

PRE-APPLICATION DEVELOPER FORUM - MINUTES

19th MARCH 2014



Proposal: Residential development comprising 2,780 dwellings, retail (2,499 square metres), public house/restaurant (500 square metres), petrol filling station, primary school (two form entry), medical centre (300 square metre) and associated infrastructure, landscaping, ecological mitigation, public open space and access.

Location: South West Edge of Hartlepool's Urban Boundary (South West Extension).

Attendees:

Councillor Rob Cook (in the Chair)

Councillors Jim Ainslie, Stephen Akers-Belcher, Alan Barclay, Paul Beck, Mary Fleet, Steve Gibbon, Sheila Griffin, Marjorie James, Alison Lilley, Geoff Lilley, Brenda Loynes, George Morris, Jean Robinson, Linda Shields and Kaylee Sirs

Dave Stubbs, Chief Executive, HBC

Peter Devlin, Chief Solicitor, HBC

Denise Ogden, Director of Regeneration and Neighbourhoods, HBC

Alastair Smith, Assistant Director (Neighbourhoods), HBC

Damien Wilson, Assistant Director (Regeneration), HBC

Chris Pipe, Planning Services Manager, HBC

Jim Ferguson, Planning Team Leader (DC), HBC

Sinead Turnbull, Senior Planning Officer, HBC

Sue Beevers, Admissions, School Place Planning and Support Services Manager, HBC

Mike Blair, Highways, Traffic and Transport Manager, HBC

Sylvia Pinkney, Public Protection Manager, HBC

Adele Wilson, Community Regeneration and Development Co-ordinator, HBC

Adrian Hurst, Principal Environmental Health Officer, HBC

Jo Stubbs, Democratic Services Officer, HBC

Peter Jordan, Persimmon Homes

Paul Bedwell, and Adrian Spawforth, Spawforths

Kevin Ensell and Andy Smith, Anglian Water Services Ltd

Les Hall and Leigh Taylor, Northumbrian Water

Andrew Reece, Greatham Residents Association

Robert Smith, Fens Residents Association

Brian Walker, Chair of Greatham Parish Council

Linda Dempsey, Andy Easter, Stuart Green, Margaret Hammond, Ted Jackson, David Mullins, Ray Pocklington, B. Stephenson, D. and M. Wood

Peter Jordan and Adrian Spawforth gave a detailed presentation on the proposals for the South West Extension which they had taken the lead on following Yuills going into administration. They explained that the plans which had previously gone to public examination had been retained to some degree but they had begun to consider the more technical aspects and detail of the general masterplan as previously proposed by Yuills. The presentation showed maps of the area which demonstrated the proposed landscape for the development. This included four distinct character areas, a school, community centre, retail outlets and green space. A link road from Brierton Lane was also included.

Following the presentation elected Members and interested parties raised the following issues to be considered in any subsequent planning application:

- Need to maintain working relationships with residents and associated groups
- Need to protect hedgerows and wildlife in the South area
- High density of housing could lead to environmental impact and road pressures
- Need to construct housing to high environmental and ecological standards
- Need to ensure a distinct sense of place/character
- Impact on Greatham Village and businesses including traffic impact
- Need more details on proposed traffic management through development
- Additional traffic on A689
- Lack of consultation with Manor House Ward Councillors – *Mr Jordan apologised for this and confirmed he would make every effort to include representatives for all adjacent areas in the future*
- Impact on Manor estate
- Need community facilities – don't want another Bishop Cuthbert
- Possible subsidence caused by waterflow under houses
- No mention of possible forest corridor linking the development to Summerhill and Billingham – *Mr Jordan confirmed that this land was owned by HBC, Persimmon would be happy to work with them on this matter*
- Limited road access could impact on other areas (e.g. Truro Drive, Brierton Lane), consideration of a third access.
- Danger of Greatham beck bursting during flooding spells
- Possible Western bypass?
- Doubtful that suds as a stand alone would deal with the water issues
- Possible speed limit of 20 mph on development? – *Mr Jordan felt this was unfeasible on the main road of the development*
- Links for pedestrians/cyclists
- Need to leave some green space unmanicured for existing wildlife

- Parking provision
- Control over building partners on development – *Peter Jordan confirmed that any planning permission would fix a design framework which all builders on the development would need to adhere to and also that as the lead developer Persimmon would have own safeguards to control development.*
- Design codes for house, built for life standards
- School capacity?

Following the comments Mr Jordan and Mr Spawforth both confirmed that they would be happy to arrange site visits and meet with any and all interested parties. The comments made at this forum had been noted and would be factored into any future plans for the development. However they stressed that a development of this size was complex, that delivering a financial viable development was critical and all the requests made would not necessarily be included.