



# Hartlepool Local Planning Framework Emerging Local Plan

## Matter 17

### Other Site Specific Related Matters



September 2017



**Q1. 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?**

With respect to the site within the ownership of R Newcomb & Sons referred to in publication consultation response Pub0017, the designation of the southern part of the site in the Publication version of the Proposals Map as NE2e (local green corridors) land appears to have been a minor error in the extent of the shape file and, as such, an amendment (ref: PM/CHP16/03) to the Proposals Map (HLP01/2) has been set out in the Amendments to Proposals Map Document (EX/HBC/18) and Proposals Map Modifications (EX/HBC/17) document, removing the entirety of the site from the NE2e designation.

The Council understands R Newcomb & Sons have an interest in developing the site in their ownership, with the area of bund to the east that currently forms part of the proposed NE2e designation a potential limiting factor to future development/access of the site. However, the Council maintains that this area forms an important part of the local green corridor on the approach to Seaton Carew, particularly given the narrowness of the northern section of this green allocation and the presence of industry/railway to the west. In view of this, and given that there is no definitive proposal at this time that encompasses both parcels of land and is supported by the Council and considering the existing constraints to development, the continued designation of this land as green infrastructure is considered to be appropriate.