

Hartlepool Local Planning Framework

Seaton Carew Supplementary Planning Document

Adopted Version



September 2015



Seaton Carew Masterplan Supplementary Planning Document

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1. Introduction and Context

- 1.1 Seaton Carew is a popular tourist destination, and its natural and historical assets are valued by residents and visitors alike. Seaton Carew's primary assets of the sea, beach and promenade provide a free, easily accessible attraction for everyone. There is a need to prioritise investment and regeneration in Seaton Carew to support existing businesses and complement and build upon its assets.
- 1.2 The regeneration and continued development of Seaton Carew as a visitor destination is a Council priority and a planned regeneration approach has been agreed by the Council to deliver those priorities. The Hartlepool Vision¹ sets out the Council's aspiration for the area.
- 1.3 The purpose of the Seaton Carew Masterplan Supplementary Planning Document (SPD) is to support the policies of the Hartlepool Local Plan and to provide further, more detailed, guidance setting out the parameters and development principles to achieve the most appropriate development and sustainable regeneration of Seaton Carew.
- 1.4 The Seaton Carew Masterplan is a Supplementary Planning Document which forms part of the Hartlepool Local Plan and is a material consideration when determining planning applications in this area.
- 1.5 The Seaton Carew Masterplan SPD helps guide potential investors by providing the broad planning and design principles for the area as well as representing the thoughts and aspirations of the community. It identifies those areas that can be developed, what type of development is acceptable and when it should happen.

¹ www.destinationhartlepool.co.uk

2. **Aims and priorities:**

2.1 The three aims of the Seaton Carew Masterplan are;

- To develop a clean, family friendly environment;
- To enhance public amenities, space and facilities for visitors and residents; and
- To support the economic vibrancy of the area.

2.2 Seaton Carew is a key tourism asset within the Borough of Hartlepool. Regeneration of the sea front area called 'The Front' and other areas within Seaton Carew is required to continue the economic revival of Hartlepool.

2.3 Hartlepool Borough Council (HBC) has significant land holdings in the area. These assets have been used to secure funding in order to deliver the following key priorities based on the following themes:

Built and natural environment

- Forming a new focal point for Seaton Carew's visitor offer;
- Creating high quality public spaces and play provision that will broaden the visitor appeal of Seaton Carew;
- Ensuring that development complements the heritage of Seaton Carew through the implementation of strong urban design principles from the outset including the principles of sustainable construction;
- Ensuring that any housing delivered meets the design standards set out in the Local Plan or relevant SPD, providing appropriate levels of affordable housing for local people;
- Protecting and enhancing the heritage assets of Seaton Carew, and in particular the Seaton Carew Conservation Area through conservation-led regeneration built on heritage and tradition;
- Protecting and enhancing the natural environment;

Economy

- Strengthening employment, skills and training by creating opportunities in the town for local people through appropriate development:

Tourism and visitor facilities

- Strengthening Seaton Carew's image as a destination and promoting the town's visitor offer;
- Seeking to achieve the principles of the Bathing Water Directive and maintain and improve Bathing Water Quality;
- Ensuring adequate provision/improvement of public/community facilities and buildings within Seaton Carew;

Connectivity and transport

- Encouraging sustainable transport to Seaton Carew;
- Improving the visual approaches into Seaton Carew;
- Improving permeability and accessibility;

- Improving the amenity and functionality of The Front for both residents and visitors.

3. Complementary Projects

- 3.1 There are a number of major projects which have recently been developed in and around Seaton Carew. This complementary development has contributed to the delivery of the Masterplan:
- 3.2 *Seaton Carew Sports Domes* – A flagship £7m leisure facility recently developed at the southern end of Seaton Carew is a private sector sports complex that provides facilities for five aside, mini golf, golf driving range, putting course, gym and conference facility within the Mayfair Centre.

Photograph 1: *Seaton Carew Sports Domes*



- 3.3 *Play Builder* – £136k has been invested in Seaton Carew delivering new play facilities for young people. There are plans to deliver further phases of play facilities along the Promenade between Seaton Carew and Newburn Bridge as and when resources become available. (See **Appendix 2**).
- 3.4 *Sea Defence Improvements* – A key stretch of the existing sea defences in the heart of Seaton Carew has been upgraded and improved to provide enhanced coastal flood protection. This £2.2m investment delivered by Hartlepool Borough Council is a key part of the Seaton Carew Masterplan

area and integral to the delivery of some of the development sites within the Masterplan.

4. Location

- 4.1 Seaton Carew is located on the Coast approximately 2 miles South of the main settlement of Hartlepool. (See **Figure 1**). Seaton Carew boasts good road transport links to Hartlepool and with the surrounding road network via the A178 trunk road. In addition to road and rail connections Seaton Carew enjoys strong pedestrian and cycle links to Hartlepool along the Coastal Path and the Sustrans cycle trail. There are three main bus routes, linking Seaton Carew with central Hartlepool and with south Hartlepool and settlements further afield.
- 4.2 The maritime town of Hartlepool is one of the top visitor destinations in the North East of England. The town has seen major investment in its facilities and attractions. As a result of this support, the town has experienced transformational changes headlined by the redevelopment of a large area of former dockland and the creation of the largest Marina on the north east coast between Hull and Edinburgh. Hartlepool boasts a wide range of shopping, tourist and leisure facilities, including the Hartlepool Maritime Experience, Hartlepool Art Gallery, Middleton Shopping Centre, Navigation Point, Seaton Carew and the Historic Headland.
- 4.3 Hartlepool is well serviced by road and rail with easy access to the A19 and A1(M), approximately 5 and 12 miles to the west respectively (See **Figure 1**). Hartlepool has a direct rail link to London, and both Hartlepool and Seaton Carew have a direct rail service to Billingham and Middlesbrough to the south and Sunderland and Newcastle to the north.

Figure 1: Location of Seaton Carew



5. Historical context

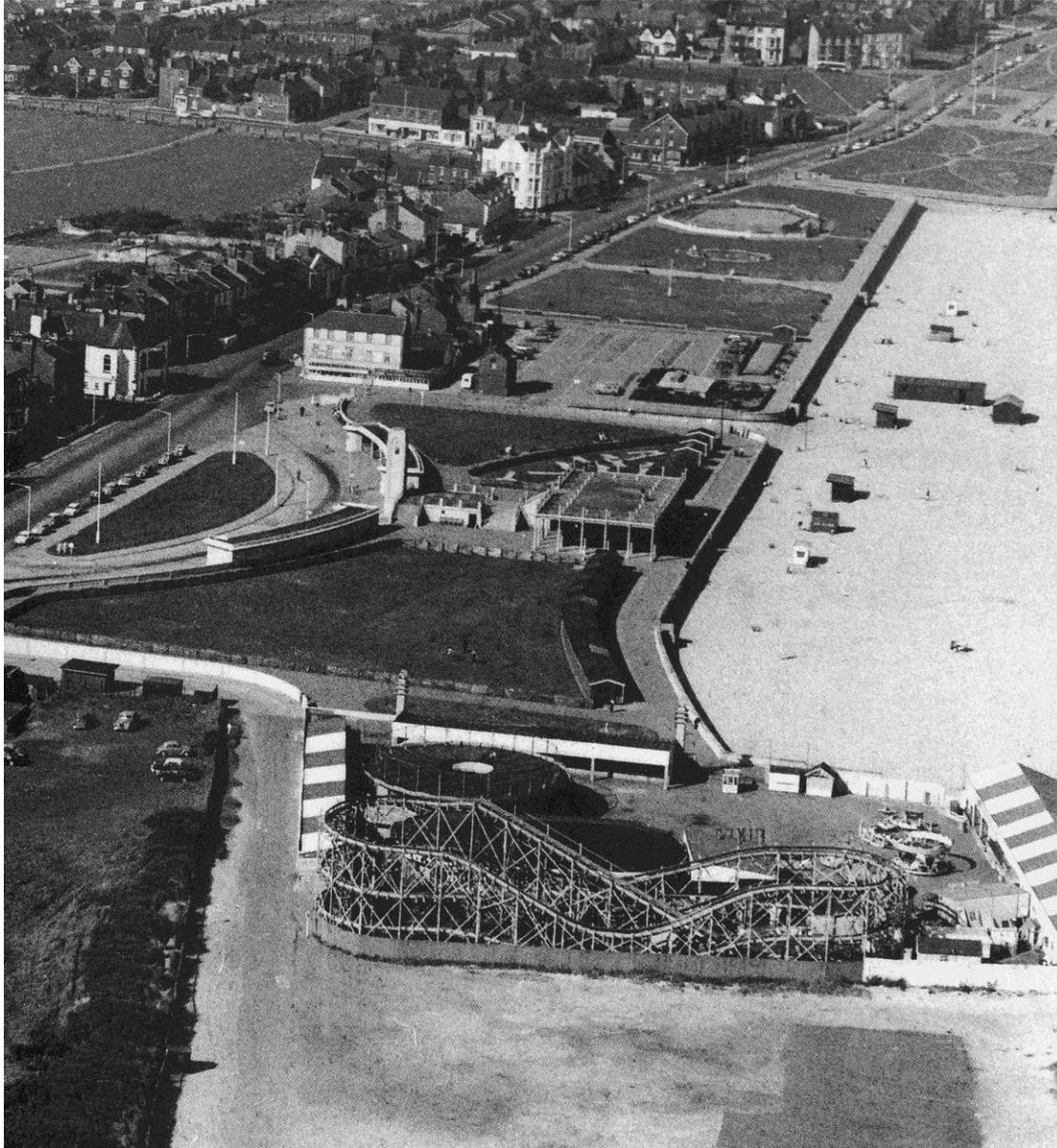
- 5.1 Situated on the southern edge of the town of Hartlepool, the seaside resort settlement of Seaton Carew has existed since at least the 12th century. Throughout medieval times, its inhabitants were predominantly employed in fisheries, agriculture and salt-panning.
- 5.2 In the late 18th and early 19th century, Seaton Carew became a popular holiday destination particularly for wealthy Quakers from Darlington and other nobility and gentry. Meeting the demand for accommodation, a number of high quality hotels and boarding houses were built along The Front, Church Street and The Green. With the arrival of the railway in the 1840s, the resort took on a more popular appeal with day trippers from County Durham and Teesside.
- 5.3 Although the beaches were closed throughout World War II, visitors from Teesside and the County Durham mining communities returned after the

war and Seaton Carew continued to have busy summer seasons throughout the 1950s.

- 5.4 In recent decades the interest in Seaton Carew's attractions has waned with the advent of cheap package holidays abroad. Revenue generated by tourism in the Seaton Carew area therefore diminished. Although the resort remains popular for day trippers, Seaton Carew has increasingly taken on the character of a commuter settlement for those working in the larger local towns, with housing development taking place between the older part of the settlement and the railway station.
- 5.5 The history of the area therefore provides an explanation of the physical development of the settlement. The 18th century period of development produced much of the informal layout of the buildings around The Green and Green Terrace. Many of these buildings were constructed in random stonework with clay pantile and a unselfconscious external appearance influenced by local needs.
- 5.6 The second main phase of physical development was in the 19th century when access was improved by roads and railways which was later supplemented by a tram service in the early 20th century supporting the expansion of visitor numbers. This period produced its own set of buildings; consciously designed residential villas such as the Staincliffe (now a hotel), The Cliff and the rest of The Green. The additional visitors also resulted in the construction of hotels (Seaton Hotel and the Seven Stars (now the Marine). All these buildings, unlike the earliest phase of Seaton Carew, have a designed appearance with strong vertical emphasis and the display of more self conscious architectural ideas imported from beyond Seaton Carew. The materials used are brickwork (often with decorative render), slate roofs with elaborate detailed decoration in the form of balconies, porches and towers.
- 5.7 The final main historical phase of physical development in Seaton Carew in the early 20th century was characterised by the reinforcement of its role as a seaside resort with the creation of the Bus Station and the north and south shelters, which are both now demolished. All were constructed in reinforced concrete in the Art Deco style of the 1930s.
- 5.8 A formal promenade was established over a number of years. It was introduced at the Southern end of Seaton Carew in the 1870's and eventually finished at the northern end of the area with the completion of the Esplanade in 1905.
- 5.9 The improving transport access which accelerated with the introduction of the tram service in 1902 was the major factor in the late 20th century development patterns including the conversion of the agricultural land to the west of Seaton Carew to a residential suburban character, which continued through the century.

5.10 Although Seaton Carew is a Victorian era resort it is now characterised by its low key leisure and recreation offer in comparison to other resorts.

Photograph 2: Seaton Carew Circa 1960



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6. Natural Environment

- 6.1 The coast fronting Seaton Carew is of considerable importance in terms of its ecology and geomorphology.
- 6.2 At the northern end of Carr House Sands is the Hartlepool Submerged Forest SSSI. This is an area of peat and preserved tree trunks from around 5,000 years bc. The SSSI designation extends from just north of Newburn Bridge to Long Scar rocks but the peat deposits themselves extend to the railway line in the west and south west of Long Scar rocks.

The “Forest” is usually covered with a thin layer of sand which is only occasionally exposed.

Photograph 3: Hartlepool Submerged Forest



- 6.3 Long Scar & Little Scar rocks are designated as a Local Geological Site. They are designated on account of the exposure of red Sherwood Sandstones from the Triassic, but ongoing research indicates that they might form the junction of the Triassic rocks with the earlier Permian Limestone, which would increase their importance if this proved to be the case.
- 6.4 Carr House Sands is part of the West Harbour and Carr House Sands Local Wildlife Site. This is designated because it supports good numbers of birds, in particular species that are associated with the Special Protection Area. The designation extends to the southern extent of Little Scar rocks.
- 6.5 An area of Coronation Drive, immediately north of Warrior Park Drive has recently been found to meet the criteria for designation as a Local Wildlife Site based on its diverse flora. However it has not been formerly designated as yet.
- 6.6 Seaton Dunes and Common SSSI is immediately south of the Seaton Carew Masterplan area. The designated area includes the foreshore from

the Pumping Station to Seaton Channel as well as the dunes and common themselves. The dunes form an important coastal defence feature and are vulnerable to excessive trampling, particularly on the seaward side.

- 6.7 Seaton Dunes and Common SSSI forms part of the wider Teesmouth & Cleveland Coast SPA / Ramsar which is an internationally important site, designated for the birds that it supports. The Seaton Carew Masterplan has been the subject of a Habitats Regulations Assessment (HRA) to ascertain whether it would have a significant effect on the site. Various factors resulting from the Masterplan were considered and the most notable was the potential for an increase in recreational activity as a result of the plan to increase disturbance to the birds for which the SPA/Ramsar is designated. Mitigation measures that could form part of the Masterplan are considered within the HRA.
- 6.8 Seaton Carew also has designated bathing waters which are an important natural asset for the regeneration and economic revival of the area. These waters are Protected Areas used by a large number of bathers and designated under the Bathing Water Directive. The overall aim of the Directive is to safeguard public health and ensure clean bathing waters.
- 6.9 There are three designated Bathing Waters in Seaton Carew which face the whole of the sea front regeneration area (Seaton Carew North, Seaton Carew Centre and Seaton Carew North Gare). Consideration will be given to the impact of any proposed development on bathing water quality as it is known that failure to do so may impact significantly on tourism and the wider regeneration of Seaton Carew.
- 6.10 Although certain of these natural environment features have the potential to act as a constraint on the Masterplan, they could also be seen as useful assets which enhance the importance of Seaton Carew.
- 6.11 Interpretation to highlight these features could add to the tourist appeal and could also act as mitigation to minimise any potential adverse effects, such as disturbance. Further consideration will be given to the potential for a "Virtual Visitor Centre" i.e. an interactive portal that enables people to link to the natural and heritage features in the wider Hartlepool area. This would, of course, be dependent on there being a suitable facility within Seaton Carew to host it.

7. Seaside Resort Policy Background

- 7.1 The much documented decline of British seaside resorts during last century and the rise of more affordable overseas travel has created a range of economic challenges for coastal resorts and towns. These places however still have a role to play in the tourism offer which in turn is an important part of the UK economy. In 2009 tourism represented a £115.4bn contribution to the economy which equates to 8.9% of GDP.

- 7.2 Recent national policy documents have therefore emphasised the importance of supporting coastal towns and resorts. Coastal areas around the country, although diverse, do share a set of key challenges including physical isolation, deprivation, declining investment and inward migration of older people. The government's view is that while these characteristics are not unique to coastal towns the combination of these issues together with the environmental challenges of coastal towns means that they do require specific focus. Policy includes the English Heritage/CABE report 'Shifting Sands'² that focused on the need to regenerate seaside resorts with high quality buildings and public spaces and the Select Committee Inquiry into Coastal Towns³.
- 7.3 The Shifting Sands report makes a number of recommendations for the regeneration of seaside resorts. The report identified that one of the charms of the English seaside resorts has been the broad base of their appeal. It is important to raise the quality of such areas without losing the character. The importance of using heritage as part of a regeneration strategy is highlighted alongside the need to raise the quality of open spaces. The report identifies that the aim must be to produce effective regeneration for people living within the seaside resorts. It is proposed that places where people want to live and work are likely to be places that people want to visit.
- 7.4 The Select Committee Enquiry identifies the critical importance of the economic regeneration of seaside resorts and the significant role that tourism plays therefore underlining the need to support this sector.
- 7.5 The historic environment can contribute significantly to the health and wellbeing agenda. The North East Historic Environment Forum in its Heritage Counts report 2014⁴ identifies that visiting heritage can improve people's wellbeing. The amount of money which provides the same impact on wellbeing as visiting heritage overall is calculated at £1,646 per person per year. The historic environment has a role to play in shaping distinctive, vibrant, prosperous places. Heritage led regeneration also plays a key role in economic development, creating special places in which to live, work and visit. Heritage is also an important factor for people when choosing where to visit.
- 7.6 Government responses have resulted in focused regeneration funding aimed at coastal and seaside towns including Seachange and the Coastal Communities Fund. The limited size and availability of this funding has meant that in addition to national policy support, more proactive local solutions are also required to address the issues facing coastal towns such as Hartlepool and Seaton Carew.

² Shifting Sands:
<http://webarchive.nationalarchives.gov.uk/20110118095356/http://www.cabe.org.uk/files/shifting-sands.pdf>

³ Coastal Towns: www.publications.parliament.uk/pa/cm200607/cmselect/cmcomloc/351/351.pdf

⁴ Heritage Counts 2014 www.heritagecounts.org.uk

- 7.7 The Government has recently committed to supporting Coastal Communities and has recently put in place “Coastal Community Teams⁵” to bring together local authorities, businesses, charities and communities to work together to tackle the issues facing these areas. Seaton Carew has a designated Coastal Community Team.
- 7.8 The Government also recognises the role of heritage and the important role it plays in the regeneration, economic growth and job creation of seaside resorts and has recently launched the Coastal Revival Fund⁶ to make use of heritage assets to provide both community and economic benefits.
- 7.9 Hartlepool Borough Council is committed to bringing forward the regeneration of Seaton Carew through utilising its own assets and land holdings. The Masterplan links together a number of Hartlepool Borough Council owned sites that will be brought to market and developed in a coordinated way with revenue from the sale of the land and from elements of Section 106 Legal Agreements being reinvested in the regeneration works at Seaton Carew.

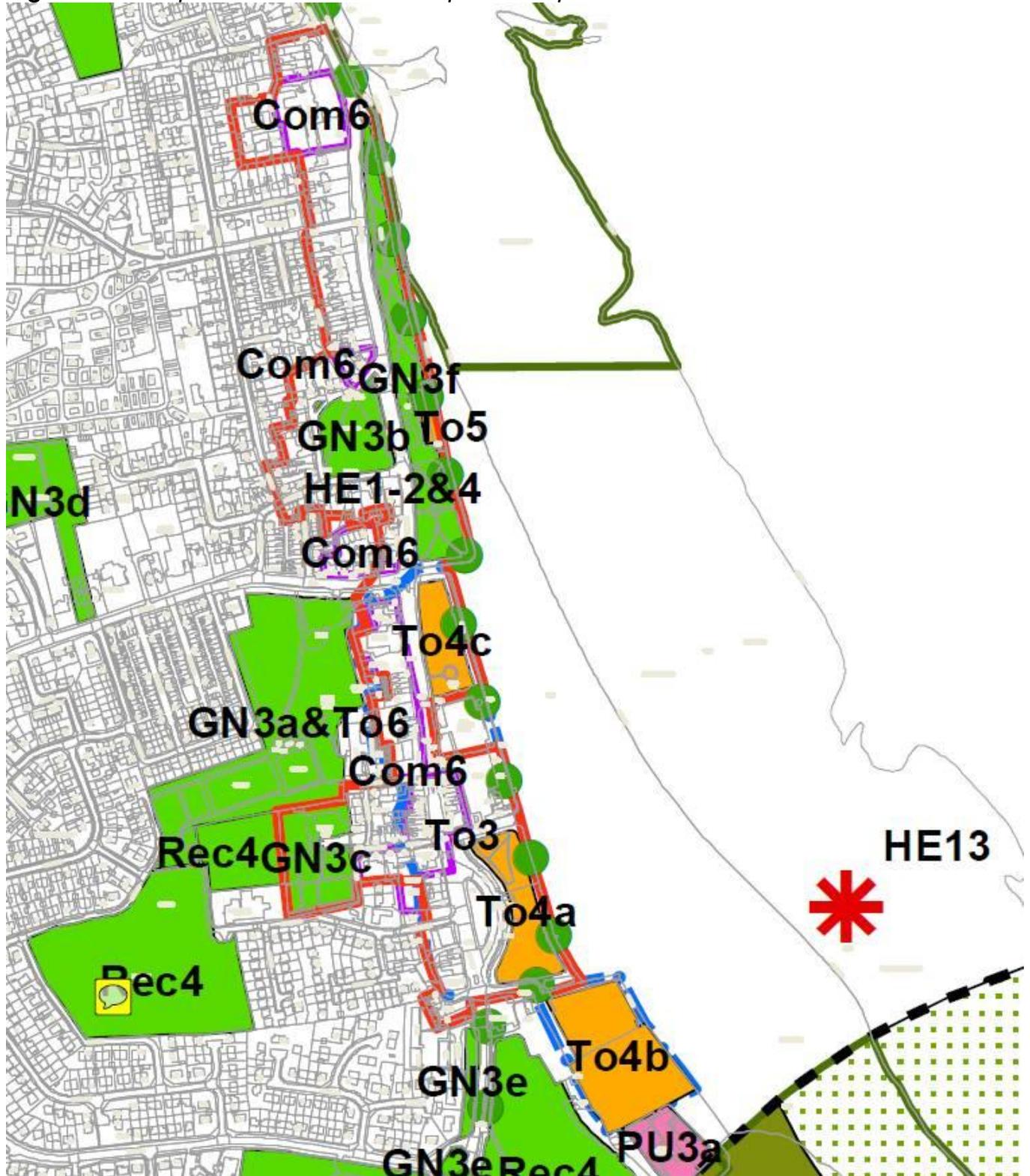
8. Hartlepool Local Development Framework

- 8.1 The Seaton Carew Masterplan sits within the Hartlepool Local Development Framework (LDF). The Hartlepool Development Plan comprises a number of documents. These documents known as Development Plan Documents (DPDs) form the Statutory Development Plan for Hartlepool. They are supported by a range of Supplementary Planning Documents (SPD’s) which help to give further advice and information to guide development. The SPD’s currently endorsed are:
- Transport and Travel Plans SPD (January 2010)
 - Hartlepool Green Infrastructure SPD (February 2014)
 - Hartlepool Green Infrastructure SPD Action Plan (February 2014)
 - Shop Front and Commercial Frontages Design Guide SPD (December 2014)
 - Trees and Development SPD (June 2013)
- 8.2 The Local Plan is the Key Development Plan document within the Local Development Framework setting out the spatial vision, strategic objectives and land allocations for Hartlepool.

⁵ <https://www.gov.uk/government/news/coastal-community-teams-to-take-control-of-seaside-regeneration>

⁶ <https://www.gov.uk/government/publications/coastal-revival-fund-bidding-prospectus-and-application-form>

Figure 2: Hartlepool Local Plan 2006 Proposals Map



Legend:

- Conservation Areas
- Core Area of Seaton Carew
- Development Sites in Seaton Carew
- Protected Green Spaces & Coastal

- 8.3 **International (SPA/ Ramsar):** The southern boundary of the Masterplan area is immediately adjacent to the internationally important Teesmouth and Cleveland Coast Special Protection Area /RAMSAR site (SPA) and its proximity to the Seaton Carew Masterplan results in the need for a “Habitats Regulations Assessment” to be carried out.
- 8.4 **National (SSSI):** Seaton Dunes and Common Site of Special Scientific Interest (SSSI) lies immediately to the south of the boundary of the Masterplan area. This is one of the constituent SSSIs of the SPA.

Photograph 4: Seaton Dunes



- 8.5 The Hartlepool Submerged Forest SSSI lies approximately 1km north of the boundary of Masterplan area.
- 8.6 **Regional:** The Tees Valley Economic and Regeneration Investment Plan (TVERIP) are guiding investment in Tourism and the wider economy across the sub region. Both documents indicate the role Seaton Carew has in contributing to the visitor economy.
- 8.7 **Local:** There are currently two Local Sites immediately adjacent to the Seaton Carew Masterplan area.
- 8.8 Long Scar and Little Scar rocks are designated as a Local Geological Site on account of the exposure of red Sherwood Sandstones from the Triassic period.

- 8.9 Carr House Sands is part of the West Harbour and Carr House Sands Local Wildlife Site. This is designated because it supports good numbers of birds, in particular species that are associated with the Special Protection Area. The designation extends to the southern extent of Little Scar rocks.
- 8.10 Whilst a new Local Plan is developed a Planning Policy Framework Justification (November 2014) has been produced to show where it is considered that saved policies from the 2006 Local Plan are in conformity with the National Planning Policy Framework. The following policies apply:
- To3 Core Area of Seaton Carew
 - To4 Commercial Developments sites at Seaton Carew
 - Rec 9 Recreational Routes
 - Rec 4 Protection of Outdoor Playing Space
 - WL2 Protection of International Nature Conservation Sites
 - HE1 Protection and Enhancement of Conservation Areas
 - HE2 Environmental Improvements of Conservation Areas
 - HE3 Developments in the Vicinity of Conservation Areas
 - Com 6 Commercial Improvement Areas
 - GN3 Protection of Key Green Space Areas
 - WL2 Protection of Nationally Important Nature Conservation Sites
 - WL3 Enhancement of Sites of Special Scientific Interest
 - WL5 Protection of Local Nature Reserves
 - WL7 Protection of SNCIs, RIGs and Ancient Semi-Natural Woodland
- 8.11 Full details of all of these policies can be found in the “HBC Policy Framework- November 2014” update at www.hartlepool.gov.uk.
- 8.12 The new Local Plan currently being developed will replace the current policies covering Seaton Carew in due course.

9. Planning Obligations

- 9.1 The Local Authority requires Planning Obligations to ensure that developments make a positive contribution to sustainable development by providing social, economic and environmental benefits to the community as a whole. Depending upon the nature of the development the developer may be required to contribute towards Affordable Housing.
- 9.2 Affordable Housing will be required where relevant. The Planning Obligations SPD outlines how the Affordable Housing requirement should be addressed by developers.
- 9.3 In addition to Affordable Housing, the following categories of the Planning Obligations may be required from development proposals:
- Outdoor Sport and Play Facilities
 - Built Sports Facilities
 - Green Infrastructure
 - Highway Infrastructure

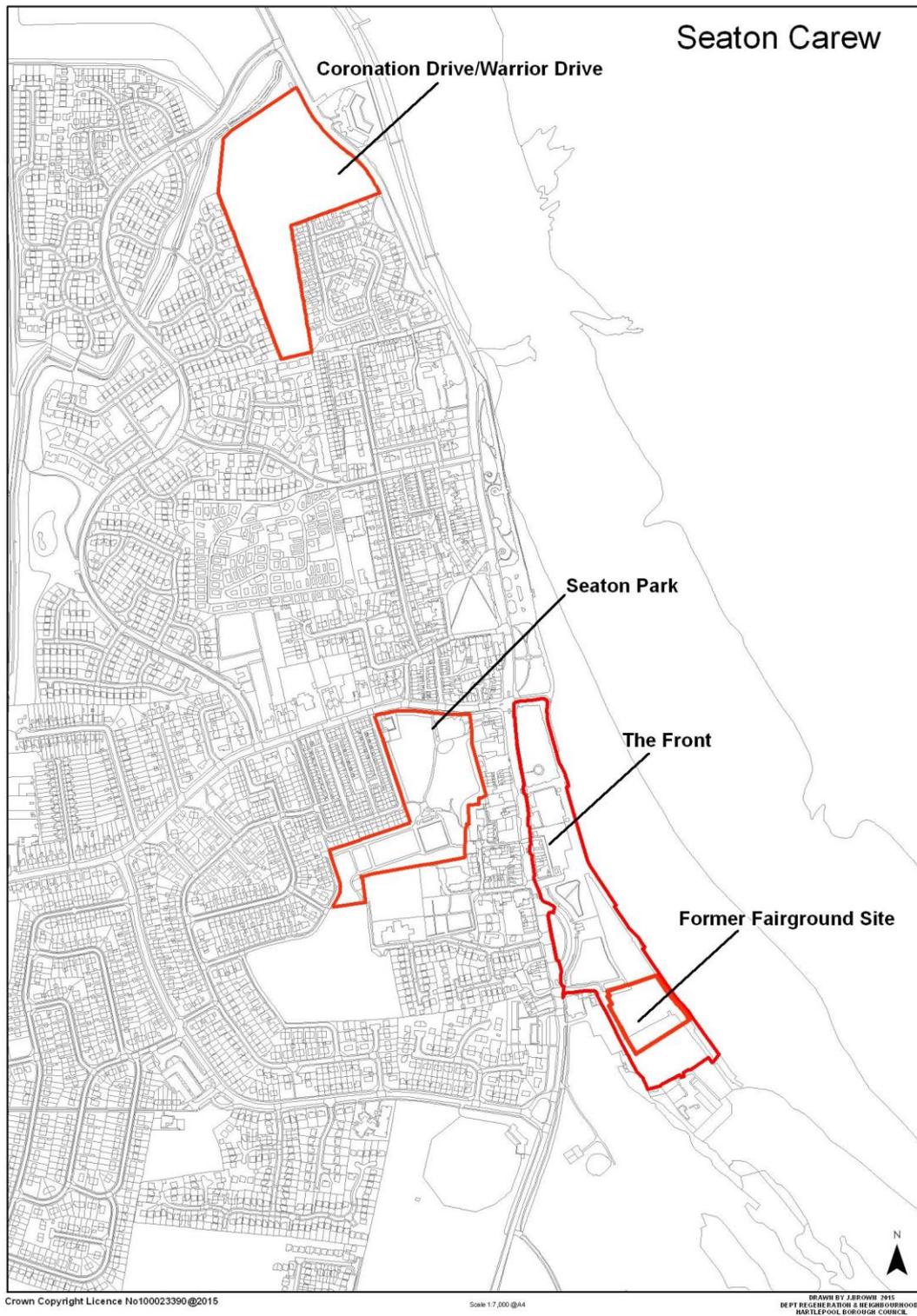
- Community Facilities (including Education)
- Training and Employment
- Heritage
- Improvements to enhance the ecological conditions of the plan area, to provide a green link between the coast and community and to mitigate for potential adverse effects on the SPA.

9.4 For further details, please refer to the Planning Obligations SPD or contact a member of the Planning Policy Team on 01429 284084.

10. Masterplan Area (SPD)

10.1 The Seaton Carew Masterplan area covers development sites across the whole settlement as identified in **Figure 3** including:

Figure 3: Seaton Carew Masterplan Sites



11. Analysis

The Front

- 11.1 The Front primarily serves as a recreational space for the residents of Seaton Carew, Hartlepool and for visitors to the area.
- 11.2 The Front includes a paddling pool set alongside a green open space used seasonally by a fairground, a significant disused property (The Longscar Building) which dominates the seaward side of The Front. To the south of this building is a block of mixed used development including resort related retail provision.
- 11.3 The Council intends to improve both the appearance and functionality of The Front through redevelopment including the clearance of the Longscar Building. The property sits in a highly prominent location on the sea front and has been left in a derelict state for a number of years now. The appearance and size of the structure has a detrimental impact on the surrounding Conservation Area. Over the years public consultation events have always identified it as a key issue in the regeneration of the area. This was again evident during the consultation on this SPD. The Council has sought to reach agreement with the owners and will continue to do so. Should it prove necessary for acquisition of the Longscar Building the Council will consider the use of its powers of compulsory purchase in order to facilitate redevelopment and improvement of The Front in accordance with this Masterplan.
- 11.4 Seaton Carew Bus Station is a Grade II Listed building and a prominent feature. The area has significant on and off street parking provision at the Rocket House car park and Sandy car park. The landward side of The Front includes amusement arcades, two pubs, retail units, a cluster of hot food takeaways and residential use. The built up area behind The Front is dominated by residential, guest house and care home uses.
- 11.5 The Front extends to 11.75 acres and is the main visitor focus and commercial area, located on the A178 between Station Lane and the former Fairground site. The area is defined by Seaton Common sand dunes and the former Fairground site to the South, Hartlepool Bay to the east, Seaton Park to the west and Station Lane to the North.
- 11.6 The Front is the focal point for vehicular, cycle and pedestrian movement. The main A178 connects Seaton Carew to Hartlepool and both the road, and promenade run parallel to the sea and dominate the access in and out of the resort. The other key access points to The Front are via Station Lane and to a lesser extent Elizabeth Way.

- 11.7 Tourist and commercial facilities are located on both sides of the A178. There are pedestrian crossings and protected crossing areas however enhancements to facilitate a safer crossing environment are important.
- 11.8 The A178 is also a designated abnormal load route, due to the access required by heavy industries to the south of Seaton Carew, therefore periodic closures and heavy loads do affect the area.

Photograph 5: Commercial Premises at the Front at Seaton Carew



Coronation Drive Warrior Drive site

- 11.9 The Coronation Drive site extends to 11.98 acres and consists of a large open site located at the entrance to Seaton Carew when approaching from the north and adjoins an existing residential development site.
- 11.10 The Coronation Drive site is an undeveloped site currently serving as informal recreational space. It is a former industrial site and is known to be contaminated with a significant earth mound to the rear of the site. The area is bounded on three sides by residential use.

Photograph 6: Land at Coronation Drive/Warrior Drive



Former Fairground Site

11.11 This site is currently undeveloped and is visually poor quality.

Photograph 7: Fairground Site Seaton Carew



Seaton Park

11.12 Seaton Park provides formal open space play facilities as well as sport and leisure facilities. Seaton Carew library occupies part of the site.

11.13 Seaton Park is situated within the heart of the settlement and provides an alternative to the beach and sand dunes for users seeking open green space. It is situated close to the sea front and was opened in 1962. The park occupies part of what was the Glebe Farm Estate, which was bought by Hartlepool Borough Council in 1949. The Park has a variety of family play attractions as well as sports and leisure facilities in its boundaries including tennis courts, bowling, playing pitches and changing facilities. Seaton Carew Library is also located in the Park.

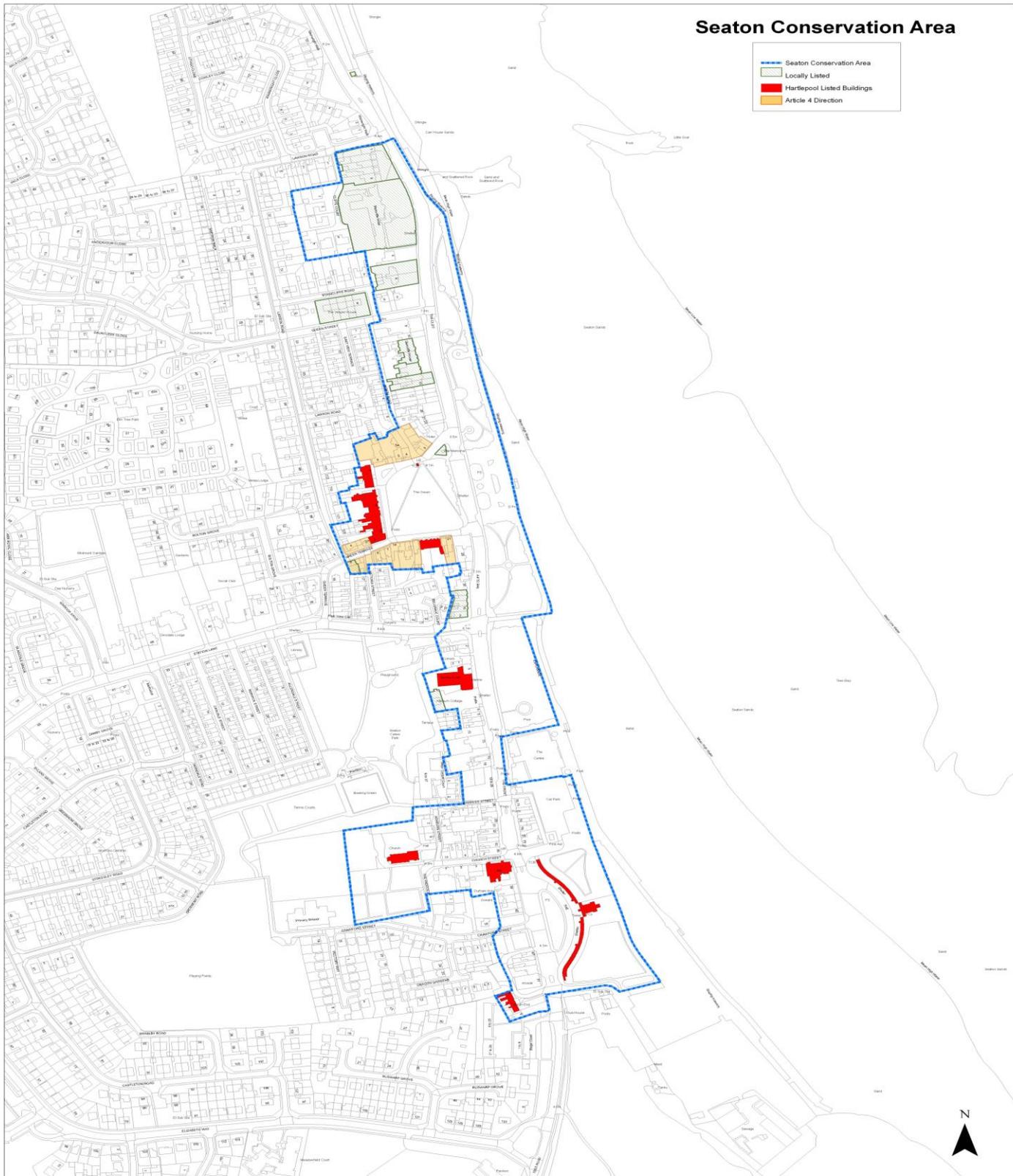
11.14 There is an active residents group known as 'Friends of Seaton Park' who have developed a Masterplan for the park in order to deliver the residents aims and aspirations for this public space. This work extends to organising events in the park which complement the existing visitor offer in the area.

Photograph 8: Seaton Park



11.15 The areas are not contiguous, however these sites are interdependent and form the key development areas of the Seaton Carew Masterplan.

Figure 4: Seaton Carew Conservation Area



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 DEPT OF ENVIRONMENT & HERITAGE
 HARTLEPOOL, NORTH-YORKSHIRE COUNCIL

12. History of the Conservation Area

Location and Background

- 12.1 Seaton Carew Conservation Area (**See Figure 4**) is located on the coast two miles south of Hartlepool. The Conservation Area was declared in 1969 and subsequently extended in 1976 and 2002. In form the Area consists of a frontage of properties facing out to the North Sea, across a wide expanse of sandy beach (at low tide) with a single road running north south to the front (the A178). This road is divided into two parts at the junction with Station Lane (which comes in from the west) with predominantly residential uses to the north and commercial buildings to the south. A more or less continuous frontage of buildings is formed behind the A178, from Lawson Road in the north to South End at the southern end of the Conservation Area.
- 12.2 This largely continuous frontage is punctuated by The Green, which is a large impressive square of properties set back from The Cliff, and the relatively narrow building-lined Church Street leading up to Holy Trinity Church. The exception to this is a small terrace of properties on the east side of the road at 70 to 79 The Front set with the rear elevations facing the sea. The southern end of the Conservation Area contains a number of listed buildings; including The Marine Hotel, Seaton Hotel and Holy Trinity Church reflecting the quality of the built environment in this area. Just south of this group of buildings is the art deco Seaton Carew Bus Station. The boundary of the Conservation Area skirts tightly around the Longscar Building located north of 70 to 79 The Front.

Photograph 9: *The Norton Hotel- Seaton Carew Conservation Area*

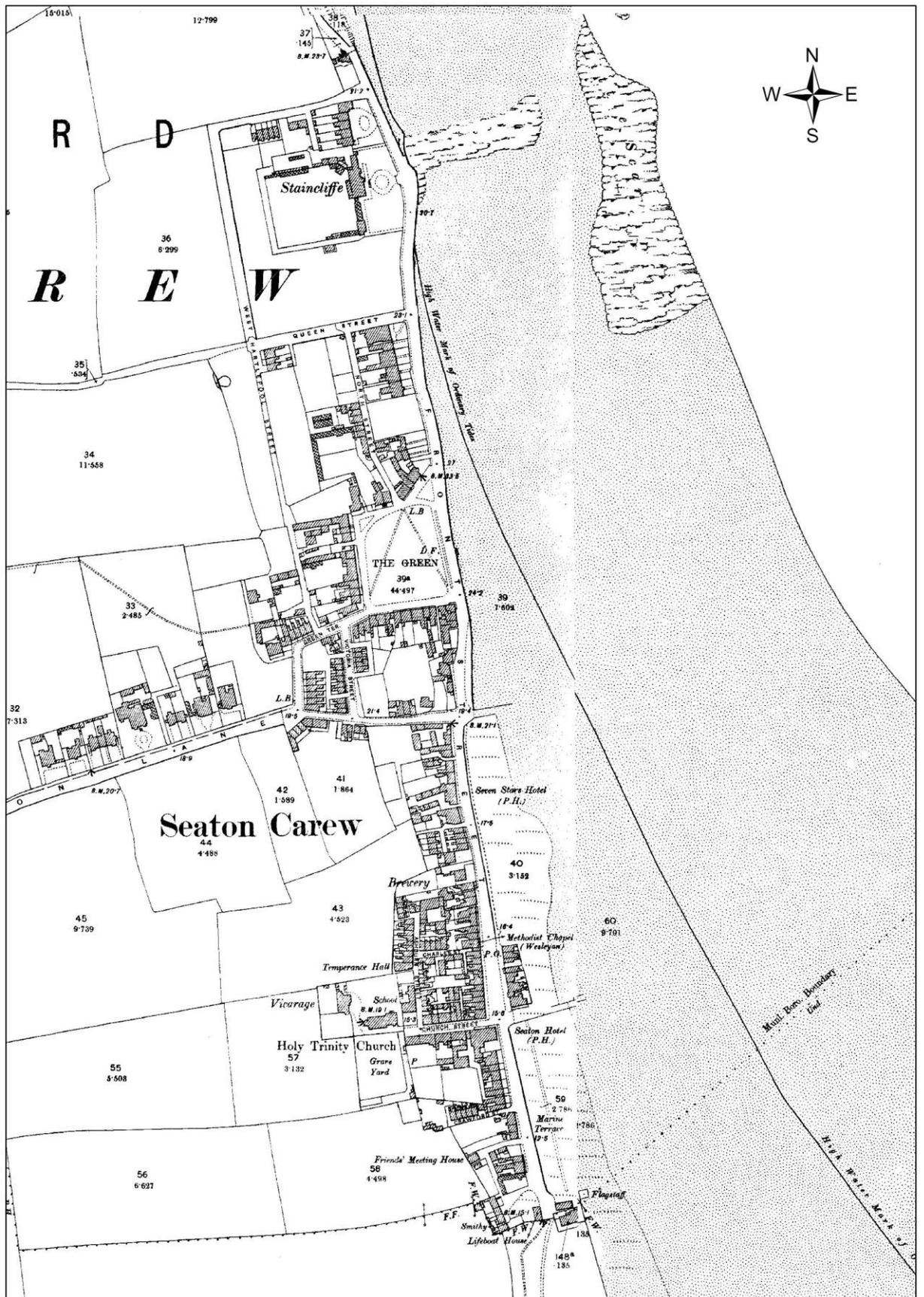


12.3 Seaton Carew Conservation Area comprises a number of structures which reflect the settlements early fishing and agricultural origins and its later development as a seaside resort. The earliest buildings are single or two storeys at the most, constructed in random rubble stone, often rendered. Nineteenth century buildings are usually two or three storey, some with traditional gabled dormers to the attic rooms. There are two distinct parts to the Conservation Area which is divided by Seaton Lane. To the north of this the area is predominantly residential and to the south is the commercial centre of Seaton Carew. The significance of the Conservation Area lies in the layout and architectural detailing of the buildings along with the historic interest in the role this seaside area has played in the development of Hartlepool.

History of the Conservation Area

12.4 The plan shown in **Figure 5**, dated 1897, illustrates how compact the early settlement of Seaton Carew was concentrated on a narrow strip facing the North Sea. One feature of note from the historic plan is that with the exception of 70 to 79 The Front the sea frontage was clear of buildings. The frontage to the sea was very natural consisting of rough grass and sand dunes bounded by a bird's mouth fence. A more formal promenade layout was introduced to improve the visitor experience over an extended period starting at the southern end of Seaton Carew in the 1870's and eventually completed with the formation of the Esplanade at the northern end in 1905.

Figure 5: Seaton Carew in 1897



- 12.5 The introduction of the promenade created a more formal access adjacent to the sea front. It did not lead to commercial development per se. The open spaces fronting the sea front became somewhat more formalised with mowed grassed areas bounded with pathways, and benches were installed to allow visitors to pause and admire the views. The development that did take place was of a municipal nature with the provision of the bus station and the North Shelter. With the exception of these structures this part of the Conservation Area remained open and free of obstructions.
- 12.6 The short terrace of 70 to 79 The Front are unassuming low rise buildings, in contrast to those which stand directly opposite. There is not a uniform design to the terrace and it has clearly grown incrementally over a number of years but most are two storey, some with bays to the front and others with shop fronts. Upper floors also have additional bays in some cases but in most sash style windows. The exception to this is 79 The Front which punctuates the end of the terrace rising to three stories, but its mix of bay and sash style windows means it has a character which reflects the rest of the terrace it is attached to.
- 12.7 The groups of terraces which are characteristic of this Conservation Area mean that buildings are unable to expand horizontally. For the most part development has been the addition of dormers or offshoot extensions to the rear. Located tightly to the back of the pavement the main view that is seen is the original building form with any new development hidden away, visible in some areas from rear lanes.
- 12.8 There are relatively few detached buildings in Seaton Carew. One is the Longscar Building which is just outside the Conservation Area. It has grown incrementally over the years with the footprint of the building growing to fill the plot to become one of the largest structures within this part of Seaton Carew.
- 12.9 Located to the rear of the plot, and visible on all four sides, the building can be widely viewed from both inside and outside the Conservation Area. The sheer scale of the building means it dominates all those around it. In particular when looking south to view the commercial centre of Seaton Carew the property dwarfs the terraces of The Front which lie behind it.
- 12.10 When walking along the promenade it is the only building which is located to the rear of its plot. For the most part the visitor is able to view the terraces on the opposite side of the A178 across a grassed area similar to the original layout of the settlement. The tall, sprawling Longscar Building obstructs these, meaning it is not possible to enjoy expansive views throughout the area as elsewhere on the promenade when adjacent to the property but instead that view is blocked by wall.

- 12.11 The Longscar Building does not sit within the Conservation Area but as **Figure 4** above shows is excluded from it. In effect it is almost an inset or enclave, surrounded by the Conservation Area but excluded from it.

Conservation Area At Risk

- 12.12 Seaton Carew Conservation Area is considered to be a Conservation Area at Risk due to the character, appearance and preservation of the Conservation Area. Surveys of the area have been completed since Historic England (previously English Heritage), launched the 'At Risk' register for conservation areas in 2009. In 2012 the area was considered to be 'At Risk' and has continued to be 'At Risk' in consecutive years to date.
- 12.13 There are a number of contributory factors which have resulted in the Conservation Area being identified as 'at risk' including:
- Unsympathetic alterations to shop fronts;
 - Increasing use of modern materials which has diluted the fine architectural details on some of the buildings;
 - The Longscar Building, which although outside of the Conservation Area detracts from its setting. The Longscar Building's modern design and prominent position, which is divorced from other buildings, is out of keeping in this locality.
- 12.14 The Conservation Area Visual Assessment 2009 and Seaton Carew Conservation Area Management Plan contain a number of actions for improvement. These proposals would preserve and enhance the Conservation Area and contribute towards removing it from the At Risk Register.
- 12.15 In addition there is a further opportunity to resolve the issues which are placing the Conservation Area at risk through the implementation of "constructive conservation" principles by positively and pro-actively seeking to utilise the heritage of the area to enhance local distinctiveness and attractiveness to residents and visitors.

Longscar Building

- 12.16 Buildings adjacent to the Conservation Area can impact on its significance. The Longscar Building is in the middle of Seaton Carew, although the boundary of the Conservation Area skirts round the property. Constructed in 1967 and subsequently extended in the 1980s the building is of a very different character to the surrounding Conservation Area. Although the building is not in the Conservation Area, by virtue of the boundary running so closely around the structure, it means that the site does impact on the character of the area.
- 12.17 This part of the Conservation Area is characterised by narrow terraced properties, with a vertical emphasis located to the back of the pavement. The majority of the buildings are rendered with slate, pitched roofs. In contrast the Longscar Building has more of a

horizontal emphasis, built in brick with a pantiled roof. To the front of the building is a garden type space and in contrast to other property in the area this is bounded by a wall, topped by railings. Behind this sits the sprawling collection of structures that have developed incrementally over the years. Having frontages to both the seaward and commercial sides of Seaton Carew this property dominates the area and as a result has a detrimental effect upon the character of the Conservation Area. The site is currently unused and as such is the focus of anti-social behaviour.

Photograph 10: Longscar Building at the Front



12.18 The building is a contributing factor to the Conservation Area being considered to be 'At Risk'. The following was noted in the 2015 Historic England, Conservation Area Survey, under 'factors threatening the character of the Conservation Area'

'There is a large building on the boundary of the Conservation Area. Built in the 1980s it is not of the same architectural character as the area. It had been used on an ad hoc basis during the summer season but more recently has stood vacant. The property is beginning to deteriorate with loose tiles to the roof where lead flashing has been stolen and generally the property is unmaintained. The state of the building and its location which is in the centre of the Conservation Area, although the boundary of the area skirts round the property, does mean its state generally has a negative impact on the Conservation Area.'

12.19 The Longscar Building has a detrimental impact on Seaton Carew Conservation Area for two main reasons. The incremental extension of the building into the current incoherent group of structures contrasts with the architecture of the Conservation Area. Little of the character of the neighbouring buildings or that of the wider area is found within the design of the property. As a result its location in such a central position means it appears as somewhat of an anomaly in its current location. Furthermore its vacant state has a negative impact on the area, with a dead frontage facing on to the main commercial area and the promenade to the rear, having a detrimental impact on the vitality of the adjacent areas.

12.20 At the present time the building has a negative impact on the character of the Conservation Area. It is considered to be a significant contributing factor to the conclusion that the Conservation Area is at risk. Its removal would, therefore provide an opportunity for a positive enhancement of Seaton Carew. It would remove a property that has a different and adverse character to those within the Seaton Carew Conservation Area. The design is an anomaly within the area; it is both large and has been incrementally developed across the plot to an extent that it dominates the area in which it is located. Its removal would restore unimpeded views to this part of the Conservation Area although this should not be seen as the sole consideration.

Photograph 11: *The rear of the Longscar Building from the Promenade*



12.21 Furthermore the installation of a Market Square/Events Space as detailed within the Masterplan on the site of the Longscar Building

would restore the openness and permeability of this part of the Conservation Area. This space would reflect the area to the east of the A178 elsewhere in the Conservation Area by providing unobstructed views within this section of Seaton Carew to both the small terrace of properties that are 70 – 79 The Front and allowing views across from the commercial area to the promenade and the sea beyond. This in turn will improve the experience felt when using the promenade in this part of Seaton Carew for similar reasons.

- 12.22 The main arrival area for most visitors is the car park to the side of the Longscar Building. The removal of the property would allow for enhanced connections from this point to the commercial part of Seaton Carew and the promenade.
- 12.23 It would also present an opportunity to enhance the area and reinforce this part of the Conservation Area as one for families. The site is next to the paddling pool area which is the main play offer for families with young children. The provision of the Market Square and the works associated with it would provide a formalised area for activity and a place for meeting which is not currently available. The combination of this and the improved play area would reinforce the character of the area as one of a leisure offer.
- 12.24 Historic England notes and welcomes the fact that amongst the key priorities identified for the regeneration of Seaton Carew is the protection and enhancement of its heritage assets, and the requirement for development to complement them through the robust implementation of strong urban design and “Constructive Conservation” principles.
- 12.25 Given that the primary focus of attention is on The Front, the Seaton Carew Masterplan is explicitly committed to the enhancement of the Seaton Carew Conservation Area and its environs through conservation-led regeneration built on heritage and tradition. Here, the emphasis is on celebrating the culture and heritage of the area and promoting the constructive utilisation of the area’s heritage assets as part of the refreshed offer for tourists and residents alike.
- 12.26 Heritage does not just relate to the buildings within Seaton Carew. It also relates to the character of the resort. Seaton Carew is a Victorian era resort but is now characterised by its low key leisure and recreation offer in comparison to other resorts.

13. Public Consultation

- 13.1 There has been a long history of business and community involvement in the development of the regeneration proposals for Seaton Carew. There have been a number of public consultation events which have helped to shape the proposals.
- 13.2 The public consultation at the Seaton Celebrates event on the 26th July 2014 (See **Appendix 4** for results) identified that the main priorities within Seaton Carew were.
- The need to address the problem of the Longscar Building,
 - The need to improve the appearance of Seaton Carew and
 - The need to develop the visitor offer of the resort.
- 13.3 The public consultation on the draft Hartlepool Regeneration Masterplan SPD was held between the 23rd March to the 15th May 2015.
- 13.4 A total of 378 questionnaire responses were received from businesses, residents and visitors. Responses were also received from Statutory Consultees.
- 13.5 In summary, the Seaton Carew Masterplan proposals received a significant level of support. There was strong support for the aims of the Masterplan including:
- Developing a clean family friendly environment
 - Enhancing public amenities, space and facilities for visitors and residents.
 - Supporting the economic vibrancy of the area.
- 13.6 The main priority for residents, businesses and visitors was the demolition of the Longscar Building due to its impact on Seaton Carew.
- 13.7 A separate **Consultation statement** has been produced which shows the consultation results verbatim. The Masterplan was updated to reflect the results of the consultation.

Issues and Opportunities

14. Issues

- 14.1 *Public Space:* There have recently been significant enhancements to the public space along the Front with works to improve the promenade and planting areas however, the central area is dominated by the Longscar Building which is derelict and highly prominent within the street scene. The negative impact of this property has contributed to reducing the success and popularity of the surrounding public space.

- 14.2 *Legibility:* The Front is the main focus for visitors accessing either the commercial facilities, beach, sand dunes or the promenade. Currently the links through this area to the promenade, beach or main car parks are not clearly identified.
- 14.3 *Movement:* The key concern relates to pedestrian movement across the A178. A 20mph zone is in place through The Front which helps safer pedestrian movement, but as this area is a focus for people with very young families, conflict remains an issue.
- 14.4 *Landscaping:* A number of landscaping schemes have been implemented at different times, however more recently a coherent strategy has been applied to the area immediately to the north of The Front. This assists in signposting pedestrians to the resort.
- 14.5 *Sense of Place:* The Front offers a mixture of attractions and reasons to visit Seaton Carew, from the traditional seaside amusement arcades and fish and chip shops to the natural assets of the sand dunes and beach. The promenade links Seaton Carew to the rest of Hartlepool and the Marina offering a mixture of uses and reasons for people to visit the town. Clear signage and identification of the individual elements through careful design improvements will help to strengthen its character.
- 14.6 *Environment:* The rundown Longscar Building dominates the appearance and perception of The Front. The form, mass and scale of the building is not in keeping with the rest of the built form in the area.
- 14.7 *Car Parking:* There is a need to expand the capacity of car parking in Seaton Carew to meet the demand from visitors.

15. Opportunities

- 15.1 Through consultation with residents, businesses and visitors a list of priorities have been developed, identifying a number of improvements and opportunities to revitalise the area:
- 15.2 *Access:* Access to Seaton Carew via public transport should be maintained. The Current bus service to Seaton Carew especially during evenings and weekend should be preserved and extended. There is also an opportunity to enhance Seaton Carew Station for rail passengers.
- 15.3 *Public Realm and Landscaping:* Scope exists to continue to improve the landscaping, planting and environmental improvements that have already taken place in Seaton Carew. Public realm improvements including the introduction of flexible multi-purpose spaces that can be used for events and outdoor organised activities would add significantly to the resort.

- 15.4 *Environment:* The removal of the Longscar Building would open up the seaward side of The Front and provide opportunities to enhance the public realm.
- 15.5 *Movement:* Improving pedestrian movement along the Front and enhancing the movement across the A178, between retail units and recreational attractions. A key requirement is to improve the function of Seaton Carew as a leisure and commercial destination.
- 15.6 *Legibility:* Opportunities exist to enhance the legibility of the place and create a better relationship and movement between the built environment and the natural assets of the beach, shoreline and dunes.
- 15.7 *Play:* Additional play facilities in the heart of the resort will complement the 'play journey' that already exists along the promenade that links Seaton Carew to Hartlepool. Seaton Carew Park could also incorporate additional play facilities.
- 15.8 *Facilities:* Community Facilities need to be introduced to the park to replace and improve those lost as part of wider development schemes. This will involve the redevelopment of the library to create a "Community Hub" incorporating library, community facilities and other associated services.
- 15.9 *Visitor Facilities:* Opportunities exist to improve visitor facilities in the central area to include more interactive water play facilities, improved public areas together with Beach Huts. Nature Tourism offers opportunities to take advantage of the tremendous natural land/seascape and link-up with RSPB Saltholme and Natural England.

16. Land Ownership

- 16.1 Hartlepool Borough Council own significant areas of land within the Masterplan area. These include the Former Fairground site and Coach Car Park, Bus Station, Rocket House Car Park, Paddling Pool site North Shelter area. Coronation Drive/Warrior Drive and Elizabeth Way sites and Seaton Carew Park.
- 16.2 The major site within the Masterplan in private sector ownership is the Longscar Building. It has been vacant and in a state of disrepair since it closing over 10 years ago. Given the size and nature of this property and its location, its inclusion in the Masterplan is critical. In bringing forward and delivering the objectives of the Masterplan the Council will work with the owners of this building, through agreement or by utilising its planning powers, to ensure this site contributes to the objectives of the Masterplan.

Development and Design Principles

17. The Front (Between Station Lane and Crawford Street)

- 17.1 Any development of The Front should:
- Be high quality and implement “constructive conservation principles” by positively and pro-actively utilising the heritage of the area to enhance local distinctiveness and attractiveness to townspeople and visitors alike.
 - Respond to the need to enhance the Conservation Area in such a way as to allow it to be removed from the Heritage at Risk Register.
 - Contribute to the openness of the Front and respect and enhance the character and appearance of the Conservation Area.
 - Respect and respond to heritage assets in the area.
 - Respond where necessary to the advice in the Council’s Shop Front Design Guidance Supplementary Planning Document
 - Reduce the opportunity for crime and anti-social behaviour
 - Consider the opportunity for high quality public art
 - Development and Design should be sustainable and promote community uses.
- 17.2 Development to the coastal side of the road should primarily promote a range of outdoor facilities to support the leisure, visitor and tourism market to ensure that this area remains a focus for the family visitor market.
- 17.3 It is considered that the clearance of the Longscar Building will be viewed favourably as it would benefit the character and appearance of the Conservation Area.
- 17.4 Specialist Markets and Events will be encouraged to support local businesses and the visitor economy of Seaton Carew. The intended use for Markets/Events on the new multi-functional Market/Events space has some degree of permanence, but would be sympathetic to the surroundings and a tangible improvement on the existing building. Event Management measures to mitigate any high volumes of traffic will be required where appropriate.
- 17.5 Opportunities exist to achieve the principles of the Bathing Water Directive and maintain Bathing Water quality. It is important to maintain the standards of water quality, environmental management and safety to continue to achieve the Seaside Award Standard which helps to promote visitor numbers and tourism. The Masterplan has an aspiration to achieve the Blue Flag Award Criteria.
- 17.6 There is an opportunity to improve the Coastal approach routes into Seaton Carew along Tees Road and the area west of Coronation Drive to Newburn Bridge. There is also the opportunity to improve the railway approaches into Seaton Carew particularly from the South.

18. Seaton Carew Bus Station

- 18.1 Seaton Carew bus station will remain a bus stop and any development in this area should seek to positively enhance this heritage asset. Further more that development must respond to the need to enhance the wider Conservation Area in such a way as to allow it to be removed from the Heritage at risk register.

Photograph 12: Seaton Carew Grade II Listed Art Deco Bus Station



19 Former Fairground Site

- 19.1 Currently the 'Old Fairground Site' is underused and the Council is keen to bring forward development to enhance Seaton Carew. A range of uses may be appropriate including residential, retail and leisure. The adjacent coach park will continue to operate as a car park and be retained.
- 19.2 The setting of the development site would allow for a whole range of development options. Uses here could include commercial, retail, restaurants, commercial leisure uses and residential. This could range from one large entity with associated car parking and facilities to a number of smaller developments and users occupying the site. A mixed-use cluster style development would be welcome. The size and nature of the site and its prominence to the foreshore would allow a mixture of developments to enhance the development area as a whole.

19.3 Development brought forward for the Fairground site, including residential development will need to reflect the coastal and Maritime setting.

19.4 The site is adjacent to Seaton Carew Bus Station, a designated heritage asset. Any development should consider the setting of this asset.

20. Seaton Carew Park

20.1 Any development in the park should be restricted to community and recreational/leisure uses.

20.2 It is essential that the open character of the park be retained and that any development respects the character of this park and does not compromise the facilities already provided on this site for Seaton Carew residents.

20.3 Access to the site along Station Lane provides two key gateway locations (north-west and north east corners of the site) where entrance features would be appropriate to link The Front to the east and Station Lane to the west of the site.

20.4 The Station Lane frontage must incorporate good design principles respecting the identity of Seaton Carew and the character of the park. Any new development should consider secure by design principles and should make effective permeable links with existing entrances into the park from surrounding residential areas to encourage use.

20.5 Community Facilities will need to be developed to ensure that they are accessible. The proposals for this development should incorporate new/relocated community facilities.

20.6 The existing car park could be utilised and expanded as appropriate. There is scope for small car parks with access coming from Allendale Street and Grosmont Road. Servicing of any buildings which may be erected, will have to be considered. Cycle parking should also be provided.

20.7 Seaton Park lies on seasonally wet deep loam to clay, therefore, there is the potential to create ponds within the park that could benefit wildlife. This could also be used as an education resource for local schools.

21. Coronation Drive

21.1 Coronation Drive should be considered for residential development providing a range of family homes at a density of 25-30 homes per hectare.

- 21.2 As this site is located in a very prominent location along the main approach into Seaton Carew from the north, it is essential that the design of the site, and specifically the North-East corner of the development and the main road frontage, has excellent design standards to act as a gateway into Seaton Carew. Within the site there should be sufficient provision of safe, accessible and attractive open space with permeability throughout the site to allow ease of movement and adopting secure by design principles.
- 21.3 As part of the green infrastructure improvements of development at Coronation Drive/Warrior Drive, there is an opportunity to make a feature of the watercourse. The watercourse should have a buffer zone along the top of both banks to act both as a wildlife corridor and along a pedestrian amenity route. Ponds and SuDs with wildlife features could also be incorporated into the development as multifunctional features.
- 21.4 There is an opportunity to de-culvert the watercourse (130m) to the west of the railway and north of Seaton Lane (Grid reference NZ 51650, 29882) and also across the Esplanade near Warrior Drive at (NZ52212,30904) (100m) which would help with fish passage.
- 21.5 The Warrior Park site could potentially have an archaeological impact as peat deposits (which outcrop on the beach) are known to continue beneath the land in this area. The adjacent site (built c. 1999/2000) encountered the peat at c. 2.5m below present ground surface.

22. Bathing Water and Water Quality

- 22.1 The Masterplan will have regard to the objectives of the Water Framework Directive (WFD) and the Northumbria River Basin Management Plan. Ensuring sufficient bathing water quality is a key consideration of the Masterplan. Further details can be found within **Appendix 3**.

23. Biodiversity Enhancement and Habitat Creation

- 23.1 In any development, biodiversity enhancements can be incorporated via the planting of locally native species and provenance i.e. more areas of native wild flowers. For example, the current ornamental gardens at Seaton Carew Park could include areas of native plant species. The planting of native plant species are likely to attract and provide habitats for other native species.

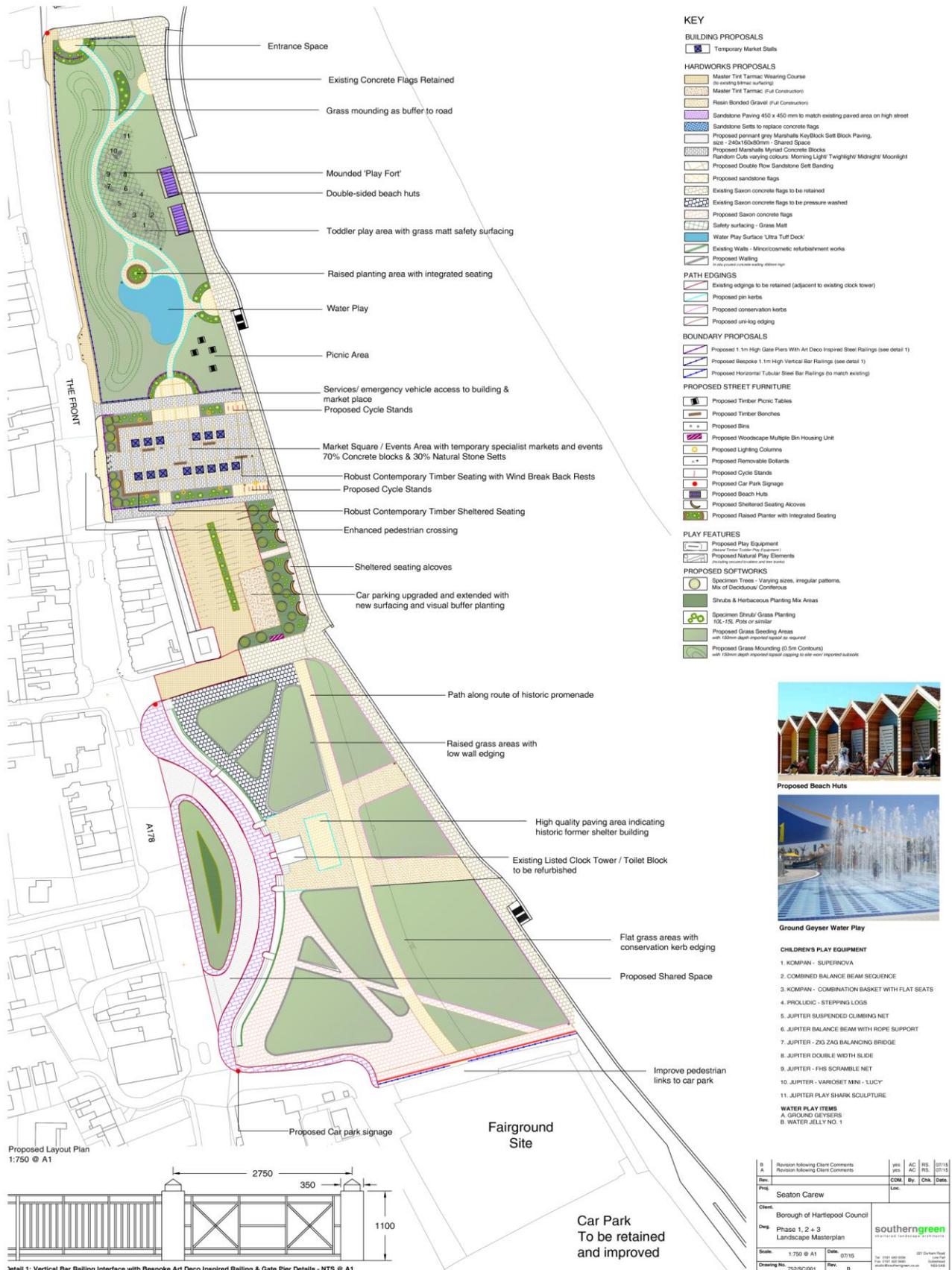
Photograph 13: Seaton Carew Beach



24. Seaton Carew Masterplan Proposals

- 24.1 The Seaton Carew Masterplan has been developed through extensive consultation with residents and businesses to repond to the need to regenerate The Front.
- 24.2 The Seaton Carew Masterplan is detailed within **Appendix 1** has been designed to:
- Respect and enhance the appearance of the Conservation Area;
 - Contribute towards the openness of the seaward side of the The Front;
 - Promote a range of outdoor facilities to support the visitor offer of the area.
- 24.3 The Seaton Carew Masterplan includes:
- New outdoor visitor facilities that will support the recreational use of the sea front, beach and promenade.
 - Development of a multi-functional high quality market/events space creating a new gateway to the seafront.
 - A new leisure area incorporating children's play facilities including a water play and natural play areas.
 - Enhancement of the Grade II Listed Bus Station improving the functionality of the surrounding space, reflecting the historic layout of the promenade.
 - The removal of the Longscar Building.
 - Double sided beach Huts which contribute to the visual enhancement of the area.

APPENDIX 1: Seaton Carew Masterplan



SEATON CAREW - SEAFRONT REGENERATION



Phase One 3D Visualization 1



Phase One 3D Visualization 2



Beach Huts



Market Stalls



Ground Geysers



Bespoke Play Fort

Area One

Development of a multi-functional new high quality market/ events space with raised planters, varied seating opportunities with shelter from the elements, lighting and cycle parking creating a new gateway to the seafront. The space should have a strong design philosophy reflecting the unique art deco styling of the nearby listed bus shelter and clock tower which would be evident in the design of boundaries and entrances.

Area Two

Development of a new leisure park incorporating exciting new children's play facilities including a water play area and natural play area. A meandering footpath would run through the park north to south and undulating grass mounding would provide a visually sensitive buffer to the road. Double sided beach huts and picnic tables could be installed adjacent to the promenade providing surveillance of the adjacent play areas and attractive views across the beach. Car parking provision adjacent to the market place would be upgraded with new surfacing and surrounding buffer planting.

Area Three

Enhancement of the setting of the listed building and improving the functionality of the surrounding space. This would involve resurfacing of the deteriorating bus lane surfacing and reflecting the historic layout of the promenade through use of neatly mown grassy areas and upgrading of surfacing materials and edging. The space would be kept open to allow for flexible use for potential events.

Key

- 1 Entrance/ arrival space
- 2 Grass mounding as buffer to road
- 3 Mounded 'Play Fort'
- 4 Double-sided beach huts
- 5 Toddler play area with grass matt safety surfacing
- 6 Raised circular planting area with integrated seating
- 7 Equipped water play area
- 8 Picnic Area
- 9 Services/emergency vehicle access to building & market place
- 10 Market Square / Events Area with pop up stalls
70% Concrete blocks & 30% Natural Stone Setts
- 11 Robust Contemporary Timber Seating
- 12 Proposed Cycle Stands
- 13 Car parking upgraded and extended and with new surfacing and buffer planting
- 14 Sheltered timber seating alcoves
- 15 Path along route of historic promenade
- 16 Raised grass areas with low wall edging
- 17 High quality paving area indicating historic former shelter building
- 18 Existing Clock Tower / Toilet Block to be refurbished
- 19 Flat grass areas with conservation kerb edging
- 20 Potential car park link
- 21 Proposed Car park signage

southerngreen
chartered landscape architects

SEATON CAREW - SEAFRONT REGENERATION

CHILDREN'S PLAY - INDICATIVE PLAY ELEMENTS

1 KOMPAN - SUPERNOVA



2 COMBINED BALANCE BEAM SEQUENCE



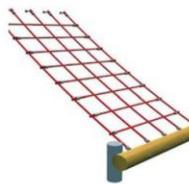
3 KOMPAN - COMBINATION BASKET WITH



4 PROLUDIC - STEPPING LOGS



5 SUSPENDED CLIMBING NET



6 BALANCE BEAM WITH ROPE SUPPORT



7 JUPITER - ZIG ZAG BALANCING BRIDGE



8 DOUBLE WIDTH SLIDE



9 JUPITER - FHS SCRAMBLE NET



10 SPRING ROCKER "CROC" x 2



11 COMBINED PLAY STRUCTURE



12 BESPOKE MOUNDED 'PLAY FORT'



WATER PLAY ITEMS - INDICATIVE WATER ELEMENTS

A WATER JELLYS



B GROUND GEYSERS



C NON-SLIP PLAY SURFACING



APPENDIX 3: Sewerage, Flooding, Water Quality and Land Contamination

a) Flood Risk, Climate Change and Coastal Erosion

Consider potential flood risk, climate change and coastal erosion mitigation measures.

b) Sustainable Drainage Systems

The use of Sustainable Drainage Systems (SuDS) will be encouraged. Well designed sustainable drainage systems can reduce the impact of domestic wrong connections by providing passive treatment of organic wastes which support bacterial communities.

c) Fast Food and Restaurant Developments

Satisfactory bathing water quality and a clean beach play a significant role in the tourism focus of the area. Some tourism developments, notably fast food outlets and restaurants, have the ability to introduce large amounts of fat oils and greases into the sewerage systems. Uncontrolled releases can lead to blockages and surcharge of foul sewage not only to rivers and coastal waters, but to promenades and walkways.

Any new development must be designed and built to an adoptable standard and connected to the public sewerage system. In addition appropriately designed fat traps and relevant management procedures will be a requirement for any new fast food or restaurant development.

d) Land Contamination

If breaking of the ground is proposed or importation of additional material, then an assessment of the risks to controlled waters posed by any potential contamination present should be undertaken.

The risk management framework provided in CLR11, Model Procedures for the Management of Land Contamination is followed when dealing with land affected by contamination.

The Council should refer to the Environment Agency 'Guiding Principles for Land Contamination' for the type of information required in order to assess risks to controlled waters from the site.

e) Groundwater

If mains drainage systems are proposed to dispose of either surface or foul water, details will be needed, together with a risk assessment proving that the scheme will not pose an unacceptable risk of pollution to the Sherwood Sandstone principle aquifer, which underlies the area and is an important source of groundwater.

f) Sewerage

Any design / build should consider separate sewerage systems for surface water and foul water. Any sewage discharges or loads could increase the likelihood of Bathing Water Directive compliance sample

failures, which in turn could have a negative impact on tourism in the area and the classification of the Bathing Waters.

Private Sewerage Infrastructure: The Masterplan will require any new development to be connected to the public sewerage system.

Public Sewerage System: The Masterplan will seek to ensure that any new development is closely examined to ensure that adequate capacity is available or provided in order to prevent deterioration in bathing water quality.

g) Water Quality

The WFD is an European Legislation designed to protect and enhance the quality of our rivers, lakes, streams, groundwater, estuaries and coastal waters, with a particular focus on ecology. The overall aim of the WFD is to ensure that all waterbodies achieve 'good status' by 2021 and to prevent the deterioration in the status of the waterbodies.

The WFD overall waterbody status is currently "Moderate", which is less than the required standard of "Good". Any opportunities to enhance the waterbodies through removing culverts, naturalising modified stretches and improving habitats would be beneficial. In addition, the use of permeable paving, swales and SuDS, where appropriate, to manage surface water flows will also help to mitigate potential pollution from spills and sedimentation. In particular, it is important that the Masterplan ensures the achievement and maintenance of at least satisfactory bathing water quality in coastal waters as defined by the Bathing Water Directive, and good ecological quality as defined in the WFD.

Particular emphasis will be given to water quality, which is key to achieving the standards of the Bathing Water Directive. The new Bathing Water Directive (BWD) introduces more stringent standards which will be reported at the end of the 2015 Bathing Water season.

APPENDIX 4: Seaton Celebrates Consultation Results

Seaton Carew Regeneration - The Front

Please tell us how you feel about the following statements

Answer Options	Strongly disagree	Disagree	Neither agree nor disagree	Agree	Strongly agree	Don't know	Response Count
There is a need to improve the appearance and attractiveness of The Front, Seaton Carew.	1	1	0	7	87	0	96
There is a need to address the problem of the Longscar building	0	0	0	5	91	0	96
The development of small retail or cafe / restaurant business units and children's wet and dry play facilities at The Front in Seaton Carew will attract more visitors.	0	0	0	5	90	0	95
<i>answered question</i>							96
<i>skipped question</i>							1

