undue impact on town centre vitality and viability in the District and rather, is likely to have a positive impact on the vitality and viability of the adjacent Boldon Colliery District Shopping Centre in the following circumstances:

- The application does not seek to provide a multi-attraction, mixed use proposal, which will draw consumers away from neighbouring centres.
- It is very clear that it is not easily possible to accommodate a use of this nature and scale within a town centre, with those found on the wider area all situated in out of centre, employment areas.
- By comparison, the site is located in a very well related and accessible, edge of centre location, which realistically is the optimum location for such a use. It is likely to facilitate linked trips, offering a genuine opportunity to enhance the vitality and viability of the District Centre.

9.0 APPENDICES

APPENDIX A Brochure for Maker & Faber, Plater Way, Riverside, Sunderland



 maker

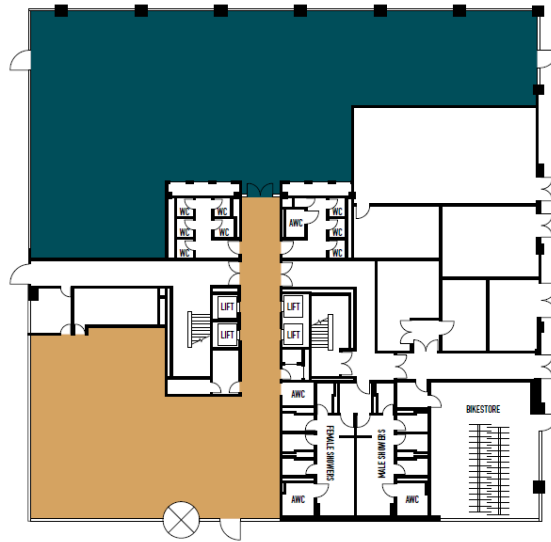
86,006 sq ft of high-quality workspace across five floors in an exciting new business neighbourhood, in the heart of Sunderland.

22

23

GROUND

maker



MAKER	sq ft	sq m
5th	14,967	1,390.5
4th	16,631	1,545.1
3rd	16,631	1,545.1
2nd	16,630	1,545.1
1st	13,395	1,244.4
Ground	7,28.7	784.4
Total	86,098	7,998.8

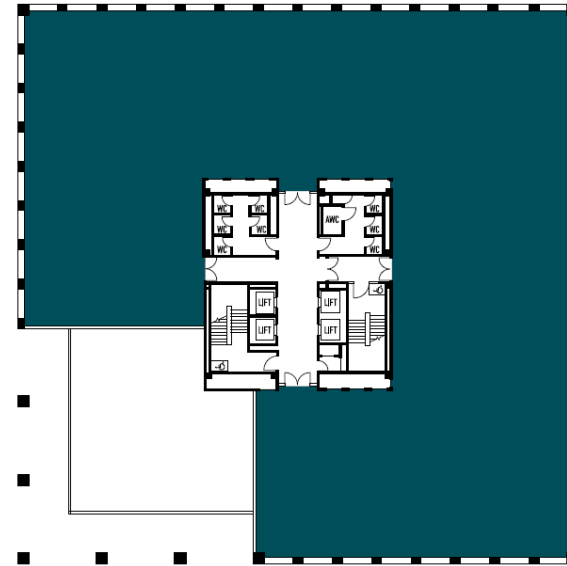
7,28.7 **784.4**
sq ft sq m

Showers 10
Bike spaces 99
Lockers 99

28

FIRST

maker



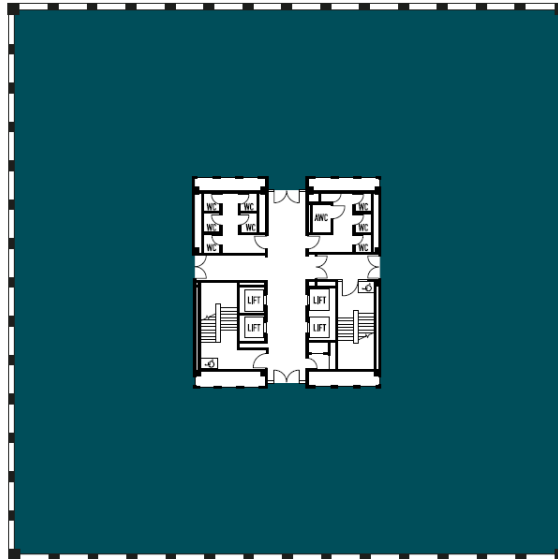
13,394 **1,244.4**
sq ft sq m

29

TYPICAL

maker

Lettable space Core



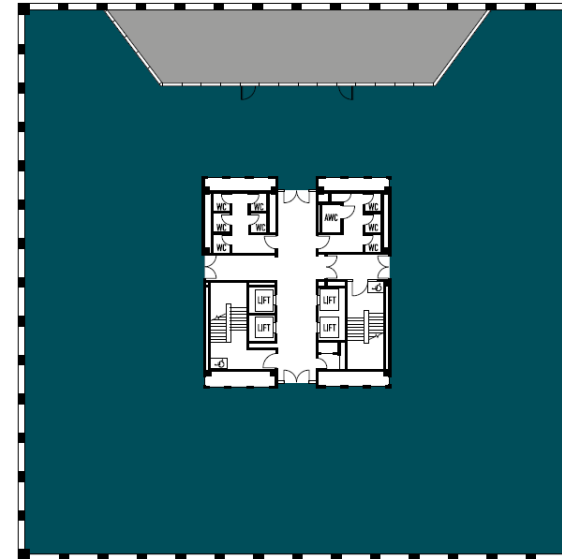
16,642 1,546
sq ft sq m

30

FIFTH

maker

Lettable space Terrace Core



13,90.5 1,496.7
sq ft sq m

31



74,772 sq ft of high-quality workspace across four floors, surrounded by loads of new places to eat, drink and shop in a better connected city.



GROUND

faber



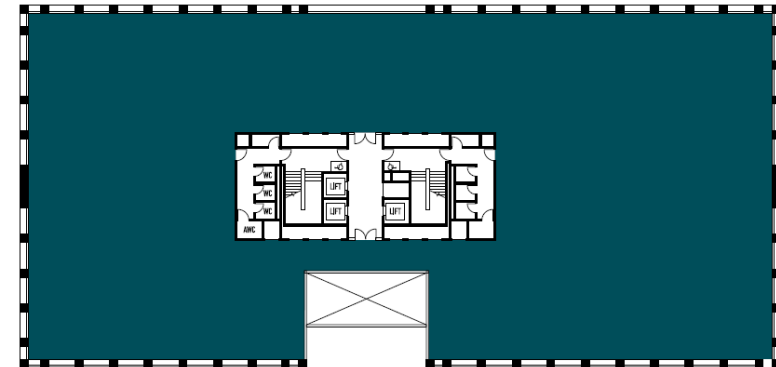
FABER	sq ft	sq m	Let to
4th	7,386	686.2	
3rd	18,783	1,745	RSA
2nd	18,783	1,745	RSA
1st	17,601	1,635.2	
Ground	11,649	1,082.2	
Total	74,202	6,893.6	

11,649 **1,082.2**
sq ft sq m

40

FIRST

faber

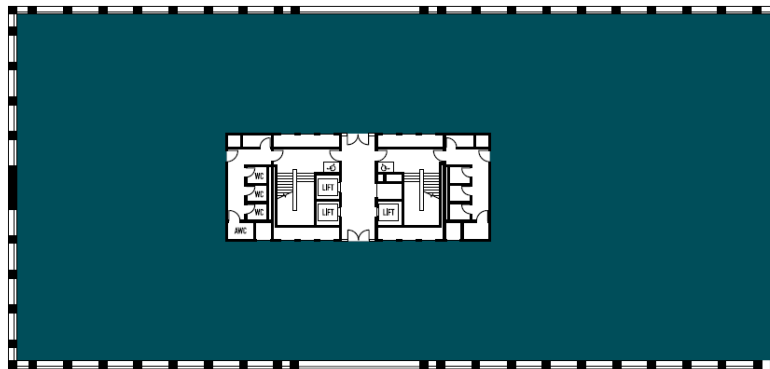


17,601 **1,635.2**
sq ft sq m

41

TYPICAL

faber



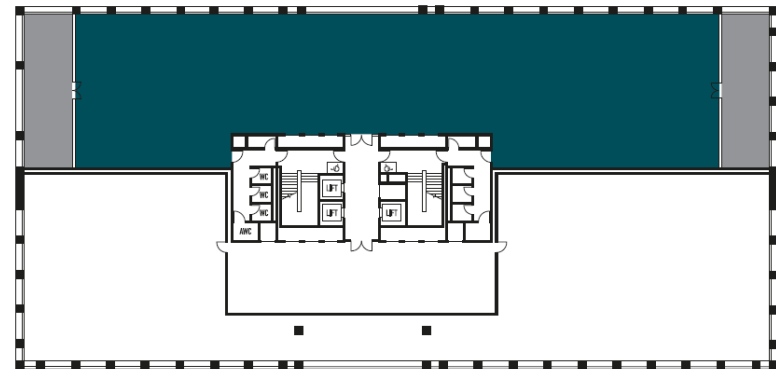
Let to **RSA**

18,903 **1,756**
sq ft sq m

42

FOURTH

faber

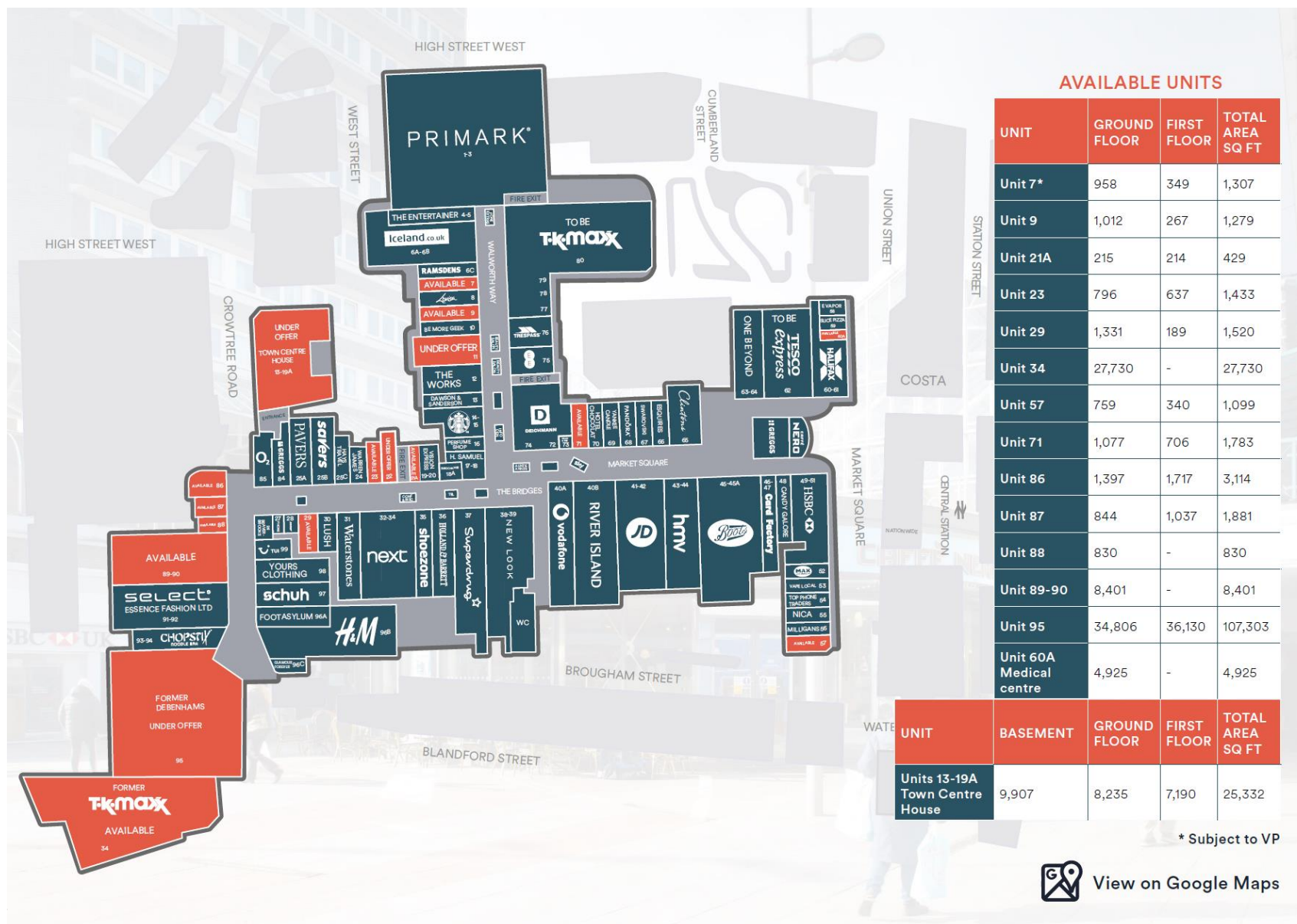


7,386 **686.2**
sq ft sq m

43

APPENDIX B Brochure for The Bridges, Sunderland





APPENDIX C Brochure for Durham House, Washington Centre, Washington



To Let

Durham House
Washington Centre, Washington, Tyne & Wear, NE38 7SF

naylors

To Let

Flexible Industrial Space

6,500 – 160,500 Sq Ft
(603.86 – 14,910.81 Sq M)

- Excellent road connectivity within Tyne and Wear
- Adjacent to The Galleries Shopping Centre
- Available on flexible lease terms
- Spaces available from 6,500 sqft
- Rents from £4.00psf



Location

Durham House is located within a prime position within Washington, Tyne & Wear, adjacent to the A182 Washington Highway approximately 3 miles east of the A1(M) and 2 miles west of the A19. Washington is within approximately a 20 minute drive time of Newcastle City Centre and 15 minutes from Sunderland.

The property sits adjacent to The Galleries Shopping Centre and Retail Park and within close proximity of logistics and industrial occupiers including the Nissan auto manufacturing facility. The site is also close to residential areas.

Description

The property is a former manufacturing and storage facility. The warehouse element benefits from access onto yard areas and there is also full circulation around the estate as well as ample surface car parking. The building contains ample office and amenity areas which can be used as such, or potentially repurposed into further storage space if required.

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and comprises the following areas:

From:	6,500 sqft	(603.86 sq m)
To:	160,500 sqft	(14,910.81 sq m)

Rent

From £4.00psf.

Terms

The storage space is available on flexible lease terms in a range of sizes between 6,500 – 160,500 sqft.

Spaces can be combined to create additional storage.

There is also the opportunity to lease open storage / secure open storage land at the property which is surfaced and fenced in sizes ranging from 0.2 acres to 1.5 acres.

EPC

Please contact Naylors.

Rateable Value

Please contact the relevant local authority.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

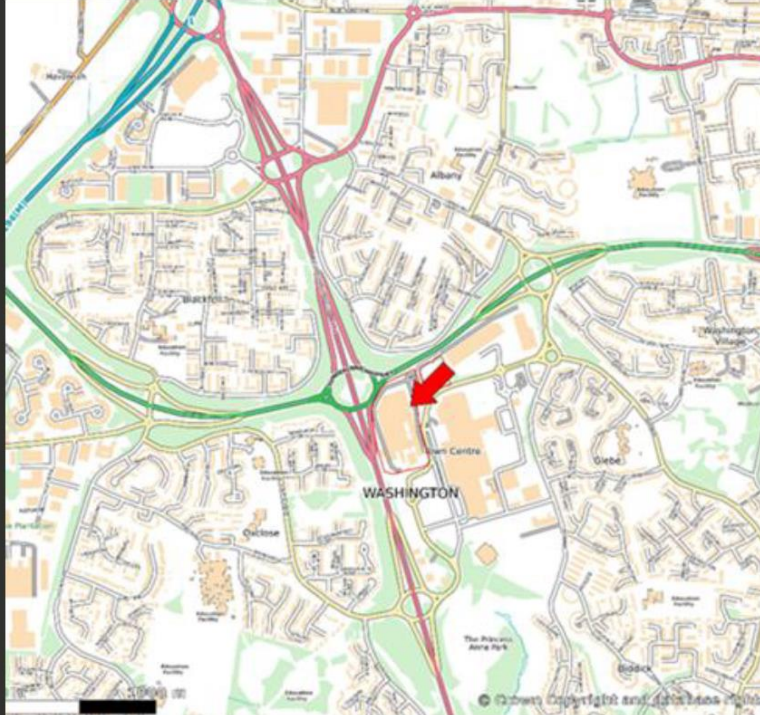
VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylors on this basis and where silent, offers will be deemed net of VAT.

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant(s).





NAYLORS GAVIN BLACK LLP trading as NAYLORS for themselves and for the vendors and lessors of the property give notice that: (i) these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract. (ii) All descriptions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Naylor Gavin Black LLP or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person, either principals or employee, at NAYLORS has any authority to make or give any representation or warranty in relation to this property. (iv) Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order

For further information please contact:

Duncan Christie
T: 07841 764 765
E: duncanchristie@naylor.co.uk

Keith Stewart
T: 07796 302 147
E: keithstewart@naylor.co.uk



Naylor
Second Floor
One Strawberry Lane
Newcastle upon Tyne NE1 4BX

T: +44 (0)191 232 7030
naylor.co.uk

DLA | Heritage

DLA | Strategic

DLA | Commercial

DLA | Residential

DLA | Leisure

DLA | *Solutions*

dlatownplanning.co.uk