

Hartlepool Local Plan Examination 2017.

Statement of Common Ground  
Matter 17 - Other Site Specific Related Matters

Between Hartlepool Borough Council  
and R Newcomb & Sons ROBS

20 September 2017

**H&H Land and Property Ltd**

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## **1. INTRODUCTION**

- 1.1 This document forms a Statement of Common Ground between Hartlepool Borough Council and R Newcomb & Sons ROBS in relation to the Hartlepool Local Plan Examination 2017.
- 1.2 The preparation of this Statement of Common Ground follows extensive liaison between Hartlepool Borough Council and H&H Land and Property acting as agents for and on behalf of R Newcomb & Sons ROBS.
- 1.3 The Statement of Common Ground covers Matter 17 – Other Site Specific Related Matters: 01 Is the delineation of NE2e correct at the R Newcomb & Sons site? Are any amendments being proposed by the Council? What is the intention of the amendments sought by R Newcomb & Sons?

## **2. AREAS IN AGREEMENT**

- 2.1 The Council has entered into a positive continuous dialogue with the developer about utilising privately owned land and Council owned land to bring forward a mixed use (residential led) development on the Coronation Drive site; which could ultimately result in a Council land sale or joint venture development arrangement. An indication of the outline proposal is identified at Appendix 1.
- 2.2 Through these discussions informal planning advice has been sought by the developer based on an indicative scheme. Because of the interest in the Council owned land the Council has not charged for the informal planning advice.
- 2.3 Based on the information submitted to date (September 2017) it is not possible to 100% agree that the indicative scheme can achieve a sustainable development; due to the physical relationship between the proposed development site and the immediately adjacent railway line and employment site which at present appear to be incompatible. Further work is required by the developer, in terms of noise/disturbance assessments and landscape solutions which could hopefully show the issues can be effectively mitigated before the Council can endorse the development and enter into a development arrangement (i.e. joint venture or land sale etc.) with the developer. The developer has commissioned the required environmental surveys for discussion with the Council.

2.4 The Council will continue to positively discuss enabling development going forward with the developer.

**3. APPENDICES**

Appendix 1

Site Plan

Signed by:

**Hartlepool Borough Council**

Signature:



Name:

Andrew Carter

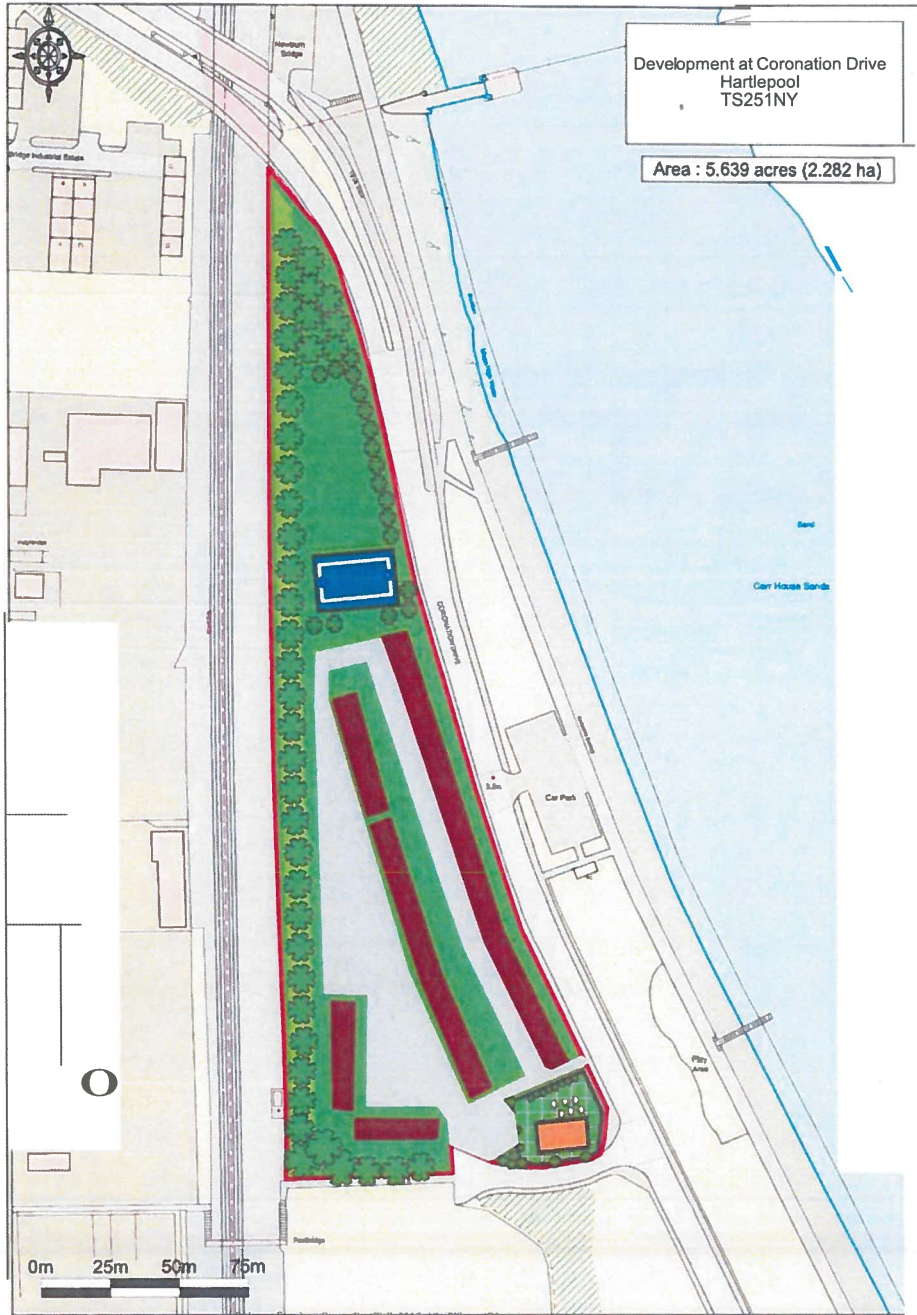
**H&H Land and Property  
As agents for and on behalf of  
R Newcomb & Sons ROBS**

Signature:



Name:

WILLIAM PARKER MRICS



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