



Planning Committee

Agenda

16th July 2026

Time: 2:00 pm

Location: Council Chamber

Members: Planning Committee

Councillors Anderson, Dunbar, Feeney, Gaiety (VC), Jorgeson, Oliver, Roy, Storey, Thompson, Wiley and Young (C)

1. Apologies for absence

2. To receive any declarations of interest by members

3. Minutes

3.1 To confirm the minutes of the meeting held on 17th June 2026.

4. Items Requiring Decision

4.1 Planning Applications – *Director of Neighbourhood and Regulatory Services*

- | | | |
|----|-------------|---|
| 1. | H/2022/0357 | Land on the West Side of Coronation Drive (page 1) |
| 2. | H/2026/0084 | Land West of Wynyard Village and South of the A689 Wynyard (page 111) |
| 3. | H/2026/0022 | 18 Dunston Road (page 129) |

CIVIC CENTRE EVACUATION AND ASSEMBLY PROCEDURE

In the event of a fire alarm or a bomb alarm, please leave by the nearest emergency exit as directed by Council Officers. A Fire Alarm is a continuous ringing. A Bomb Alarm is a continuous tone. The Assembly Point for everyone is Victory Square by the Cenotaph. If the meeting has been evacuated, please proceed to the Assembly Point so that you can be safely accounted for.



4. H/2026/0127 Land adjacent to east of the cliff/opposite The Green (location 1), land adjacent to car park at Seaton Park (location 2), land adjacent to Warrior Drive/Forester Close (location 3), land adjacent to Elizabeth Way shops & Cath Hill Close (location 4) (page 157)
5. H/2024/0146 Holmlea, 14 The Green (page 170)

5. Items for Information

- 5.1 Planning Appeal at 58 Ryehill Gardens – *Director for Neighbourhood and Regulatory Services*

6. Any other business which the chair considers urgent

7. For information

Any requests for a Site Visit on a matter then before the Committee will be considered with reference to the Council's Planning Code of Practice (Section 16 refers). No requests shall be permitted for an item requiring a decision before the committee other than in accordance with the Code of Practice.

Any site visits approved by the Committee at this meeting will take place on the morning of the Next Scheduled Meeting on Wednesday 12th August 2026.

Date of next meeting – Wednesday 12th August 2026 at 10:00 am in the Civic Centre, Hartlepool.



Planning Committee

Minutes and Decision Record

17th June 2026

Meeting commenced

Time: 10:00 am

Location: Council Chamber, Civic Centre, Hartlepool

Present:

Councillor: Mike Young (In the Chair)

Councillors: Nick Anderson, Martin Dunbar, Scott Gaiety (VC), Michael Jorgeson, Karen Oliver, Aaron Roy, Carole Thompson, Christine Wiley

Also present: Councillor Sue Little as substitute for Councillor Peter Storey in accordance with Council Procedure Rule 4.2.

Councillors Adam Gaines, Corinne Male, Amanda Napper, Leisa Smith.

Officers: Kieran Bostock, Director of Neighbourhoods and Regulatory Services
Scott Parkes, Assistant Director (Neighbourhood Services)
Sylvia Pinkney, Assistant Director (Regulatory Services)
Zoe Craig, Environmental Health Manager (Environmental Protection)
Jim Ferguson, Planning and Development Manager
Daniel James, Planning (DC) Team Leader
Umi Filby, Principal Property, Planning, Commercial Solicitor
Kelly Armstrong, Strategic Children Commissioner
Peter Frost, Highways Infrastructure Manager
Kieran Campbell, Senior Planning Officer
Jade Harbottle, Senior Planning Officer
Richard Redford, Senior Planning Officer (DM)
Scott Watson, Arboricultural Officer
Claire Mcpartlin, Democratic Services and Legal Support Officer

1. Apologies for Absence

Councillor Peter Storey.

2. Declarations of Interest

None.

3. Confirmation of the minutes of the meeting held on 22nd April 2026.

Confirmed.

4. Planning Applications (*Director of Neighbourhoods and Regulatory Services*)

Number: H/2026/0064

Applicant: MISS ALISON BRUNT FARR WALK HARTLEPOOL

Agent: DNS DESIGNS LTD MR DENIS NOBLE 29 QUEENSLAND ROAD HARTLEPOOL

Date received: 20/03/2026

Development: Erection of pillars and fence with a height of approx. 1.4m along the side and rear boundary, dropping to approx. 1.05m at the front boundary, and erection of an inner fence and access gate with a height of approx. 2m (part retrospective)

Location: 2 FARR WALK HARTLEPOOL

The Planning (DC) Team Leader outlined the application. A previous retrospective planning application (H/2025/0103) was considered relevant to this application, this was refused at Planning Committee on 20th August 2025. That planning application was in relation to the erection of a 2m high boundary fence (retrospective). Following that refusal an enforcement notice was served to address the breach of planning control. A revised application has been submitted showing amendments to the boundary treatment. It was the officer recommendation to approve this application subject to the planning conditions set out in the report.

The Applicant and Objector were not present at the meeting therefore no representation was made.

In general debate, a Member commented that this application was a good example of applicants seeking advice from officers.

Councillor Little moved that this application be approved as per the officer recommendation. This was seconded by Councillor Thompson.

The application was approved by majority by show of hands.

Decision: Planning Permission Approved

CONDITIONS AND REASONS

1. The development hereby approved shall be carried out in accordance with the plans and details Dwg. No. -Location (Site Location Plan, scale 1:1250), Dwg. No. PBP (Proposed Block Plan, scale 1:500), Dwg. No. -PEFP (Existing/Proposed Plan), and Dwg. No. PL/PELV (Proposed Elevations) received by the Local Planning Authority on 20th March 2026.
For the avoidance of doubt.
2. Within a period of 3 months from the date of the decision notice, the existing boundary treatment adjacent to the public footpaths of Wynyard Road (south) and Farr Walk (west) and to the boundary with 100 Wynyard Road (east), shall be amended and reduced in height in accordance with the details hereby approved (and as identified on Dwg. No. PL/PELV, Proposed Elevations, received by the Local Planning Authority on 20th March 2026). Within a period of 3 months from the date of the decision notice, the sections of timber fencing (as required to be amended by this permission) shall be painted/stained in a dark brown colour.
In the interests of visual amenity, highway and pedestrian safety and to ensure a satisfactory development.
3. Notwithstanding the submitted details, the materials of the development hereby approved shall accord with those stipulated on the approved plans (contained within condition 1 of this decision notice) and the proposed sections of fencing (both external and internal) shall comprise close boarded timber fencing only (to match the existing fencing) and shall be painted/stained in a dark brown colour.
In the interests of visual amenity and to ensure a satisfactory development.

Number:	H/2025/0360
Applicant:	RESICARE ALLIANCE PEMBROOKE HOUSE 15 PEMBROKE ROAD BRISTOL
Agent:	ALDER KING PLANNING CONSULTANTS PEMBROKE HOUSE 15 PEMBROKE ROAD BRISTOL
Date received:	06/11/2025

Development: Change of use from guest house (Class C1) to residential care home (Class C2) and provision of freestanding cycle store in rear garden

Location: 19 THE GREEN SEATON CAREW HARTLEPOOL

The Senior Planning Officer outlined the application. There had been a minor alteration to condition number 3 which was tabled before Members. The application sought approval for change of use from guest house (Class C1) to a residential care home (Class C2) and provision of a freestanding cycle store in the rear garden. It was the officer recommendation to approve the application, subject to consideration by officers, of any additional comments received from the public consultation, and comments of Natural England.

Following a query from a Member, the Senior Planning Officer confirmed that the main building was listed. The Planning and Development Manager commented that any building in the curtilage of a listed building was listed by default.

The Applicant was in attendance at the meeting and addressed the Committee. The Applicant advised the home would provide a safe, warm, loving and nurturing home for the young people residing there. The organisation had 12 operational care homes across England and received an Outstanding rating from Ofsted in 2026. The home would be staffed by trained professionals and operate the same routines as a traditional household. Staff shift changes would not take place at unsociable hours.

Following questions from Members, the below points were noted:

- The Applicant felt 8 young people would be an acceptable number within the home.
- A decision had not been made around sprinklers; they were not in place within the Applicant's larger homes.
- Staffing levels would be more than adequate and would be in place 24 hours a day, 7 days a week which it was felt by the Applicant, would limit the risk of fire.
- The Applicant had two client groups which care was managed for including severe learning disabilities and young people suffering through trauma.
- Professional meetings with the young people would regularly take place off site.
- The main focus of the home was to get the young people back into their family environment.
- Staffing ratio during the day would be 1:1 and 1:2 at night.
- Policies are in place for staff to car share and a bike to work scheme is available for staff.

- The organisation do not work with any young people with a criminal background.

Councillor Leisa Smith was in attendance and addressed the Committee supporting the application. She acknowledged her parents were friends with the owner but that this had not clouded her own view. Objections had been raised in relation to traffic and parking however, the property had previously been a guest house which would have seen a higher level of coming and going from guests than would be expected from the home. The only changes proposed were at the rear of the property to the cycle store and charging points, there were no material alterations within the proposal. The proposal would ensure the heritage asset was put to use.

The Objector was not present at the meeting therefore no representation was made.

Councillor Little moved that the application be approved as per the officer recommendation. This was seconded by Councillor Thompson.

The application was approved unanimously by show of hands.

Decision: Planning Permission Approved subject to the consideration by officers of any comments received as a result of the outstanding publicity period (site notice) and any comments received from Natural England and subject to the following planning conditions (including updated condition 3).

CONDITIONS AND REASONS

1. The development to which this permission relates shall be begun not later than three years from the date of this permission.
By virtue of the provision of Section 91 of the Town and Country Planning Act 1990 (as amended).
2. The development hereby approved shall be carried out in accordance with the plans: TG.19.TS25 (Location Plan), TG.19.PR.01 (Proposed Main Building Floor Plans), TG.19.PR.02 (Proposed Annexe Floor Plans), all received 24.10.2025 by the Local Planning Authority and; TG.19.PR.SP (Proposed Site Plan) and TG.19.TS25.PR.BP (Proposed Block Plan), both received 06.11.2025 by the Local Planning Authority.
To define the planning permission.
3. Notwithstanding the provisions of the Schedule to the Town and Country Planning (Use Classes) Order 1987 and The Town and Country Planning (General Permitted Development) (England) Order 2015, or in any provision

equivalent to that class in any statutory instrument revoking or re-enacting that Order (with or without modification), the use of the planning unit (19 The Green, Seaton Carew) shall be restricted to a residential care home (Class C2 residential institution) only and for no other purpose, including any other use within Class C2 or any other use class of the Town and Country Planning (Use Classes) Order 1987 (as amended), or any order revoking or re-enacting that Order.

The use hereby approved shall accommodate no more than eight (8) cared for people at any one time and shall be staffed by no more than eight (8) caregivers and one (1) manager on site at any one time (with the exception of a 30-minute period to allow for staff shift changeovers). Staff shift changeovers associated with the use hereby approved shall not take place between the hours of 21:00 and 08:00, and no staff arrivals or departures associated with shift changes shall occur during this period.

To adequately control the use of the site, and to ensure the use remains compatible with the character of the area and to protect the amenities of nearby occupiers in accordance with HLP Policy QP4 and RC21.

4. Prior to the development hereby approved being brought into use, the proposed cycle store, (as illustrated on plan TG.19.PR.SP (Proposed Site Plan), received 06.11.2025 by the Local Planning Authority) shall be constructed in accordance with the submitted details and thereafter retained for the lifetime of the development.
In the interests of sustainable development.
5. Prior to the development hereby approved being brought into use, the proposed electric vehicle charging apparatus to serve the site, shall be installed as illustrated on plan TG.19.PR.SP (Proposed Site Plan) and thereafter shall be maintained and retained for the lifetime of the development.
In the interests of sustainable development in line with the provisions of Local Plan Policy CC1.
6. Notwithstanding the submitted details and prior to the installation of any fixed or permanent external lighting to serve the development hereby approved, full details of the method of fixed or external lighting, including siting, angle of alignment, light colour, and luminance of external areas of the site, shall be submitted to and agreed in writing by the Local Planning Authority. Thereafter, the agreed lighting shall be implemented in accordance with the agreed scheme.
In the interests of residential amenity and to ensure a satisfactory form of development.

Members considered representations in respect to this matter.

Number: H/2026/0009

Applicant: GRAHAM ALTON ABBEY STREET HARTLEPOOL

Agent: LOGIC ARCHITECTURE MISS MICHELLE WONG
BOHO SEVEN QUEENS SQUARE BOHO ZONE
MIDDLESBROUGH

Date received: 13/02/2026

Development: Proposed change of use of property to a childrens carehome (C2 Use Class) with associated outdoor space, the laying of associated hardstanding provision for car parking to rear and the widening of existing access points.

Location: 2 GRANVILLE AVENUE HARTLEPOOL

The Senior Planning Officer outlined the application. There had been a minor alteration to condition number 3 which was tabled before Members. The application sought approval for change of use to a children's care home (C2 Use Class) with associated outdoor space, the laying of associated hardstanding provision for car parking to rear and the widening of existing access points.

The Applicant was in attendance at the meeting and addressed the Committee. Hartlepool Borough Council would have first refusal on the spaces available which would be an agreement formalised legally. The home would be a family home to provide stability and care for some of Hartlepool's most vulnerable children. The outcomes of young people improve if they are able to stay near family, friends and their school. Staff would be fully trained and provide consistent and professional care, warmth and stability. The home would be a good neighbour and strictly regulated by Ofsted, although the Applicant understood the concerns there was no evidence to support them.

Following a question from a Member, the Applicant advised the young people within the home would be aged between 10 – 18 years.

An Objector was in attendance at the meeting and addressed the Committee, urging Members to refuse the application. Concerns were raised by residents when a lawful development certificate application was made in late 2025 without referral to Planning Committee. This is a change from residential use to business in a predominately residential area. The Objector commented on the potential increase in traffic and noise which may impact on the health and

wellbeing of residents. The additional hazard of the vehicle crossing (across the public footway) and pressure on parking was highlighted as parking in this area is at a premium as some households own several vehicles.

Councillor Adam Gaines was in attendance and addressed the Committee, a statement of support was tabled before Members. Councillor Gaines advised the use will remain residential in character with activity levels comparable to a family dwelling. The home would be subject to Ofsted regulation and professional management. Councillor Gaines commented that there were no demonstratable planning grounds to justify refusal.

During general debate, a Member commented that this was a large property and whoever was to reside there would likely have vehicles to park outside.

Councillor Little moved that the application be approved as per the officer recommendation. This was seconded by Councillor Thompson.

The application was approved by majority by show of hands.

Decision: Planning Permission Approved subject to the following planning conditions (including updated condition 3).

CONDITIONS AND REASONS

1. The development to which this permission relates shall be begun not later than three years from the date of this permission.
By virtue of the provision of Section 91 of the Town and Country Planning Act 1990 (as amended).
2. The development hereby approved shall be carried out in accordance with the plans: Dwg. No 2587-LAL-XX-XX-DR-A-00-500 REV P1 (Proposed Floor Plans) and Location Plan (scale 1:1250) received by the Local Planning Authority 14/01/2026; DWG NO. 2587-LAL-XX-XX-DR-A-00-601 REV P1 (Visibility Splay of Access Points Boundary Treatment), DWG NO. 2587-LAL-XX-XX-DR-A-00-200 REV P5 (Proposed Block Plan) received by the Local Planning Authority 24/04/2026; DWG NO. 2587-LAL-XX-XX-DR-A-00-600 REV P2 (Existing and Proposed Elevations Boundary Treatment) received by the Local Planning Authority on 7th May 2025.
To define the planning permission.
3. Notwithstanding the provisions of the Schedule to the Town and Country Planning (Use Classes) Order 1987 and The Town and Country Planning (General Permitted Development) (England) Order 2015, or in any provision equivalent to that class in any statutory instrument revoking or re-enacting that Order (with or without modification), the planning unit (2 Granville Avenue) shall be restricted to a children's care home (Class C2 residential

institution) only and for no other purpose, including any other use within Class C2 or any other use class of the Town and Country Planning (Use Classes) Order 1987 (as amended), or any order revoking or re enacting that Order. The use hereby approved shall accommodate no more than four (4) children at any one time and shall be staffed by no more than three (3) caregivers and one (1) manager on site at any one time (with the exception of a 30 minute period to allow for staff shift changeovers). Staff shift changeovers associated with the use hereby approved shall not take place between the hours of 21:00 and 08:00, and no staff arrivals or departures associated with shift changes shall occur during this period.

To adequately control the use of the site, and to ensure the use remains compatible with the residential character of the area and to protect the amenities of nearby occupiers in accordance with HLP Policy QP4 and RC21.

4. Prior to the completion or occupation (whichever is sooner) of the development hereby approved (as a children's care home), full details of a minimum of 2no. bat boxes and 2no. bird boxes to be installed more than 3m above ground level on the retained trees within the curtilage of the site (or, if not achievable, a north or east-facing external wall of the building), including the exact location, specification and design, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the agreed enhancement measures shall be installed strictly in accordance with the details so approved prior to the occupation of the development, and shall be maintained for the lifetime of the development.

To provide an ecological enhancement for protected and priority species, in accordance with Policy NE1 of the Hartlepool Local Plan (2018) and Section 15 of the NPPF (2024).

5. Prior to the completion or occupation (whichever is sooner) of the development hereby approved (as a children's care home), the proposed hardstanding to the rear of the site as detailed on plan DWG NO. 2587-LAL-XX-XX-DR-A-00-200 REV P5 (Proposed Block Plan, received by the Local Planning Authority on 24/04/2026) shall be constructed and completed in accordance with the approved plan including the requirement for the additional car parking spaces to be constructed from porous/permeable materials as detailed on the aforementioned approved plan. Thereafter, the total parking provision within the site (5no. car parking spaces as detailed on the plan DWG NO. 2587-LAL-XX-XX-DR-A-00-200 REV P5 Proposed Block Plan, received by the Local Planning Authority on 24/04/2026) shall be retained for the lifetime of the development.

To provide the requisite incurtilage car parking provision in the interests of highway safety and to prevent increase risk of flooding from surface water run-off in accordance with planning policy, CC1, QP4 and RC21.

6. Prior to the completion or occupation (whichever is sooner) of the development hereby approved (as a children's care home), the approved scheme to widen and amend the two existing access points (from Granville Avenue and from Hart Lane) and the associated amendments to the existing boundary enclosures shall be implemented and completed in accordance with plan DWG NO. 2587-LAL-XX-XX-DR-A-00-600 REV P2 (Existing and Proposed Elevations Boundary Treatment received by the Local Planning Authority 07/05/2026). The works to amend/relocate the existing boundary walls/piers shall be finished in materials to match those of the existing adjacent boundary treatments (as detailed within the approved plan referenced in this condition) and the proposed timber gate (to serve the access from Hart Lane) shall be stained a dark brown colour (or any other similar visually recessive colour as agreed in writing with the Local Planning Authority). Thereafter, the two access points shall be retained for the lifetime of the development.
- To provide safe access and egress to the property in the interests of highway safety and in the interests of the visual amenity of the surrounding area.
7. No construction or demolition works, including the use of plant and machinery or deliveries to and from the site, shall take place except between the following hours:
 08:00 - 18:00 Monday to Friday
 08:00 - 13:00 Saturday
 No works on Sundays or Bank Holidays.
 In the interests of residential amenity.

Members considered representations in respect to this matter.

Number:	H/2024/0298
Applicant:	BLACKBURN MAINSFORTH TERRACE HARTLEPOOL
Agent:	PYRAMID ARCHITECTURAL DESIGNS UNIT 8 LEXINGTON BUILDINGS MARSKE BY THE SEA
Date received:	04/02/2025
Development:	Erection of 17 No. commercial business units consisting of E (g)ii, E(g)iii and B8 (storage and distribution) with ancillary first floor office units associated with respective ground floor uses, associated site access, parking and landscaping.

Location: LAND AT MAINSFORTH TERRACE HARTLEPOOL

The Senior Planning Officer outlined the application. It was the officer recommendation to refuse the application as it was the opinion of the Local Planning Authority, the development would not be compatible with the character and appearance of the site and the surrounding area.

In response to a Member question, the Senior Planning Officer advised the decision to recommend the application for refusal was made after the balancing of the material considerations in terms of the visual impact and design. It was the single point of disagreement. There were concerns in respect to the scale and massing of two of the buildings in particular. It was noted the building next to the site tiered down from three storeys to two and then one towards the road to reduce the impact closer to the highway.

The Agent was present at the meeting and addressed the Committee on behalf of the Applicant. He advised the proposal was to redevelop a long vacant site for 17 business units, this would bring investment and jobs to Hartlepool. All technical matters had been resolved and there had been no consultee objections received on the design. The parking and serviced accommodation would be located on a central courtyard.

Following a Member question, the Agent advised the Applicant had been working on this proposal for two years and had reduced the units from 18 to 17. The Senior Planning Officer commented it is not uncommon to work with Applicant's to resolve issues however, a point comes when a decision is needed on an application.

Councillor Thompson moved that a vote be taken to refuse in line with the officer recommendation. This was seconded by Councillor Oliver.

The vote was taken against the officer recommendation; this was by majority by show of hands.

Councillor Thompson moved that a vote be taken to approve the application against the officer recommendation. This was seconded by Councillor Anderson.

The application was approved by majority by show of hands. Members advised the reason for approving the application against the officer recommendation was they considered the scale and massing of the building to be acceptable and that the development supports economic growth within the town.

The Principal Property, Planning, Commercial Solicitor advised there were no conditions listed for the development to approve; therefore, conditions were to be delegated to officers in consultation with the Chair in line with the

requirements of the constitution. The Planning and Development Manager added and any required Planning Obligations.

Decision: **Minded to Approve subject to the final consideration of planning conditions and any required planning obligations being delegated to officers.**

Members considered representations in respect to this matter.

Number:	H/2026/0077
Applicant:	MR MICHAEL THURSTON NORSE COTTAGE MANAGEMENT LTD HEWORTH DRIVE NORTON STOCKTON ON TEES
Agent:	NORSE COTTAGE MANAGEMENT LTD MR MICHAEL THURSTON 27 HEWORTH DRIVE NORTON STOCKTON ON TEES
Date received:	27/03/2026
Development:	Replacement of all existing wooden frames, doors and single glazed windows with white UPVC frames, doors and double glazed windows
Location:	NORSE COTTAGE THE GREEN ELWICK HARTLEPOOL

The Planning (DC) Team Leader outlined the application. It was the officer recommendation to approve the application subject to conditions set out in the report.

The Applicant was not present at the meeting therefore no representation was made. The Objector was not present at the meeting however, supplied a statement which was tabled before Members.

Councillor Thompson moved that the application be approved as per the officer recommendation. This was seconded by Councillor Little.

The application was approved unanimously by show of hands.

Decision: **Planning Permission Approved**

CONDITIONS AND REASONS

1. The development to which this permission relates shall be begun not later than three years from the date of this permission.
By virtue of the provision of Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The development hereby approved shall be in accordance with the following plans and details; Site Location Plan (at Scale 1:1250) and Drawing number NC-003 Rev P1 (Proposed Window Details) received by the Local Planning Authority 16/03/2026; Drawing number NC-002 Rev P2 (Proposed Elevations) received by the Local Planning Authority 15/05/2026.
To define the permission.
3. The materials and finishes (and opening mechanisms) of the replacement windows hereby approved shall be in accordance with the materials (and colours) stipulated in the submitted the application form received by the Local Planning Authority on 16/03/2026 and as stated on plan Drawing number NC-003 Rev P1 (Proposed Window Details received by the Local Planning Authority 16/03/2026) and Drawing number NC-002 Rev P2 (Proposed Elevations received by the Local Planning Authority 15/05/2026).
To ensure a satisfactory form of development and in the interests of visual amenity.

Number:	H/2025/0379
Applicant:	MR R NADEEM LEYBOURNE TERRACE STOCKTON ON TEES
Agent:	STOVELL 5 BRENTNALL CENTRE BRENTALL STREET MIDDLESBROUGH
Date received:	10/12/2025
Development:	Change of use from vacant shop (Use Class E) to mixed use as restaurant (Use Class E) and takeaway (Use Class Sui Generis) and installation of extraction flue
Location:	130 OXFORD ROAD HARTLEPOOL

The Planning (DC) Team Leader outlined the application. It was the officer recommendation to refuse the application for the following reasons:

- The additional hot food takeaway use would result in an unacceptable concentration and cluster of hot food takeaway uses in Oxford Road Local Centre which would be harmful to the vitality and viability of the Local Centre contrary to the Local Plan (2018).
- The proposed hot food takeaway would be detrimental to the health of residents in an area identified as suffering higher than average rates of childhood obesity and undermine efforts to promote healthy lifestyles contrary to Policy RC18 (Hot Food Takeaway Policy) of the Hartlepool Local Plan (2018).

- The proposed development would constitute an unacceptable form of development by virtue of the lack of in curtilage car parking to serve the use.

In response to a query from a Member, the Planning and Development Manager advised the Planning and Development Team worked closely with the Public Health Team when writing the Local Plan in terms of policies to assess the new proposed hot food take aways given the obesity rates within the town. The majority of the local centres are at their limit for hot food take aways in terms of the policy, there were major public health concerns and in addition concerns as to how an expansion could impact on the character of local centres. The policy had been defended successfully a number of times at appeal.

The Agent was present at the meeting and addressed the Committee on behalf of the Applicant. The Agent advised the unit is vacant in the local centre. This would not be a large unrestricted take away but modest with limited seating and reported opening hours. The Agent felt the proposal would have public benefits in terms of investment into a vacant unit and jobs.

In response to a Member question regarding anti-social behaviour, the Agent advised the opening hours would be restricted to 10 pm and bins would be provided inside the shop.

The Objector was not present at the meeting therefore no representation was made.

In general debate, a Member commented the policy was in place for good reason, and the effects of obesity on health within the town were having to be dealt with by the Director of Public Health and highlighted the importance of taking that into consideration when making a decision.

Councillor Thompson moved that the application be refused as per the officer recommendation. This was seconded by Councillor Oliver.

The application was refused by majority by show of hands.

Decision: Planning Permission Refused

REASONS FOR REFUSAL

1. In the opinion of the Local Planning Authority the proposed development, by reason of the introduction of an additional hot food takeaway use, would result in an unacceptable concentration and cluster of hot food takeaway uses in Oxford Road Local Centre, which would be harmful to the vitality and viability of the Local Centre contrary to Policy RC16 and Policy RC18 of the Hartlepool Local Plan (2018).

2. In the opinion of the Local Planning Authority, the proposed hot food takeaway would be detrimental to the health of residents in an area identified as suffering higher than average rates of childhood obesity and undermine efforts to promote healthy lifestyles contrary to Policy RC18 (Hot Food Takeaway Policy) of the Hartlepool Local Plan (2018), paragraph 96(c) and paragraph 97(b) of the National Planning Policy Framework (2024).
3. In the opinion of the Local Planning Authority, the proposed development would constitute an unacceptable form of development by virtue of the lack of in curtilage car parking to serve the use, that would have the potential to exacerbate traffic and parking in the area to the detriment of highway and pedestrian safety, contrary to Policy QP3 of the Hartlepool Local Plan 2018 and paragraph 116 of the NPPF (2024).

Members considered representations in respect to this matter.

Number:	H/2026/0029
Applicant:	BELLWAY HOMES LIMITED
Agent:	LICHFIELDS MR JOSH WOOLLARD THE ST NICHOLAS BUILDING ST NICHOLAS STREET NEWCASTLE UPON TYNE
Date received:	16/04/2026
Development:	Approval of reserved matters (layout, scale, appearance and landscaping) on Area 5 for the erection of 179 dwellings with associated infrastructure pursuant to planning permission H/2025/0200 ((Section 73 application to vary the wording of condition 30 (highway works) pursuant to planning permission H/2022/0181 (Outline planning application for the erection of up to 1200no. dwellings with associated parking, landscaping and infrastructure with all matters reserved except access) to amend the trigger for implementation of the highway works to the A689 / Hanzard Drive / The Wynd junction to the 601st dwelling.)).
Location:	LAND NORTH OF A689 WYNYARD PARK ESTATE WYNYARD WOODS WYNYARD

The Senior Planning Officer outlined the application. It was the officer recommendation to approve the application subject to the conditions and informatives set out in the report.

The Agent was in attendance at the meeting and addressed the Committee. Approval had previously been given for the erection of 170 properties; this has been increased to 179 to increase the number of three bedroomed dwellings on the site. There would be no change to the road layout open spaces or drainage.

Councillor Jorgeson moved that the application be approved as per the officer recommendation. This was seconded by Councillor Thompson.

The application was approved unanimously by show of hands.

Decision: Reserved Matters Approved

CONDITIONS AND REASONS

1. The development shall be carried out in accordance with the following;
 - 1856-BEL-100G - Site Layout Plan
 - 1856-BEL-100G - Site Layout Plan (Affordable)
 - 1856-BEL-101G - Adoption Plan
 - 1856-BEL-102G - Boundary Plan
 - 1856-BEL-103G - Surface Treatment Plan
 - 1856-BEL-105G - Privacy Distances Plan
 - 1856-BEL-200 Context Plan
 - 1856-BEL-902A Fire Tender Access Plan
 - 1856 – BEL - Housetypes
 - All received by the Local Planning Authority 31st March 2026
 - 24020 - 01 - C4 - Proposed Finished Levels - Sheet 1 of 4
 - 24020 - 02 - C2 - Proposed Finished Levels - Sheet 2 of 4
 - 24020 - 03 - C2 - Proposed Finished Levels - Sheet 3 of 4
 - 24020 - 04 - C4 - Proposed Finished Levels - Sheet 4 of 4
 - 24020 - 11 - C3 - Proposed Drainage Layout - Sheet 1 of 4
 - 24020 - 12 - C2 - Proposed Drainage Layout - Sheet 2 of 4
 - 24020 - 13 - C2 - Proposed Drainage Layout - Sheet 3 of 4
 - 24020 - 14 - C3 - Proposed Drainage Layout - Sheet 4 of 4
 - 24020 - 15 - Proposed Foul Water Drainage Route
 - 24020 - 161 - C1 - Surface Water Management Plan
 - All received by the Local Planning Authority 31st March 2026
 - 1856-BEL-104H - Elevational Treatment Plan
 - 1856-BEL-901B – Materials Plan
 - All received by the Local Planning Authority 13th May 2026
 - 1556-100 Rev G Landscape Strategy
 - 1556-200 Detailed Softworks (Sheet 1) Rev A

1556-201 Detailed Softworks (Sheet 2) Rev A
 1556-202 Detailed Softworks (Sheet 3) Rev A
 1556-203 Detailed Softworks (Sheet 4) Rev A
 1556-204 Detailed Softworks (Sheet 5) Rev A
 1556-205 Detailed Softworks (Sheet 6) Rev A
 All received by the Local Planning Authority 18th May 2026
 To define the development.

2. Prior to first occupation of the dwellings hereby approved, the off-site drainage works approved via planning application H/2025/0106 shall be implemented and operational. To ensure the development is served by adequate drainage infrastructure.

3. Notwithstanding the requirements of condition 6 of the outline planning permission (H/2022/0181), the external finishing materials of the dwellings shall be completed in accordance with the following drawings:
 1856-BEL-104H - Elevational Treatment Plan
 1856-BEL-901B – Materials Plan
 All received by the Local Planning Authority 13th May 2026
 unless an alternative, similar scheme is submitted to and approved in writing with the
 Local Planning Authority.
 For the avoidance of doubt and to ensure the development is constructed of the
 materials considered as part of the submission and found to be acceptable in accordance with local plan Policy QP4.

4. Prior to the first occupation of the dwellings hereby approved, full layout and elevational drawings of the 'Development Entrance / Name Feature Wall' shall be submitted along with materials details and a timetable for implementation to the Local Planning Authority for approval. The 'Development Entrance / Name Feature Wall' shall then be implemented in accordance with the approved details and timetable.
 In the interests of the visual amenity of the development and wider area.

5. No development/demolition shall commence until a detailed fencing scheme setting out how the Archaeological Exclusion Zone (AEZ) will be protected, has been submitted to and agreed in writing by the Local Planning Authority. The agreed scheme shall be implemented in full prior to the commencement of development the scheme should as a minimum, set out how many will be and that no works, including vehicle movement, material storage, or other construction related activities, shall take place within the area inside that fencing unless approved in writing by the Local Planning Authority.

To ensure the satisfactory protection of heritage assets for the duration of the development being implemented.

6. No demolition/development shall commence until a programme of archaeological work including a Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and:
 1. The programme and methodology of site investigation and recording
 2. The programme for post investigation assessment
 3. Provision to be made for analysis of the site investigation and recording
 4. Provision to be made for publication and dissemination of the analysis and records of the site investigation
 5. Provision to be made for archive deposition of the analysis and records of the site Investigation
 6. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

No demolition/development shall take place other than in accordance with the Written Scheme of Investigation approved and the development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (A) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured. To ensure the investigation and recording of heritage assets.
7. Prior to works pertaining to soft landscaping commencing, a scheme for the provision, long term maintenance and management of all landscaping and tree and shrub planting within the site, as shown on the following approved plans:
 - 1556-100 Rev G Landscape Strategy
 - 1556-200 Detailed Softworks (Sheet 1) Rev A
 - 1556-201 Detailed Softworks (Sheet 2) Rev A
 - 1556-202 Detailed Softworks (Sheet 3) Rev A
 - 1556-203 Detailed Softworks (Sheet 4) Rev A
 - 1556-204 Detailed Softworks (Sheet 5) Rev A
 - 1556-205 Detailed Softworks (Sheet 6) Rev A

all received by the Local Planning Authority 18th May 2026
shall be first submitted to and agreed in writing with the Local Planning Authority. The scheme shall include a programme of the works to be

undertaken, details of the existing and proposed levels of the site including any proposed mounding and or earth retention measures.

All soft landscaping including planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting season following completion or prior to first occupation of individual dwellings (whichever is sooner). All planting, seeding or turfing comprised in the approved details of landscaping for all other areas (out with the residential curtilages) including areas of open space within the site shall be carried out in the first planting season following the occupation of the dwellings or completion of the development, whichever is the sooner. Thereafter the development hereby approved shall be carried out and maintained in accordance with the agreed scheme, for the lifetime of the development hereby approved. Any trees, plants or shrubs which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of the same size and species, unless the Local Planning Authority gives written consent to any variation.

To ensure the delivery and subsequent long term management and maintenance of the approved landscaping.

8. Notwithstanding the submitted details, as set out in approved document 1856-BEL 103G - Surface Treatment Plan (or any requirements of condition 6 of the outline permission (H/2022/0181) and prior to the laying of any hard surfaces, final details of proposed hard landscaping and surface finishes shall be submitted to and agreed in writing by the Local Planning Authority. This shall include all external finishing materials, finished levels, and all construction details, confirming materials, colours and finishes. Thereafter and following the written approval of the Local Planning Authority, the agreed scheme shall be implemented prior to the occupation of the dwellings and/or the site being open to the public or completion of the development hereby approved (whichever is sooner) unless an alternative, similar scheme (and timetable) is submitted to and approved in writing with the Local Planning Authority. In the interests of visual amenity and to accord with the provisions of the NPPF in terms of satisfying matters of flood risk and surface water management.
9. All tree works as detailed in the 'Arboricultural Method Statement including impact assessment' report ref ARB/CP/3514, dated July 2025, received by the Local Planning Authority on 31st March 2026 shall be undertaken and comply with BS 3998:2010 'Tree work - Recommendations', paying particular regard to section 7 'Pruning and related work'.
In the interests of the health and appearance of the existing site trees.

10. Notwithstanding the submitted details, no development shall take place (including demolition, ground works, vegetation clearance) until a construction environmental management plan (CEMP: Biodiversity) and timetable for implementation has been submitted to and approved in writing by the Local Planning Authority. The CEMP (Biodiversity) shall include the following:
- a) Risk assessment of potentially damaging construction activities;
 - b) Identification of "biodiversity protection zones";
 - c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements);
 - d) The location and timing of sensitive works to avoid harm to biodiversity features;
 - e) The times during construction when specialist ecologists need to be present on site to oversee works;
 - f) Responsible persons and lines of communication;
 - g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person; and
 - h) Use of protective fences, exclusion barriers and warning signs.
- The approved CEMP shall be adhered to and implemented in accordance with the agreed details and timetable and throughout the construction period strictly in accordance with the approved details.
- To ensure suitable provision of ecological mitigation measures.
11. Prior to damp proof course of development, details of integral biodiversity features shall be submitted to and approved in writing by the LPA and shall be implemented thereafter. Integral biodiversity features shall include swift bricks on at least 10% of dwellings, bat roost features on at least 20%, and bird bricks (house sparrow/starling) on at least 20%, with positions shown on elevation drawings (heights/aspects) and product specifications.
- To ensure biodiversity features are installed in appropriate locations across the site and that wildlife is accommodated for in accordance local plan policy NE1.
12. Notwithstanding the requirements of condition 10 of the associated outline planning permission (H/2022/0181) as well as the provisions of Schedule 2, Part 4, Class A the Town and Country Planning (General Permitted Development) Order 2015, and prior to the commencement of development, full details of any temporary construction access/egress and temporary construction compound(s), shall be first submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of all temporary buildings (including elevations), areas of temporary hardstanding, any temporary enclosures to be erected, and a timetable for the installation

and thereafter removal of the temporary construction access/egress, hardstanding and compound (including any installed/erected structures). Such works (including removal) shall be in accordance with the approved timetable and not later than 1 month after the completing of the development. In the interests of visual amenity and neighbour amenity.

13. Notwithstanding the provisions of Classes AA and B of Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that Order with or without modification), the dwellinghouses hereby approved shall not be extended in any manner without the written approval of the Local Planning Authority.
To enable the Local Planning Authority to exercise control in the interests of the visual amenities of the area and the amenities of future occupiers.
14. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that Order with or without modification), no fences, gates, walls or other means of enclosure, shall be erected within the curtilage of any dwellinghouse forward of any principal wall/elevation of that dwellinghouse or that which fronts onto a road or footpath, without the prior written consent of the Local Planning Authority with the exception of those enclosures approved as part the partial discharge of condition 18 of the outline planning permission (H/2022/0181).
To enable the Local Planning Authority to exercise control in the interests of the amenities of the occupants of the adjacent residential properties and the appearance of the wider area.
15. Prior to any works above Damp Proof Course (DPC) commencing, an up-dated site layout plan showing the raised carriageway at the site entrance set back by a distance of 2m shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be implemented in accordance with the approved plan. In the interests of highway safety.

Members considered representations in respect to this matter.

5. Update on Enforcement Actions (*Director for Neighbourhood and Regulatory Services*)

Members were advised on enforcement actions which had taken place within the reporting period.

Decision

- i) The report be noted by Members.

6. **Planning Appeal at 14 Elm Grove** (*Assistant Director – Neighbourhood Services*)

A planning appeal had been submitted against Members' decision to refuse a planning application for the Change of Use from residential dwelling to supported living residential accommodation.

Decision

- i) The report be noted by Members.

7. **Planning Appeal at 43 Kildale Grove** (*Assistant Director – Neighbourhood Services*)

A planning appeal had been determined in respect of an application for the erection of a single storey roof structure outbuilding (retrospective). The appeal had been dismissed. A copy of the appeal decision was appended to the report.

Decision

- i) That the report be noted by Members.

The meeting concluded at:

Time: 12:10 pm

CHAIRMAN

No: 1.
Number: H/2022/0357
Applicant: GLEESON HOMES WYNYARD PARK HOUSE,
WYNYARD ESHTON STOCKTON ON TEES TS22 5TB
Agent: n/a
Date valid: 14/12/2022
Development: Erection of 81no. dwellings with associated re-profiling of
mounds, landscaping and infrastructure.
Location: LAND ON THE WEST SIDE OF CORONATION DRIVE
HARTLEPOOL

PURPOSE OF REPORT

1.1 An application has been submitted for the development highlighted within this report accordingly Hartlepool Borough Council as Local Planning Authority is required to make a decision on this application. This report outlines the material considerations in relation to the proposal and presents a recommendation.

BACKGROUND

1.2 There is no recent relevant planning history relating to the application site.

1.3 This application was previously reported to the April 2026 committee meeting but was withdrawn from the agenda at the request of the applicant and with the subsequent agreement of the planning committee. Since the publication to the previous report, a number of minor changes have been made to the report including in respect to publicity matters and minor amendments to a number of planning conditions (namely condition numbers 11, 23 and 25). These updates are captured in the report below.

PROPOSAL

1.4 The application seeks planning permission for the erection of 81 No. residential dwellings predominantly located on an allocated housing site at Coronation Drive, Seaton Carew in Hartlepool. The proposed dwellings would be made up from a mix of 12 No. two bedroom dwellings, 47 No. three bedroom dwellings and 22 No. four bedroom dwellings of detached, semi-detached and terraced, two storey form. The residential development would be concentrated at the southern part of the application site. A vehicular access from Coronation Drive would run through the site to the west and south, with a northern branch to serve the respective properties in that area.

1.5 Towards the northern part of the application site, the proposed development would also involve the re-profiling of the existing mounds, and would landscape the area of existing open space. The area would also include the provision of a Sustainable Drainage System (SuDS) pond. An informal footpath would also be incorporated through the area of open space that would run centrally through the site in a north to south direction.

1.6 Through the course of the planning application, the proposed housing scheme has been reduced from 151 dwellings down to the current number, where the housing allocation (HSG3(4)) and the green corridor allocation (NE2e) within the Adopted Hartlepool Local Plan (2018) are largely reflected by the proposals.

1.7 The application has been referred to the Planning Committee due to the number of objections received, in line with the Councils scheme of delegation for planning applications.

SITE CONTEXT

1.8 The application site relates to the irregular and undulating grassed parcel of land to the west of Coronation Drive in Seaton Carew, Hartlepool. The overall shape of the application site roughly reflects an inverted L-shape. The site is allocated within the Adopted Hartlepool Local Plan for housing development (HSG3 (4)) to the south and a green corridor (NE2e) towards the northern part of the site. The land is currently within the ownership of the Council (HBC). The application site is bounded by vehicular highways to the east and north, with the highway of Coronation Drive running in a north/south direction to the east of the application site and Warrior Drive, which is to the north of the application site and connects to the aforementioned highway, and runs east to west/southwest, surrounding this part of the application site. Residential properties also surround part of the application site to the west, south and east. Immediately to the west are the branched (three) cul-de-sacs of Gala Close; immediately to the south are the properties located on Endeavour Close; and immediately to the east and south-east are the residential properties located on Lithgo and Hornby Close respectively. The application site also contains a stream, which surrounds part of the site from the south/north-west and runs eastwards at the north of the site, before it discharges beyond the highway of Coronation Drive out into the North Sea.

1.9 The undulating nature of the application site is made up from two notable soil mounds, which are located at the western part of the site that are separated by an approximately 30 metre depression in ground level. The area of the application site to the east/north-east of the mounded areas is considerably lower, albeit is still undulating. The application site is covered in vegetation with the presence of trees, bushes and long grass in parts, with informal footpaths that circulate throughout the site. An electricity sub-station is also present within the north-east part of the site. Beyond Coronation Drive to the east is the North Sea.

PUBLICITY

1.10 The application has been advertised by way of 278 neighbour letters, site notices and a press advert. During the course of the planning application, the proposed scheme was revised down from 151 dwellings to 81 and therefore an additional full consultation to reflect the change was carried out, including neighbour letters, press advert and site notices.

1.11 Further consultation was undertaken on five occasions on receipt of amended plans and additional information.

1.12 Representations of objection have been received from 71 residential properties, and from two local ward councillors with multiple objections submitted from the same individuals in some cases. In addition, objection comments were also received anonymously and from individuals with no known address.

1.13 Since the publication of the previously withdrawn report (April 2026), a further 2 no. objections have been received.

1.14 The objections and concerns from residential properties and the two local ward councillors can be summarised as follows:

- Impacts on residential amenity in respect to overbearing, overshadowing, loss of light/sunlight, loss of outlook;
- Impacts of construction period including noise, dust, odour and light pollution;
- Impacts from piling activity on residents;
- Impact on amenity of future residents as a result of adjacent commercial uses;
- Concern over the disturbance of contaminated material and the impact on surrounding residents through airborne and ground water contaminant pathways, during the construction period and over the longer term;
- Comments suggest contaminated land should be left undisturbed;
- Comments that clean cover contamination barrier should be deeper than proposed;
- Lack of infrastructure including schools, doctor's dentist, sewage, highway network and public transport;
- Dangerous location for housing in proximity to busy highway;
- Traffic congestion problems in the area would be exacerbated, poor site access onto Coronation Drive, lack of parking, no pelican crossing to cross the road;
- Concern over potential to remove bollards and open up Lithgo Close to connect development;
- Concern over ability for emergency vehicles to access site;
- Proposals would destroy a good walking route that should be adopted;
- Footpath proposed through site should be adopted;
- Concern over impact on ecology and wildlife; impact of piling on Wildlife and SPA;
- Concerns over impact on beck.
- Impact on flood risk and drainage;
- Impact on Northumbrian Water Infrastructure in vicinity of site;
- Increased use impact on nearby pumping station;
- Development would result in urban sprawl coalescence of Seaton Carew with Hartlepool;
- Not compliant with gateway vision for Seaton Carew;
- Would have a negative impact on tourism
- Housing not in keeping with the surrounding area and would result in a loss of identity for Seaton Carew;
- Proposals would spoil open aspect along the seafront;
- Too many homes in Seaton Carew/ area overpopulated and development too dense;

- Strange place to locate housing;
- Question need for dwellings;
- Lack of bungalows for elderly people;
- Comments suggest a focus on regeneration of existing empty housing;
- Impact from loss of trees;
- Proposed linear trees not in keeping with area;
- Proposed trees not fit for seaside location and maintenance issues;
- Proposals not compliant with National and Local Planning Policy, Seaton Carew SPD and Habitat Regulations;
- Impact on Seaton Carew Conservation Area;
- Concern over potential subsidence risk;
- Concern that further application may seek additional housing at future date;
- Development would increase presence of mice and rats;
- Matter raised in respect to boundary fence dispute;
- Concerns raised in respect of developer trust and landscaping, drainage and remediation should be suitably secured accordingly to ensure compliance;
- Concerns over Local Authority reputation;
- Comment that Local Authority choosing profit and Council tax ahead of protecting quality green space;
- Sale of land and financial considerations/ concern that public money may be required;
- Concerns that development would set a precedent;
- Impact on carbon footprint;
- Changes to Local Plan allocation without consultation;
- Alternative Brownfield sites should be considered;
- Objections to affordable housing;
- Objections to no affordable housing;
- Need to obtain planning obligations;
- Impact on Archaeology and petrified forest;
- Lack of facilities for children to socialise;
- Loss of rear gated access;
- Loss of ability access property for maintain purposes
- Loss of view;
- Loss of property value;
- Anomalies with plans/ mapping information and submitted documents.

1.15 Background papers can be viewed via the 'click to view attachments' link on the following public access page:

<https://planning.hartlepool.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=155417>

1.16 The period for publicity has expired.

CONSULTATIONS

1.17 The following consultation replies have been received:

HBC Landscape Architect: - Detailed planting plans have been provided. Details of tree planting should be confirmed as there appear to be tree labels without symbols (e.g. plan 3 plots 1, 2, 11, 142). While landscape provision is minimal being, driven by layout, species are acceptable.

The boundary treatment plan specifies 0.6 m post and wire fencing as garden plot division to the rear of properties. A more substantial boundary treatment would be appropriate.

Further comments received 20/06/2024

The landscape proposals provided are acceptable given the constraints of the layout. It is noted that the post and wire fencing to rear boundaries has been amended to vertical screen fence.

HBC Arboricultural Officer: - There are no TPO's or Conservation areas associated with the site or in close proximity. The Arboricultural impact assessment is fine, the development has informed the assessment rather than the trees informing the assessment which is what would normally be expected. As there are not many trees on the site that isn't really an issue for this application. Section 5 states how Whitebeam (T06) is of a higher quality and excludes it from the statement that it will conflict with the design, however in the tree survey it is down to be removed and replaced, this contradicts itself. On the proposed site plan there looks to be no reason why the tree cannot be retained in the rear garden of plot 59 and therefore should be retained and offered the same protection alongside T2 G11 including T12 and T14. I'd expect to see the tree protection plan to be changed to show this or reasoning for the removal of an early mature tree. I would also propose the move of the additional tree planting to the front garden of plot 59 moved to plot 58 to help with this. Once amended there would be no issue with the AIA and TPP.

The proposed planting scheme is adequate in terms of species and locations. All trees must be planted as stated in the prescribed tree pits. I would also like to see mulch added to the base of the new tree plantings as is prescribed to planting beds at least the size of the tree pit and to a depth of 75mm with the stem left clear. This is essential in the areas of wildflower planting to the north to reduce weed competition. Any trees plants or shrubs, which within a period of 5 years from the completion of the development die, are removed other than those specified within the approved plans or become seriously damaged or diseased, shall be replaced in the next planting season with others of the same size and species.

Further comments received 03/07/2024

The submitted Arboricultural Impact Assessment from Biodiverse Consulting Dated March 2024 is fine in terms of the information required. All of the trees on the site are to be removed to facilitate the development and some trees offsite in neighbouring gardens are to be protected for their retention. After visiting the site there is no objection to the removal of the trees and the proposal aims to mitigate this by planting within the front gardens. There are however some issues with the proposed planting that needs to be addressed.

The current 'Detailed Landscape Proposals' do not adequately consider the long-term sustainability of the site. Specific issues include:

Proximity to Hard Surfacing: Prunus Avium trees are proposed too close to hard surfaces, potentially causing root-related problems as they grow. Proper tree pit designs would be required to mitigate this.

Broad Canopy Trees: These are positioned near property gables, which will lead to growth into gutters and windows, creating maintenance issues.

Low Canopy and Fruit-Bearing Trees: Placing these between close driveways is problematic as they can obstruct cars and cause fruit to be trodden on.

Small Trees near Larger Trees: Smaller trees situated close to larger ones will struggle for light and are likely to be outcompeted.

These issues can result in the removal of problematic trees, becoming a concern for residents. Furthermore, the coastal environment necessitates the use of salt-tolerant tree species. Trees with waxy leaves enhance salt tolerance, and those with columnar or pyramidal shapes can help mitigate some of the aforementioned challenges.

The tree planting plan should be revised to account for site conditions and the constraints of the development. Selecting the right tree species for the appropriate location is crucial to ensuring they remain an asset to the development in the long term and not just to look appealing for the first 10 years. Documents and guidance such as the Trees and Design Action Group's Guide to Tree species selection is a good document to advise on suitable tree planting for challenging locations. Any planting scheme approved for the site will need to be condition prior to the first occupation of the site to ensure the planting is enacted fully while still under the control and ownership of the developer.

Further comments received 29/10/2024

The Arboricultural Impact Assessment submitted by Biodiverse Consulting, dated March 2024, meets the necessary requirements. All on-site trees are proposed for removal to facilitate development, while off-site trees in neighbouring gardens are designated for protection. Following a site visit, there are no objections to the proposed tree removals, as the plan includes mitigation measures through new planting in front gardens.

The revised detailed landscaping proposals are suitable for the site and should be secured by a condition to be implemented prior to first occupation. This ensures that the planting can be completed while the land remains under the developer's control and ownership.

Further comments received 03/03/2025

No further arboricultural comments to make. The tree planting has remained the same as before.

HBC Traffic & Transport: - The traffic impact of this proposed development will not be severe and can confirm that the access onto Coronation Drive is acceptable. I would therefore have no objections to this scheme in principle. I do have a few requirements and concerns outlined below.

The developer should fund the provision of a Toucan Crossing on Coronation Drive in the location of the existing pedestrian refuge immediately north of the site access in order to provide a safer access to the promenade for pedestrians and cyclists. This will require a short upgrade of the footway on Coronation Drive to provide a footway / cycleway connection between the site access and the crossing. These works should be carried out under a section 278 agreement and in the first instance offered to Hartlepool Borough Councils Engineering Consultancy.

Guard Railing should be provided on Coronation Drive opposite the proposed pedestrian Access points

The Road markings adjacent the site access require minor amendments to provide a right turn pocket in the existing hatching.

The proposed footpath to the north of the site which runs alongside the beck should be upgraded to a 3.0 metre footway / cycleway with appropriate lighting. The path should be extended so that it connects into Gala Close. This footway / cycleway would form part of the adopted highway and be carried out under a section 38 agreement. A section of the path is not part of the site boundary, however is part of Council owned land.

Layout

The footway to the north side of the site adjacent to plots 117 -127 should be 2 metres in width.

Footways around the cul de sacs should be 2 metres in width.

Footway adjacent plots 97 100 should be 2 metres in width.

The proposed staggered junction near Lithgo Place is below the recommended minimum junction spacing of 20 metres. A tracking drawing should be provided showing how a refuse vehicle can travel between the two junctions with cutting across footways.

Lithgo Close

A plan should be provided showing the details of the proposed closure at Lithgo Close. The closure should be relatively substantial and aseptically pleasing, without being susceptible to vandalism allowing unauthorised access, the proposed details shown on the drawing 007 -02 would not be sufficient.

A large number of properties have driveways which are below the required 6 metre length. It would appear that some of the properties have a porch area fronting onto

the driveway impeding the driveway length which would make it difficult to access the property.

Plot 36 The access to the parking space would be difficult due to the close proximity to the access.

Further comments received 31/07/2024

I am happy that the development would not have a severe impact on the local highway network. There is no requirement from HBC point of view for a Transport Assessment and can confirm that the Transport Statement is appropriate.

The proposed highway layout is acceptable and that my previous comments have been addressed.

The developer should fund/ provide a light controlled Puffin crossing on Coronation Drive south of the proposed access. These works should be carried under a Section 278 agreement and design and implementation of the proposals offered to Hartlepool Borough Councils, Highway Design Team. These works should be conditioned and implemented prior to first occupation.

The footway on Coronation Drive north of the access should be upgraded to provide a 3.0 metre footway / cycleway to tie into the existing facility south of Warrior Drive. These works would form part of the Section 38 agreement.

The developer should reinstate the footway on old access point on Coronation Drive just south of the proposed access.

Further comments received 25/10/2024

I wish to submit further comments with regards to the Highway requirement for the developer to provide a Puffin Crossing on Coronation Drive.

It has been a longstanding highway requirement for the developer to provide a light controlled crossing on Coronation Drive as part of this planning application.

While this had never been formally accepted by the applicant, it had also not been disputed until recently, and both residents and Ward Members are of the understanding that a crossing will be provided.

The applicant is now refusing to provide a crossing and has produced a report which shows that when assessed using the PV2 method, this would not justify the installation of a crossing at this location. While this is difficult to dispute, the use of the PV2 method sets a very high bar and the majority of crossings which have been installed would not meet this criteria.

In this instance, the concerns of existing residents and Ward Members, coupled with the increasing popularity of Seaton Promenade and the subsequent increasing desire of people to cross the road to reach it, would satisfy the highway authority that a crossing would be beneficial.

Officers have argued strongly that the provision of a light controlled crossing is necessary as part of this application. We have also demonstrated flexibility, and when the applicant reduced their housing numbers to 53% of the original application, consequently reduced the requirement on the applicant to 53% of the cost with the intention that Council Local Transport Plan budgets would pick up the remaining element.

Unfortunately, the developer's position has remained unchanged, and they have refused to provide this funding.

It is extremely frustrating that the developer has taken this approach, given the history to the application site, expectations of Ward Members/ residents, and the flexibility shown with the reduced requirement in accordance with their amended application, however given the assessment provided it is not considered that we could sustain an objection.

Further comments received 05/03/2025

There are no highway comments with regards to the proposed amendments.

National Highways: - Thank you for your consultation on this planning application; we would offer comments below. Updated planning policy: DfT Circular 'Strategic Road Network and the delivery of sustainable development' First and foremost, we would like to draw your attention to the fact that Department for Transport released a new document setting out the policy of the Secretary of State in relation to the SRN on 23 December 2022. The document, entitled "Strategic Road network and the delivery of sustainable development", replaces the policies in the Department for Transport circular 02/2013 of the same title with immediate effect. When undertaking any assessment in future, you should ensure that they accord with the policy advice outlined in this document. This should take precedence over our document 'The Strategic Road Network Planning for the Future' (2015), which is due to be updated in line with the recently adopted policy. We would refer you to the policy document and we would recommend that you read this to provide full detail and context. The document can be accessed online:

<https://www.gov.uk/government/publications/strategic-road-network-and-the-delivery-of-sustainable-development/strategic-road-network-and-the-delivery-of-sustainable-development>. The below diagram illustrates the iterative process and evidence base that is now required in line with national planning policy.

Referring to the consultation on a planning application dated 3 January 2023 referenced above, in the vicinity of the A19 that forms part of the Strategic Road Network, notice is hereby given that National Highways' formal recommendation is that we:

c) recommend that planning permission not be granted for a specified period (see reasons at Annex A);

Highways Act 1980 Section 175B is/is not relevant to this application.¹

This represents National Highways' formal recommendation and is copied to the Department for Transport as per the terms of our Licence.

Should the Local Planning Authority not propose to determine the application in accordance with this recommendation they are required to consult the Secretary of State for Transport, as set out in the Town and Country Planning (Development Affecting Trunk Roads) Direction 2018, via and may not determine the application until the consultation process is complete.

The Local Planning Authority must also copy any consultation under the 2018 Direction

(Further comments confirming a holding recommendation 'that planning permission not be granted for a specified period' were received on received 18/04/2023, 19/07/2023, 20/10/2023, 23/01/2024, 26/04/2024).

Further comments received 09/07/2024

Thank you for consulting with National Highways regarding the above planning application. We have reviewed the Transport Statement [TS] and would offer the following comments. We understand that the proposed development now seeks the erection of 81 no. of dwellings, which represents a reduction from 151 no. of dwellings since our previous review for this planning application.

Due to the distance of the Site from the Strategic Road Network (SRN), we would suggest that parking and access provision are both matters for HBC to agree upon, as there is very low risk of either being of concern to National Highways.

The TS should have been prepared in accordance with Circular 01/2022, and a transport vision for the proposed development should have been included. We would also note that the TS refers to an outdated version of NPPF and has failed to consider your adopted Local Plan.

We would also highlight that no mode share targets were put forward within the TS to manage down the traffic impact of the proposed development (as is required by DfT Circular 01/2022).

The TRICS parameters used by the Applicant's transport consultant to calculate the vehicular trip rates are inconsistent with the proposed development and are not linked to any targeted modal share (TP targets). Consequently, we do not consider the proposed trip generation figures to be robust or compliant with national planning policy.

We would have expected traffic flow diagrams to have been submitted, to demonstrate the trip distribution percentages between the proposed development and the SRN.

Overall, we would state that the TS is inappropriate due to its lack of consideration for the prevailing planning policies, its technical deficiencies, and its lack of detailed evidence to demonstrate the site's impact on the surrounding road network.

Notwithstanding the deficiencies highlighted above, we would state the level of trips generated by the proposed development is not likely to generate a significant impact at any section of the Strategic Road Network (SRN). Consequently, no SRN assessments are required. National Highways is disappointed that a Travel Plan [TP] was not submitted to accompany the application. However, in this instance, given the level of trip generation and distance to the SRN, the need for a TP, and its subsequent contents, are not of concern to National Highways and are a matter for HBC to agree upon. On the basis of the above, I enclose National Highways' formal NHPR 22-12 response recommending no objection (but noting deficiencies).

We would reiterate that our recommendation of no objection for this planning application should not be interpreted as an agreement on the contents of the submitted TS.

I trust this response is helpful, but should you require any further information please do not hesitate to contact me.

Referring to the consultation on a planning application received 3 January 2023 referenced above, in the vicinity of the A19 that forms part of the Strategic Road Network, notice is hereby given that National Highways' formal recommendation is that we:

- a) offer no objection (see reasons at Annex A);

Further comments received 03/10/2025

National Highways do not wish to alter our response from our response July 9 2025 of no objection as changes do not affect our position. I trust this information is all you need.

HBC Engineering Consultancy (Flood Risk Comments): - There is nothing to indicate that surface water cannot be successfully managed on site and as such we have no objection in principle to proposals and recommend the following condition is included on any permission issued for proposals:

Notwithstanding the submitted information, no development shall take place until a detailed design and associated management and maintenance plan of surface water drainage for the site based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development has been submitted to and approved in writing by the Local Planning Authority. The surface water drainage design shall demonstrate that the surface water runoff generated during rainfall events up to and including the 1 in 100 years rainfall event, to include for climate change and urban creep, will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The approved drainage system shall be implemented in accordance with the approved detailed design prior to completion of the development.

The scheme shall demonstrate that the surface water drainage system(s) are designed in accordance with the standards detailed in the Tees Valley SuDS Design

Guide and Local Standards (or any subsequent update or replacement for that document).

To prevent the increased risk of flooding; to ensure the future maintenance of the sustainable drainage system, to improve and protect water quality and improve habitat and amenity.

The applicant is advised as part of any detailed design, amongst other matters, to fully explore exceedance flow routing and also extreme events resulting in the adjacent watercourse being at very high levels and any impacts on the proposed outfall and potential flood water ingress into the attenuation basin that may lead to increased flood risk. The applicant is also advised to fully explore surface water drainage pipe gradients and self-cleansing velocity.

Further comments received 09/08/2024

The FRA includes an analysis of predicted sea level rise, however there may be a requirement to assess tidal inundation and wave impact with climate change. We note that there is a raised flood wall at this location and this may be residual risk. Additionally, the published Flood Zone mapping shows that Flood Zone 2 ends abruptly adjacent to the site (image included below). This is a clear mismatch in Flood Zone outlines and needs to be considered further.

- We note that sea level rise allowances have now been accommodated, along with amendments to finished Floor Levels to account for this change. However, how does the existing watercourse along the northern boundary discharge to the sea? Is it a flapped outfall that becomes tide locked periodically? What are the impacts of climate change as identified above on discharge from the site and emergency procedures for the basin?
- FSR methodology has been used in Micro Drainage. In accordance with LS15 of the Tees Valley Sustainable Drainage Systems (SuDS) Guidance Design Guide & Local Standards, FEH methodology is required at full planning. Applied Runoff Coefficients (Cv) need to be in accordance with LS17. Please confirm.
- We note that there is extensive contamination at the site. Plans for the basin are to standard pond designs. What are the requirements for lining of SuDS features and the potential for groundwater seepage and contamination implications?
- There has been no assessment of the suitability of the proposed SuDS features in regard to water quality.

Further comments received 16/10/2024

Original review questions (A): The FRA includes an analysis of predicted sea level rise, however there may be a requirement to assess tidal inundation and wave impact with climate change. We note that there is a raised flood wall at this location and this may be residual risk. Additionally, the published Flood Zone mapping shows that Flood Zone 2 ends abruptly adjacent to the site (image included below). This is a clear mismatch in Flood Zone outlines and needs to be considered further.

Developer response: I have added a section within the FRA explaining this that due to the earth mounds this will not affect the flood zone or the proposed site. Second review response: Based on visible levels, the earth mounds to the north do not affect flooding from the sea in eastern areas of the development. Has a Freedom of Information (FOI) request to the Environment Agency been undertaken to confirm the effects of the flood wall and whether the risk is residual and the reason for the mismatch of the modelled flood outlines?

Original review questions (B): We note that sea level rise allowances have now been accommodated, along with amendments to finished Floor Levels to account for this change. However, how does the existing watercourse along the northern boundary discharge to the sea? Is it a flapped outfall that becomes tide locked periodically? What are the impacts of climate change as identified above on discharge from the site, emergency procedures for the basin?

Developer response: I have added a surcharged outfall to the drainage model due to the watercourse being tidal. Description of the outfall also added to the site description for clarity.

Second review response: Whilst a surcharged level of 3.000mAOD has been applied, it appears to be below the outfall level (3.009mAOD). Further to this, the surcharge level needs to be justified in combination with a justified rainfall event. Emergency Planning procedures for the basin have still not been addressed. Original review questions (C): FSR methodology has been used in Micro Drainage. In accordance with LS15 of the Tees Valley Sustainable Drainage Systems (SuDS) Guidance Design Guide & Local Standards, FEH methodology is required at full planning. Applied Runoff Coefficients (Cv) need to be in accordance with LS17. Please confirm. Developer response: That has all be updated to suit. Second review response: Although the design of the pipe has been done using FEH, the simulation has not been run using FEH and still uses FSR.

Further comments received 15/11/2024

Original review questions (A): The FRA includes an analysis of predicted sea level rise, however there may be a requirement to assess tidal inundation and wave impact with climate change. We note that there is a raised flood wall at this location and this may be residual risk. Additionally, the published Flood Zone mapping shows that Flood Zone 2 ends abruptly adjacent to the site (image included below). This is a clear mismatch in Flood Zone outlines and needs to be considered further. Third review response There should be some attempt to represent tidal levels within the site if modelling is not available (tidal levels should be). It is noted that a penstock and pull cord are proposed to manage blockage risk. How is this proposed to operate including response time (e.g., is monitoring and/or telemetry required)? Proposal is reliant on intervention to open a penstock in the event of a blockage. Has a high level overflow arrangement been considered that would automatically function and may manage residual risk more appropriately?

Further comments received 18/03/2025

In order to provide guidance on how to address our outstanding comments, the following two points were communicated by email to the applicant on 22/01/2025.

1. We are interested in how the design tidal 0.5% AEP climate change event impacts your site and the SuDS basin.

- You have an EA tidal flood level of 4.08mAOD for the present-day 0.5% AEP event.
- To this we would want to see the EA climate change level allowance of 1.03m applied (higher central for Northumbria). (These climate change level allowances are in your FRA).

- How does the 5.11mAOD flood outline impact the site and any ingress routes? This should be represented as a flood extent on the site layout plan. No additional information regarding tidal flood levels has been provided. MGR-JBA-XX-XX-TN-C-0124-S3-P01-H20220357_SuDS_Assessment_5th_Review 2 2. As discussed, Highways would not be in favour of the proposed exceedance route to the existing highway. We would expect to see a residual risk map from the basin area demonstrating the third-party development is not at any increased level of flood risk during an exceedance event from the basin (please extend exceedance routes beyond the site boundary to confirm this). We recognise that the site masterplan does not allow for exceedance routes to watercourse due to the proposed earthworks, therefore, we discussed options to make the drainage system more robust in the event of blockage. As discussed, one option could be to provide a high-level overflow pipe reconnecting downstream of the flow control. A plan has been updated to include a high-level overflow on the basin which will bypass the hydrobrake in manhole S18. Whilst this appears to be a reasonable approach, this will need to be confirmed with Northumbrian Water as it connects into their asset. We note that this measure is for basin outlet pipe/control blockage and tidal impacts for the wider site have still not been confirmed (comment 1). Given that the residual risk exceedance route would still be to highway, we would need to see details as requested. This has not been provided for review.

Further comments received 16/04/2025

The Flood Exceedance Plan has been updated to include the 0.5% AEP event climate change flood outline of 5.11mAOD. On the basis that FFLs remain nominally higher than the existing mound to the east (5.50mAOD) then risk to homes is managed. We note that the pond overflow is set at 4.45mAOD therefore it would take an extreme event in combination with discharge restrictions (e.g., blockage) to trigger this exceedance route. If this were to occur, then infrastructure at or lower than 5.50mAOD would be at risk. No further comments on this point.

Northumbrian Water have confirmed that the pond overflow must connect back into the hydrobrake in manhole S18. Whilst this approach does not fully eliminate risk, in combination with the penstock-controlled bypass in the hydrobrake chamber it seems a reasonable approach. No further comments on this point.

Further comments received 31/10/2025

It is acknowledged that a small portion of the site falls within flood zones 2 and 3. However, the layout of the development has avoided these areas in terms of the access points and the residential more vulnerable uses. Only open space (water-compatible development) is located in these areas.

More fundamentally, the site was allocated for residential development under policy HSG3(4) of the Hartlepool Local Plan and was subject to the sequential test at this stage (paragraphs 158 and 206 of the examining Inspector's report confirm the agreement with this). Paragraph 180 of the NPPF sets out that where planning applications come forward on sites allocated in the development plan through the sequential test, applicants need not apply the sequential test again.

Given the above, it is considered that the sequential test need not be applied to this planning application.

Further comments received 08/04/2026

I can confirm that the condition below is sufficient to cover the drainage design following our previous meetings.

Prior to completion of the development hereby approved, the agreed surface water drainage scheme for the development hereby approved shall be implemented and maintained in strict accordance with the following approved plans and details:

2021030-PCE-XX-XX-DR-C-010-01 Rev P011 (Drainage Layout Sheet 1 of 3), 2021030-PCE-XX-XX-DR-C-010-02 Rev P07(Drainage Layout Sheet 2 of 3), both received 12.03.2026 by the Local Planning Authority; 2021030-PCE-XX-XX-DR-C-000-07 Rev D (Flood Exceedance Plan) received 03.04.2025 by the Local Planning Authority; 2021030-PCE-XX-XX-DR-C-010-03 Rev P05 (Drainage Layout Sheet 3 of 3), received 11.02.2025 by the Local Planning Authority and; the Flood Risk and Drainage Impact Assessment (Doc Reference: 2021030 Revision L, dated April 2025) received 03.04.2025 by the Local Planning Authority.

To prevent the increased risk of flooding; to ensure the future maintenance of the sustainable drainage system, to improve and protect water quality and improve habitat and amenity, and to avoid any likely significant effects on the Teesmouth and Cleveland Coast SPA and Ramsar.

HBC Engineering Consultancy (Contaminated Land Comments): - The Ground Gas Risk Assessment submitted with the application finds a risk from methane and carbon dioxide, as such proposed properties will require gas protection measures. The Geo-Environmental Site Assessment submitted with the application finds risk from landfill, peat, made ground, hazardous waste, ground gas, heavy metals and organic/inorganic contaminants. Contaminants are found in made ground deposits to depths of up to 3.50m.

Further investigative, intrusive survey and remediation works will be required should this development be approved. Development would however provide an opportunity to remove contaminants from the site and on the basis of it being practicable to provide a residential development where residents are safe from contaminants we have no objection to proposals in principle and ask that our standard residential contaminated land condition be included on any permission issued for proposals.

For information, I note that the Geo-Environmental Site Assessment submitted with the application in section 10.1 states that the following minimum levels of clean cover will be required; Private Gardens where home-grown vegetables can be cultivated – 600mm, Landscaped areas within private dwellings – 300mm, Public Open Space – 300mm. 300mm depth of clean cover does not appear suitable, we expect that 600mm of clean cover above a brightly coloured geotextile is emplaced in all of the above areas below final ground level along with any necessary clean stone drainage layer below the cover, or other similar approved. For reference a Remediation Statement is available for properties off Coronation Drive dated September 2009.

Further comments received 27/02/2024

We would not be able to advise on the “impacts of any re-profiling of the capped contaminated site in terms of contamination issues” as this would be for the developer to determine. We would be happy to provide comments on any risk assessment carried out as a result of the proposals.

Further comments received 09/08/2024

JBA Consulting have reviewed the re-consultation on the above application and would note that the original comments provided by HBC Engineering Consultant concerning land contamination are still valid, in particular concerning provision of 600mm clean cover and a barrier membrane.

We would also agree with comments provided by the Environment Agency relating in their consultation response in July, in particular the need to undertake and submit a Piling Risk Assessment with respect to controlled waters.

Additionally, we would note that the remediation strategy allows for the use of hardstanding as a barrier to prevent contaminant linkages. Depending on the phasing of the development this could result in areas of the site not having hardstanding completed prior to occupation of some dwellings. We would therefore recommend a condition concerning the completion of all required capping (including where hardstanding is used) and submission and acceptance of the Verification Report concerning this prior to any occupation of the dwellings.

For information/informative - we would recommend HBC and the applicant consider any areas of the site that may be adopted (such as highways) where hardstanding is used as a barrier as this may present future maintenance liabilities.

Further comments received 03/10/2025

In regard to the above application, the revised remediation statement sets out that a 600mm clean cover will be applied.

Therefore, we are satisfied with the revised remediation strategy and have no further comments to make.

Further comments received 02/04/2026

We note the contents of the Decommissioning Letter which essentially sets out which measures have been carried out on the site.

Further to our meeting this afternoon, the standard condition below would cover all the comments made by the EA as it is a broad, all encompassing condition.

However, Phase 1 and 2 risk assessments along with a Remediation Strategy (encompassing EA requirements) have already been submitted for the application and which we have previously commented on and considered acceptable. Most importantly, the Remediation Strategy proposes the 600mm of clean cover across the whole site.

Therefore, the condition should ensure that the Remediation Strategy is undertaken on site and a verification/validation report submitted to and approved in writing by the LPA. The HBC standard conditions on remediation strategies and their verification/validation, unexpected contamination and monitoring should be imposed as follows.

1. Approved Remediation Scheme

The approved remediation scheme Remediation Method Statement (dated XX, received DAY MONTH YEAR) by the Local Planning Authority) shall be carried out in accordance with its terms prior to the commencement of development, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority shall be given written notification of commencement of the remediation scheme works, in accordance with the Remediation Strategy, prior to the works being carried out. Following completion of measures identified in the approved remediation scheme, a validation report that demonstrates the effectiveness of the remediation carried out shall be produced and shall be subject to the approval in writing of the Local Planning Authority.

2. Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified, it shall be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment shall be undertaken in accordance with the requirements of 1 (Approved Remediation Scheme) above, and where remediation is necessary a remediation scheme shall be prepared in accordance with the requirements of 1 (Approved Remediation Scheme) above, which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme, a validation report shall be prepared in accordance with 1 (Approved Remediation Scheme) above, which shall be subject to the approval in writing of the Local Planning Authority.

3. Long Term Monitoring and Maintenance

A monitoring and maintenance scheme to include monitoring the long-term effectiveness of the proposed remediation over a period of 10 years, and the provision of reports on the same shall be prepared and thereafter submitted in writing to the Local Planning Authority for approval. Following completion of the measures identified in that scheme and when the remediation objectives

have been achieved, reports that demonstrate the effectiveness of the monitoring and maintenance carried out shall be produced and submitted to the Local Planning Authority. This shall be conducted in accordance with the Environment Agency's guidance for Land Contamination Risk Management (LCRM) or any subsequent update or replacement for that guidance.

Further comments received 08/04/2026 (summarised)

In regard to the Piling Risk Assessment (PRA), I have discussed this with my colleague and we are of the opinion that it is comprehensive and covers the relevant contamination risks. Therefore, we would recommend that a condition is imposed requiring that development is carried out in accordance with the submitted PRA. This could be added to the previous condition discussed about the Remediation Method Statement so that it reads:

Approved Remediation Scheme and Piling Risk Assessment

The approved Remediation Method Statement and Piling Risk Assessment (dated XX, received DAY MONTH YEAR) by the Local Planning Authority) shall be carried out in accordance with their terms prior to the commencement of development, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority shall be given written notification of commencement of the remediation and piling scheme works, prior to the works being carried out. Following completion of measures identified in the approved remediation scheme and Piling Risk Assessment, a verification report that demonstrates the effectiveness of the remediation carried out shall be produced and shall be subject to the approval in writing of the Local Planning Authority.

The additional conditions relating to unexpected contamination and long term monitoring and maintenance should be imposed as well.

Environment Agency: - *(Further comments were received 12/07/2024 following an initial objection from the EA in their original comments from 19/01/2023)*

Thank you for re-consulting us on the above application following amended plans and updated information being submitted, which we received on 17 June 2024.

Environment Agency position

We have reviewed the amended plans and updated information and consider that they satisfactorily address our earlier concerns with this application. We therefore withdraw our previous objection, dated 19 January 2023.

The additional advice from our previous response still applies and has been repeated below.

Contaminated Land – Advice to LPA/applicant

The proposed development is located adjacent to a Part 2A site (Coronation Drive, Hartlepool) regulated by the Local Authority. This should be considered within the risk assessment for the proposed development.

The site is occupied by historic landfill which is understood to have received commercial and household waste which operated between the late 1970's and late 1980's. It is also highlighted that existing mounds of landfilled materials are present on site. The risks posed to controlled waters from these historic features should be adequately assessed through an appropriate controlled waters risk assessment.

It is indicated by the applicants consultant that earthworks are to be undertaken potentially using a CL:AIRE Materials Management Plan. The made ground soils and stockpiled soils located on site are landfill materials, therefore it is unlikely that CL:AIRE Definition of Waste: Development Industry Code of Practice (Dow CoP) could be adopted to reuse such soils.

We strongly recommend that the applicant liaises with the Environment Agencies waste team to discuss the options for excavation, movement and reuse of in situ materials and to ensure that all necessary permits / permissions are in place to facilitate redevelopment.

The proposals include piling activities for proposed structures. We would advise the LPA to ensure that an appropriate controlled waters risk assessment is undertaken by the applicant which takes into account piling activities and demonstrates no unacceptable risk to controlled waters.

We also note that ground investigation boreholes have been undertaken on site to provide information on site conditions. We would advise the LPA to ensure that the applicant carries out works to appropriately decommission the boreholes in order to prevent the formation of preferential pathways allowing contaminant movement which could pose a risk to groundwater quality.

CL:AIRE Definition of Waste: Development Industry Code of Practice

The CL:AIRE DoW CoP (version 2) provides operators with a framework for determining whether or not excavated material arising from site during remediation and/or land development works is waste or has ceased to be waste.

The DoW CoP sets out the lines of evidence that are needed to demonstrate that the excavated materials are not or have ceased to be waste. These are based on four factors:

- Protection of human health and the environment (acceptable risk assessment of pollution)
- Suitability for use without further treatment (no further processing and/or treatment, as demonstrated by a specification and a site specific risk assessment including chemical, geotechnical properties and biological aspects)
- Certainty of Use (outlined in the Remediation Strategy and Material Management Plan)
- Quantity of Material (outlined in the Remediation Strategy and Material Management Plan)

To demonstrate this to the Environment Agency's satisfaction, the processes and requirements detailed in the DoW CoP need to be followed in full.

Requirements include:

- Desktop study of the site
- Conceptual modelling of the site(s) concerned
- Site investigation details (if appropriate)
- Any details of contamination (if relevant)

Regardless of whether the site is contaminated or not, the following documents should be produced prior to the start of excavation work:

- Options Appraisal Report
- Remediation Strategy (Contaminated soils) or Design Statement (Clean naturally occurring soils)
- Materials Management Plan and;
- Verification Report once the work is completed

The applicant cannot re-use historic landfill materials under DoW CoP, as these materials have been historically discarded as waste and upon excavation will fall under the Waste Framework Directive. Re-using these materials is a permitted activity (Treatment and Deposit for Recovery).

Developers should ensure that all contaminated materials are adequately characterised both chemically and physically, and that the permitting status of any proposed on-site operations are clear. If in doubt, the Environment Agency should be contacted for advice at an early stage to avoid any delays.

We recommend that developers should refer to:

- the position statement on the Definition of Waste: Development Industry Code of Practice
- the waste management page on GOV.UK

Requirement for an Environmental Permit – advice to applicant

The Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption to be obtained for any activities which will take place:

- on or within 8 metres of a main river (16 metres if tidal)
- on or within 8 metres of a flood defence structure or culverted main river (16 metres if tidal)
- on or within 16 metres of a sea defence
- involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- in the floodplain of a main river if the activity could affect flood flow or storage and potential impacts are not controlled by a planning permission

For further guidance please visit <https://www.gov.uk/guidance/flood-risk-activitiesenvironmental-permits> or contact our National Customer Contact Centre on (Monday to Friday, 8am to 6pm).

The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity. Please do not hesitate to contact me if you have any questions regarding the advice in this letter.

(Further responses were received 24/02/2025 and 09/10/2025 setting out similar comments).

Further comments received 31/10/2025

Thank you for reconsulting us on the above application following notification that a Pilling and Ground Improvement Risk Assessment Report, dated August 2025, has been submitted, which we received on 28 October 2025.

Environment Agency position

We note the information provided and consider that it does not change our previous advice from our letter dated 9 October 2025. We have no objection to this application as submitted.

To clarify, we have included the informative comment below to advise the Local Planning Authority (LPA) that an appropriate controlled waters risk assessment should be undertaken for this site. The Environment Agency have not reviewed this application in detail for contaminated land matters and will not be reviewing or commenting on any assessments provided in respect of land contamination. This is because the application has been screened out for bespoke contaminated land comments from the Environment Agency due to its site constraints. This should not be taken as an indication that there is no risk, but it would be the responsibility of the LPA to ensure that an appropriate controlled waters risk assessment has been undertaken with respect to the proposed development.

We would like to repeat the following informative comments regarding this planning application.

Contaminated Land – Advice to LPA/applicant

The proposed development is located adjacent to a Part 2A site (Coronation Drive, Hartlepool) regulated by the Local Authority. This should be considered within the risk assessment for the proposed development.

The site is occupied by historic landfill which is understood to have received commercial and household waste which operated between the late 1970's and late 1980's. It is also highlighted that existing mounds of landfilled materials are present on site. The risks posed to controlled waters from these historic features should be adequately assessed through an appropriate controlled waters risk assessment.

The proposals include piling activities for proposed structures. We would advise the LPA to ensure that an appropriate controlled waters risk assessment is undertaken by the applicant which takes into account piling activities and demonstrates no unacceptable risk to controlled waters.

We also note that ground investigation boreholes have been undertaken on site to provide information on site conditions. We would advise the LPA to ensure that the applicant carries out works to appropriately decommission the boreholes in order to prevent the formation of preferential pathways allowing contaminant movement which could pose a risk to groundwater quality.

CL:AIRE Definition of Waste: Development Industry Code of Practice

It has been indicated by the applicants consultant that it would not be appropriate for the earthworks to be undertaken under CL:AIRE Definition of Waste: Development Industry Code of Practice (Dow CoP). Instead, an Environmental Permit from the Environment Agency will be sought. We strongly recommend that the applicant liaises with the Environment Agency's waste team () to discuss the options for excavation, movement and reuse of in situ materials and to ensure that all necessary permits / permissions are in place to facilitate redevelopment.

If any earthworks are proposed to be undertaken potentially using a CL:AIRE Materials Management Plan, the following comments should be taken into consideration.

The CL:AIRE DoW CoP (version 2) provides operators with a framework for determining whether or not excavated material arising from site during remediation and/or land development works is waste or has ceased to be waste.

The DoW CoP sets out the lines of evidence that are needed to demonstrate that the excavated materials are not or have ceased to be waste.

These are based on four factors: Protection of human health and the environment (acceptable risk assessment of pollution) Suitability for use without further treatment (no further processing and/or treatment, as demonstrated by a specification and a site specific risk assessment including chemical, geotechnical properties and biological aspects) Certainty of Use (outlined in the Remediation Strategy and Material Management Plan)

- Quantity of Material (outlined in the Remediation Strategy and Material Management Plan)

To demonstrate this to the Environment Agency's satisfaction, the processes and requirements detailed in the DoW CoP need to be followed in full.

Requirements include:

- Desktop study of the site
- Conceptual modelling of the site(s) concerned
- Site investigation details (if appropriate)
- Any details of contamination (if relevant)

Regardless of whether the site is contaminated or not, the following documents should be produced prior to the start of excavation work:

- Risk Assessments
- Options Appraisal Report
- Remediation Strategy (Contaminated soils) **or** Design Statement (Clean naturally occurring soils)
- Materials Management Plan and;

- Verification Report once the work is completed

The applicant cannot re-use historic landfill materials under DoW CoP, as these materials have been historically discarded as waste and upon excavation will fall under the Waste Framework Directive. Re-using these materials is a permitted activity (Treatment and Deposit for Recovery).

Developers should ensure that all contaminated materials are adequately characterised both chemically and physically, and that the permitting status of any proposed on-site operations are clear. If in doubt, the Environment Agency should be contacted for advice at an early stage to avoid any delays.

We recommend that developers should refer to:

- the position statement on the Definition of Waste: Development Industry Code of Practice
- the waste management page on GOV.UK

Movement of waste off-site - Advice to applicant

The Waste (England and Wales) Regulations 2011 for dealing with waste materials are applicable to anyone who produces, carries, keeps, disposes of, treats, imports or has control of waste in England or Wales.

The law requires anyone dealing with waste to keep it safe and make sure they deal with it responsibly. They must only pass it to someone authorised to take it. You can find the waste duty of care code of practice here: [Waste duty of care code of practice - GOV.UK](#)

If you need to register as a carrier of waste, please follow the instructions here: [Register or renew as a waste carrier, broker or dealer - GOV.UK](#). If you require any local advice or guidance, please contact your local Environment Agency office: ne-

Use of waste on-site – Advice to applicant

If excavated materials are to be used on the development site, the applicant will need to comply with the exclusion from the Waste Framework Directive (WFD) article 2(1) (c) for the use of, ‘uncontaminated soil and other naturally occurring material excavated in the course of construction activities, etc...’) for waste controls to not apply to their use. Meeting these criteria will mean environmental permitting requirements do not apply.

Where the developer cannot meet the criteria, they will need an appropriate environmental permit from us or to register an exemption.

A deposit of waste to land must either be a disposal or a recovery activity. The legal test for recovery is set out in Environmental Permitting (England and Wales) Regulations 2016, and is defined in schedule 9 and/ or schedule 1A (Article 3(15) of WFD) as:

- any operation the principal result of which is waste serving a useful purpose by replacing other materials which would otherwise have been used to fulfil a particular function, or waste being prepared to fulfil that function, in the plant or in the wider economy.

We have produced guidance on the recovery test which can be viewed at [Waste recovery plans and deposit for recovery permits - GOV.UK](#).

You can find more information on the WFD here: Environmental permitting guidance: The waste framework directive - GOV.UK
More information on the definition of waste can be found here: Legal definition of waste guidance - GOV.UK
More information on the use of waste in exempt activities can be found here: Waste exemption guides - GOV.UK

The Environment Agency does not regulate non-waste operations. The person producing the material will need to decide if it is waste or a by-product. If it is waste, they can consider if it meets End of Waste criteria. You can check if your material is waste or get an opinion from the definition of waste service on if a material is a by-product or meets 'end of waste' status. There is a cost for this service.

Requirement for an Environmental Permit - advice to applicant
The Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption to be obtained for any activities which will take place: on or within 8 metres of a main river (16 metres if tidal) on or within 8 metres of a flood defence structure or culverted main river (16 metres if tidal) on or within 16 metres of a sea defence involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert in the floodplain of a main river if the activity could affect flood flow or storage and potential impacts are not controlled by a planning permission. For further guidance please visit <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits> or contact our National Customer Contact Centre on (Monday to Friday, 8am to 6pm) or by emailing.

The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

Northumbrian Water: - *(updated comments received 05/08/2025)*

Thank you for re-consulting Northumbrian Water on the above proposed development.

In making our response to the local planning authority Northumbrian Water assesses the impact of the proposed development on our assets and assesses the capacity within our network to accommodate and treat the anticipated flows arising from the development. We do not offer comment on aspects of planning applications that are outside of our area of control.

It should also be noted that, following the transfer of private drains and sewers in 2011, there may be assets that are the responsibility of Northumbrian Water that are not yet included on our records. Care should therefore be taken prior and during any construction work with consideration to the presence of sewers on site. Should you require further information, please visit <https://www.nwl.co.uk/services/developers/>

We note that the Drainage Strategy has been updated and we do not have any further issues to raise with this application, provided it is approved and carried out within strict accordance with the submitted document entitled "Flood Risk and

Drainage Impact Assessment Revision L dated April 2025". This document reflects our pre-planning enquiry advice identifying connections at manhole 2606 for foul flow and at manhole 1707 on site for surface water at a restricted rate of 12.3l/s.

We request that the following approval condition is attached to a planning approval, so that the development is implemented in accordance with the above named document:

CONDITION: Development shall be implemented in line with the drainage scheme contained within the submitted document entitled "Flood Risk and Drainage Impact Assessment revision L" dated "April 2025". The drainage scheme shall ensure that foul flows discharge to the foul sewer at manhole 2606 and ensure that surface water discharges to the surface water sewer at manhole 1707. The surface water discharge rate shall not exceed the available capacity of 12.3l/sec that has been identified in this sewer. The final surface water discharge rate shall be agreed by the Lead Local Flood Authority.

REASON: To prevent the increased risk of flooding from any sources in accordance with the NPPF.

It should be noted that we are not commenting on the quality of the flood risk assessment as a whole or the developer's approach to the hierarchy of preference. The council, as the Lead Local Flood Authority, needs to be satisfied that the hierarchy has been fully explored and that the discharge rate and volume is in accordance with their policy. The required discharge rate and volume may be lower than the Northumbrian Water figures in response to the National and Local Flood Policy requirements and standards. Our comments simply reflect the ability of our network to accept flows if sewer connection is the only option. They are not part of any approval process for determining whether the proposed drainage layouts / design put forward at the planning stage satisfies the adoption criteria as set out in the Code for Sewer Adoption (sewer sector guidance). It is important for developers to understand that discussions need to take place with Northumbrian Water prior to seeking planning permission where it is their intention to offer SuDS features for adoption.

For Information Only

Please note that the site lies within drainage area 11-D28. This drainage area discharges to Seaton Carew Sewerage Treatment Works, which is named on the Nutrient Neutrality Budget Calculator. I trust this information is helpful to you.

HBC Ecology: *(previous comments were received in respect to the original scheme for 151 dwellings. The following sets of comments were received following the reduction in the proposed number of dwellings to 81)*

Further comments received 27/06/2024

Ecology – HRA

Summary

- ☐ The project has been HRA assessed and is compliant with the legislation.
- ☐ A sum of £350/dwelling must be secured as mitigation.
- ☐ The HRA Appropriate Assessment must be approved by Natural England.

The issue of Nutrient Neutrality is dismissed prior to screening stage because:

- ☐ The development will use the Seaton Carew WwTW, making this an embedded mitigation feature.

- ☐ A SUDS feature is provided to deal with Surface Water runoff. This is an embedded mitigation feature.

Likely Significant Effect triggering Habitats Regulations Assessment

This development requires a Habitats Regulation Assessment (HRA) for the Likely Significant Effect (LSE) of Increased Recreational Disturbance. The HRA is provided below.

Habitats Regulations Assessment stage 1 screening

Revision history

Version Date Revision Prepared by 1 27/06/2024 A Graham Megson (MSc Ecology)

Stage 1 findings Increased recreational disturbance.

Is Increased recreational disturbance accounted for by the Hartlepool Local Plan HRA (via the Hartlepool Coastal Mitigation Scheme)?

No HRA Appropriate Assessment required (see below).

Habitats Regulations Assessment stage 2 Appropriate Assessment

Revision history

Version Date Revision Prepared by
1 27/06/2024 A Graham Megson (MSc Ecology)

Introduction

Following a Habitats Regulations Assessment (HRA) stage 1 screening, the requirement for a HRA stage 2 Appropriate Assessment (AA) has been triggered. As the competent authority, Hartlepool Borough Council has a legal duty to safeguard European Sites.

HRA Stage 2 - Appropriate Assessment

European Sites and issues requiring Appropriate Assessment

The HRA stage 1 screening for Likely Significant Effect (LSE), screened in the following European Sites:

- ☐ Teesmouth and Cleveland Coast SPA and Ramsar
- ☐ Northumberland Coast SPA and Ramsar
- ☐ Durham Coast SAC

That HRA stage 1 screening screened in the following LSE:

☐ Increased recreational disturbance.

This AA assesses whether increased recreational disturbance causes an Adverse Effect on Integrity of the Site (AEIOI) and if so if this can be removed through mitigation.

Background

Recreational disturbance is identified as an LSE, potentially harming populations of SPA/Ramsar birds and SAC vegetation communities. Increased recreational disturbance (including dog walking) is linked to an increase in new residents which is a consequence of housebuilding. The Hartlepool Local Plan (adopted May 2018) identified an average increase of 2.3 people per new dwelling and 24% of new households owning one or more dogs.

Since the publication of the Hartlepool Local Plan, the Local Planning Authorities (LPA) in the Tees catchment commissioned a joint study which examined the relationship between population growth and the provision of new homes. The report (dated April 2023) concludes that the nationally derived occupancy figure of 2.4 people per dwelling does not reflect local conditions, mainly due to population movement wholly within the Tees Valley area. It advises that a 5-year average of dwelling delivery (based on trends in the last twenty years) provides a reasonable, local, upper estimate. The report states that this is an occupancy figure of 0.56 people per dwelling. Natural England guidance allows for robustly evidenced locally derived figures to be used.

Mitigation

The Hartlepool Local Plan policy 'HSG1 New Housing Provision', provides allocated sites for major residential development (ten or more dwellings). These were collectively HRA assessed as part of the Hartlepool Local Plan HRA, and their mitigation is dealt with by the Hartlepool Coastal Mitigation Scheme (the 'Scheme'). Additional recreational visits to the coast are mitigated by funding and SANGS elements – the funding being based on a per-house financial allocation. The Hartlepool Local Plan aspiration is for 6,150 new houses and the value of the Hartlepool Coastal Mitigation Scheme is calculated as £424,000. The Scheme is periodically reviewed to ensure it remains robust.

All major, non-allocated housing developments, all small-scale housing developments (nine or fewer dwellings) and all Change of Use (CoU) applications which increase the number of dwellings [collectively referred to as windfall sites] are not directly covered by the Hartlepool Local Plan HRA/ Hartlepool Coastal Mitigation Scheme and (due to the *People Over Wind Ruling*) must be Appropriately Assessed in their own right. However, provision to mitigate windfall housing developments is indirectly built into the Hartlepool Coastal Mitigation Scheme.

The Hartlepool Coastal Mitigation Scheme was designed so that:

□ A windfall housing development greater than nine dwellings can use the same funding formula (to provide a financial contribution to the Scheme) to meet its HRA AA mitigation requirements.

□ Developments of nine or fewer dwellings (including CoU), are mitigated by the financial contributions made by allocated housing development projects, whose contributions include a built-in contingency measure to cover the housing applications for nine or fewer dwellings.

The first bullet point (above) applies to this application. The site is within walking distance of the Teesmouth and Cleveland Coast SPA and Ramsar. The Hartlepool Coastal Mitigation Scheme funding calculation (per dwelling) is £200 based on distance to the SPA/ Ramsar plus £150 based on there being no Suitable Alternative Natural Green Space (SANGS) provision. This is £350/dwelling.

Conclusion

This application for the increase of more than nine dwellings is a windfall project which is mitigated by adhering to the Hartlepool Coastal Mitigation Scheme. A financial contribution of £350/ dwelling must be secured to mitigate increased recreational disturbance, and to ensure no Adverse Effect on Integrity of any European Site. The project is compliant with the Habitats Regulations. Natural England must be consulted on the HRA AA.
End

Several documents relevant to Ecology have been updated:

- Storage basin details (SuDS).
- Drainage layout sheet.
- Design and access statement.
- Detailed landscape proposals.
- Biodiversity Net Gain assessment.
- Ecological impact assessment.
- Ornithological impact assessment.
- Nutrient budget calculator.
- Nutrient credit certificate.
- Shadow HRA.

In reviewing these documents, I have assessed whether the Ecology concerns stated in previous responses have been addressed and whether the Ecology Service holding objection can be lifted. These concerns are:

1. Biodiversity Metric Excel document to be updated and submitted.
2. Biodiversity Metric justification report to be submitted.
3. Compensation for biodiversity loss (if any) to be offered.
4. No further survey effort required.
5. Several conditions are required.
6. Mitigation of £350/dwelling for Increased recreational disturbance (HRA).

In addition, I have reviewed the Nutrient Neutrality issue regarding the Habitats Regs. I have addressed the concerns in three sections:

1. Biodiversity Net Gain (BNG).
2. Planning mitigation hierarchy for nature conservation sites, habitats and species.
3. HRA.

1. Biodiversity Net Gain (BNG).

At the time of first submission, statutory BNG was not enacted, however, the HBC planning validation guidelines at that time were asking for a BNG of at least 10%. BNG is dealt with in the Biodiversity Net Gain Assessment report (Biodiverse Consulting, 08/03/2024). I agree with the following extracts from the report:

Holding objection

The Ecology Section holding objection remains until the recommended 27.30 Other Neutral Grassland Habitat Units are secured.

2. Planning mitigation hierarchy for nature conservation sites, habitats and species. This is covered in the EcIA report (Biodiverse Consulting, 08/03/2024), with birds covered separately in the Ornithological impact assessment report (Biodiverse Consulting, 15/03/2024).

The EcIA report states there no Priority habitats will be lost (the watercourse is retained) and only one Protected or Priority Species will be affected (small heath butterfly), while hedgehog and common toad are likely to be affected (and should be treated as a constraint under the precautionary principle). I support the planning mitigation measures which should be conditioned:

Avoidance

- Work to be in accordance with a CEMP.
- The grassland supporting bee orchids will be plotted and will to be retained and left undisturbed.

Mitigation

- Japanese rose to be removed by a licenced waste contractor.
- Hedgehog highways (13cm² holes in solid fences) to be provided
- Any lighting scheme to be wildlife friendly.

Compensation

- Landscape planting shall include species native to the north-east, as well as non native berry and fruit bearing species.
- The creation of a SuDS basin to create an area of permanent value to a range of wildlife; [*this requires the planting of suitable aquatic plants (submerged, floating and emergent macrophytes) and the sensitive landscaping of the banks].
- The condition of the other neutral grassland to the north of the watercourse to be improved, for example by adapting a less frequent mowing regime to allow for plants to grow and flower for longer.
- If necessary, bee orchids may be translocated to areas of retained grassland habitat in the north of the site.

Summary

*The recommended measures have confused SUDS with ponds. SUDS are not designed to hold water permanently; therefore the planting of aquatic plants is unrealistic and should not be in a condition (SuDS basin to create a wetland area of value to a range of wildlife; this requires the planting of suitable aquatic plants (submerged, floating and emergent macrophytes) and the sensitive landscaping of the banks).

Holding objection

There is an Ecology Section holding objection while clarification is provided on whether a permanent wildlife pond can be created. This application has a rare opportunity to create a wildlife pond, due to the area of greenspace to be retained. A wildlife pond would increase the post-development habitats for birds and would score positively on the post-development Biodiversity Metric.

The Ornithological impact assessment report states that 21 species were recorded, with 11 of these breeding and 12 being Birds of Conservation Concern (BoCC). NB: House sparrow is also a red listed species (making 13 BoCC). I assess house sparrow as breeding, as although they nest in buildings, the area on the site where they forage is part of their breeding territories. I agree that the site is of low importance for the other birds recorded, except for starling (red listed) which requires grassland for foraging.

I support some of the planning mitigation measures which should be conditioned:

Avoidance

- Work to be in accordance with a CEMP.
- An Ecological Clerk of Works (ECoW) will be appointed for the duration of works (to be available on demand).

Mitigation

- Site clearance works will not be undertaken during the nesting bird season (March to August inclusive) unless a nesting bird check is completed by an appropriately experienced ecologist (Informative rather than condition).
- If nesting birds are identified during works, an appropriate exclusion zone around the nest site will be implemented, within which works will not be permitted until the ECoW confirms that the nesting attempt has finished. This is a legal requirement on the developer.
- To safeguard birds from predation, thorny plant species, such as blackthorn, hawthorn and dog rose, to be included in hedgerow and shrub planting, and some areas of greenspace (such as the SuDS) to be fenced to prevent public and dog access.

Compensation

- Financial contribution to the Hartlepool Coastal Mitigation Scheme (see HRA). NB: This contribution is to satisfy the Habitats Regulations and is not part of the planning requirements which are included in viability assessment.

- Fruit and seed-bearing species will be planted to provide year-round foraging resources, especially for wintering birds (e.g. granivorous species such as finches).
- Detailed Landscape Proposals (POS 5067-3B) to be implemented (snip in Appendix 1).

Summary

The Ecology Section assesses that efforts have been made to mitigate for a suite of relatively specialist breeding birds associated with grassland, scrub and wetland including sedge warbler, reed bunting, meadow pipit, grasshopper warbler and whitethroat, through the design of the Detailed Landscape Plan and this should be fully implemented, along with fencing to protect areas of this greenspace (The Ecology section notes the practical difficulties of restricting people and dogs to nature areas such as the one proposed).

NPPF enhancement

Each dwelling (house or garage) to include 1no integral 'universal' nest brick located in south or east facing walls (where possible) and at a minimum height of 3m above ground level.

This will satisfy NPPF (December 2023) paragraph 180 d), which includes the bullet point: Planning policies and decisions should contribute to and enhance the natural and local environment by: d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.

This is additional to BNG and species mitigation as it is enhancement particular to the NPPF. This net gain is appropriate to the scale of the development and should be conditioned. See:

<https://drive.google.com/file/d/1ljcJ7rIkNMrr4lxd41XcBU3YC6IFKM6z/view> See: https://www.swift-conservation.org/swift_bricks.htm

3. HRA

I have referred to the submitted shadow HRA, drainage plans and SUDS plan and have prepared a HRA which is submitted separately. This application for 81 dwellings is a windfall project which is mitigated by adhering to the Hartlepool Coastal Mitigation Scheme. A financial contribution of £350/ dwelling must be secured to mitigate increased recreational disturbance, and to ensure no Adverse Effect on Integrity of any European Site.

The project is compliant with the Habitats Regulations. Natural England must be consulted on the HRA AA.

Further comments received 03/03/2025

My previous response dated 27/06/2024 is given in Appendix 1.

I have reviewed the submitted Ecology document:

- Coronation Drive, Mitigation Site and BNG Assessment and Habitat Management and Monitoring Plan V2.0, Biodiversity Consulting, 03/12/2024.

This Plan is acceptable and should deliver the required Biodiversity compensation and required biodiversity gain if implemented correctly over the prescribed 30-year period. It should be conditioned or included in a S106 legal agreement. The Ecology Section holding objection is lifted.

Regarding my previous response (Appendix 1), I am satisfied that a wildlife pond will not be created on the development site and I have already prepared an HRA. The conditions highlighted in my response should be applied.

End

Further comments received 03/12/2025

With respect to the applicant's revised position for the approach to use a registered provider/habitat bank to provide the outstanding off-site BNG credits, I have reviewed the Briefing Note in respect to the mitigation hierarchy, and I can confirm that the off-site approach is acceptable in this instance. A condition should secure this accordingly.

Further comments received 08/12/2025

Further information required.

The previous ecology responses are dated 27/06/2024 and 01/03/2025. The March 2025 response confirmed that the Ecology Section holding objection could be lifted on the basis that biodiversity compensation and gain would be delivered through the off-site "slag banks" mitigation site, in line with the submitted Mitigation Site BNG Assessment and Habitat Management and Monitoring Plan (HMMP).

Since then, the applicant has provided a revised ecology position stating that the outstanding off-site Biodiversity Net Gain (BNG) requirement will now be met by purchasing habitat units from a registered provider, rather than by taking forward the slag banks mitigation site.

This ecology response updates advice considering (a) that change in the BNG delivery route and (b) the age and validity of the ecological and ornithological survey baseline. Previous advice and recommendations not pertaining to these issues remain valid.

BNG

The provided briefing note: Biodiversity Gain Hierarchy (*Biodiverse, December 2025*) confirms that, even after maximising feasible on-site retention, enhancement and creation, 27.30 off-site habitat units of Other Neutral Grassland are still required to achieve at least 1% net gain. HBC Ecology accepts this conclusion.

As the applicant now intends to secure the required units from a registered provider, the Slag Banks Mitigation Site BNG Assessment and HMMP therefore no longer needs to form part of the permission, provided that the off-site units delivered via the

habitat bank route meet or exceed the same BNG requirement (27.30 units).

Prior to commencement the applicant should provide evidence that the requisite off-site units have been secured and allocated to this development for a minimum period of 30 years.

Regarding the on-site provision, a review of the submitted landscape drawings (5067/1–3) confirms that the on-site BNG habitats shown in the EcIA/BNG report are appropriately reflected in the proposals. This includes neutral grassland creation using wildflower meadow mixes, enhancement of existing grassland north of the ditch, extensive native mixed scrub and a well-specified SuDS basin with marginal/emergent planting. The street and garden planting palette also includes multiple native and berry-/blossom-bearing species, aligning well with the EcIA's recommended biodiversity planting and previous HBC Ecology consultee comments.

Surveys

The ecological and ornithological baseline for this site is derived from surveys undertaken in 2021–2022 and is now more than three years old. CIEEM advises that ecological reports based on data over three years old are unlikely to remain valid and that surveys will generally need to be updated, or their continued validity clearly justified by a professional ecologist following a site visit and updated desk study.

Before the application is determined, the applicant should therefore submit either:

- updated ecological and, where necessary, ornithological surveys; or
- a concise survey validity statement prepared by a suitably qualified ecologist, confirming that the existing data remain valid for decision-making and identifying any further survey requirements.

Pending receipt of that information, I cannot confirm that the ecological evidence base is fully adequate and up-to-date.

Further comments received 26/02/2025

Regarding the objection received by the Teesmouth Bird Club, I've reviewed Dr McLee's points alongside the submitted Ornithological Impact Assessment and our previous ecology responses for this site. The concerns are understandable in principle, but I don't think the objection raises anything materially new that isn't already assessed and capable of being addressed through the existing mitigation package and recommended conditions.

In summary, the OIA has assessed the local breeding assemblage and the relevant operational pathways (disturbance/recreational pressure and pet predation) and the scheme includes measures aimed at these issues alongside the established HRA mitigation route via the Hartlepool Coastal Mitigation Scheme contribution.

On swifts specifically, I agree this is a helpful enhancement and the scheme already includes integral nesting provision that is swift-compatible (Appendix E in the OIA), which should be secured by condition.

Further comments received 11/03/2026

To confirm, the Briefing Note is considered acceptable and I have no further concerns regarding survey age.

Further comments received 01/04/2026

HBC Ecology has recommended CEMP (Biodiversity) as a condition, which would necessitate details of mitigation measures to deal with aural and visual disturbance to coastal waterbirds, including consideration of visual and noise management techniques. This document would need to be prepared, submitted and approved by HBC prior to any development taking place. Further detail on these measures are available as part of the submitted Ecological Appraisal (Biodiverse Ecology) under in Section 5: Recommendations (pages 24 & 25).

Natural England: - (Further comments received 05/07/2024)

Thank you for your consultation on the above dated 17 June 2024 which was received by Natural England on the same day.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

SUMMARY OF NATURAL ENGLAND'S ADVICE**NO OBJECTION - SUBJECT TO APPROPRIATE MITIGATION BEING SECURED**

Natural England considers that without appropriate mitigation the application would:

- have an adverse effect on the integrity of the Teesmouth & Cleveland Coast Special Protection Area and Ramsar Site <https://designatedsites.naturalengland.org.uk/>.
- damage or destroy the interest features for which the Teesmouth and Cleveland Coast Site of Special Scientific Interest has been notified.

In order to mitigate these adverse effects and make the development acceptable, the following mitigation measures should be secured:

- Appropriate Sustainable Drainage Systems (SuDS) to manage surface water flows from the development.
- Developer contribution in respect of recreational disturbance to be made to the Hartlepool Coastal Mitigation Service.

We advise that an appropriate planning condition or obligation is attached to any planning permission to secure these measures.

A lack of objection does not mean that there are no significant environmental impacts. Natural England advises that all environmental impacts and opportunities are fully considered and relevant local bodies are consulted.

Natural England's further advice on designated sites/landscapes and advice on other natural environment issues is set out below.

Further advice on mitigation

Natural England notes that your authority, as competent authority, has undertaken an appropriate assessment of the proposal in accordance with regulation 63 of the Conservation of Species and Habitats Regulations 2017 (as amended). Natural England is a statutory consultee on the appropriate assessment stage of the Habitats Regulations Assessment process.

Your appropriate assessment concludes that your authority is able to ascertain that the proposal will not result in adverse effects on the integrity of any of the sites in question. Having considered the assessment, and the measures proposed to mitigate for all identified adverse effects that could potentially occur as a result of the proposal, Natural England advises that we concur with the assessment conclusions, providing that all mitigation measures are appropriately secured in any planning permission given.

Water quality and Nutrient Neutrality - Note regarding surface water management:

Context: This advice should be read in the context of our letter to the Council dated 6.7.22 – 'Natural England advice in relation to Nutrient Neutrality and the Seaton Carew Waste Water Treatment Works where discharges are to the long sea outfall to the North Sea'.

Residential developments that discharge foul water outside the Tees nutrient neutrality catchment but retain surface water within the catchment can be screened out from HRA, if the site is below EIA scale and includes a robust Sustainable Drainage System (SuDS) design. We note accordingly the submitted Flood Risk Assessment and Drainage strategy report¹ and 'Drainage Layout Sheet 1 of 3'² setting out the use of permeable paving and a detention basin. The Council should consider whether a planning condition is needed to ensure that a suitable SuDS design is delivered.

Recreational Disturbance

We note and agree with the proposal in your appropriate assessment to secure a developer contribution consistent with the Council's established Coastal Mitigation Scheme.

Please note that if your authority is minded to grant planning permission contrary to the advice in this letter, you are required under Section 281 (6) of the Wildlife and Countryside Act 1981 (as amended) to notify Natural England of the permission, the terms on which it is proposed to grant it and how, if at all, your authority has taken

account of Natural England's advice. You must also allow a further period of 21 days before the operation can commence.

Other advice

Further general advice on consideration of protected species and other natural environment issues is provided at Annex A.

Should the developer wish to discuss the detail of measures to mitigate the effects described above with Natural England, we recommend that they seek advice through our Discretionary Advice Service.

(Annexe A Informative Advice Attached).

Further comments received 07/03/2025

Thank you for your consultation. Natural England has previously commented on this proposal and made comments to the authority in our response dated 05 July 2024 reference number 479476.

The advice provided in our previous response applies equally to this amendment. The proposed amendments to the original application are unlikely to have significantly different impacts on the natural environment than the original proposal.

Should the proposal be amended in a way which significantly affects its impact on the natural environment then, in accordance with Section 4 of the Natural Environment and Rural Communities Act 2006, Natural England should be consulted again. Before sending us the amended consultation, please assess whether the changes proposed will materially affect any of the advice we have previously offered. If they are unlikely to do so, please do not re-consult us.

Further comments received 20/10/2025

Thank you for your consultation on the above dated 17 June 2024 which was received by Natural England on the same day.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

SUMMARY OF NATURAL ENGLAND'S ADVICE

NO OBJECTION - SUBJECT TO APPROPRIATE MITIGATION BEING SECURED

Natural England considers that without appropriate mitigation the application would:

- have an adverse effect on the integrity of the Teesmouth & Cleveland Coast Special Protection Area and Ramsar

Site <https://designatedsites.naturalengland.org.uk/>.

- damage or destroy the interest features for which the Teesmouth and Cleveland Coast Site of Special Scientific Interest has been notified.

In order to mitigate these adverse effects and make the development acceptable, the following mitigation measures should be secured:

- Appropriate Sustainable Drainage Systems (SuDS) to manage surface water flows from the development.
- Developer contribution in respect of recreational disturbance to be made to the Hartlepool Coastal Mitigation Service.

We advise that an appropriate planning condition or obligation is attached to any planning permission to secure these measures.

A lack of objection does not mean that there are no significant environmental impacts. Natural England advises that all environmental impacts and opportunities are fully considered and relevant local bodies are consulted.

Natural England's further advice on designated sites/landscapes and advice on other natural environment issues is set out below.

Further advice on mitigation

Natural England notes that your authority, as competent authority, has undertaken an appropriate assessment of the proposal in accordance with regulation 63 of the Conservation of Species and Habitats Regulations 2017 (as amended). Natural England is a statutory consultee on the appropriate assessment stage of the Habitats Regulations Assessment process.

Your appropriate assessment concludes that your authority is able to ascertain that the proposal will not result in adverse effects on the integrity of any of the sites in question. Having considered the assessment, and the measures proposed to mitigate for all identified adverse effects that could potentially occur as a result of the proposal, Natural England advises that we concur with the assessment conclusions, providing that all mitigation measures are appropriately secured in any planning permission given.

Water quality and Nutrient Neutrality - Note regarding surface water management: Context: This advice should be read in the context of our letter to the Council dated 6.7.22 – 'Natural England advice in relation to Nutrient Neutrality and the Seaton Carew Waste Water Treatment Works where discharges are to the long sea outfall to the North Sea'.

Residential developments that discharge foul water outside the Tees nutrient neutrality catchment but retain surface water within the catchment can be screened out from HRA, if the site is below EIA scale and includes a robust Sustainable Drainage System (SuDS) design. We note accordingly the submitted Flood Risk Assessment and Drainage strategy report¹ and 'Drainage Layout Sheet 1 of 3'² setting out the use of permeable paving and a detention basin. The Council should consider whether a planning condition is needed to ensure that a suitable SuDS design is delivered.

Recreational Disturbance

We note and agree with the proposal in your appropriate assessment to secure a developer contribution consistent with the Council's established Coastal Mitigation Scheme.

Please note that if your authority is minded to grant planning permission contrary to the advice in this letter, you are required under Section 281 (6) of the Wildlife and Countryside Act 1981 (as amended) to notify Natural England of the permission, the terms on which it is proposed to grant it and how, if at all, your authority has taken account of Natural England's advice. You must also allow a further period of 21 days before the operation can commence.

Other advice

Further general advice on consideration of protected species and other natural environment issues is provided at Annex A.

Should the developer wish to discuss the detail of measures to mitigate the effects described above with Natural England, we recommend that they seek advice through our Discretionary Advice Service.

If you have any queries relating to the advice in this letter please contact Ewan MacIntyre at

We would not expect to provide further advice on the discharge of planning conditions or obligations attached to any planning permission.

HBC Public Health: - *(previous comments were received in respect to the original scheme for 151 dwellings. The following set of comments were received following the reduction in the proposed number of dwellings to 81)*

Further comments received 07/08/2024

I have reviewed the original comments and revised planning application. In the light of the changes made the original objection can now be withdrawn. I add the following comments below.

Importance of Green Space for Health

Our original objection highlighted the importance of access to green space for health reasons and I am pleased to see that the re-design of the site has resulted in more green space being accessible to residents.

Opportunities for physical activity

The site is close to a designated cycle route and there appears to be clear access to this for all residents. Consideration in general should be given to easy access to cycle ways and footpaths and ensuring exits / entrances to these are not blocked and allow easy access to these facilities.

Healthy Homes

The section from the previous objection remains valid:

“There are no affordable homes planned on this site. Having a home which is safe, warm, affordable and suitable to your needs is one of the basic building blocks of health. People who are homeless tend to have much poorer health and die around 30 years earlier than other people[i], [ii]. Healthy, affordable homes, including 1-2 bed dwellings for single people on low incomes, could help reduce the significant health inequalities across Hartlepool.

There seem to be no bungalows or other homes without stairs planned on this development. Ensuring developments are accessible to older people and people with disabilities is particularly important locally. Hartlepool has a growing number of people aged over 65 years (currently >18,000) and almost a quarter of Hartlepool residents reported a long-term illness or disability[iii]. Having a home and community which meets your needs is likely to have significant positive impacts on physical, mental and social wellbeing.

It appears that there are no renewable energy systems proposed on this development. Renewable energy systems, and other energy efficiency measures, could assist in reducing the health effects of cold homes by reducing energy costs (particularly relevant given the rising cost of living). Cold homes increase the risk of infections, heart attacks, and strokes[iv]. Cold homes can also worsen existing health conditions and affect young people’s mental health and education. It is estimated that several thousand people die each year in England and Wales due to cold homes¹⁷. Developments which take into account energy efficiency (e.g. use of renewable energy, insulation and use of natural light), could help reduce deaths due to cold homes. “

It is welcome that Gleeson Homes are confident that they can achieve CO2 emission requirements via either fabric first or renewable energy approach, or a combination of the two, and “are willing to accept an appropriately worded condition which can be agreed to secure a 10% improvement on this proposed development”.

Public Health would like further consideration given to:

1. Retaining the area allocated as “Local Green Corridor” in the Local Plan, as green space
2. Including green space in the south-west of the site, improvement of existing green space and additional trees
3. Providing safe, inviting routes for walking/cycling, accessible for all ages and weathers, linking to nearby facilities, with places to rest and available as soon as people move in
4. Including affordable housing
5. Providing bungalows and ensuring properties are accessible/adaptable to older or disabled people
6. Energy efficiency (e.g. use of renewable energy, insulation and natural light)

Further comments received 07/08/2024

I have reviewed the original comments and revised planning application. In the light of the changes made the original objection can now be withdrawn. I add the following comments below.

Importance of Green Space for Health

Our original objection highlighted the importance of access to green space for health reasons and I am pleased to see that the re-design of the site has resulted in more green space being accessible to residents.

Opportunities for physical activity

The site is close to a designated cycle route and there appears to be clear access to this for all residents. Consideration in general should be given to easy access to cycle ways and footpaths and ensuring exits / entrances to these are not blocked and allow easy access to these facilities.

Healthy Homes

The section from the previous objection remains valid:

“There are no affordable homes planned on this site. Having a home which is safe, warm, affordable and suitable to your needs is one of the basic building blocks of health. People who are homeless tend to have much poorer health and die around 30 years earlier than other people[i],[ii]. Healthy, affordable homes, including 1-2 bed dwellings for single people on low incomes, could help reduce the significant health inequalities across Hartlepool.

There seem to be no bungalows or other homes without stairs planned on this development. Ensuring developments are accessible to older people and people with disabilities is particularly important locally. Hartlepool has a growing number of people aged over 65 years (currently >18,000) and almost a quarter of Hartlepool residents reported a long-term illness or disability[iii]. Having a home and community which meets your needs is likely to have significant positive impacts on physical, mental and social wellbeing.

It is appears that there are no renewable energy systems proposed on this development. Renewable energy systems, and other energy efficiency measures, could assist in reducing the health effects of cold homes by reducing energy costs (particularly relevant given the rising cost of living). Cold homes increase the risk of infections, heart attacks, and strokes[iv]. Cold homes can also worsen existing health conditions and affect young people’s mental health and education. It is estimated that several thousand people die each year in England and Wales due to cold homes¹⁷. Developments which take into account energy efficiency (e.g. use of renewable energy, insulation and use of natural light), could help reduce deaths due to cold homes. “

The comments above are provided as comments to the planners / developers and the previous objection can be withdrawn.

HBC Public Protection: - I have no objections to this application subject to the following conditions:

The working hours for all construction activities including deliveries/collections on this site are limited to between 08:00 and 18:00 Mondays to Fridays and 09:00 to 13:00 Saturdays and not at all on a Sunday or Public Holidays.

Adequate sound insulation measures as detailed in section 9.4, Table 8 on page 14 of the accompanying Noise Report with the application should be provided and maintained to ensure a good internal noise level in habitable rooms not exceeding 30dB LAeq8hr (between the hours of 23.00 - 7.00hrs). All windows should be well sealed when closed and ventilation should be available via window or wall mounted sound attenuated vents that will provide sufficient ventilation whilst not compromising sound insulation.

Specification for glazing to habitable rooms should meet the requirements of the table below

Glazing Configuration

(Glass/Cavity/Glass Level dB(A))	Noise Reduction Range dB(A)	Resultant Internal Noise
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10mm/200mm/6mm (Secondary)	~48	~26 Very Good Internal Noise
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16.8mm/16mm/16.8mm (both Optilam)	~45	~29 Good Internal Noise
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6mm/150mm/4mm (secondary)	~42	~32 Good Internal Noise
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Sound attenuated ventilation units to provide adequate ventilation without recourse to open windows to noisy facades should be incorporated. This will require trickle vents to provide a sound reduction of 48dB (Dne w) or better.

The acoustic wall specified for the 3 plots in the accompanying noise report in Figure 4 on page 23 should be provided and maintained to provide adequate sound reduction.

No open burning shall take place at any time on site.

Adequate dust suppression methods shall be available on site during construction works.

I would require the provision of a wheel washing facility to the entrance/exit of the site.

HBC Education: - Please see the following comments:

Primary Education Provision

Golden Flatts Primary School is located approximately 1.4m away and has surplus capacity, there is therefore no requirement for s106 education contribution.

Secondary Education Provision

Secondary Schools within this planning area (Dyke House Secondary School and English Martyrs School & 6th Form College) are nearing capacity. Although minimal secondary pupil yield is expected to be generated from this development, a secondary education contribution should be sought.

NHS North East & Cumbria: - (previous comments were received in respect to the original scheme for 151 dwellings. The following sets of comments were received following the reduction in the proposed number of dwellings to 81)

Further comments received 02/07/2024

I am writing in response to the above planning application currently being evaluated by you. Please see below for the required contribution to healthcare should the scheme be approved. Local surgeries are part of CCG wide plans to improve GP access and would be the likely beneficiaries of any S106 funds secured. Local GP Practices are keen to maintain/improve their access, and an increase in patient numbers may require adjustments to existing premises/access methods. Please be advised that we would be unable to guarantee to provide sustainable health services in these areas in future, should contributions not be upheld by developers. In calculating developer contributions, we use the Premises Maxima guidance which is available publicly. This assumes a population growth rate of 2.3 people per new dwelling and we link this increase to the nearest practice to the development, for ease of calculation. We use the NHS Property Service build cost rate of £3,000 per square metre to calculate the total financial requirement. This reflects the current position based on information known at the time of responding. The NHS reserves the right however to review this if factors change before a final application is approved. Should you have any queries in relation to this information, please let me know.

Item	Response
LA Planning References	H/2022/0357
GP Practices affected	McKenzie House Surgery
Local intelligence	This practice falls within the Hartlepool Health Primary Care Network which are at full capacity with regards to space requirements to deliver services to their patient list size. S106 funding would support creating extra capacity for them to provide appropriate services to patients
Number of Houses proposed	81
Housing impact calculation	2.3
Patient Impact (increase)	186
Maxima Multiplier	0.07
Additional m ² required (increase in list x Maxima Multiplier)	13.041 m²
Total Proposed Contribution £	£39,123

Teesmouth Bird Club: - Teesmouth Bird Club would like to make the following COMMENT on this planning application. The area of the actual house construction in the proposal leaves little space for biodiversity enhancement in terms of Metric 3.1. Further the developer's consultant's survey of birds seen overhead does not report the presence of swifts - a species In the Red Category of Concern. The club would like to suggest an opportunity here. Along the front in Seaton Carew, there still exists a relict colony of swifts, which has greatly declined as a result of loss of their

breeding cavities during building repairs - a UK wide issue. The proposed housing development is close to this colony. If swift nesting cavity provision within many suitable house walls was to be a planning requirement, here one enables the built environment itself to contribute to biodiversity enhancement. A similar action is planned in Cleveland at Yarm Town Hall during its current restoration programme. The technique is practiced elsewhere in the UK and Europe.

Further comments received 14/07/2024

Teesmouth Bird Club objects to this application on the basis that the developer's habitat mitigation proposals fail to accommodate the breeding requirements of the site's assemblage of bird species. There are 12 species falling into Categories of Concern, which are recognised to be intolerant of the disturbance arising from human and domestic animals in similar, close proximity to residential dwellings.

Also, this particular assembly of species is probably unique to the Seaton Carew / Hartlepool area, providing viewable opportunities to the visitor. Should the proposal be approved, it must be emphasised that the Tees Valley Area's own Local Nature Recovery Strategy, (LNRS) is presently shortlisting key species of concern - Swift is one of such.

With this legal requirement imminent, a planning condition should be required to have bespoke swift S Boxes fitted to all properties within appropriate house walls and at elevated heights. The previous large colony along the S C front has now largely gone as a result of property restorations and loss of nesting cavities. Such a planning requirement also sits well with the borough's own Environmental Policies. Dr Ali McLee (Teesmouth Bird Club)

Cleveland Police: - Thank you for allowing me to comment upon the development proposal for the erection of 151 homes, on land on the west side of Coronation Drive.

The developer has created a layout with good natural surveillance, with clear definition between public and private space. I would encourage Gleeson Homes to get in touch to consider incorporating the principles of Secured by Design within the site.

Further comments received 05/07/2025

No additional comments on the proposed changes from us.

Further comments received 15/10/2025

Cleveland Police encourages applicants to build/refurbish developments incorporating the guidelines of [Crime Prevention Through Environmental Design](#) (CPTED).

I would like to make you aware that Cleveland Police operate the "Secured by Design" initiative. This is a scheme which promotes the inclusion of architectural crime prevention measures into new projects and refurbishments.

I recommend applicant actively seek Secured By Design accreditation, full information is available within the SBD Residential Guide 2025 Guide at www.securedbydesign.com

I encourage contact from applicant/agent at earliest opportunity, if SBD Certification is not achievable you may incorporate some of the measures to reduce the opportunities for crime and anti-social behaviour.

Once a development has been completed the main opportunity to design out crime has gone. The local Designing Out Crime Officer should be contacted at the earliest opportunity, prior to submission and preferably at the design stage.

The Secured by Design Residential Guide highlights that the concepts and approach adopted within this guide can be used to influence strategic planning policies, in support of Paragraph 102a of the NPPF.

- The National Planning Policy Framework 2024 paragraph 96(b), which states that Planning policies and decisions should aim to achieve healthy, inclusive, and safe places which are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion...
- The National Planning Policy Framework 2024, paragraph 135(f) which states that "Planning policies and decisions should ensure that developments create places that are safe, inclusive and accessible... and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience".
- Local Plan section Q5: Relating to Safety & Security states, The Borough Council will seek to ensure that all developments are designed to be safe and secure. Developers will be expected to have regard to the following matters, where appropriate: 1) Adhering to national safety and security standards as set out by central government. 2) Be developed in a way that minimises crime and the fear of crime, amongst other things, incorporating Secured by Design principles as appropriate. Proposals relating to residential development should be in accordance with the Residential Design SPD.
- Another material consideration is Section 17 of The Crime and Disorder Act 1998.

Further information on the Secured By design initiative can be found on www.securedbydesign.com

Although not an SBD requirement, Hartlepool along with many other areas nationwide suffers from offences of metal theft. These include copper piping, boilers, cables and lead flashing. Buildings under construction are particularly vulnerable. I recommend that alternative products be utilized where possible. Many new builds are now using plastic piping where building regulations allow and alternative lead products.

Strong consideration should also be given in relation to the provision of On- Site Security throughout the lifespan of the development. There is information contained within the Construction Site Security Guide 2021 also on the SBD website that may assist.

In addition to the above and having viewed the proposal I would also add the following comments and recommendations.

All doors and windows are recommended to be tested and certified PAS24:2022+A1:2024 standards (or equivalent)
This includes garage doors.
These must be dual certified for both fire and security.

Dusk til dawn lights are recommended to each elevation with an external door-set. This also includes any proposed garage doors and side in curtilage parking areas, particularly those that are 50% or more of the length of side elevation of plot it serves.

ALL roadways and pathways, adopted or otherwise, are recommended to be to BS5489-1:2020 standards with a uniformity preferably to Secured by Design recommended one of 40%, as a minimum 25%.

Neighbourhood permeability... is one of the community level design features most reliably linked to crime rates.
Excessive permeability should be eliminated.

All proposed side and rear treatments onto public realm are recommended to be to 2.0m in height.

Those to rear/rear side of Plots backing onto open space recommended to be increased to minimum of 2.2m, preferably 2.4m.

Defensive planting to external façade of boundary treatments backing onto open space should be considered also.

Locate all side boundary treatments as far forward to the front elevations of the properties as possible to eliminate recesses.

All horizontal support rails should be on the private side of the fence and it is highly recommended to be wired internally also.

Boundary treatments between rear gardens are recommended to be 1.8m in height. Often these rear side treatments are proposed to be lower-level post and rail, this option offers neither security or privacy and I would recommend against it.

The rear boundaries on the proposed site must abut the existing rear gardens and avoid narrow secluded access points between each rear fence, this would be a crime generator.

Where sheds are provided for bicycle parking, they shall be certified to Sold Secure SS301 Bronze, or above and securely fixed to a suitable substrate foundation in accordance with the manufacturers' recommendations.

Blank gable ends should be avoided.

Defensible space to each plot is an important consideration.

Ginnel access serving several rear gardens should be avoided where possible

If they are deemed necessary, a lockable gate is required at initial access point as well as each individual garden.

Any proposed PROW, informal pathways, cycle lanes etc. are to be incorporated into active street frontages to avoid creating potential crime generators.

Any proposed links to existing or future phases of development are to be afforded maximum surveillance, be formalised and be fronted onto.

Vehicles should either be parked in locked garages or on a hard standing within the dwelling boundary.

Where communal parking areas are necessary, bays shall be sited in small groups, close and adjacent to homes, be within view of active rooms and clearly marked, so that it is obvious which parking spaces belong to which dwellings.

The word 'active' in this sense means rooms in building elevations from which there is direct and regular visual connection between the room and the street or parking court. Such visual connection can be expected from rooms such as kitchens and living rooms, but not from more private rooms, such as bedrooms and bathrooms. Rear parking courtyards are discouraged for the following reasons:

They introduce access to rear elevations, which may leave dwellings vulnerable to burglary. In private developments, such areas are often left unlit and therefore increase the fear of crime. Ungated courtyards provide areas of concealment which can encourage anti-social behaviour.

Where rear parking courtyards are considered absolutely necessary, they must be protected by a gate, the design of which shall be discussed with the DOCO at the earliest possible opportunity. Where gardens abut the parking area an appropriate boundary treatment should be discussed and agreed by the DOCO.

Again, the above lighting specification standards apply.

In relation to any proposed play areas....

Poorly designed and specified communal areas, such as playgrounds, toddler play areas, seating facilities have the potential to generate crime, the fear of crime and anti-social behaviour.

These may often be referred to as: Local Areas of Play (LAP) – primarily for the under 6-year-olds.

Local Equipped Area for Play (LEAP) – primarily for children who are starting to play independently.

Neighbourhood Equipped Area of Play (NEAP) – primarily for older children.

Multi-Use Games Areas (MUGA) – primarily for older children.

Facilities should be designed to allow natural surveillance from nearby dwellings with safe and accessible routes for users to come and go.

Boundaries between public and private space should be clearly defined and open spaces must have features which prevent unauthorised vehicular access.

Communal spaces as described above should not immediately abut residential buildings.

The provision of inclusively designed public open amenity space, as an integral part of residential developments, should make a valuable contribution towards the quality of the development and the character of the neighbourhood.

To do this, it must be carefully located to suit its intended purpose – mere residual space unwanted by the developer is very unlikely to be acceptable. The open space must be inclusively designed with due regard for wayfinding, permeability and natural surveillance. Adequate mechanisms and resources must be put in place to ensure its satisfactory future management and maintenance.

Care should be taken to ensure that a lone dwelling will not be adversely affected by the location of the amenity space. It should be noted that positioning amenity/play space to the rear of dwellings can increase the potential for crime and complaints arising from increased noise and nuisance.

Play areas should ideally be designed so that they can be secured at night. This is to reduce the amount of damage and graffiti that occurs after dark. The type of fencing and security measures will need to vary to suit the area. However, consideration should be given to a single dedicated entry and exit point to enable parental/guardian control and supervision.

Fencing at a minimum height of 1.2m can often discourage casual entry, provide a safe clean play area, and reduce damage to the equipment.

The specific requirements such as child safeguarding, preventing dogs entering, etc. should be discussed with the DOCO.

Fixtures and fittings should be as resistant to damage and graffiti as possible.

HBC Countryside Access Officer: - There is no information to imply that there is any data relating to any recorded public rights of way running through, abutting to or being affected by the proposed development of this site. However, there are a number of informal and well used footpaths running around the perimeter of the site and in a north-south line, through the centre of the site.

The most northerly route that runs between Gala Close and Coronation Drive, alongside the south side of the beck/watercourse, is the most widely used and is regularly maintained by the council. It is regarded as an unrecorded public footpath. This path has been incorporated into the overall site plan, which makes sense for recreational movement and use of the public.

The site plan shows that the remainder of the paths will be lost. I appreciate that this is the only way that this number of houses can be accommodated on the site.

I would require northern path, as described above, is made a surfaced path of 2.5 metres width, so that it becomes an all year path suitable for people with mobility issues and for those less mobile, as well as the general public who already use it.

Further comments received 11/01/2023

Further to my recent comments relating to the improvements to the east-west path that runs along the inside of the application site boundary; I meant to add that this

path improvement requirement should extend to Gala Close and not end at the western boundary of the site. This would be an extra 90 metres of surfaced and dual use path.

The benefit of such an extension and improvement would mean that such a sustainable walking and cycling route would link to facilities such as shops, open space and Seaton railway Station, or further should the user so require. This would be beneficial to both new residents as well as visitors.

Further comments received 13/08/2024

Attached is a plan showing the existing unrecorded public footpath that links Coronation Drive (east) to Gala Close (west). This path has been in existence for at least 25 years and has been annually maintained (the natural grass surface has been cut) by the Council.

The proposed new path that runs northwards from the 'hammerhead' in the north area of housing links approximately midway with the existing east west path. I will be requiring that the existing path and the new link path be either dedicated as public footpaths or that the developer enters into a creation agreement to record these two paths as public footpaths.

This will then place the future maintenance in the hands of the Council rather than the developer and will also add legal protection for the pedestrian user via existing legislation – Highways Act 1980. I also require that the existing path be shown in any amended plans produced by the developer so that a correct understanding of existing and proposed paths can be correctly recorded.

Further comments received 31/03/2025

With regards to the creation of the new informal path, that will link the development to the existing informal path, which runs alongside the southern side of the beck, north of the development: Will this path be installed, as an aggregate with rolled dust top, to a standard that will be agreed by the Council and then managed by the 'to be formed' management company?

Further comments received 20/08/2025

From an access point of view, this new link path offers a useful as well as sensible route to enable walkers to move sustainably and safely to the north and beyond. I fully approve this addition.

HBC Waste Services: - Provision of Waste and Recycling Collection and Storage Facilities to new properties. Developers are expected provide and ensure at the point of first occupancy that all new developments have the necessary waste bins/ receptacles to enable the occupier to comply with the waste presentation and collection requirements in operation at that time.

Developers can choose to enter an undertaking to pay the Council for delivery and associated administration costs for the provision of bins/ receptacles required for

each new development. These charges are a one-off cost and the bins remain the property of the Council. Alternatively, developers are required to source and provide containers which meet the specifications necessary for the required bins/ receptacles to be compatible with the Council's waste collection service and vehicle load handling equipment.

Please see our 'Developer Guidance Waste and Recycling for new properties' document which can be found at www.hartlepool.gov.uk/usingyourbins for further information.

Repeated comments received 11/01/2023.

Further comments received 08/08/2024

No further comments to add to the email sent on 11th January 2023.

Tees Archaeology: - Thank you for the consultation on this application. As we commented in respect of the screening opinion the area was formerly an area of railway sidings and contained a previously demolished world war II pillbox but the development will not have a significant impact on any known heritage assets, and no archaeological involvement is required.

Further comments received 28/06/2024

Thank you for the additional consultation on this application. We note the submission of a Written Scheme of Investigation for geoarchaeological sampling and peat analysis, which was agreed with Tees Archaeology. The geoarchaeological sampling has been undertaken and we are currently awaiting the report from this work.

Further comments received 04/10/2024

I've had the report, and no further archaeological work is needed for this site.

Further comments received 03/10/2025

Thank you for the additional consultation on this application. We have nothing to add to our comments of October 2024.

Northern Powergrid: - (summarised with advice appended as informative) Thank you for your enquiry dated 04/01/2023 concerning the above. The enclosed mains records only give the approximate location of known Northern Powergrid apparatus within the area. Great care is therefore needed and all cables and overhead powerlines must be assumed to be live.

Further comments received 19/06/2023

Thank you for your recent enquiry regarding the above location. The enclosed Mains Records only give the approximate location of known Northern Powergrid apparatus in the area. Great care is therefore needed, and all cables and overhead lines must be assumed to be live.

Town and Country Planning Act 1990

Under the provisions of the above Act, Northern Powergrid have no objections providing that our statutory rights are not affected and that we will continue to enjoy rights of access to the apparatus for any maintenance, replacement, or renewal works necessary.

Please note that while all efforts are made to ensure the accuracy of the data provided, no guarantee can be given. We would refer you to the Health Safety Executive's publication HS(G) 47 "Avoiding Danger From Underground Services" which emphasises that:

The position of any services in or near the proposed work area should be pinpointed as accurately as possible using a detecting device in conjunction with up-to-date service plans and other information which provides a guide to the possible location of services and help interpret the signal.

Excavation work should follow safe digging practices. Once a detecting device has been used to determine position and route, excavation may proceed, with trial holes dug as necessary, to confirm the position of any detected services. A cable is positively located only when it has been safely exposed. Cable depths are not generally indicated on our records and can vary considerably even when shown.

Great caution must be exercised at all times when using mechanical plant. Careful trial digging should always be carried out on the whole route of the planned excavation to ascertain no cables exist.

The Health Safety Executive publication GS6 "Avoidance of Danger from Overhead Electric Lines" must be consulted if your work is near overhead power lines. Both of these documents provide comprehensive guidance for observance of statutory duties under the Electricity at Work Regulations 1989 and the Health Safety at Work Act 1974. Our provision of these records is based upon the assumption that people using them will have sufficient competence to interpret the information provided. Any damage or injury caused will be the responsibility of the organisation or individual concerned who will be charged for any repairs.

Please note ground cover must not be altered either above or below our cables or below overhead lines. In addition, no trees should be planted within 3 metres of existing underground cables or 10 metres of overhead lines. All our apparatus is legally covered by a wayleave agreement, lease or deed or alternatively provided under the Electricity Act 1989. Should any alteration / diversion of Northern Powergrid's apparatus be necessary to allow your work to be carried out, budget costs can be provided by writing to Network Connections, Alix House, Falcon Court, Stockton On Tees, TS18 3TU.

All future works that we may have will be included on the quarterly NRSWA coordination return for discussion at the quarterly meeting of authorities / utilities in order to minimise disruption to the public.

Repeated comments were received 03/10/2025.

Northern Gas Networks: - Northern Gas Networks acknowledges receipt of the planning application and proposals at the above location. Northern Gas Networks has no objections to these proposals, however there may be apparatus in the area that may be at risk during construction works and should the planning application be approved, then we require the promoter of these works to contact us directly to discuss our requirements in detail. Should diversionary works be required these will be fully chargeable. We enclose an extract from our mains records of the area covered by your proposals together with a comprehensive list of precautions for your guidance. This plan shows only those mains owned by Northern Gas Networks in its role as a Licensed Gas Transporter (GT). Privately owned networks and gas mains owned by other GT's may also be present in this area. Where Northern Gas Networks knows these they will be represented on the plans as a shaded area and/or a series of x's. Information with regard to such pipes should be obtained from the owners. The information shown on this plan is given without obligation, or warranty, the accuracy thereof cannot be guaranteed. Service pipes, valves, siphons, stub connections, etc., are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Northern Gas Networks, its agents or servants for any error or omission. The information included on the enclosed plan should not be referred to beyond a period of 28 days from the date of issue.

(Comments repeated 06/10/2025)

Further comments received 19/06/2024

After reviewing the amended plans Northern Gas Networks do not object as per 1400017248.

Gas Distribution Networks: - This application falls outside of Cadent's distribution network. Please contact your local Gas distributor and/or National Grid for comments on this application.

National Grid

Gas Distribution Networks

SGN

Wales and West Utilities (WWU)

Northern Gas Networks (NGN)

Anglian Water: - The consultation letter should be address to Anglian Water. At present we don't comment on water aspect for planning applications, but Anglian Water is reviewing our planning application processes and hopefully water consultations can be accommodate in the future.

Cleveland Emergency Planning Officer: - Having reviewed the associated documentation I can confirm Cleveland Emergency Planning Unit has **no objections** to the proposals.

Office for Nuclear Regulation: - ONR land use planning processes are published here: <http://www.onr.org.uk/land-use-planning.htm>.

ONR has no comment on planning application reference: H/2022/0357 as it does not meet ONR's consultation criteria.

(Repeated comments received 19.06.2024 and 16.10.2025).

HBC Building Control: - I can confirm that a Building Regulation application will be required.

Further comments received 18/06/2024

A Building Regulation application will be required for 'Erection of 81no. dwellings.

Further comments received 12/10/2025

An application for Building Regulations has been received from an Approved Inspector for '81 dwellings.

Cleveland Fire Brigade: - Cleveland fire Brigade offers no representations regarding the development as proposed. However, Access and Water Supplies should meet the requirements as set out in:
Approved Document B, Volume 1:2019, Section B5 for Dwellings.
It should be noted that Cleveland Fire Brigade now utilise a Magirus Multistar Combined Aerial Rescue Pump (CARP) which has a vehicle weight of 17.5 tonnes. This is greater than the specified weight in AD B Vol 1 Section B5 Table 13.1. It should be confirmed that 'shared driveways' and 'emergency turning head' areas meet the minimum carrying capacity requirements as per ADB Vol 1, Section B5: Table 13.1, and in line with the advice provided regarding the CARP, above. Further comments may be made through the building regulation consultation process as required.

Further comments received 14/10/2025

Cleveland Fire Brigade offers the following representations regarding the development as proposed.

Plots 67 – 71 access exceeds the dead-end road condition as described in ADB V1 Para 13.4.

Private Driveways giving access to Plots 67, 68, will be accessed to ensure that essential firefighting resources required at an incident are as close as reasonably practicable to ensure speed of response for any required rescues or firefighting measures, this is due to it not meeting the 45m rule (ADB V1 Para 13.1). It would therefore be prudent to ensure that these roads meet the requirements of ADB V1 Table 13.1 with the amendments below in line with Note 1 of table 13.1.

It should be noted that Cleveland Fire Brigade now utilise a Magirus Multistar Combined Aerial Rescue Pump (CARP) which has a vehicle weight of 18 tonnes. This is greater than the specified weight in AD B Vol 1 Section B5 Table 13.1

Access and Water Supplies should meet the requirements as set out in: Approved Document B, Volume 1:2019, Section B5 for Dwellings.

Cleveland Fire Brigade also utilise Emergency Fire Appliances measuring 3.5m from wing mirror to wing mirror. This is greater than the minimum width of gateways specified in AD B Vol 1 Section B5 Table 13.1.

Cleveland Fire Brigade is fully committed to the installation of Automatic Fire Suppression Systems (AFSS) in all premises where their inclusion will support fire safety, we therefore recommend that as part of the submission the client consider the installation of sprinklers or a suitable alternative AFS system. Further comments may be made through the building regulation consultation process as required.

Further comments received 04/11/2025

I have had a look at the access to Plots 67, 68, 69. Plot 69 is reasonably practicable to just meet the 45m rule (ADB V1 Para 13.1). Plot 68 would not meet the 45m rule (ADB V1 Para 13.1) currently. The fire appliances would drive to the address provided which would lead them to the private driveways for the housing plots, they would not be aware in an emergency to the properties that these require alternative access and it is inevitable that appliances will access these areas to ensure that essential firefighting resources required at an incident are as close as reasonably practicable to ensure speed of response for any required rescues or firefighting measures.

Therefore, the private drive would need to reflect Cleveland Fire Brigade vehicle weight for the Magirus Multistar Combined Aerial Rescue Pump (CARP) which has a vehicle weight of 18 tonnes. This is greater than the specified weight in AD B Vol 1 Section B5 Table 13.1.

Plot 67, what postcode would this property have, would that be Coronation Drive? As above I ask this as this is the address the fire appliances would attend in the event of an emergency. Also, the concern with using the land in front of the house is what will be on the land in the future? will it allow the same access?.

Further comments to applicant received 20/11/2025

Regarding Plot 68, I can see from your response that the shared drive construction that you use would accommodate an 18-ton fire appliance, therefore this would resolve the 45m hose access as per guidance AD B Vol 1 Section B5 Table 13.1.

In terms of Plot 67, I will add your response to the file regarding the postal address and future of the land in front of the property.

For Plot 67, as above, if the drive construction would accommodate an 18-ton appliance this would then again meet the 45m hose guidance, however we would add that a 20m reverse turning facility would be required to be provided as per guidance AD B Vol 1 Section B5 Table 13.4.

Health & Safety Executive Web Advice App (summarised): - The proposed development site which you have identified does not currently lie within the consultation distance (CD) of a major hazard site or major accident hazard pipeline; therefore at present HSE does not need to be consulted on any developments on this site.

HBC Estates: - I can confirm Strategic Asset Management support this application.

HBC Economic Development: - No comments received.

HBC Head of Service Heritage & Open Spaces: - No comments received.

HBC Sport & Recreation: - No comments received.

Ramblers Association: - No comments received.

HBC Community Safety: - No comments received.

Hartlepool Water: - No comments received.

Tees Valley Wildlife: - No comments received.

RSPB: - No comments received.

PLANNING POLICY

1.18 In relation to the specific policies referred to in the section below please see the Policy Note at the end of the agenda.

HARTLEPOOL LOCAL PLAN (ADOPTED MAY 2018)

1.19 The following policies are relevant to this application:

Policy	Subject
SUS1	The Presumption in Favour of Sustainable Development
LS1	Locational Strategy
CC1	Minimising and adapting to Climate Change
CC2	Flood Risk
INF1	Sustainable Transport Network
INF2	Improving Connectivity in Hartlepool
INF4	Community Facilities
QP1	Planning Obligations
QP3	Location, Accessibility, Highway Safety and Parking
QP4	Layout and Design of Development
QP5	Safety and Security
QP6	Technical Matters

QP7	Energy Efficiency
HSG1	New Housing Provision
HSG2	Overall Housing Mix
HSG3	Urban Local Plan Sites
HSG9	Affordable Housing
NE1	Natural Environment
NE2	Green Infrastructure

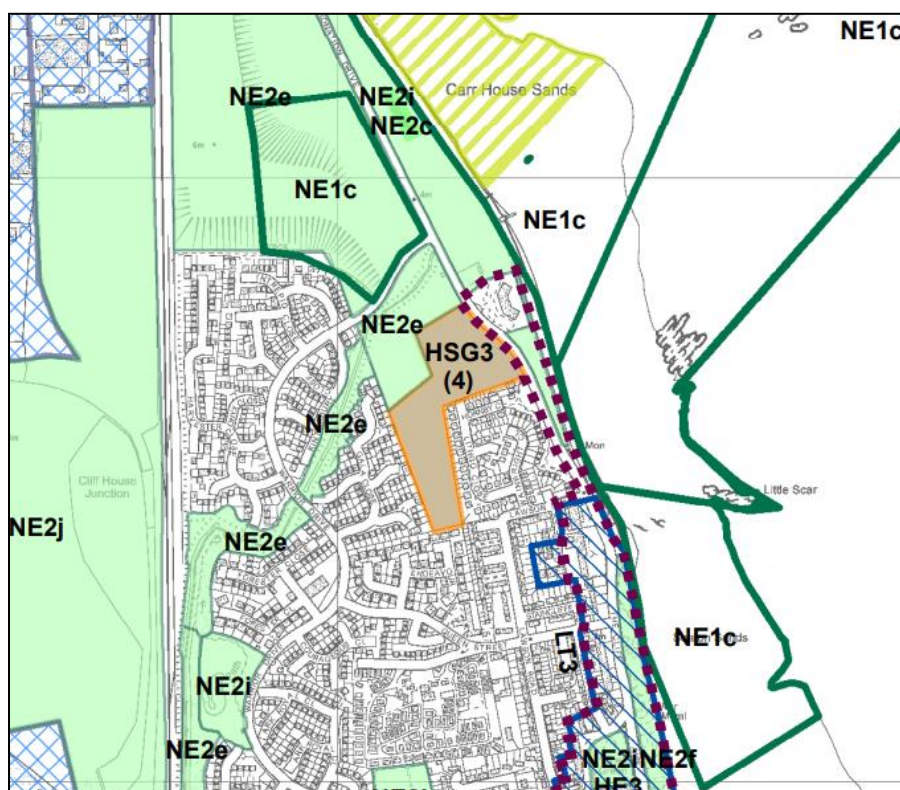


Figure 1: Extract from Local Plan Policies Map

ADOPTED TEES VALLEY MINERALS AND WASTE DPD

1.20 The Tees Valley Minerals DPDs (TVMW) form part of the Development Plan and includes policies that need to be considered for all major applications, not just those relating to minerals and/or waste developments.

1.21 The following policies in the TVMW are relevant to this application:

Policy	Subject
MWP1	Waste Audits

RELEVANT SPDs AND OTHER DOCUMENTS

Green Infrastructure SPD and Action Plan 2020

1.22 Green Infrastructure (GI) is important for the people who live, work in and visit the borough, and is also critical for a multitude of species which are present and are at risk of displacement due to development.

1.23 The council's Green Infrastructure Supplementary Planning Document (SPD) is split into two documents; the SPD itself and the accompanying Action Plan. This document provides information regarding the importance of GI within the borough and details the council's GI vision and what GI can be found within the borough, highlighting where there are any gaps which need to be addressed. The Action Plan builds upon this, setting out specifically where improvements are needed to enhance the GI network within the borough.

Residential Design SPD (2019)

1.24 The Residential Design (SPD) sets out the Council's design aspirations for new residential development. The SPD contains guidance and best practice relating to several aspects of design including space standards, density, local distinctiveness, accessibility, safety and energy efficiency.

1.25 The SPD was created to act as a tool for developers, offices and decision makers in a bid to drive up design standards and move away from creating generic "anywhere estates" that can lack identity. The SPD is a material consideration when determining planning applications and Planning Policy will have regard to the SPD while assessing the design of the proposal.

Planning Obligations SPD (2015)

1.26 The SPD provides parties with information and guidance concerning the local authority's approach towards securing planning obligations associated with development within the borough. New development often puts pressure on already over-stretched infrastructure and it is generally expected that developers will mitigate or compensate for the impact of their proposals by way of 'Planning Obligations' which will be used to address community and infrastructure needs associated with development.

1.27 Planning Policy have set out below what planning obligations should be secured towards local infrastructure in the interests of mitigating the impacts of the proposal and contributing towards sustainable development.

NATIONAL PLANNING POLICY FRAMEWORK (2024)

1.28 The NPPF sets out the Government's planning policies for England and how these are expected to be applied. It sets out the Government requirements for the planning system. The overriding message from the NPPF is that planning authorities should plan positively for new development. It defines the role of planning in achieving sustainable development under three overarching objectives; an economic objective, a social objective and an environmental objective, each mutually dependent. At the heart of the NPPF is a presumption in favour of sustainable development. For decision-taking, this means approving development proposals that accord with an up-to-date development plan without delay or, where there are no relevant development plan policies or the policies which are most important for determining the application are out-of-date, granting permission unless policies within the NPPF provide a clear reason for refusal or any adverse impacts of doing so would significant and demonstrably outweigh the benefits.

1.29 It must be appreciated that the NPPF does not change the statutory status of the development plan as the starting point for decision making.

1.30 The following paragraphs in the NPPF are relevant to this application:

Para	Subject
001	Govt's planning policies for England
002	Status of NPPF
007	Meaning of sustainable development
008	Achieving sustainable development (three overarching objectives – Economic, Social and Environmental)
009	Achieving sustainable development (not criteria against which every decision can or should be judged – take into account local circumstances)
010	Achieving sustainable development (presumption in favour of sustainable development)
011	The presumption in favour of sustainable development
012	The presumption in favour of sustainable development does not change statutory status of the development plan as the starting point for decision making
038	Positive and creative decision approach to decision making
047	Applications to be determined in accordance with the development plan, unless material considerations indicate otherwise
055	Use of conditions or planning obligations
057	Planning obligations tests
058	Contributions and viability
060	Significantly boost the supply of homes
066	Major development and affordable housing
096	Promoting healthy and safe communities
097	Social, recreational and cultural facilities to meet needs
099	Sufficient choice of school places should be available to meet the needs of existing and new communities
102	Access to a network of high-quality open spaces and opportunities for sport and physical activity
104	Protect and enhance public rights of way and access
108	Considering transport issues from an early stage
109	Promoting sustainable transport
116	Movement in new developments
117	Travel Plans and Transport Assessments
123	Making effective use of land
124	Making effective use of land
128	Achieving appropriate densities

131	Achieving well-designed and beautiful places
135	Achieving well-designed and beautiful places
136	Tree-lined streets
137	Design quality through evolution of proposals
139	Permission should be refused for development of poor design
140	Planning conditions and plans
157	Planning system contribution to low carbon future
159	New development addressing climate change
162	Decentralised energy and energy efficiency
165	Ensuring flood risk does not occur elsewhere
175	Major development should incorporate SUDS
180	Contribute to and enhance the natural environment
186	Biodiversity principles
187	SPA's and Ramsar sites
189	Ground conditions
190	Contamination
191	Impacts of pollution on health, living conditions and the natural environment, and the potential sensitivity of the site or the wider area
224	Implementation of NPPF

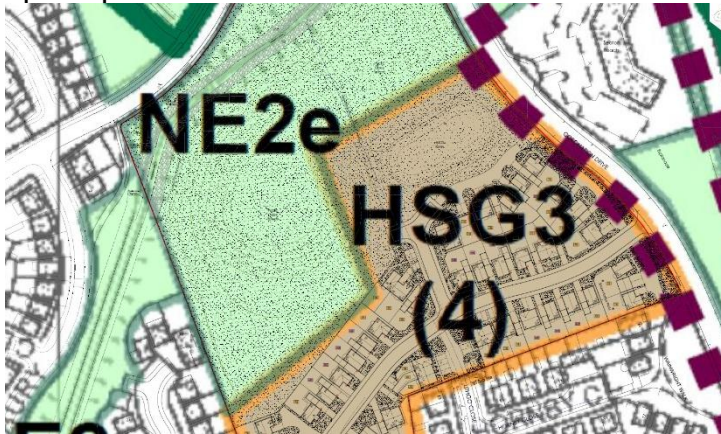
1.31 HBC Land Use Policy Comments: - Policy LS1 of the Local Plan sets out the Locational Strategy for development within Hartlepool which is based on a strategy of balanced urban growth which allows Hartlepool to grow in a sustainable manner. New housing development is located within the allocated sites including urban area brownfield sites, a southwest extension and extensions at High Tunstall and Wynyard.

1.32 Local Plan Policy HSG3 allocates a number of Urban Sites for housing development as illustrated on the Policies Map. This includes HSG3(4) Coronation Drive for approximately 65 dwellings. In making allocation HSG3(4), the Council sought to strike a balance between the land required for a viable housing development and the benefits and opportunities associated with the retention of a significant area of land south of the watercourse as green space. Policy HSG3 also states that the development of Urban Sites will be determined in accordance with other policies in the Plan.

1.33 The application site covers two land use designations on the Local Plan Policies Map: housing allocation HSG3(4) and a local green corridor NE2e.

1.34 The proposal has been revised from the original submission to now provide 81 dwellings with the built form being primarily located within the allocated housing site. The land allocated under policy NE2e is now proposed for public open space and a SUDS basin (see image below). A minimal area of back garden to plots 62,63 and 66 is located within NE2e however a more substantial area of land included

within the housing allocation north of plots 67-71 is now included within the proposed open space.



Proposal and Local Plan Allocation Plan

Consideration of NE2e

1.35 Policy NE2 of the local plan states the green infrastructure within the borough will be safeguarded from inappropriate development including local green corridors. The amendments to the proposal to remove the built form from the NE2e designation is welcomed and the proposal is considered to accord with policy NE2 of the Local Plan.

Consideration of HSG3

1.36 The application proposes 81 residential dwellings within the site, an overprovision on the anticipated units within the allocation. Planning Policy have no objection to an increased density in principle within housing allocation area in the interests of making effective use of land and with an understanding that greater unit numbers assists with scheme viability. However, this must not be at the expense of achieving a high quality layout and design for the development, as required by Local Plan Policy QP4 and the Residential Design (RDG) SPD.

Layout and Design

1.37 The proposed layout responds to the surrounding context of the site providing back to back/ back to side development onto the existing residential properties which surround the site. The inclusion of properties fronting onto Coronation Drive with additional tree planting creates a positive response to the entrance of the scheme and when approached from the north.

1.38 The proposal 'turns it back' onto the public open space at plots 57- 63. Presenting rear elevations and boundary treatment onto the open space, guidance states that properties should front onto areas of public space to provide natural surveillance and create a sense of ownership. It is acknowledged that significant amendments have been undertaken to the proposal to address previous comments and reduce the level of development to be within the allocated site and there is frontage onto the open space to the east. It is therefore advised that the rear boundary treatment for the properties is amended to provide a brick and timber combination with an element of permeability. Opportunities for landscaping in front of boundary treatment would also soften the interface between the two. In addition to

incorporate an element of overlooking plots 57 should be substituted to a corner turning unit similar to the composition of plots 65 – 66.

1.39 Building for a healthy life encourages the creation of integrated neighborhoods through creating well connected street and path networks, Hartlepool's RDG SPD also establishes that new development should have ease of movement and create legible and easy to follow routes. When considering the proposed layout there are opportunities which should be considered to increase pedestrian movement for future residents, these are:

- A pedestrian only link between plot 10/11 onto Lithgo Close.
- Pedestrian footway from the turning head at plot 71 through the greenspace to Coronation Drive.
- Pedestrian only connection to the west of plot 58 connecting the primary route and the open space. This would enable residents at the southern end of the proposal more convenient access to the public open space proposed.

Housing Mix

1.40 The scheme provides for 12 no. 2 bedroom dwellings, 47 no. 3 bedroom dwellings and 22 no. 4 bedrooms dwellings across a variety of two storey house types. It is disappointing that no bungalows form part of the scheme, given the recognised need for such house types within the borough. Notwithstanding this, the overall mix in respect of the size and variety of house types across the scheme is considered acceptable with reference to Local Plan Policy HSG2.

Ecology

1.41 Local Plan Policy NE1 sets out the approach the Council will take to protect, manage and enhance the borough's natural environment. This includes the protection and enhancement of green infrastructure (5) and that in seeking to avoid harm to biodiversity, development should follow the sequence of avoidance, mitigation, compensation. Where sufficient on-site mitigation and/or compensation are demonstrably not possible, then off-site compensation will be considered. Where significant harm from a development cannot be avoided (through locating on an alternative site), adequately mitigated or, as a last resort compensated for, permission will be refused (6). This approach reflects that of NPPF paragraph 186a).

1.42 Planning Policy trust that the views of the Council Ecologist will be sought to determine the proposals compliance with policy NE1.

Energy/Sustainability

1.43 Local Plan policy CC1 Minimising and adapting to climate change requires that for major developments, 10% of the energy supply should be from decentralised and renewable or low carbon sources. Where it can be demonstrated that this is not feasible, the provision of the equivalent energy saving should be made by improving the building fabric or a combination of energy provision and energy saving measures that equates to the equivalent of 10%.

Planning Obligations

1.44 Local Plan Policy QP1 states that the Council will seek planning obligations where viable and deemed to be required to address the impacts arising from a development. Such obligations may include Affordable Housing.

1.45 Local Plan Policy HSG9 states that the Council will seek to deliver on-site Affordable Housing at 18% in respect of proposals of 15 dwellings or more. Provision, tenure and mix is to be negotiated on a case-by-case basis having regard to viability and evidence of local housing need and aspiration.

1.46 The application does not propose any Affordable Housing or s106 contributions with the exception of HRA mitigation on the grounds that providing this at any percentage would result in the scheme not producing sufficient developer profit to make it viable.

1.47 An updated Financial Viability Assessment accompanies the application reflecting the revised proposal of 81 units. Planning policy accept the findings of the Financial Viability Assessment report which shows that seeking planning obligations would not be appropriate.

1.48 Recreational disturbance to European Sites mitigation = £350 per dwelling

1.49 In addition, a section 106 agreement should include:

- 1) Submission of an incidental open space plan in order to secure appropriate arrangements for the maintenance and long term management for those landscaped open spaces within the site which do not form part of a dwelling.
- 2) Submission of Local Employment and Training Agreement to give opportunities within the development for local workers as well as training and apprentice opportunities. The economic development team will give further information on this element.

Further comments received 12/11/2024

1.50 Planning policy accept the findings of the Financial Viability Assessment report which shows a 11% profit. Seeking planning obligations would therefore not be appropriate.

Further comments received 28/03/2025

1.51 As discussed, the amendments to the proposal relate to the earthworks/ reprofiling for the earth mounds with the open space and to address LLFA comments.

1.52 The matter does not relate to the principle of development, Planning Policy have no further comments.

Further comments received 19/03/2026

1.53 The submitted statement from the sustainability consultant regarding air source heat pumps and the provision of electric vehicle charging points to each

property as shown on the proposed site layout are, in my view, acceptable and meet the requirements of policies QP7 and CC1. It is trusted these can be secured via suitably worded conditions.

Further comments received 31/03/2026

Additional Land Use Policy comments in relation to the Seaton Carew Supplementary Planning Document (2015)

1.54 The Seaton Carew SPD (2015) primarily focuses on the development of the seafront at Seaton Carew and the conservation area. The site at Coronation Drive is also identified for housing delivery and site-specific development and design principles are provided.

SPD Development and design principles for Coronation Drive:

1.55 The SPD identifies that the Coronation Drive should be considered for residential development for a range of family homes at a density of 25-30 homes per hectare. The current proposal is at a density of approx. 30dph and provides a range of 2, 3 and 4 bedroom properties.

1.56 The SPD sets out that due to the site's prominent location into Seaton Carew the development should have excellent design standards and act as a gateway, particularly the north-east corner. The proposal includes landscape open space in the northern half of the site. The first area of built form proposed presents frontage onto both the north (green space) and east (Coronation Drive), the properties proposed have landscape front gardens and the provision of verge and tree planting along Coronation Drive creates a positive response to the entrance of the scheme and when approached from the north.

1.57 The SPD also states that 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. The proposal incorporates an area of open space to the north with informal footpath connections. Land Use Policy previously sought to increase the level of permeability within the proposal through providing a pedestrian only connection through to the existing residential area on Lithgo Close. This has not been incorporated however, connections are provided onto Coronation Drive and the layout proposed is overall permeable in nature. In the main, the layout accords with the principles of 'secured by design' with the exception of plots 58-63 which present rear gardens onto public space. Land Use Policy have acknowledged this in previous comments and noted the level of amendments already made to address the developable area and open space provision.

1.58 The SPD also sought to make a feature of the watercourse with a buffer zone to act as a wildlife and pedestrian movement corridor and for Ponds and SUDs to be incorporated as multi-functional features. The proposal includes open space up to the water course and is considered to address the principle within the SPD. Suds features are also provided comments from HBC Landscape Architect and Engineers should be sought to clarify if the SuD is multifunctional.

1.59 The SPD identifies the potentially for archaeological peat deposits, the Tees archaeologist have commented regarding this during the application process. The SPD also identifies opportunities to de-culvert the watercourse near Warrior Drive, Land Use Policy have not been party to any discussions on this matter. It should be noted that the SPD is a guidance document, there are viability issues on the site and not all principles within the SPD may be viability accommodated within the application.

PLANNING CONSIDERATIONS

1.60 The main planning considerations with respect to this application relate to the principle of development (including viability and planning obligations, planning balance, energy efficiency and renewable energy and house types), the impact on the character of the surrounding area and the impact on landscaping, the impact on the amenity of the surrounding neighbouring residential properties and future occupiers, highway safety related matters, flood risk and drainage, contamination, ecology, and any other material considerations arising through the course of the planning application. These matters are considered in detail below.

PRINCIPLE OF DEVELOPMENT

1.61 The application seeks planning permission for the erection of 81 residential dwellings on a brownfield site, wholly located within the development limits. Policy LS1 of the Adopted Local Plan sets out the Locational Strategy for development within Hartlepool and new housing development within the town is proposed to be located within a number of allocated sites, including urban area brownfield sites, a southwest extension and extensions at High Tunstall and Wynyard. Local Plan Policy HSG3 allocates a number of Urban Sites for housing development, as illustrated on the Policies Map.

1.62 The application site forms part of a site allocation for housing development under HSG3(4) Coronation Drive for approximately 65 dwellings within the Adopted Hartlepool Local Plan (2018). Whilst it is acknowledged that the proposed scheme under consideration would provide dwellings above the stated figure within the policy, it is appreciated that this is an approximate number and an assessment of the suitability of the housing numbers are considered against Policy QP4 of the Adopted Local Plan and the associated Residential Design (RDG) SPD, within the following character and amenity sections of this report, along with any other material considerations that could be impacted by the housing numbers.

1.63 The application site covers two land use designations on the Local Plan Policies Map: Housing Allocation HSG3(4) as detailed above, and a Local Green Corridor as identified by Policy NE2e. Through the course of the planning application, the proposed scheme has been reduced from 151 dwellings to a scheme now proposing 81 dwellings that largely removes the proposed development out of the allocated Local Green Corridor.

1.64 Policy NE2 states that *'The Borough Council will safeguard green infrastructure within the Borough from inappropriate development and will work*

actively with partners to improve the quantity, quality, management and accessibility of green infrastructure and recreation and leisure facilities. Policy NE2 also seeks opportunities to expand and improve access to open space, as well as to support and encourage green infrastructure initiatives that can help alleviate flood risk and address surface water drainage issues by incorporating Sustainable Drainage Systems (SuDS).

1.65 As a result of the proposed scheme, the land allocated under policy NE2e would be largely safeguarded and would be re-profiled, providing a more functional use of the land that would include a public walkway through the site, which would allow for greater opportunities for public accessibility.

1.66 Policy NE2 states that the loss of green infrastructure will generally be resisted, unless it meets one of a number of exemptions as set out within the policy. The current scheme would utilise a small area of the allocated open space to serve the rear garden areas of a number of plots, where its use would not strictly meet the criterion within the policy.

1.67 Whilst a minimal area of the rear garden areas of plots 63 and 66 would be located within the NE2e allocation (approximately 22 sqm.), a more substantial area of land forming part of the housing allocation north/north-east of plots 66-67 and to the south-west north of plots 57-62 (equating to approximately 5,978 sqm), would be included within the proposed area of open space. The proposal would therefore not result in a net loss of open space, but rather, an actual significant increase of approximately 5,956 sqm of open space. Consequently, the proposal would in effect expand the Local Green Corridor and the proposal is therefore considered to comply with the aims and objectives of policy NE2 of the Adopted Hartlepool Local Plan.

1.68 It is also noteworthy that whilst policy NE2 of the Hartlepool Local Plan sets out that to deal with flood risk and drainage matters, SuDS infrastructure is an acceptable use within the Local Green Corridor. In this instance, however, the proposed SuDs basin would be located outside of this designation, in an area designated for housing development that would, in effect, become part of an area of expanded Local Green Corridor.

1.69 It is considered that locating the SuDs basin outside of the designated Local Green Corridor, within the expanded area of open space would, by virtue, not reduce the functionality of the existing designation for other open space uses, which is considered to be of increased benefit to the Local Green Corridor overall. Having regard to considerations of the designated land uses and the proposed development as set out above, it is considered that the proposed scheme is broadly compliant with the relevant policies of the Adopted Hartlepool Local Plan and the principle of development is considered to be acceptable in this instance. This view is supported by HBC Land Use Policy who have raised no objections to the principle of development.

1.70 Through the course of the public consultation exercise, comments were received that the proposal would not comply with the Seaton Crew SPD (2015) and that the proposed development would have a negative impact on tourism. With respect to consideration of the Seaton Carew SPD, the Council's Land Use Policy

section have had regard to the guidance document and it is considered that the proposals are in broad accordance with the SPD, which is for guidance purposes. With respect to the impact on tourism, as set out above, the proposed uses would be largely compliant with the designated land uses within the Adopted Local Plan, where such visions for the development of Seaton Carew have carefully been considered.

House Types

1.71 The proposed scheme would provide a mix of two, three and four bedroomed, two storey dwellings, across a variety of house types. Comments have been received through the consultation exercise that the proposed development would not include bungalows for elderly people. Whilst it is acknowledged that no single storey bungalow properties form part of the proposed scheme, the development would provide a varied mix in respect of the size and variety of house types. The scheme has been considered by the Council's Land Use Policy section and the proposed scheme is considered to be acceptable in this respect, where the proposal is considered to be compliant with the relevant policy HSG2 of the Hartlepool Local Plan.

Viability and Planning Obligations

1.72 Local Plan Policy QP1 states that the Council will seek planning obligations where viable and deemed to be required to address the impacts arising from a development. Such obligations may include Affordable Housing. Local Plan Policy HSG9 states that the Council will seek to deliver on-site Affordable Housing at 18% in respect of proposals of 15 dwellings or more. Provision, tenure and mix is to be negotiated on a case-by-case basis having regard to viability and evidence of local housing need and aspiration.

1.73 The application does not propose any Affordable Housing or s106 contributions (with the exception of a financial contribution to mitigate increased recreational disturbance as discussed further in the report below) on the grounds that providing this at any percentage would result in the scheme not producing sufficient developer profit to make it viable. An updated Financial Viability Assessment accompanies the application reflecting the revised proposal of 81 units. The report details that the abnormal costs reflect the inherent challenges of the site, which include such abnormal foundation, remediation and culvert diversion requirements, which are site-specific expenses over and above what would be included within the standard build cost. The submitted Financial Viability Assessment also considered a requested Health Service contribution by NHS Northeast & Cumbria to the value of £39,123. The Council's Land Use Policy team have had regard to the updated information and accept the findings of the Financial Viability Assessment report, which demonstrates that seeking planning obligations consisting of affordable housing as well those listed within the adopted Planning Obligations SPD and including the requested health service contributions would not be appropriate in this instance.

1.74 It is noted that comments received within objections have suggested that social infrastructure such as schools, doctor's, dentist, sewage, highway network and

public transport could not absorb or provide for the proposed development. With respect to education, the Council's Education section have provided comments detailing availability in Primary and Secondary provision and no issues are raised that would warrant the refusal of the planning application on such grounds. In any event, the applicant has demonstrated that contributions towards such planning obligations are not viable. In other respects, whilst relevant material considerations have considered such matters, it is also recognised that the application site is a site allocation for housing development of a relatively similar scale, where such matters have been considered and accepted through the adoption of the Local Plan process.

1.75 A section 106 Legal Agreement is required to be entered into with respect to mitigating recreational disturbance (£350 per dwelling); the requirement for the submission of a scheme to secure the implementation, long term maintenance and management of all open space, landscaping and on site biodiversity enhancement/net gain measures, the implementation, long term maintenance and management of footpath connections; the implementation, long term maintenance and management of the onsite SuDs infrastructure; and the requirement for a Local Employment and Training Agreement.

Energy Efficiency and Renewable Energy

1.76 Policy QP7 (Energy Efficiency) of the Local Plan seeks to ensure high levels of energy efficiency in all development, and the development is therefore expected to be energy efficient. In line with this Policy, the development is required to ensure that the layout, building orientation, scale and form minimises energy consumption and makes the best use of solar gain, passive heating and cooling, natural light and natural ventilation alongside incorporating sustainable construction and drainage methods.

1.77 In addition to this, Policy CC1 (Minimising and Adapting to Climate Change) of the Local Plan requires that major developments include opportunities for charging of electric and hybrid vehicles and, where feasible and viable, provide a minimum of 10% of their energy supply from decentralised and renewable or low carbon sources.

1.78 The submitted Sustainability Statement indicates that the proposed development would seek to utilise cost effective methods of improving energy efficiency, reducing demand and as such reducing the long-term carbon emissions for the development by providing each proposed dwelling with an air source heat pump. The applicant has illustrated that each dwelling would feature an EV charging point. Full details of the renewable energy infrastructure including the air source heat pumps (to meet a minimum of a 10% energy supply from decentralised and renewable or low carbon sources) and EV charging points (to all 81 dwellings) can be secured by appropriate planning conditions and are recommended accordingly.

1.79 In respect to energy efficiency, it is of note that Building Regulations were updated as of 15th June 2022, and any forthcoming Building Regulation application will now be assessed under the 2022 Regulations. In light of the above, given the implementation and requirements of the new Building Regulations, a planning condition is not required in respect of any energy efficiency improvement (previously required to be 10% improvement above the Regulations, prior to 15th June 2022) and

such matters will need to be addressed through the new Building Regulations requirements. The application is therefore considered on balance to be acceptable with respect to energy efficiency and renewable energy provision subject to the identified planning conditions.

Conclusion and Planning Balance

1.80 The application site is located within the Development Limits as identified under Policy LS1 of the HLP (2018) and the majority of the developable site falls within the Housing Allocation HSG3(4). The proposed development would provide a housing scheme within an area largely designated for housing development.

1.81 Whilst the proposed development would result in a minor overlap within NE2e (Local Green Corridor), the result would not undermine the designation but would rather ensure that the Local Green Corridor is retained over the long term, where it would be subject to the required reprofiling, expansion and considered enhancement. Despite the technical policy conflict, Officers consider that the material considerations substantially weigh in favour of the proposed development, where the principle of development is considered to be acceptable in this instance, subject to the requirements of the recommended planning conditions, planning obligations and financial contributions (to be secured through a Section 106 legal agreement) and subject to satisfying other material planning considerations as detailed below.

IMPACT ON THE CHARACTER OF THE SURROUNDING AREA

1.82 Policy QP4 (Layout and Design of Development) of the HLP seeks to ensure all developments are designed to a high quality and positively enhance their location and setting. Development should be of an appropriate layout, scale and form that positively contributes to the Borough and reflects and enhances the distinctive features, character and history of the local area, and respects the surrounding buildings, structures and environment.

1.83 The application site relates to the irregular and undulating grassed parcel of land to the west of Coronation Drive, in Seaton Carew. The application site is bounded by vehicular highways to the east and north and views towards the site are most apparent from both the pedestrian and vehicular highways of Coronation Drive and Warrior Drive respectively. The levels at the site are lower towards the highways and notably raise deeper within the site to the west, where the application site is made up from two notable soil mounds, separated by an approximately 30 metre depression in ground level.

1.84 The proposed development would be made up from a variety of two storey dwellings of a detached, semi-detached and terraced form. The proposed scheme would partly infill an area of the site between separate residential streets and would also extend the residential form northwards. The proposed scheme would also include the cutting and re-profiling of the allocated housing and local green corridor land, which would reduce the ground level at the point where the housing would be located, and would also reduce the gradient of the soiled mounds at the north, where the land serving the open space would provide more broader levels across the site.

As a result, some areas towards the north would increase the levels, before tapering off towards the highway to the north and east.

1.85 Through the course of the public consultation exercise, a number of objection comments suggest that the proposed development would represent urban sprawl and would result in coalescence between Seaton Carew village and the nearest built up areas of Hartlepool; that the development would not be compliant with the gateway vision for Seaton Carew; that the proposed development would spoil open aspect along the seafront and would result in a loss of identity for Seaton Carew.

1.86 It is inevitable that the introduction of an urban infill residential development north of the existing residential properties would undoubtedly impact and alter the character of the area to a degree, however given that the site is bounded by residential areas to the south, east and west, largely of a similar two storey scale; in this context, it is considered that the proposed development would represent a logical infill extension of the existing urban area and that a residential development, on an allocated housing site, would not appear unduly incongruous.

1.87 The developable area with respect to the built form is broadly an inverted L-shape that would feature a highway running through the centre of the site with residential properties either side of the highway and in a number of instances, residential properties branching off beyond. The proposed development pattern is considered to be an effective use of the land and the partial back-to-back layout with the existing residential properties opposite is considered to appear to assimilate successfully into the surrounding area. To the east of the site, adjacent to Coronation Drive, the building line would maintain a similar position as those existing properties to the immediate south and thereby would maintain a suitable buffer between the built form and the highway to the east. The dwellings proposed to the north-east part of the application site would front onto the proposed SuDs pond and open space, which is considered to be a positive aspect of the proposed scheme. It is however, also recognised that the properties proposed further to the west would have their rear garden fences facing onto the open space. Whilst it is appreciated that the arrangement would not all front onto the open space, which is reflected through the comments of the Council's Land Use Policy section, this is a consequence of the front of the properties along this area facing the access road into the site, which is also considered to be of importance to the appearance and layout of the scheme overall. Advice has also been provided by the Council's Land Use Policy section in relation to further increasing pedestrian connectivity through the site. Whilst the applicant has not sought to incorporate the additional suggestions into the final design, it is recognised that the applicant has substantially revised the design of the scheme through the course of the planning application, and the proposed scheme is considered to provide a relatively pedestrian friendly and well-connected development.

1.88 In addition to the residential development, the proposed scheme, as revised, would also result in the retention of the open space to the north of the housing development. With respect to the reprofiling of the grassed mounds, it is recognised that the proposed alterations to the profile of the ground would also represent changes to the physical characteristic of the area, although it is considered that

given both the proposed heights and gradients as illustrated through the submitted section drawings, the proposed land formation is considered not to appear unduly incongruous and would not be out of keeping with similar raised areas along Coronation Drive to the north. Notwithstanding the comments received through the consultation period, it is considered that the proposal would retain a relatively open aspect and a buffer separation northward of the proposed housing development. The retention of the area of open space is considered to assist with the spatial narrative of the separation between Seaton Carew and the nearest built up areas of Hartlepool and the tree lined avenue is considered to represent a positive, gateway avenue to the village from the north.

1.89 The proposed development is therefore considered to successfully integrate into the existing conurbation, where a balance between the built form and open space would be provided and maintained. The proposed plans indicate that the proposed dwellings would be finished in one of two brick types, with a red and buff colour proposed, which would provide a relatively consistent, but varied profile across the site. Final materials details are required, and a planning condition is recommended accordingly to secure such details. The dwelling frontages are proposed to be open plan in nature, where a balance of hard and soft landscaping is illustrated. Information is provided in respect to hard and soft landscaping and boundary treatments, although final details are required to be secured and planning conditions are recommended accordingly. A condition is also recommended to remove permitted development opportunities for the erection of boundary enclosures at the front of properties within the proposal, in order to maintain control of the intended open plan appearance of the development. In addition, whilst boundary treatments are illustrated on a submitted plan, those that bound neighbouring boundaries are not clearly defined, and therefore final details are required to be submitted and a condition is recommended accordingly. Subject to the recommended planning conditions and consideration of the following subsection relating to landscaping, the proposed development is considered to be acceptable with respect to the impact on the character of the surrounding area.

Landscaping

1.90 Through the course of the public consultation exercise, comments of objection were raised in respect to the impact from the loss of existing trees; that the linear nature of the trees proposed would not be in keeping with area and that the proposed trees would not be suitable for sea front location and may present maintenance issues;

1.91 The proposed development, as amended, is considered to provide a generous landscaping scheme that would include tree lining along the site boundary with Coronation Drive for the extent of the proposed dwellings. Additionally, internal to the site, the main avenue running through the development would also be tree lined on both sides of the highway as supported within the NPPF (2024). Through the course of the planning application, the Council's Arboricultural Officer obtained amendments to the proposed landscaping scheme to ensure that the proposed development would provide a varied and resilient species of trees in the interests of the long-term success of the site landscaping, taking account of the challengeable sea front location.

1.92 It is recognised that the proposed development would result in the loss of some trees and other vegetation, although the proposed development would provide a substantially greater level of landscaping than what would be removed. With respect to the open space, extensive planting is also proposed in the form of mixed scrub vegetation, which in part would support the ecological mitigation measures as discussed below, although it would also add to and support the verdant nature of the open space and wider area. In addition to the comments of the Council's Arboricultural Officer, the Council's Landscape Architect was also consulted on the proposed scheme and raises no concerns or objections to the proposed development. Planning conditions are recommended to secure final details of landscaping proposals (to also incorporate biodiversity enhancement measures) as well as tree protection measures (outside of the application site). It is also considered necessary for the implementation, long-term maintenance and management of the onsite landscaping and areas of open space (and the footpaths running through such open space areas), to be secured through a Section 106 legal agreement. Subject the recommended planning conditions and planning obligations to be secured through the s106 legal agreement, the proposed landscaping is considered to enhance the proposed scheme and is therefore acceptable.

Character Conclusion

1.93 Whilst the proposed development would inevitably result in change to the application site, the scale, nature and relationship of the amended proposed scheme is considered to be sensitive to the existing site and surrounding area, and in view of the above, the proposals are considered to be acceptable with respect to the impact on the visual amenity of the application site and character and appearance of the surrounding area.

IMPACT ON RESIDENTIAL AMENITY

1.94 Policy QP4 (Layout and Design of Development) of the HLP requires, amongst other provisions, that the Borough Council will seek to ensure all developments are designed to a high quality and that development should not negatively impact upon the relationship with existing and proposed neighbouring land uses and the amenity of occupiers of adjoining or nearby properties by way of general disturbance, overlooking and loss of privacy, overshadowing and visual intrusion particularly relating to poor outlook. Proposals should also ensure that the provision of private amenity space is commensurate to the size of the development.

1.95 Policy QP4 also stipulates that, to ensure the privacy of residents and visitors is not significantly negatively impacted in new housing development, the Borough Council seeks to ensure adequate space is provided between houses and sets out minimum separation distances. These requirements are reiterated in the Council's adopted Residential Design SPD (2019). The following minimum separation distances must therefore be adhered to:

- Provide and maintain separation distances of at least 20m from habitable room to habitable room.
- Provide and maintain separation distances of at least 10m from habitable room to non-habitable room and/or gable end.

1.96 The proposed development would be made up from a variety of two storey dwellings of a detached, semi-detached and terraced form. The proposed scheme would partly infill an area of the site between separate residential streets and would also extend the residential form northwards. Objection comments have been received from members of the public through the number of the public consultation exercises in respect to privacy and amenity considerations and impacts resulting from dust and mud, noise and disturbance. These and any other amenity considerations are considered as follows.

1.97 As detailed above, comments have been received through the public consultation exercise that the proposed dwellings would result in a loss of privacy to properties and garden areas, where existing properties would be overlooked and that the proposal would block sunlight/daylight into existing properties and garden areas, resulting in overshadowing for the respective neighbouring residents. Where such distances and relationships achieve (if not exceed) the required distances and relationships as set out in Policy QP4 and the aforementioned SPD, such relationships are considered to be acceptable and would not result in any adverse loss of amenity or privacy for existing neighbouring properties or future occupiers of the proposed dwellings in terms of loss of outlook, overbearing, overshadowing or overlooking. Notwithstanding this, there are some instances where such distances are not fully achieved and further detailed consideration of such relationships are set out below.

Impact on Wainwright Walk & Hornby Close (South)

1.98 Plots 1 to 10 are proposed to be located along the southern boundary with existing properties located on Wainwright Walk and Hornby Close respectively.

1.99 Proposed plot 1 would face Coronation Drive (east) and would have a side-by-side relationship with the neighbouring property to the south of 20 Wainwright Walk. The neighbouring property features a blank side elevation and the property has been historically extended at both two storey and single storey level. The neighbouring property would extend further to the rear than the proposed dwelling by approximately 7 metres. Given the side-by-side relationship, approximately situated along a similar building line, where the existing property to the south extends further to the rear, beyond the location of the proposed dwelling, it is considered that the proposed plot would not lead to any significant loss of amenity for the neighbouring dwelling to the south in terms of overbearing, overshadowing or loss of outlook. With respect to privacy related matters, two first floor windows would be proposed within the upper floor side elevation of plot 1, adjacent to the blank elevation understood to be serving landing area and a bathroom (non-habitable room/space) of 20 Wainwright Walk. Given that the proposed windows would primarily face onto a blank elevation and would be obscurely glazed and of restricted opening (as secured by planning condition), it is considered that there would be no significant loss of privacy for the existing neighbouring resident to the south in terms of overlooking.

1.100 With respect to considerations of the future occupiers of the proposed plot (plot 1), it is recognised that the neighbouring dwelling considerably extends beyond the rear elevation of the proposed dwelling. It is acknowledged that windows to the

rear elevation and the rear garden area of the future occupier would experience the extended massing along the shared boundary towards the rear (west). During the course of the planning application, changes were sought and achieved to the proposed scheme to assist in mitigating any significant impacts from occurring from the prospective relationship. Firstly, the proposed dwelling would be located off the shared boundary with the neighbouring property to the south by approximately 2 metres, which is considered to provide a degree of relief for future occupiers. In addition, changes were sought to 'hand' the internal layout, which effectively would ensure that the ground floor window nearest the neighbouring dwelling to the south would be the functional, working kitchen part of the room and that the main patio doors and more habitable space of the room would be situated further away from the shared boundary to the south. In addition to the above, the proposed garden area serving the plot (1) would be sizable and would afford the future occupiers a spacious and relatively open aspect to the rear (west) and at the opposite side (north). Having regard to the above considerations, no significant impacts are considered to arise as a result of the nature of the proposed relationship in terms of loss of amenity.

1.101 With respect to privacy related matters, the neighbouring property to the south is understood to benefit from an external staircase that provides access from the rear first floor down to the garden area. Whilst not a common feature, it is acknowledged that its use would allow a degree of surveillance over the garden area of plot 1. Notwithstanding this, the external staircase does not benefit from an extended and usable platform that would allow the neighbouring residents to spend prolonged time periods at an advantageous level and any occurrences of its use would therefore be fleeting, restricted to its use when traversing up and down the staircase. Consequently, the relationship is considered not to lead to any significant loss of privacy for the future occupiers of plot 1 in terms of overlooking and the relationship is considered to be acceptable in this instance. Plot 2 would be situated on the opposite side of plot 1, to the north, at a further distance from 20 Wainwright Close, where no significant loss of privacy and amenity is considered to result from the proposed relationship.

1.102 Plots 3 and 4 would be located to the rear of Plots 1 and 2 to the west, where there is no residential property directly to the rear of the proposed dwellings. The rear garden of plots 3 and 4 would back onto the rear garden of 20 Wainwright Close. Plots 3 and 4 would be located at a different aspect to the rear of 20 Wainwright Close, where the rear of the respective properties would have an oblique relationship. Having regard to the proposed relationships, it is considered that there would be no significant loss of privacy and amenity in this respect.

1.103 Plot 5 would be located opposite a number of single storey garage buildings to the south and would have an indirect rear to rear relationship with 11 Hornby Close where there would be an main rear to rear separation distance of approximately 23.5 metres and a separation distance of approximately 20 metres to the neighbouring property's single storey rear extension, which would comply with the rear-to-rear requirement separation distances requirement (of 20 metres), as outlined within the adopted Local Plan Policy QP4 requirement and the Residential Design SPD.

1.104 Plot 6 would have a direct rear to rear relationship with 11 Hornby Close where there would be an approximate main rear to rear separation distance of 22.5 metres and a separation distance of approximately 20 metres to the neighbouring single storey rear extension, which would comply with the rear-to-rear requirement separation distances requirement (of 20 metres), as outlined within the adopted Local Plan Policy QP4 requirement and the Residential Design SPD.

1.105 Plots 7 and 8 would have a rear to rear relationship with 5 and 7 Hornby Close, where there would be an approximate main rear to rear separation distance of 22 metres, which would comply with the rear-to-rear requirement separation distances requirement (of 20 metres), as outlined within the adopted Local Plan Policy QP4 requirement and the Residential Design SPD.

1.106 Plot 10 would have a rear-to-rear relationship with 1 Hornby Close, where there would be a main rear to rear separation distance of approximately 21.5 metres, which would exceed the rear-to-rear requirement separation distances (of 20 metres) and would comply with within the adopted Local Plan Policy QP4 requirement and the Residential Design SPD. It is acknowledged however, that the neighbouring property features a single storey rear extension, where as a result of the proposed relationship, the separation distance would be approximately 18 metres to the single storey aspect. Whilst it is recognised that there would be a shortfall between the proposed dwelling and the rear projection, such offshoots are common features that reduce separation between respective properties, although the main rear to rear relationship would achieve the respective required separation and the proposed relationship is considered not to lead to any significant loss of privacy and amenity to warrant the refusal of the planning application on such grounds.

Impact on Lithgo Close (East & South)

1.107 Plots 11,12 and 13 would be located to the side of 67 Lithgo Close (north), where they would be built along a similar building line, to a similar projection. Given the side by side relationship of a similar location and depth, no significant issues are considered to arise in terms of significant loss of amenity for the neighbouring properties to the south in terms of overbearing, overshadowing or loss of outlook. No side facing windows are proposed within the south facing elevation and therefore no issues are considered to exist in respect to privacy related matters, with window relationships being oblique.

1.108 Plots 14 and 15 would be located to the rear of the existing properties of 65 and 67 Lithgo Close, where there would be a side to rear relationship. Plot 14 would have a separation distance of approximately 12.5 metres from the rear elevations of 65 and 67, which would exceed the minimum required separation distances (of 10 metres) and would comply with those as outlined within the adopted Local Plan Policy QP4 requirement and the Residential Design SPD. With respect to privacy related matters, plot 14 would not feature any windows within the respective side elevation facing the neighbouring dwellings to the east and the proposed dwelling is considered not to lead to any significant loss of privacy as a result. The garden areas of plots 14 and 15 and 20 and 21 would back onto the rear garden areas of the properties of 61 and 63 Lithgo Way. The proposed plots would be situated at a different aspect to the existing properties to the east, where there would be oblique

relationships between respective rear elevations and the relationships are considered not to raise any significant issues in respect loss of privacy and amenity.

1.109 Plots 20 and 21 would be situated at a different aspect from those to the east on Lithgo Way, with a side to rear relationship. There would be a separation distance of approximately 10 metres between plot 21 and the nearest extended property at 59 Lithgo Way, which would still comply with the requirement as outlined within the adopted Local Plan Policy QP4 requirement and the Residential Design SPD. With respect to privacy related matters, plot 21 would not feature any windows within the respective side elevation facing the neighbouring dwellings to the east and the proposed dwelling is considered not to lead to any significant loss of privacy as a result.

1.110 The proposed parking and manoeuvrability area for the plots 20 to 24 (consecutively) to the north and south would back onto the existing properties of 51, 53 and 55 Lithgo Way. The relationship is considered not to raise any significant issues in respect to the significant loss of privacy and amenity for the respective properties to the east given the nature and scale of this element.

1.111 Plots 22, 23 and 24 would be situated at a different aspect from those existing properties to the east on Lithgo Way, with a side to rear relationship. There would be a separation distance of approximately 13.8 metres between plot 22 and the main rear elevations of 49 and 51 Lithgo Way and a separation distance of approximately 10.2 metres to the nearest neighbouring offshoot, which would exceed the minimum required separation distances (of 10 metres) and would comply with those as outlined within the adopted Local Plan Policy QP4 requirement and the Residential Design SPD. With respect to privacy related matters, no windows would be contained within the outward east facing elevation of plot 22 and there would therefore be no privacy related issues in respect to any overlooking concerns. With respect the proposed dwellings relationship with 45 and 47 Lithgo, the rear of the proposed dwellings would have an oblique relationship with the respective existing rear elevations to the east, where the rear gardens would back onto each other. Such relationships are considered not to lead to any significant loss of privacy and amenity for the existing and future occupiers.

1.112 Plot 25 would have a rear to rear separation distance with 45 Lithgo Way of approximately 29 metres, which would considerably exceed the rear-to-rear requirement separation distances (of 20 metres) and would comply with those as outlined within the adopted Local Plan Policy QP4 requirement and the Residential Design SPD.

1.113 Plot 26 and 27 would back onto 41 and 43 Lithgo Way, where both properties feature single storey rear offshoots. The relationships would result in rear to rear separation distances of approximately 23.5 metres to the offshoots and approximately 27 metres between main rear elevations, which would considerably exceed the rear-to-rear requirement separation distances (of 20 metres) and would comply with those as outlined within the adopted Local Plan Policy QP4 requirement and the Residential Design SPD. Similarly, Plot 28 would have a rear to rear relationship with 39 Lithgo Way, which would have a separation distance of approximately 24 metres and would also be acceptable in this context.

1.114 The vehicular access and parking areas serving plots 29 to 32 would be located beyond the rear garden areas of 37 and 39 Lithgo Way. The relationship is considered not to raise any significant issues in respect to the significant loss of privacy and amenity for the respective properties to the east given the nature and scale of this element.

1.115 Plots 29 to 32 would be located at a different aspect from the neighbouring properties to the east of 29, 21, 33 and 35 Lithgo Close, where there would be a side to rear relationship between plot 29 and 33 and 35 Lithgo Close. An approximate 14 metre separation distance would exist between the nearest and most direct properties, which would exceed the minimum required separation distances (of 10 metres) and would comply with those as outlined within the adopted Local Plan Policy QP4 requirement and the Residential Design SPD. With respect the proposed dwellings relationship with 29 and 31 Lithgo, the rear of the existing and proposed dwellings would have an oblique relationship with the respective existing rear elevations to the east, where the rear gardens would back onto each other. Such relationships are considered not to lead to any significant loss of privacy and amenity for the existing and future occupiers. Plot 29 Would contain windows within the eastward side elevation facing east, which would serve a kitchen and bathroom and a planning condition is recommended to obscure and restrict the opening in order to mitigate any significant privacy related issues.

1.116 Plots 33 would have a main rear to rear elevation relationship with 25 Lithgo Close of approximately 21.5 metres, which would exceed the rear-to-rear requirement separation distances (of 20 metres). It is acknowledged however, that the neighbouring property to the east features a single storey rear extension, where as a result of the proposed relationship, the separation distance would be approximately 19 metres to the single storey aspect. Whilst it is recognised that there would be a shortfall between the proposed dwelling and the neighbouring offshoot, such extensions are common features that reduce separation between respective properties, although the main rear to rear relationship would achieve the respective required separation and the proposed relationship is considered not to lead to any significant loss of privacy and amenity for the neighbouring property to warrant the refusal of the planning application on such grounds.

1.117 Within the south-east corner of the application site, plots 34, 35, and 36 would have rear to rear relationships with properties of 21, 23, 25 and 27 Lithgo Close. There would be separation distances in excess of 20 metres from the main rear to rear elevations and a separation distance of approximately 20 metres to the rear offshoots projections of 21 and 23 Lithgo Close, which would meet the minimum required separation distances (of 20 metres) and would comply with those as outlined within the adopted Local Plan Policy QP4 requirement and the Residential Design SPD. Plots 37 and 38 would have oblique rear to rear relationship with 21 Lithgo Close that would also meet the required separation distances (of 20 metres) and would comply with those as outlined within the adopted Local Plan Policy QP4 requirement and the Residential Design SPD.

Impact on Endeavour Close (South)

1.118 Plots 38, 39 and 40 would share a common boundary to the south with the properties of 26-29, 30-33 and 34-37 (26-37, inclusive) Endeavour Close back onto the southernmost aspect of the application site. Plot 38 would be located opposite in the south-east corner of the site, which would have a side to rear relationship with the block containing 34-37 Endeavour Close. There would be a separation distance of approximately 11.5 metres between the nearest proposed plot and the neighbouring dwellings, which would exceed the minimum required separation distances (of 10 metres) and would comply with those as outlined within the adopted Local Plan Policy QP4 requirement and the Residential Design SPD.

1.119 Parking spaces are proposed to serve the respective plots either side, which would be opposite 30-33 Endeavour Close. It is considered that given the nature and relationship, the proposed parking area would not lead to any significant loss of privacy and amenity for the properties opposite to the south.

1.120 The semi-detached plots of 39 and 40 would be located within the southwest corner of the application site and would have a rear to rear relationship with 26-29 and 30-33 Endeavour Close. There would be respective separation distances of approximately 20 and 21 metres from the residential properties opposite, which would meet the minimum required separation distances (of 20 metres) and would comply with those as outlined within the adopted Local Plan Policy QP4 requirement and the Residential Design SPD.

Impact on Gala Close (West)

1.121 The proposed dwellings would also share a boundary with those existing properties, located in Gala Close. In the main, the rear of the proposed dwellings would back onto this shared boundary to the west with the associated rear gardens located between. The one exception is plot 40, which would be located within the south-west corner of the site, where the side of the proposed dwelling would face onto the shared boundaries with 62 and 63 Gala Close respectively.

1.122 Plot 40 would have a side to rear relationship with the existing property of 62 Gala Close with the relationship to 63 Gala Close being less direct. As a result of the siting of the proposed dwelling there would be a side to rear separation distance of approximately 15 metres to the nearest neighbouring property, with an approximate 18 metre separation distance from the main rear elevation of the neighbouring property. The proposed separation distances would considerably exceed the minimum separation distances (of 10 metres) and would comply with those as outlined within the adopted Local Plan Policy QP4 requirement and the Residential Design SPD.

1.123 With respect to privacy related matters, the proposed dwelling would feature two windows within the side facing elevation towards the west, which would serve a ground floor w.c. and a first-floor bathroom. Both rooms are considered to represent non-habitable rooms, although regardless, a planning condition would be recommended to obscure glaze and limit the level of opening in order to prevent any overlooking and reduce any perception in this respect. Subject to the recommended planning condition, the proposed dwelling is considered not to lead to any significant loss of privacy and amenity for the neighbouring properties of 62 and 63 Gala Close.

1.124 The turning head of the proposed access road would be opposite the rear of 61 Gala Close to the west, where no direct relationship would exist with a proposed dwelling, and where oblique relationships to plot 40 and plot 41 and the proposed relationship is considered not to lead to any significant loss of privacy and amenity for the respective neighbouring property. In addition the provision of the parking bay opposite is considered not to lead to any significant loss of amenity for the properties opposite given the nature and scale of it. Plot 41 would be located opposite 60 Gala Close where a rear to rear relationship would exist. There would be a separation distance of approximately 20 metres from the rear of the proposed dwelling to the neighbouring rear extension and an approximate 23 metre separation between main rear elevations of respective properties that would meet the minimum required separation distances (of 20 metres) and would comply with those as outlined within the adopted Local Plan Policy QP4 requirement and the Residential Design SPD.

1.125 The rear elevations of Plots 42 and 43 would face onto the side elevation of 59 Gala Close, where the neighbouring dwelling features a garage connected to the dwelling along the shared boundary. The neighbouring property of 59 Gala Close features a number of windows within the side elevation of the property facing toward the application site (east), that are understood to consist of a ground floor side access door, W.C. and a first-floor en-suite bathroom (non-habitable rooms). The proposed dwellings would have separation distances exceeding 11 and 13 metres respectively, which would exceed the minimum required separation distances (of 10 metres) and would comply with those as outlined within the adopted Local Plan Policy QP4 requirement and the Residential Design SPD.

1.126 Plots 44, 45 and 46 would be located between the rear to rear properties of 47 and 59 Gala Close, and would face towards the respective garden areas of both properties. It is acknowledged that the presence of the proposed dwellings would be a notable change for the respective residents, particularly when experienced within the neighbouring garden areas, although the relationship is considered not to lead to any significant loss of privacy and amenity and would not be contrary to the adopted Local Plan Policy QP4 and the Residential Design SPD.

1.127 Plots 47 and 48 would have a rear to side relationship with 47 Gala Close, where the neighbouring dwelling features a garage connected to the dwelling along the shared boundary. The neighbouring property of 47 Gala Close features a number of windows within the side elevation of the property facing toward the application site (east), understood to consist of a ground floor W.C. and a first-floor en-suite bathroom (non-habitable rooms). The proposed plots would have separation distances exceeding 12 and 14 metres respectively, which would exceed the minimum required separation distances (of 10 metres) and would comply with those as outlined within the adopted Local Plan Policy QP4 requirement and the Residential Design SPD.

1.128 It is noted however that further northwards level with the edge of plot 48 and plot 49, the neighbouring property to the west has also previously extended at first floor level, above the garage footprint, which provides a first-floor study/hobby room, as detailed on the approved plans for the property (ref H/2018/0095). It was also

noteworthy from the case officer's site visit that the room features two east facing rear facing rooflights towards the application site.

1.129 Considering the relationship of the extended element of the neighbouring property with the proposed plots, the first-floor room would not be direct with the rear elevations of plots 48 and 49, where it would be between the respective rear elevations of plots 48 and 49, adjacent to the garage at 48, and would have an oblique relationship with the main rear elevations of the respective plots.

1.130 In addition, with respect to privacy related matters, given the nature and function of the roof lights present within the neighbouring property's roof slope, they are considered not to create any significant or direct relationship to and with the proposed plots opposite. Consequently, taking account of the relationship, the proposal is considered not to result in any significant amenity issues in respect to amenity and privacy for the neighbouring resident or the future occupiers of the respective plots to warrant the refusal of the planning application on such grounds.

1.131 Plot 49 would be located between properties 46 and 47 Gala Close, where the proposed garage serving the proposed plot would be opposite the neighbouring conservatory of 46 and the respective properties would have an indirect relationship with a separation distance of approximately 23 metres between main rear to rear elevations, which would meet the required separation distances (of 20 metres) and comply with the adopted Local Plan Policy QP4 requirement and the Residential Design SPD. The relationship with 47 Gala Close would considerably exceed the required 10 metre separation distance with an approximate 14 metre separation distance.

1.132 Plot 50 would back onto part of the rear 47 Gala Close, where there would be an approximate 23.5 metre separation distance, exceeding the rear-to-rear requirement separation distances (of 20 metres) and would comply with the adopted Local Plan Policy QP4 requirement and the Residential Design SPD. Whilst the neighbouring property features a conservatory, the feature would not have a direct positioning with the proposed dwelling, with an offset relationship and therefore this relationship is considered to be acceptable in this respect.

1.133 Plot 51 would have a main rear to rear elevation relationship with 45 Gala Close of approximately 21, which would exceed the rear-to-rear requirement separation distances (of 20 metres) and would comply with the adopted Local Plan Policy QP4 requirement and the Residential Design SPD. It is acknowledged however, that the neighbouring property features a single storey rear extension, where as a result of the proposed relationship, the separation distance would be approximately 17.5 metres to the single storey aspect. Whilst it is recognised that there would be a shortfall between the proposed dwelling and the extension, such offshoots are common features that reduce separation between respective properties, although the main rear to rear relationship would achieve the respective required separation and the proposed relationship is considered not to lead to any significant loss of privacy and amenity to warrant the refusal of the planning application on such grounds.

1.134 Plots 51 and 52 would have a main rear to rear elevation relationship with 44 Gala Close of approximately 27, which would considerably exceed the rear-to-rear requirement separation distances (of 20 metres). The neighbouring property also features a rear offshoot, where the separation distance to this feature would also provide a separation distance of approximately 21 metres and would comply with the adopted Local Plan Policy QP4 requirement and the Residential Design SPD.

1.135 Plot 53 would face towards the rear garden of 35 Gala Close, which is located at a different aspect. Whilst it is acknowledged that the presence of the proposed dwelling would be notable feature, particularly from views experienced within the neighbouring rear garden area, the proposed relationship is considered not to lead to any significant loss of privacy and amenity and would not be contrary to the adopted Local Plan Policy QP4 and the Residential Design SPD.

1.136 Plots 54 and 55 would have a rear to side relationship with 35 Gala Close, where the neighbouring dwelling features a garage connected to the dwelling along the shared boundary. The neighbouring property of 35 Gala Close features a number of windows within the side elevation of the property facing toward the application site (east), with a ground floor side access door, a W.C. and a first-floor en-suite bathroom (non-habitable rooms). The proposed dwellings would have separation distances of approximately 14 and 16 metres respectively, which would exceed the minimum required separation distances (of 10 metres) and would comply with those as outlined within the adopted Local Plan Policy QP4 requirement and the Residential Design SPD.

1.137 Plots 56 and 57 would have a main rear to rear elevation relationship with 34 Gala Close of approximately 22 metres, which would considerably exceed the rear-to-rear requirement separation distances (of 20 metres) and would comply with within the adopted Local Plan Policy QP4 requirement and the Residential Design SPD. The neighbouring properties of 30, 31, 32 and 33 Gala Close would be located a greater separation distances from the proposed plot 57 with more oblique relationships and no significant loss of privacy and amenity concerns are considered to arise in respect to the proposed relationships.

Impact on Gala Close (North-West)

1.138 Plots 58 to 63 (inclusive) would back onto the open space to the north, where with tapering and indirect distances between approximately 45 to 80 metres would exist between the proposed plots and the neighbouring properties beyond of 30, 31, 32 and 33 Gala Close. Given the nature of the proposed relationships, it is considered that there would be no significant loss of privacy and amenity for the existing neighbouring residents to the west.

Internal relationships and Impacts on Future Occupiers

1.139 The application site would be served by a proposed access road that would run through the central spine of the site, where dwellings would be located either side and would predominantly create internal front to front relationships. In most instances and following the submission of amended plans at the request of the case officer, the front-to-front relationships would achieve 20 metres separation distances

between main front elevations and would comply with the separation distances (of 20 metres) as set out within the adopted Local Plan Policy QP4 requirement and the Residential Design SPD.

1.140 Plots 24 and 41 would be two dwellings where the main front elevations would not achieve a 20-metre separation distance to the main elevations of the plots opposite of plots 49 and 34 respectively. It is acknowledged however, that Plots 24 and 41 would feature centralised, two storey projecting gables that would reduce the separation distance for their extent, to the plots opposite to approximately 18 metres. Whilst acknowledging the shortfall, consideration is given to their relatively narrow profile of the projections, which would limit their impact on the properties opposite and with respect to privacy considerations, both plots would feature hallways at ground floor and en-suite bathrooms above, which are non-habitable rooms. In addition, given that there would be the intervening presence of a public road, with public footpaths either side and open frontages between the respective dwellings, where unlike a rear to rear relationship, a degree of natural surveillance could occur between the fronts of properties, it is considered in this instance and on balance, the proposed relationships would not lead to any significant loss of privacy and amenity and the relationship is deemed acceptable and would not warrant the refusal of the planning application.

1.141 With respect to other internal relationships, the respective rear to side and front to side relationships would meet the required 10 metre separation distance requirements, as set out within the adopted Local Plan requirement and the Residential Design SPD. The majority of side elevations would contain windows at ground and first floor and in such instances where an impact may arise as a result, a planning condition would be recommended to secure obscure glazing and restricted openings, although since the publication of the earlier iteration of the report, which was withdrawn by Members of the April Planning Committee at the request of the applicant, a clause has been inserted into the respective condition (23) that would allow the Local Planning Authority and the applicant to refine/review the requirement for any such obscure glazing and restricted openings of any respective, should it be considered necessary to do so. The alterations to the conditions are recommended accordingly.

Noise

1.142 A number of comments received raised concerns through the public consultation exercise that future occupiers would be subject to excessive noise from nearby commercial uses, across from Coronation Drive. The application was accompanied by a Noise Assessment to consider the impact from noise related sources on residential occupiers. The Noise Survey has identified that the adjacent highway of Coronation Drive is the principal source of noise, and a variety of recommendations are made across a number of plots to mitigate any significant noise generation. The noise mitigation measures comprise high level glazing specifications, the use of acoustic ventilation (trickle vents) and the use of acoustic fencing (indicated to enclose certain rear gardens of plots 2, 67 and 79 to manage noise generation of garden areas and habitable rooms of the identified respective plots.

1.143 The Council's Public Protection section were consulted, having regard to the submitted noise survey and raise no objections, subject to the implementation of the outlined noise mitigation measures within the document. Consequently, subject to securing the identified mitigation measures through the recommended planning conditions, the proposed development is considered to be acceptable in respect to noise and other amenity related matters.

Lighting

1.144 A planning condition is also recommended to secure details of any external lighting, in order to ensure that no significant impacts would result from such paraphernalia, as well as the consideration for ecology, as considered further within the report.

Removal of Permitted Development Rights

1.145 Whilst as detailed above, the neighbouring relationships proposed are considered to be acceptable, it is also recognised that once a dwelling is in use, permitted development rights can be exercised and consideration is also therefore given to potential future impacts. With respect to the proposed scheme, the Camlin house type (house type reference 364) is a dual aspect property, where under permitted development rights, there is the potential to extend plots 10 and 13, with impacts that would be undesirable. Consequently, it is considered necessary to restrict permitted development rights from these properties and a planning condition is recommended accordingly.

Levels

1.146 The proposed scheme has been submitted with a number of cross-sectional drawings and existing and proposed site level plans. With respect to the area of the proposed housing development, the submitted cross-sectional drawings clearly illustrate that the existing mounded area would be removed and the ground level would be comparative to the levels of the existing dwellings that exist to the east and west, which is considered to be the appropriate solution. Whilst existing and proposed levels have been submitted, further information is required to secure that the details of the proposed relationship are acceptable and a planning condition is therefore recommended accordingly.

Reprofiling Works (Visual Considerations)

1.147 The application has been accompanied by topographical surveys and site sections, which seek to illustrate the proposed changes to the reprofiling of the land. The proposed development would involve the partial removal of mounded areas and the reprofiling of existing mounds within the northern part of the application site. As detailed above, it is proposed to remove the mounded area at the location of the proposed dwellings, where the submitted details illustrate that the land would be at a similar level to the ground levels of the existing residential properties to the east and west.

1.148 With respect to the western part of the application site, at the area immediately to the north of the proposed housing development, the site sections and topographical plans illustrate that the existing raised ground towards the southern part of the open space proposes to be lower than the existing mounded area, before gradually rising to a level comparable to the existing mounded height. From this point, whereas the existing levels begin to drop traveling northwards, the submitted details illustrate that the mounded levels propose to level off before gradually tapering to a lower level towards the stream at the northern boundary.

1.149 At the eastern part of the area of open space, there would be a more varied landform. At the southern area of the open space, adjacent to the proposed housing, the submitted details illustrate that the area would feature a depression in the form of a SuDs basin, before gradually rising up to the north, to a level comparative to the mounded area to the west, as described above. The eastern mounded area would be marginally lower than that of the mounded area to the west and would cover a smaller breadth of area. Centrally between both mounded areas, the land would feature a mild depression, where an informal footpath would run through the site in a north to south direction.

1.150 Whilst it is acknowledged that the re-profiling of the land would be a notable change from a number of vantage points surrounding and from within the application site, the proposed mounds would provide a gradual and an unremarkable profile, at heights not dissimilar from the existing site landform. The raised areas would be situated at distances immediately away from the nearest existing residential properties to the west, north-west and from the proposed residential properties along the southern boundary of the application site. Consequently, it is considered that the proposed re-profiling works would not lead to any significant overbearing, loss of light or loss of outlook or privacy impacts for the existing and future occupiers to warrant the refusal of the planning application on such grounds. A planning condition is recommended to secure the final levels details accordingly and subject to the recommended condition, the proposed development is considered acceptable in this respect.

The Construction Phase

1.151 Comments have been received through the consultation exercise that the proposed development would cause disruption and noise during the construction phase, particularly from piling activity. It is acknowledged that a degree of disruption is an inevitable reality of the construction phase of any development. Consideration of the impacts of the proposed development, including the construction phase have been considered by the Council's Public Protection section. The Council's Public Protection section have raised no objections or concerns to the proposed development, although a number of planning conditions are recommended. Conditions are recommended in respect to the times and days of construction activity and deliveries to the site.

1.152 Comments have also been received in respect to dust and dirt emanating from the proposed development, particularly given the contaminated nature of the site. Notwithstanding the considerations of the following section considering contamination related issues, a planning condition is recommended in respect to

capture requirements to address both dust suppression at the site and for wheel washing at the entrance/exit of the proposed site. The control of matters, such as dust suppression and wheel washing, as well as the management of associated construction activity and the storage of materials can be controlled through an all-encompassing Construction Management Plan condition, which is recommended accordingly.

1.153 The Council's Public Protection Officer recommends no open burning should take place on the site and an informative is recommended accordingly, explaining that such activity should not take place during the construction phase of the proposed development.

1.154 Subject to the recommended conditions and informative, the construction phase of the proposed development is considered not to raise any significant issues in terms of impacts on the amenity of the surrounding neighbouring residential occupiers.

Amenity Conclusion

1.155 In view of the above considerations, taking account of the scale, design and layout of the proposed development, having regard to the relationships with the surrounding neighbouring properties and plots, subject to the recommended conditions, the proposed development is considered not to lead to any significant loss of privacy and amenity for neighbouring properties and future occupiers, when considered against the provisions of Policy QP4 of the adopted Hartlepool Local Plan (and the aforementioned Residential Design Guide SPD) and paragraph 135 of the NPPF and the proposed development is therefore considered acceptable in this respect.

HIGHWAY SAFETY RELATED MATTERS

1.156 Paragraph 116 of the NPPF (2024) states that *'development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios.'*

1.157 Through the course of the public consultation exercise comments received suggest that the proposed development would exacerbate existing traffic problems in the area; that the proposed site access is dangerous; that emergency vehicles would be unable to access the site and that there would be a shortage of vehicular parking.

1.158 The amended proposed development for 81 dwellings would be accessed from the west of Coronation Drive, where a single highway would run through and serve the site. Having regard to the proposed scheme, the Council's Traffic & Transport section have considered the proposed site layout, parking arrangements and impact on the highway network, and raise no objections to the proposed development in respect to highway safety and vehicular parking related matters.

1.159 The Council's Traffic and Transport section have however recommended a planning condition to suitably upgrade a section of footway (north of the proposed

access) to provide a 2m wide footway/cycleway to tie into the existing facility south of Warrior Drive and to reinstate/complete a section of footway (south of the proposed access) both sections located along the boundary to the east of the application site adjacent to Coronation Drive and a planning condition is recommended accordingly.

1.160 It is acknowledged that through the course of the application, the Council's Traffic & Transport section had also requested funding to support the provision of a puffin crossing, across Coronation Drive. Through the course of the planning application, the applicant evidenced that the proposed development would not justify the requirement for a puffin crossing. The Council's Traffic & Transport section reviewed the evidence and confirmed that lack of the provision for the puffin crossing would not amount to an objection to the proposed development. Consequently, no concerns or objections are raised from the proposed development from the Council's Traffic & Transport section.

1.161 The initial submission included opening up access from Lithgo Close, although this element of the development was removed from the proposals once the scheme was revised down to 81 proposed dwellings.

1.162 National Highways were also consulted through the course of the application. Whilst the final comments raise a number of anomalies with some of the submitted supporting transport information/details, which are noted, National Highways consider having regard to the numbers proposed and the distance, the proposed development would not impact upon the Strategic Road Network and therefore no objections are raised. A number of informatives are recommended and in the event of a planning approval, these would be passed onto the applicant within the Decision Notice.

1.163 Having regard to the comments and considerations of both the Council's Traffic & Transport section and National Highways and taking account of both local and national planning policy, the proposed development raises no significant issues or concerns with respect to highway safety and vehicular parking related matters and the proposed development is therefore considered to be acceptable in this respect.

CONTAMINATION

1.164 The application site is a known contaminated site. Historically, the area formed a railway siding, associated with steel works (understood to be between the years of 1916 and 1974) and it is also understood that a timber yard also featured on the site in the 1950's. Since then, a Local Authority landfill waste facility has operated on the land for inert, commercial and household waste until the 1990's.

1.165 The application proposes 81 residential dwellings on the southern part of the site, which would require the partial removal of and re-profiling of existing mounds. As a result, the profile and appearance of the open space at the northern area of the site would also be altered. As a result of the public consultation exercise, residents have raised concerns in respect to the disturbance of contaminated material and the impact on surrounding residents through the potential for airborne and ground water contaminant pathways, during the construction period and over the longer term, where comments suggest that contaminated land should be left undisturbed. A

comment received also detailed that clean cover contamination barrier should be deeper than is proposed.

1.166 The planning application is accompanied by a Phase I and Phase II Geo-Environmental Site Assessment, a Ground Gas Risk Assessment and a Remediation Strategy. The Geo-Environmental Site Assessment also recommended a number of associated, additional documents that were subsequently provided during the course of the planning application.

1.167 As a result of the consultation exercise, comments have been received from both the Environment Agency and the Council's Engineering Consultancy section in relation to contamination related matters. As a result of initial comments made by the Council's Engineering Consultancy section, the Remediation Strategy has been revised during the course of the planning application to provide a 600-millimetre clean cover capping over both the area of the proposed housing development (located towards the south of the site) and also the area of open space across the northern part of the application site. It is also understood that proposed hardstanding areas would contribute towards areas of clean cover capping. The Council's Engineering Consultancy section's comments note that the application provides '*an opportunity to remove contaminants from the site*' and there are no objections or concerns in this respect. A planning condition is recommended to secure the 600-millimetre clean cover, prior to occupation of any of the proposed dwellings, subject to verification and validation measures. The recommended condition would also have regard to any unexpected contamination found on site, in addition to consideration of a Piling Risk Assessment and the impact on controlled waters (as considered further below) and ongoing long-term maintenance and management.

1.168 As detailed above, a number of comments received raise concerns with respect disturbance of the existing ground waste during any construction and remediation phase and the potential impacts on the surrounding residents during this period. The Environment Agency have been consulted and note the contaminated nature of the site. With respect to any excavation, movement and reuse of the in-situ materials, the Environment Agency recommend that the applicant should make contact with them to discuss the appropriate requirements for the necessary permits and permissions, where such matters would be controlled through the Environmental Permit process, outside of the planning system. A number of informatives are therefore recommended to advise the applicant accordingly.

1.169 The Environment Agency have provided comments confirming no objections to the proposed development, although they note the likelihood for piling activity and recommend a Controlled Waters Risk Assessment be carried out. The Council's Engineering Consultancy section have assessed the submitted Controlled Waters Risk Assessment and raise no objections or concerns and have confirmed that the submitted Risk Assessment should be conditioned to secure the details accordingly. The Environment Agency's comments also note that ground investigation boreholes have been undertaken on site and advise the LPA to ensure that the applicant carries out appropriate works to decommission the boreholes in order to prevent contamination pathways from forming. The applicant has since submitted documentation confirming that such decommissioning works have been carried out

and the Council's Engineering Consultancy section note the document and no concerns are raised in this respect.

Contamination Conclusion

1.170 The proposed development would involve the partial removal and re-profiling of land that includes contaminated material across the application site. Both the Environment Agency and the Council's Engineering Consultancy section have considered the proposed scheme and raise no concerns or objections, subject to the recommended planning conditions and informatives, which includes directing the applicant to the relevant Environment Permit processes outside of the planning system. The proposed development is therefore considered to be acceptable in respect to contamination related matters.

FLOOD RISK & DRAINAGE RELATED MATTERS

1.171 Through the course of the public consultation exercise, comments of objection have been received in relation to flood risk and drainage, impact upon Northumbrian Water Infrastructure and impact on the increased use of the nearby pumping station. These and any other flood risk and drainage matter are considered below.

Surface Water Consideration

1.172 The application, as amended, proposes the erection of 81 dwellings and the application was accompanied by a Flood Risk and Drainage Impact Assessment, a Flood Exceedance Plan and detailed design drainage plans. The proposed scheme would be mainly located within flood zone 1, the lowest risk area of flooding. With respect to flooding considerations, the Flood Exceedance Plan was updated during the course of the application to take account of climate change modelling and the Council's Engineering Consultancy and the Environment Agency raise no issues in this respect.

1.173 With respect to surface water drainage considerations, the submitted Drainage Strategy and detailed design plans would utilise a SuDs basin design for surface water containment, located immediately to the north of the proposed dwellings, at the eastern edge of the site. The proposed SuDs basin would contain an overflow connection to the existing surface water pipe that outfalls at the stream at the north of the application site. The Council's Engineering Consultancy has had regard to the drainage solution and raises no concerns or objections to the proposed drainage scheme. A planning condition is recommended to secure the submitted details accordingly. In addition, it is also considered necessary to secure the long-term maintenance and management of the drainage infrastructure through a planning obligation within the associated s106 legal agreement, which is included within the officer recommendation.

Sequential Considerations

1.174 Whilst the majority of the application site is located within flood zone 1, the most northern part of the application site contains a stream, which runs from the

south-west and traces eastwards along the northern edge of the application site, where it discharges to the North Sea via a culvert underneath Coronation Drive. The area immediately adjacent to the stream falls within flood zone 3. In addition, within the south-east corner of the application site, a small area at the perimeter of the site boundary falls within flood zone 2. Whilst acknowledging that the application site contains a number of small areas within the red line boundary that are not within the lowest vulnerability flood zone (1), none of the proposed dwellings would be located within the more vulnerable areas. It is also of note that the application site relates to an allocated housing site within the Adopted Local Plan, where such matters have been considered through that process. The Council's Engineering Consultancy has considered the matter and given that none of the dwellings would be located within flood zones 2 or 3, has confirmed that there is no requirement for a sequential assessment in this instance. The Environment Agency also raise no issues in this respect. Having regard to the circumstances where no dwellings would be areas and it is therefore considered that a sequential test is not required in this instance.

Foul Water Considerations

1.175 With respect to the management of foul water, Northumbrian Water have been consulted and have had regard to the detailed design proposed and recommend a planning condition to secure the agreed foul (and surface water) drainage connection details accordingly, where no objections are raised in respect to conflict with use of existing Northumbrian Water infrastructure. Thereafter, matters regarding foul drainage connections would be considered through the Building Regulations process.

1.176 It is noted that the Environment Agency's initial comments also provide information in relation to flood resilience measures and flood evacuation plans. Whilst the site of the proposed dwellings are located within the lowest area of flood risk, should the application be approved, such information can be relayed to the applicant for consideration as part of the decision notice.

1.177 Having regard to the comments and considerations of the Council's Flood Risk Officer, the Environment Agency and Northumbrian Water, it is considered that subject to the recommended planning conditions, informatives and planning obligation to be secured through the associated s106 legal agreement, the proposed development is considered acceptable in terms of flood risk and drainage related matters.

ECOLOGY

1.178 The application site relates to the irregular and undulating grassed parcel of land to the west of Coronation Drive. The original submission included a green corridor within the developable area, which is designated under Local Plan policy NE2e. Through the course of the planning application, the developable area has been reduced to an area that is largely consistent with the area allocated for housing development within the Adopted Hartlepool Local Plan (HSG3 (4)).

1.179 The application is accompanied by the submission of an Ecological Impact Assessment, an Ornithological Impact Assessment, Biodiversity Net Gain

Assessment and a Shadow Habitats Regulations Assessment. The Council's Ecologist has considered the planning application, having regard a number of potential impacts from the proposed development as duly considered below.

1.180 Through the public consultation exercise, neighbouring residents have raised concerns with respect to the impact on wildlife present at the application site. As detailed above, the application site is covered by two designations; a housing allocation covers the majority of the site within the southern area and a green corridor in the northern part of the site.

1.181 In addition to the above, the applicant has also submitted an additional Validity Statement Briefing Note (document dated 16.01.2026), where the applicant's Ecologist has carried out an additional Desk Study and a Walkover Survey of the application site, in order to confirm that the site conditions still reflect those findings of the submitted surveys (both documents originally dated 22.05.2022), which is duly confirmed within the report. The Council's Ecologist has considered the Validity Statement briefing Note and accepts the findings that the carried-out surveys remain valid.

Biodiversity Compensation and Mitigation Measures

1.182 The submitted Ecological Impact Assessment (EclA) details that there would be no priority habitats lost as a result of the proposed development. With respect to priority species, a butterfly species was recorded at the application site, although the site is considered to be of low value to this species. The EclA details that with respect to other animals, hedgehogs and common toads may be affected, although mitigation measures during the construction period can manage the impact upon such species through a precautionary approach, which can be managed through the use of a suitable planning condition as considered below.

1.183 The site is within proximity to designated sites of Ornithological value. The Ornithological Impact Assessment carried out recorded 21 species of bird, including breeding birds and birds of conservation concern. Mitigation measures are proposed to address the impacts of the proposed development, during both construction and following completion of the development. Both the EclA and the Ornithological Impact Assessment recommend the implementation of a Construction Environment Management Plan (CEMP), including site monitoring, consideration of nesting season, management of noise and lighting. It is noted that a neighbour comment has raised the concern of piling activity on Ecology, including upon the designated site and the birds using the site. The Council's Ecologist considers that the CEMP planning condition can mitigate any impact in this respect and no significant concerns exist that could not be managed.

1.184 In addition, suitable thorny planting is recommended to guard against bird predation, gaps in fences for hedgehog migration are recommended and to secure the translocation of bee orchids. Controls on external lighting, both during the construction phase and in the long term are also recommended, along with the removal of an invasive plant species is also recommended. The appropriate planning conditions to secure such measures are recommended accordingly.

Ecological Enhancement

1.185 Ecological enhancement (as per the NPPF) is additional to BNG and is aimed at providing opportunities for protected and priority species, which are not otherwise secured under the purely habitat based BNG approach.

1.186 The NPPF (2024) requires development to provide net gains for biodiversity. In particular, paragraph 187(d) states that planning policies and decisions should contribute to and enhance the natural and local environment by: d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures. Net gain should be appropriate to the scale of the development and should be conditioned.

1.187 Paragraph 193(a) of the NPPF (2024) states that when determining planning applications, local planning authorities should apply the following principles: if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused.

1.188 The site is considered appropriately located to support declining bird populations, which could benefit from the provision of integral bird nest bricks. In the interests of biodiversity enhancement, the Council's Ecologist has confirmed that each new dwelling should include one integral nest brick (81 in total). In addition, food rich planting to maximise the benefits for birds are recommended. Such measures can be secured by appropriately worded planning conditions, which are recommended accordingly.

1.189 Notwithstanding this, it is noteworthy that an objection comment has been received from Teesmouth Bird Club that states that the habitat mitigation proposals fail to accommodate the breeding requirements of the site's assemblage of bird species. The Council's Ecologist has had regard to the submitted comments and whilst notes them in principle, considers that the enhancement measures would be compatible to accommodate the Swift species of bird, where the concern lies. In addition, the Council's Ecologist also notes that the scheme would also offer benefit, including measures aimed at the HRA mitigation route via the Hartlepool Coastal Mitigation Scheme contribution, as considered below.

1.190 Having regard to the above considerations, including the comments and considerations of the Council's Ecologist, subject to the recommended planning conditions the proposed development is considered acceptable in this respect.

Biodiversity Net Gain

1.191 The Environment Act 2021 includes Biodiversity Net Gain (BNG), with a requirement for at least 10% BNG post-development. Although 10% BNG is not mandatory for this proposed development (as the application was made valid before mandatory BNG came into force) as a minimum, it has to achieve a requirement for 'no net loss'.

1.192 A Biodiversity Net Gain Assessment including a Biodiversity Metric version 3.1 spreadsheet has been prepared to measure biodiversity change between baseline and post-development scenarios, as measured in Habitat Units. The conclusions of the Biodiversity Metric indicate that the post-development biodiversity would result in a Net Loss on site of -24.15 Habitat Units (-44.57%). In addition to the on-site bio-diversity provision, to deliver a net gain, off-site habitat creation is required.

1.193 A 5.07ha parcel of land was initially identified approximately 480 metres to the south-west of the application site, as a potential site to offset the on-site net loss. The off-site mitigation proposed to transform an area of grassland from a 'poor' to a 'good' condition. The proposed off-site habitat creation works would have created a net gain of 27.38 habitat units. Together with the on-site deficit, the proposed development overall would result in the provision of a 5.96% net gain in Habitat Units. The Council's Ecologist was satisfied that the combined on-site and off-site solution would have satisfied the BNG requirements and no objections were raised to this solution.

1.194 Whilst this option was accepted, during the course of the application, the applicant considered the off-site mitigation solution not to be a suitable option for in the longer term and subsequently identified delivering the required off-site contributions by purchasing biodiversity units from a registered provider/habitat bank, in line with the BNG Hierarchy. In response, the Council's Ecologist has considered and reviewed the revised approach and (amended) BNG information provided and agrees that the approach is also acceptable in this respect, subject to the final details of the 27.30 off-site habitat units being secured by planning condition. Such appropriate certification would be required to be provided for the condition to be subsequently discharged.

1.195 With respect to the on-site provision of BNG, the scheme proposes to retain 0.2km of ditch in good condition at the north of the site; enhance 0.50ha of Other Neutral Grassland from poor to good condition; provide 0.90 ha of Mixed Scrub in a good condition; provide 1.37ha Other Neutral Grassland in good condition; provide 0.05ha Modified Grassland in poor condition; provide 0.12ha Sustainable Urban Drainage System in moderate condition and provide 0.0692ha of urban trees in moderate condition. The on-site provision would provide 30.03 bio-diversity habitat units and the retention of 2.76 river units. The application is submitted with proposed Landscaping plans, although they do not clearly appear to quantify the on-site BNG provision. A planning condition is recommended for a Habitat Management and Monitoring Plan (HMMP), to secure the on-site BNG measures intended to form part of the landscaping and the long-term maintenance and management for a period of 30 years. Such measures would also be secured as part of the planning obligation for landscaping and open space in this respect. Since the publication of the earlier iteration of the committee report, which was withdrawn by Members of the April Planning Committee at the request of the applicant, a minor change to the respective planning condition (11) is proposed that correctly identifies the river units (2.76) as existing units that would be retained and where there would be no net loss of such units. The recommended condition is altered accordingly.

1.196 With regard to the offsite BNG credits of which evidence is to be secured by planning condition in this instance, the purchased credits would be bound by a separate legal mechanism for the management and maintenance and monitoring of units and therefore there is no requirement for the LPA to enter into such a legal agreement over and above the recommended planning condition.

1.197 Having regard to the above considerations, subject to the applicant meeting the requirements of the off-site BNG units and satisfying the recommended planning condition, (as well as the delivery of the on-site BNG, as discussed above), then the proposed development is considered acceptable in respect to meeting the requirements of Bio-diversity Net Gain.

Habitat Regulations Assessment

1) Nitrate Pollution

1.198 On 16 March 2022 Hartlepool Borough Council, along with our neighbouring authorities within the catchment of the river Tees, received formal notice from Natural England that the Teesmouth & Cleveland Coast Special Protection Area/Ramsar (SPA) is now considered to be in an unfavourable condition due to nutrient enrichment, in particular with nitrates, which are polluting the protected area. Given the application would involve residential development, it is considered the proposals are 'in scope' for further assessment.

1.199 A Nutrient Neutrality Statement has been submitted, which concludes that the application does not result in a net increase in nitrates as a result of foul and surface water discharging to the Seaton Carew Waste Water Treatment Works in addition to the provision of an on-site SuDs pond. The discharge location has also been confirmed by the utility operator, Northumbrian Water. A HRA Stage 1 Screening Assessment was duly completed by the Council's Ecologist, which confirms there would not be a Likely Significant Effect on the designated sites in terms of nitrate pollution in this respect. The proposed development therefore raises no concerns in respect to this matter.

2) Recreational impacts on designated sites

1.200 Following a Habitats Regulations Assessment (HRA) stage 1 screening, the requirement for a HRA stage 2 Appropriate Assessment has been triggered. As the competent Authority, Hartlepool Borough Council has a legal duty to safeguard European Sites. Increased recreational disturbance (including dog walking) is linked to an increase in new residents, which is a consequence of new and increased forms of residential development.

1.201 The Hartlepool Coastal Mitigation Scheme was designed so that additional recreational visits to the coast created by developments could be suitably mitigated. Those developments below 10 dwellings would be captured and covered by the wider mitigation scheme, which has factored any minor developments into the overall consideration. In this instance however, as the number of new residential units to be created by this proposed scheme would be greater than the threshold amount of 9 units, (with 81 residential units proposed), the Council's Ecologist has appropriately

assessed the application and considers that in this instance, the increased recreational disturbance requires a financial contribution. The Hartlepool Coastal Mitigation Scheme funding calculation (per dwelling) is £200 based on distance to the SPA/ Ramsar, plus £150 based on there being no Suitable Alternative Natural Green Space (SANGS) provision. The proposed development is therefore required to pay £350.00 per dwelling (totalling a fee of £28,350). The applicant has confirmed agreement to this contribution and in turn, Natural England have been consulted and are satisfied with the Local Planning Authority's strategic solution is reliable and effective in preventing adverse harmful effects from increased recreational pressure on the protected sites and have confirmed they have no objection to the application, subject to the mitigation measures set out in the HRA are secured. In the event of a planning approval, this would be secured by an associated s106 legal agreement. Consequently, the proposed development is considered to be acceptable in this respect and would not result in a Likely Significant Effect on the designated sites. Natural England have also provided additional advice for the applicant and this has been relayed to the applicant by way of informative accordingly.

Ecology Conclusion

1.202 Having regard to these considerations, the proposed development is considered acceptable in terms of ecology matters, subject to the recommended planning conditions and financial contributions/obligations, which would be secured through the necessary Section 106 legal agreement.

OTHER PLANNING MATTERS

Informal Footpath Link

1.203 An informal footpath link is proposed that would run through the central area of the public open space in a north-south direction, which would then intersect an existing informal footpath that runs west to east, from Gala Close to Coronation Drive. The Council's Countryside Access Officer has commented that the proposed informal footpath would be a sensible route through the site and welcomes its inclusion within the scheme. The Countryside Access Officer's previous iteration of comments had raised a query in respect to the construction of the informal footpath and the mechanism for its long-term maintenance and management. In response, the provision of the informal footpath would be secured through the use of a planning condition and a section 106 legal agreement would secure its long-term maintenance and management.

1.204 Comments have been received through the public consultation exercise suggesting that the land surrounding the southern part of the application site has been maintained by the Council and benefits from public right of way status. In response to these points, the Council is the owner of the land and therefore maintain the land and further, the land as identified does not benefit from Public Right of Way status, and this is confirmed through checking the definitive map and statement of the area and as further confirmed through the Council's Countryside Access Officer's comments. Such matters relating to claims for public rights of way would need to be considered and dealt with through a separate legal process, outside of the current planning application process.

Heritage Impact

1.205 Through the Course of the public consultation period, a comment was received in respect to concerns on the impact on the Seaton Carew Conservation Area. The application site is approximately 230 metres to the north of the Seaton Carew Conservation Area, along Coronation Drive. There are a number of residential streets between the application site and the heritage asset, with Wainwright Close, Lithgo Close and Hornby Close between. The Council's Head of Service for Heritage & Open Spaces was consulted and no comments or objections were received and the proposal is therefore acceptable in this respect.

Archaeology

1.206 Comments have been received through the public consultation exercise objecting on the grounds of the impact on archaeology and the petrified forest. The application was submitted with a written scheme of investigation for geoarchaeological sampling and peat analysis. Geoarchaeological sampling was undertaken and Tees Archaeology have considered the information and confirmed that no significance worthy of preservation and that no further archaeological work are needed for the site. Consequently, and the proposals raise no concern with respect to archaeological considerations.

Land Stability Considerations

1.207 A comment received through the public consultation exercise has raised the potential for land instability. The application has been submitted with documentation considering ground conditions, and the proposed scheme indicates the use of piling methods for the construction of foundations for the majority of the proposed dwellings. The consultation exercise has raised no issues from technical consultees in respect to land stability and there is no information to indicate that the proposal would result in subsidence/land stability related issues.

Crime & Safety

1.208 Cleveland Police raise no concerns or objections to the proposed development, although they encourage the applicant to consider Secure by Design accreditation. Within their comments, Cleveland Police have highlighted a number of potential vulnerabilities to be aware of and managed, particularly in relation to an ongoing construction site. Recommendations are also provided in respect to security measures for windows and doors, dusk till dawn lighting, eliminating excessive permeability, providing defensible spaces and providing a level of natural surveillance, particularly over areas of open space.

1.209 The scheme, as submitted, is considered to include some of the identified measures, although the information of Cleveland Police will be relayed to the applicant in the event of a planning approval, where further measures can be considered beyond the planning application stage. The Council's Community Safety & Engagement team were also consulted, although no comments were received. Having regard to these considerations, including the comments and considerations

of Cleveland Police, the proposed development is considered to be acceptable in respect to crime, fear of crime and safety related matters.

Waste Considerations

1.210 The Council's Waste Management section were consulted and comments have been provided concerning the provision for waste receptacles and the mechanism to obtain them for each respective property. An informative is recommended accordingly to advise the applicant of the process. In addition, the proposed scheme illustrates waste storage areas for each respective property and no issues are raised in this respect. management related issues.

1.211 During the construction phase, consideration is given to waste produced through the process and the application was submitted, although since the publication of the earlier iteration of the report, which was withdrawn by Members of the April Planning Committee at the request of the applicant, the applicant has identified that the submitted Waste Audit was dated and should be refreshed and updated. A revised planning condition (25) is therefore recommended to replace the previously submitted information to ensure that a Waste Audit is produced. A condition is recommended accordingly.

Health & Safety Related Matters

1.212 Cleveland Emergency Planning Unit and the Office for Nuclear Regulation were both consulted and raise no issues or objections to the planning application. In addition, the Health and Safety Executive's planning web advice app was engaged, with respect to the scale and nature of the proposed development and the HSE do not advise against the granting of planning permission for the proposals on health and safety grounds and consequently, the proposed development is considered acceptable in this respect.

Utilities

1.213 Northern Powergrid has been consulted and has not raised any concerns or objections in respect of the proposals, however has provided a Mains Record for the applicant's information and has provided advice in respect of any works in proximity to Northern Powergrid apparatus. An informative note is recommended accordingly.

1.214 Northern Gas Networks have been consulted and whilst they offer no objections to the proposals, they have advised that there may be apparatus in the area that may be at risk during construction works and therefore they we require the promoter of these works to contact Northern Gas Networks directly to discuss their requirements in detail. An informative note is recommended accordingly.

1.215 Anglian Water and the Gas Distribution Network were also consulted and no issues were raised.

Carbon Footprint Impact

1.216 Comments have been received through the consultation exercise, raising concern in respect of the impact from the proposed development on the carbon footprint. It is acknowledged that housing development by its very nature has a carbon footprint, although the site forms an allocated site in the adopted Local Plan for housing development, which is in line with the thrust of the NPPF, where sustainability/sustainable development sits at the heart of both local and national policy. The proposed scheme is considered to broadly satisfy the provisions of planning policy and, as detailed within the above principle section, due consideration has been given to the use of renewable energy and low carbon sources in the implementation stage.

OTHER MATTERS

Building Regulations

1.217 The Council's Building Control section have advised that a Building Regulations application has been made to an approved inspector by the applicant. Consequently, no informative is recommended in this instance.

Fire Safety

1.218 Comments have been received from Cleveland Fire Brigade in respect to fire safety and access. Cleveland Fire Brigade advised that private drives and turning heads should meet the requirements of the Fire Brigade's guidance, as their appliances would otherwise have difficulty accessing some plots. Through the course of the application, the applicant has engaged with Cleveland Fire Brigade, where the applicant confirmed that the private drive areas would meet the required weight standard for the emergency vehicles. The applicant has also identified that the fire brigade's appliances would be compliant with the necessary access distances to properties, in the event where access would be required. Notwithstanding this, such matters are principally a consideration for the Building Regulations process, which the application is subject to, and is the responsibility of the applicant. The applicant has also confirmed their belief that the arrangement would meet the requirements of Building Regulations. Notwithstanding this, an informative to make the applicant aware of this advice is recommended accordingly.

Residual Matters

1.219 Comments have been received in respect to the Local Authority's reputation as a result of the proposed development and a decision to choose profitability and Council Tax over the protection of quality green space. In response, the application has been carefully considered against the Adopted Development Plan and National Planning Policy, and any such financial implications of the proposed scheme are a secondary matter and are not material to the determination of the planning application.

1.220 Comments have been received in relation to the loss of rear gated access, as a result of the proposed development. Such matters are a civil consideration and not material to the determination of the planning application.

1.221 Comments received raise objection to the loss of a view. Whilst matters of outlook have been considered within the above amenity section, the loss of a view is not a material matter and no weight is afforded to its consideration.

1.222 An objection received has commented that the proposal would impact on property value. Such a matter is not material to the consideration of the planning application and no weight is afforded to this matter.

1.223 Comments received raised concerns with respect to the applicant's assertion to adopt and alter boundary fences outside of their ownership. Whilst such matters as suitable boundary treatments have been considered above, such ownership matters are civil considerations, outside of the planning regime.

1.224 A number of comments received from the public consultation exercise has raised anomalies with the mapping/ plans and documents submitted. Across the course of the planning application, revised and additional information has been received and officers consider that sufficient and accurate detail has been provided in order to determine the planning application.

1.225 A comment was received through the public consultation exercise that the developer may seek to increase the built form through further iterative planning applications. Whilst the comments are noted, the application can only consider the application under consideration.

1.226 Comments have been received that the proposed development would increase presence of mice and rats in the area. Whilst the comments are noted, there is no known correlation between the proposed development and the concern raised. Additionally, in the event that such a problem occurring, the suitable regime outside of the planning process can address such matters that would not be a matter to warrant the refusal of the planning application on such grounds.

CONCLUSION

1.227 The application is considered to be acceptable with respect to the abovementioned relevant material planning considerations and is considered to be in general accordance with the relevant policies of the adopted Hartlepool Local Plan 2018, identified SPDs, and the provisions of the NPPF (2024). The application is recommended for approval subject to the recommended planning conditions and Section 106 or other appropriate legal agreement, (as detailed above) to secure the identified planning obligations/financial contributions as well long-term maintenance and management of a number of identified elements. The proposal is therefore considered to be acceptable and is recommended for planning approval.

EQUALITY DUTY

1.228 The Council has a duty to have regard to the impact of any proposal on those people with characteristics protected by the Equality Act. Officers have had due regard to Sec 149(1) (a) and (b) of the Equality Act 2010 and considered the information provided by the applicant, together with the responses from consultees and other parties, and determined that the proposal would have no material impact

on individuals or identifiable groups with protected characteristics. Accordingly, no changes to the proposal were required to make it acceptable in this regard.

CRIME AND DISORDER ACT IMPLICATIONS

1.229 The Crime and Disorder Act 1998 requires local authorities to consider crime and disorder reduction in the exercise of all their duties, activities and decision-making. Matters of crime, fear of crime and anti-social behaviour are considered in detail in the relevant section of this report. Overall and for the reasons set out in the report, the proposal is considered, on balance, to be acceptable when having regard to Section 17 of the Crime and Disorder Act 1998. There are no Section 17 implications.

REASON FOR DECISION

1.230 It is considered by Officers that the proposal in the context of relevant planning policies and material planning considerations is acceptable as set out in the Officer's Report.

RECOMMENDATION - APPROVE, subject to the completion of a s106 Legal Agreement securing the following planning obligations and financial contributions towards:

- HRA financial mitigation including wardening to mitigate any indirect adverse impacts on SPA feature birds through recreational disturbance (£350.00 per dwelling, total of £28,350);
- The provision, long term maintenance and management of the informal footpath through the site (including any required signage);
- The provision, long term maintenance and management of all landscaping, open space and biodiversity net gain measures;
- The provision, long term maintenance and management of surface water drainage and SuDS;
- Training and employment charter
- To secure the appropriate monitoring fees (per obligation).

and subject to the following planning conditions:

1. The development to which this permission relates shall be begun not later than three years from the date of this permission.
To clarify the period for which the permission is valid.
2. The development hereby approved shall be carried out in accordance with the following plans:

2322.01.01 Rev A (Site Location Plan),
 21-250-U-0001 Rev C03 (250 House Type Urban),
 21-350-U-0001 Rev C05 (350 House Type Urban),
 21-355-U-0001 Rev C06 (355 House Type Urban),
 21-358/9-U-0001 Rev C03 (358/9 House Type Urban),
 21-360-U-0001 Rev C04 (360 House Type Urban),

21-361-U-0001 Rev C07 (361 House Type Urban),
 21-450-U-0001 Rev C03 (450 House Type Urban),
 21-451-U-0001 Rev C02 (451 House Type Urban),
 21-452-U-0001 Rev C05 (452 House Type Urban),
 21-455-U-0001 Rev C03 (455 House Type Urban),
 SD1700 Rev D (Detached Single Garage Details),
 SD1701 Rev D (Detached Double Garage Details),
 SD704 Rev E (Sales Garage Details),
 All received 04.06.2024 by the Local Planning Authority and;

2021030-PCE-XX-XX-DR-C-010-03 Rev P05 (Drainage Layout Sheet 3 of 3),
 2021030-PCE-XX-XX-DR-C-004-03 Rev P02 (Storage Basin GA & Details)
 both received 11.02.2025 by the Local Planning Authority; and

2021030-PCE-XX-XX-DR-C-000-07 Rev D Flood Exceedance Plan
 received 03.04.2025 by the Local Planning Authority; and

2322.04.01 Rev M (Housing Layout),
 2322.04.01 Rev M (Housing Layout with Plot Separation),
 21-350/250-U-0001 Rev A (350/250 Semi House Type Urban),
 21-355/350-U-0001 (350/355 Semi House Type Urban),
 B364-KK-ZZ-ZZ-U-DR-A-0301 Rev P01.02 (364 House Type),
 2021030-PCE-XX-XX-DR-C-010-01 Rev P011 (Drainage Layout Sheet 1 of 3)
 2021030-PCE-XX-XX-DR-C-010-02 Rev P07(Drainage Layout Sheet 2 of 3)
 All received 12.03.2026 by the Local Planning Authority.
 To define Planning Permission.

3. Notwithstanding the submitted information and prior to the commencement of development (including demolition), details of the existing and proposed levels of the site (within and outwith the site) including the finished floor levels and ridge heights of the dwellings and buildings to be erected (and those of existing properties that abound the site, where achievable) and any proposed mounding and/or earth retention measures shall be submitted to and approved in writing by the Local Planning Authority. The development thereafter shall be carried out in accordance with the approved details. To take into account the position of the proposed dwellings and earthworks and their impact on adjacent properties and their associated gardens in accordance with Policies QP4, QP5 and LS1 of the Hartlepool Local Plan (2018).
4. Notwithstanding the submitted information and prior to any equipment, machinery or materials being brought onto the site for the purposes of the development hereby approved, the agreed scheme for the protection of trees (as identified in the Arboricultural Impact Assessment and Method Statement by Biodiverse Consulting, dated March 2024, received by the Local Planning Authority on 06/06/2024) shall be carried out in strict accordance with the approved document. Thereafter the agreed protection measures shall be implemented on site (and thereafter retained until the completion of the development). Nothing shall be stored or placed in any area fenced in accordance with this condition. Nor shall the ground levels within these areas

be altered or any excavation be undertaken without the prior written approval of the Local Planning Authority. Any trees that are found to be dead, dying, severely damaged or diseased as a result of site works shall be replaced with trees of such size and species as may be specified in writing by the Local Planning Authority in the next available planting season.

In the interests of the health and appearance of the existing trees, the visual amenity of the area.

5. Notwithstanding the submitted details and prior to the commencement of the development hereby approved, a scheme for the provision, long term maintenance and management of all landscaping and open space (and on site biodiversity net gain features) within the site shall be first submitted to and agreed in writing with the Local Planning Authority. The scheme shall be in general conformity with Dwgs 5067/1 Rev E (Detailed Landscape Proposals), 5067/2 Rev E (Detailed Landscape Proposals), 5067/3 Rev E (Detailed Landscape Proposals), all received 11.02.2025 by the Local Planning Authority. The scheme shall include details of the Compensation, Enhancement and Mitigation measures as set out within section 5.4 of the submitted Ecological Impact Assessment (V2.0) and section 5.2 of the submitted Ornithological Impact Assessment (V3.0), (both documents produced by Biodiverse Consulting, dated March 2024 and both received on 04/06/2024 by the Local Planning Authority), including the planting of native species to the local area, berry-and fruit-bearing species alongside pollinator species, with fruit and seed-bearing species planted to provide year-round foraging resources and thorny species of hedgerow and shrub planting, and the translocation of bee orchids to areas of retained grassland to the north of the site. The scheme shall also provide details of the onsite Biodiversity Net Gain measures (as required by condition 11 of this decision notice). The scheme shall specify sizes, types and species, indicate the proposed layout and surfacing of all areas, include a programme of the works to be undertaken, details of the existing and proposed levels of the site including any proposed mounding and or earth retention measures. All soft landscaping including planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting season following completion or first occupation of individual dwellings (whichever is sooner). All planting, seeding or turfing comprised in the approved details of landscaping for all other areas (out with the residential curtilages) including areas of open space within the site shall be carried out in the first planting season following the occupation of the dwellings or completion of the development, whichever is the sooner. Thereafter the development hereby approved shall be carried out and maintained in accordance with the agreed scheme, for the lifetime of the development hereby approved. Any trees, plants or shrubs which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of the same size and species, unless the Local Planning Authority gives written consent to any variation. In the interests of visual amenity, biodiversity mitigation and enhancement and to ensure a satisfactory form of development.

6. 1. Approved Remediation Scheme and Piling Risk Assessment

The approved Remediation Strategy by ERGO (Reference: 21-855-Rem/Rev D, dated August 2025, received 21.08.2025 by the Local Planning Authority) and Piling Risk Assessment (received 20.08.2025 by the Local planning Authority, dated August 2025 by GVR) shall be carried out in strict accordance with its terms, including the provision of 600-millimetre clean cover for gardens, areas of Public Open Space and SUDS basin, as identified on the submitted and approved plan 2322.04.01 Rev M (Housing Layout), received 12.03.2026 by the Local Planning Authority. All remediation works, including the provision of areas of hardstanding shall be carried out prior to the occupation of any dwellings, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority shall be given written notification of commencement of the remediation scheme works and piling scheme works, within 7 calendar days of such works commencing. Following completion of measures identified in the approved Remediation Scheme and Piling Risk Assessment, a validation report that demonstrates the effectiveness of the remediation carried out shall be produced and shall be subject to the approval in writing of the Local Planning Authority prior to the first occupation of the dwellings hereby approved.

2. Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified, it shall be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment shall be undertaken in accordance with the requirements of 1 (Approved Remediation Scheme) above, and where remediation is necessary a remediation scheme shall be prepared in accordance with the requirements of 1 (Approved Remediation Scheme) above, which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme, a validation report shall be prepared in accordance with 1 (Approved Remediation Scheme) above, which shall be subject to the approval in writing of the Local Planning Authority.

3. Long Term Monitoring and Maintenance

A monitoring and maintenance scheme to include monitoring the long-term effectiveness of the proposed remediation over a period of 10 years, and the provision of reports on the same shall be prepared and thereafter submitted in writing to the Local Planning Authority for approval. Following completion of the measures identified in that scheme and when the remediation objectives have been achieved, reports that demonstrate the effectiveness of the monitoring and maintenance carried out shall be produced and submitted to the Local Planning Authority. This shall be conducted in accordance with the Environment Agency's guidance for Land Contamination Risk Management (LCRM) or any subsequent update or replacement for that guidance.

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

7. Prior to completion of the development hereby approved, the agreed surface water drainage scheme for the development hereby approved shall be

implemented and maintained in strict accordance with the following approved plans and details:

2021030-PCE-XX-XX-DR-C-010-01 Rev P011 (Drainage Layout Sheet 1 of 3), 2021030-PCE-XX-XX-DR-C-010-02 Rev P07 (Drainage Layout Sheet 2 of 3), both received 12.03.2026 by the Local Planning Authority; 2021030-PCE-XX-XX-DR-C-000-07 Rev D (Flood Exceedance Plan) received 03.04.2025 by the Local Planning Authority; 2021030-PCE-XX-XX-DR-C-010-03 Rev P05 (Drainage Layout Sheet 3 of 3), received 11.02.2025 by the Local Planning Authority and; the Flood Risk and Drainage Impact Assessment (Doc Reference: 2021030 Revision L, dated April 2025) received 03.04.2025 by the Local Planning Authority.

To prevent the increased risk of flooding; to ensure the future maintenance of the sustainable drainage system, to improve and protect water quality and improve habitat and amenity, and to avoid any likely significant effects on the Teesmouth and Cleveland Coast SPA and Ramsar.

8. Notwithstanding the requirements of condition 7, development shall be implemented in line with the drainage scheme contained within the submitted document entitled “Flood Risk and Drainage Impact Assessment revision L” dated “April 2025”. The drainage scheme shall ensure that foul flows discharge to the foul sewer at manhole 2606 and ensure that surface water discharges to the surface water sewer at manhole 1707 (and includes a connection to the adopted sewer and Seaton Carew Waste Water Treatment Works). The surface water discharge rate shall not exceed the available capacity of 12.3l/sec that has been identified in this sewer. The final surface water discharge rate shall be agreed by the Lead Local Flood Authority. To prevent the increased risk of flooding from any sources in accordance with the NPPF and to avoid any likely significant effects on the Teesmouth and Cleveland Coast SPA and Ramsar.
9. No development shall take place (including demolition, ground works, vegetation clearance) until a Construction Environmental Management Plan (CEMP: Biodiversity) and timetable for implementation has been submitted to and approved in writing by the Local Planning Authority. The CEMP (Biodiversity) measures, as set out in Section 5: Recommendations (pages 24 & 25) of the submitted Ecological Appraisal by Biodiverse Ecology, document dated March 2024 and received by the Local Planning Authority 04/06/2024, shall include:
 - Appropriate Method Statements by a Suitably Qualified Ecologist (SQE) for minimising impacts on protected and priority species, a toolbox talk to site personnel and pre-commencement checks within four weeks of site clearance work commencing, with consideration of species of badger, reptiles, otter, hedgehog, common toad, birds and priority butterfly;
 - Appropriate Method Statement and timetable for the removal of the invasive ‘Japanese Rose’ plant species from the site by a specialist contractor, including remediation of land thereafter;
 - A Method Statement by a suitably qualified Ecologist that identifies the on-site presence of grassland supporting bee orchids and detailed measures to safeguard and/or translocate them, including any

timing/phasing plans, and how impacts on bee orchids shall be avoided or minimised during the construction period;

- Details of an Ecological Clerk of Works (ECoW) to be appointed by the developer or contractor. Should any potential conflict arise, situation-specific advice can be provided and the ECoW shall be available to deliver a toolbox talk to the Site Manager;
- Details of mitigation measures to deal with aural and visual disturbance of coastal waterbirds, including consideration of visual and noise management techniques.
- Details of the use of sensitive lighting during the construction period;
- Site clearance shall be undertaken ideally outside the breeding bird season (March to August inclusive), unless a nesting bird check is completed by an appropriately experienced ecologist. If nesting birds are identified during works, an appropriate exclusion zone around the nest site will be implemented, within which works will not be permitted until the ECoW confirms that the nesting attempt has finished.

The CEMP (Biodiversity) shall also include the following:

- Risk assessment of potentially damaging construction activities;
- Identification of "biodiversity protection zones";
- Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements);
- The location and timing of sensitive works to avoid harm to biodiversity features;
- The times during construction when specialist ecologists need to be present on site to oversee works;
- Responsible persons and lines of communication;
- The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person; and
- Use of protective fences, exclusion barriers and warning signs.

Thereafter, the approved CEMP shall be adhered to and implemented in accordance with the agreed details and timetable and throughout the construction period strictly in accordance with the approved details.

In the interests of avoiding or mitigating ecological harm.

10. Prior to the commencement of development, a Construction Management Plan (CMP) shall be first submitted to and agreed in writing with the Local Planning Authority. The scheme shall agree the routing of all HGVs movements associated with the construction phases, effectively control dust emissions from the site remediation and construction works, this shall address earth moving activities, control and treatment of stock piles, parking for use during construction and measures to protect any existing footpaths and verges, vehicle movements, wheel cleansing measures to reduce mud on highways, road sheeting of vehicles, offsite dust/odour monitoring and communication with local residents. Thereafter and following the written approval of the Local Planning Authority, the development shall be carried out solely in accordance with the approved CMP for during the construction phase of the development hereby approved.

In the interests of the amenities of the surrounding area and highway safety.

11. No development shall commence unless and until a Habitat Management and Monitoring Plan (HMMP) to ensure that the approved development provides the delivery of the agreed onsite Biodiversity Net Gain (BNG) consisting of 30.03 Biodiversity Units and the retention of 2.76 River Units as detailed in the Biodiversity Net Gain Assessment V2.0 and the Ecological Impact Assessment (2024), by Biodiverse Consulting, both dated 08 March 2024 and received 04.06.2024 by the Local Planning Authority; and Briefing Note: Biodiversity Gain Hierarchy (2025), dated and received 02 December 2025 by the Local Planning Authority), has been submitted to and approved in writing by the Local Planning Authority.

The HMMP shall include:

- details of habitat retention, creation and enhancement sufficient to provide the delivery of the on site net gain proposed;
- the provision of arrangements to secure the delivery of the on site net gain proposed (including a timetable for their delivery);
- a management and monitoring plan (to include for the provision and maintenance of the on site net gain proposed for a period of at least 30 years or the lifetime of the development (whichever is the longer). Thereafter, the scheme shall be implemented in full accordance with the requirements of the agreed scheme and timetable for delivery.

To provide biodiversity management and biodiversity net gain in accordance with paragraphs 8, 186 and 193 of the NPPF (2024) and Policy NE1 of the Hartlepool Local Plan (2018).

12. No development shall commence until a scheme to demonstrate the purchase and confirmation of the requisite off-site delivery of biodiversity net gain (to the value of 27.30 Habitat Units of 'Other Neutral Grassland' as set out in Briefing Note: Biodiversity Gain Hierarchy, dated and received 02 December 2025 by the Local Planning Authority), has been submitted to and approved in writing by the Local Planning Authority.

To provide biodiversity management and biodiversity net gain in accordance with The Environment Act 2021, and paragraphs 8, 187 and 193 of the NPPF (2024) and Policy NE1 of the Hartlepool Local Plan (2018).

13. Prior to the commencement of development above ground level, full details of a minimum of 81no. integral 'universal' nest bricks to be installed integral to each of the dwellings, including the exact location, specification and design, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the nest bricks shall be installed strictly in accordance with the details so approved prior to the occupation or completion of the individual dwellings, whichever is sooner, and shall be maintained for the lifetime of the development.

To provide an ecological enhancement for protected and priority species, in accordance with Policy NE1 of the Hartlepool Local Plan (2018) and Section 15 of the NPPF (2024).

14. Notwithstanding the submitted or approved details, and prior to above ground construction of the development hereby approved, full details of all walls, fences and other means of boundary enclosure, with final details of size, siting

and finishing materials, including with those adjacent existing boundary enclosures, shall be submitted to and approved by the Local Planning Authority. The scheme for boundary treatments shall be in general conformity with the details shown on plan number Dwg. No. 2322.06.01 Rev M (Boundary Treatments), received by the Local Planning Authority on 12.02.2026, and shall include provision for the creation of migration corridors between boundary enclosures to enable hedgehog migration and full details of the required acoustic fencing to be applied to the boundaries of plots 2, 67 and 79 (as identified within 'Noise Assessment, Coronation Drive, Seaton Carew' (document by NJD Environmental Associates, dated February 2024) received 04.06.2024 by the Local Planning Authority). Thereafter the development shall be carried out in accordance with the approved details prior to first occupation of the individual dwellings or completion of the development (whichever is the sooner).

In the interests of visual amenity, neighbour amenity and privacy, highway safety, and to provide appropriate ecological mitigation measures and to enhance biodiversity in accordance with paragraph 187 of the NPPF (2024).

15. Notwithstanding the submitted details and prior to the laying of any hard surfaces, final details of proposed hard landscaping and surface finishes shall be submitted to and agreed in writing by the Local Planning Authority. This shall include details of the access, proposed car parking areas, footpaths and any other areas of hard standing to be created including the new informal footpath. The scheme shall include all external finishing materials, finished levels, and all construction details, confirming materials, colours and finishes. Thereafter and following the written approval of the Local Planning Authority, the agreed scheme shall be implemented prior to the occupation of the dwellings and/or the site being open to the public or completion of the development hereby approved (whichever is sooner) unless an alternative, similar scheme (and timetable) is submitted to and approved in writing with the Local Planning Authority.

In the interests of visual amenity and to accord with the provisions of the NPPF in terms of satisfying matters of flood risk and surface water management, and to ensure appropriate access/surfacing is provided to the retained existing farmhouse building.

16. Notwithstanding the submitted details and prior to above ground construction of the development hereby approved, final details of the external materials (and finishing colours) to the dwellings hereby approved shall be submitted to and approved by the Local Planning Authority, colour treatments and samples (or high quality photographs) of the desired materials being provided for this purpose. Thereafter the approved scheme shall be implemented and retained thereafter.

In the interests of visual amenity, character and appearance of the adjacent conservation area, and to ensure a satisfactory form of development.

17. Prior to the installation of any external lighting associated with development hereby approved, full details of the method of external illumination, siting, angle of alignment; light colour, luminance of external areas of the site, including parking areas, shall be submitted to and agreed in writing by the

Local Planning Authority. Such external lighting shall, where achievable, be limited to low level lighting, avoiding use of high intensity security lighting, as detailed in the submitted as detailed within section 5.4 (Compensation and Enhancement) of the submitted Ecological Impact Assessment (V2.0) and the submitted Ornithological Impact Assessment (V3.0), both documents produced by Biodiverse Consulting, dated March 2024 and both received on 04/06/2024 by the Local Planning Authority. Thereafter, the agreed lighting shall be implemented wholly in accordance with the agreed scheme and retained for the lifetime of the development hereby approved.

To enable the Local Planning Authority to control details and in the interests of the amenities of adjoining land users, ecology of the area and highway safety

18. Notwithstanding the requirements of condition 14, and prior to the above ground construction of plots 2, 67 and 79, as shown on drawing number 2322.04.01 Rev M (Housing Layout, received 12.03.2026 by the Local Planning Authority), a 2 metre high acoustic boundary fence shall be installed along the side/rear elevations of the respective plots, as illustrated on the submitted plan 2322.06.01 Rev M (Boundary Treatments received 12.03.2026 by the Local Planning Authority) and Figure 4 (*Indicative Glazing and Ventilation Scheme for Living Rooms*) of the submitted 'Noise Assessment, Coronation Drive, Seaton Carew' (document by NJD Environmental Associates, dated February 2024) received 04.06.2024 by the Local Planning Authority, with full details of such acoustic treatment to be first submitted to and agreed in writing with the Local Planning Authority. Thereafter, the agreed scheme shall be implemented prior to the first occupation or completion (whichever is sooner) of the identified plots and shall be retained thereafter. In the interests of amenity of future occupiers.
19. The development hereby approved shall be carried out in accordance with the submitted 'Noise Assessment, Coronation Drive, Seaton Carew' (document by NJD Environmental Associates, dated February 2024) received 04.06.2024 by the Local Planning Authority, as identified in Figure 4 (*Indicative Glazing and Ventilation Scheme for Living Rooms*) and Figure 5 (*Indicative Glazing and Ventilation Scheme for Bedrooms*) of the report, which details the required mitigation measures (including the application of glazing and trickle vents), to be installed prior to the occupation or completion (whichever is sooner) of the identified plots hereby approved (where such mitigation measures are required). Thereafter and prior to the occupation or completion (whichever is sooner) of the identified dwellings, a verification report to confirm that the requisite measures have been implemented, shall be submitted to and agreed in writing with the Local Planning Authority and such measures shall be retained thereafter. Interests of the amenity of future occupiers.
20. Notwithstanding the submitted details and prior to the above ground construction of the development hereby approved, specification details the proposed Air Source Heat Pumps to achieve the minimum of a 10% energy supply from decentralised and renewable or low carbon sources to be installed on the dwellings, shall be submitted in writing to the Local Planning Authority. Thereafter and following the written approval of the Local Planning

Authority, the agreed scheme shall be installed in accordance with approved details prior to the first occupation or completion of the individual dwellings (whichever is the sooner).

To ensure a satisfactory form of development, In the interests of promoting sustainable development and in accordance with the provisions of Local Plan Policy CC1.

21. Notwithstanding the submitted details and prior to the above ground construction of the development hereby approved, specification details the proposed electric vehicle charging apparatus to serve all 81no. dwellings, shall be submitted in writing to the Local Planning Authority. Thereafter and following the written approval of the Local Planning Authority, the agreed scheme shall be installed in accordance with approved details prior to the first occupation or completion of the individual dwellings (whichever is the sooner). In the interests of a satisfactory form of development and in accordance with the requirements of Local Plan Policy CC1.
22. No part of the development hereby approved shall be occupied until i) the footway on Coronation Drive (north of the approved access to the development hereby approved) has been upgraded to provide a 3.0 metre wide footway/cycleway to tie into the existing facility south of Warrior Drive, and ii) the footway has been reinstated across the former/historical access point on Coronation Drive (south of the approved access to the development hereby approved), details of which shall be first submitted to and agreed in writing with the Local Planning Authority. Thereafter, the agreed scheme shall be implemented prior to the first occupation of any of the dwellinghouses hereby approved, unless an alternative timescale is otherwise agreed in writing with the Local Planning Authority.
In the interests of highway and pedestrian safety and to ensure a satisfactory form of development.
23. Notwithstanding the submitted information, the windows within the side elevations of the following respective plots, as identified on the submitted and approved plan 2322.04.01 Rev M (Housing Layout received 12.03.2026 by the Local Planning Authority), shall be obscurely glazed using a minimum of type 4 opaque glass of the Pilkington scale or equivalent and shall have a restricted opening (max. 30 degrees), unless it is first demonstrated to the satisfaction of the Local Planning Authority that such measures are not required to prevent overlooking. The application of translucent film to the window would not satisfy the requirements of this condition;

Glin plots (350) Ground Floor Kitchen and First Floor Bathroom plots: 7 (east), 78 (east), 15 (west), 56 (south), 40 (west), 20 (west), 38 (south), 25 (north), 29 (east), 52 (south), 53 (north), 45 (south) and 46 (north);

Neale plots (355) Ground Floor Lounge and First Floor En-Suite plots: 33 (north), 57 (north), 39 (east) 72 (south) and 65 (south-east);

Clifden plots (358/9) First Floor Bathroom plots: 73 (north), 64 (south-west) and 24 (north);

Milford plots (360) Ground Floor Hall and W.C. and First Floor Landing and Bathroom plots: 59 (north-east), 16 (west), 61 (north), 36 (south), 5 (west), 3 (west), 81 (south), 22 (west), 62 (west), 74 (east) 47 (north), 44 (south), 68 (west) and 49 (north);

Dunmore plots (361) Ground Floor Hall and Dining Room plots: 2 (north and south), 63 (east and west) 76 (east and west), 54 (north and south), 60 (north-east and south-west);

Dakey plots (450) Ground Floor Hall and Lounge and First Floor En-suite, Landing and Bathroom plots: 1 (north and south), 35 (north and south), 80 (north and south), 75 (east and west), 4 (east and west), 61 (north-east and south-west), 55 (north and south), 48 (north and south), 43 (north and south), 69 (east and west) and 51 (north and south);

Grange plots (451) Ground Floor Hall plots: 41 (south), 58 (south-west), Lanesborough plots (452) First Floor En-Suite and Bathroom plots: 79 (north and south), 6 (east and west), 17 (north and south), 18 (north and south), 42 (north and south), 50 (north and south), 23 (east and west), 70 (east and west) and;

Bantry plot (455) Ground Floor W.C. and First Floor Bathroom plot 67 (south-west).

The identified windows shall installed prior to the occupation or completion (whichever is sooner) of each dwelling and the windows shall thereafter be retained in accordance with the obscure and restricted opening detail for the lifetime of the development. Any variation shall require the prior written approval of the Local Planning Authority. The windows shall be permanently retained in that condition thereafter.

In the interest of the privacy on neighbouring properties.

24. No part of the residential development shall be occupied until vehicular and pedestrian access connecting the proposed development to the public highway has been constructed to the satisfaction of the Local Planning Authority.

In the interests of highway and pedestrian safety and in the interests of the visual amenities of the surrounding area.

25. Notwithstanding the submitted information and prior to the commencement of development, a site specific Waste Audit which shall identify the amount and type of waste which is expected to be produced by the development, both during the construction phase and once it is in use, shall be submitted to and agreed in writing with the Local Planning Authority. The Waste Audit shall set out how this waste will be minimised and where it will be managed, in order to meet the strategic objective of driving waste management up the waste hierarchy, and shall include a timetable for implementation. Thereafter, the development shall be carried out in accordance with the agreed details.

To ensure a satisfactory form of development, in the interests of visual amenity and the amenities of neighbouring occupiers, and to ensure compliance with the requirement for site specific detailed waste audit in accordance with Policy MWP1 of the Tees Valley Joint Minerals and Waste Development Plan Document 2011.

26. The development hereby approved shall be used as C3 dwelling houses and not for any other use including any other use within that use class of the schedule of the Town and Country Planning (Use Classes) Order 1987 (as amended) or in any provision equivalent to that use class in any statutory instrument revoking or re-enacting that order.

To allow the Local Planning Authority to retain control of the development.

27. No construction/building/demolition works or deliveries shall be carried out except between the hours of 8.00 am and 18.00 on Mondays to Fridays and between 9.00 am and 13.00 on Saturdays. There shall be no construction activity including demolition on Sundays or on Bank Holidays.

To ensure the development does not prejudice the enjoyment of neighbouring occupiers of their properties.

28. Notwithstanding the provisions of Classes A and AA of Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that Order with or without modification), the dwellinghouses at plots 10 and 13 as identified on plan Dwg. No. 2322.04.01 Rev M (Housing Layout, received by the Local Planning Authority on 12th March 2026) hereby approved shall not be extended without the written approval of the Local Planning Authority.

To enable the Local Planning Authority to exercise control in the interests of the visual amenities of the area and in the interests of neighbour amenity.

29. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that Order with or without modification), no fences, gates, walls or other means of enclosure, shall be erected within the curtilage of any dwellinghouse forward of any principal wall/elevation of that dwellinghouse or that which fronts onto a road or footpath, without the prior written consent of the Local Planning Authority with the exception of those enclosures approved as part of this permission.

To enable the Local Planning Authority to exercise control in the interests of the amenities of the occupants of the adjacent residential properties and the appearance of the wider area.

BACKGROUND PAPERS

- 1.231 Background papers can be viewed by the 'attachments' on the following public access page:

<https://planning.hartlepool.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=155417>

- 1.232 Copies of the applications are available on-line:

<http://eforms.hartlepool.gov.uk/portal/servlets/ApplicationSearchServlet>

CONTACT OFFICER

1.233 Scott Parkes
Assistant Director – Neighbourhood Services
Level 3
Civic Centre
Hartlepool
TS24 8AY
Tel: (01429) 523207
E-mail: scott.parkes@hartlepool.gov.uk

AUTHOR

1.234 Kieran Campbell
Senior Planning Officer
Level 1
Civic Centre
Hartlepool
TS24 8AY
Tel: 01429 242908
E-mail: kieran.campbell@hartlepool.gov.uk

Land On The West Side Of Coronation Drive, Hartlepool



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HARTLEPOOL BOROUGH COUNCIL	DRAWN LH	DATE 19/11/2025
	Scale 1:3000	
Dept of - Development, Neighbourhoods and Regulatory Services Civic Centre, Victoria Road, Hartlepool TS24 8AY	DWG.NO H/2022/0357	REV

No: 2
Number: H/2026/0084
Applicant: WYNYARD HOMES LTD
Agent: LICHFIELDS MR JOSH WOOLLARD THE ST NICHOLAS BUILDING ST NICHOLAS STREET NEWCASTLE UPON TYNE NE1 1RF
Date valid: 18/03/2026
Development: Section 73 application to amend wording of condition 23 (A19/A689 improvement works) of planning permission H/2022/0382 (Erection of 51no. dwellinghouses (Use Class C3) with associated infrastructure, access and landscaping (Amended Acoustic Bund and Noise Assessment received 27.07.23))
Location: LAND WEST OF WYNYARD VILLAGE AND SOUTH OF THE A689 WYNYARD BILLINGHAM

PURPOSE OF REPORT

2.1 An application has been submitted for the development highlighted within this report accordingly Hartlepool Borough Council as Local Planning Authority is required to make a decision on this application. This report outlines the material considerations in relation to the proposal and presents a recommendation.

BACKGROUND

2.2 H/2022/0382 - Erection of 51no. dwellinghouses (Use Class C3) with associated infrastructure, access and landscaping (Amended Acoustic Bund and Noise Assessment received 27.07.23)
Approved 31.07.2025 subj. to conditions and Section 106 legal agreement

2.3 D/2025/0037 - Discharge of conditions 7, 16 and 17 of planning permission H/2022/0382 Erection of 51no. dwellinghouses (Use Class C3) with associated infrastructure, access and landscaping (Amended Acoustic Bund and Noise Assessment received 27.07.23)
Pending determination

PROPOSAL

2.4 The application seeks planning permission to amend the wording of condition 23, relating to highway improvements works at the A689 and A19 junction, of planning approval H/2022/0382 for the erection of 51no. dwellinghouses (Use Class C3) with associated infrastructure, access and landscaping.

2.5 As approved condition 23 reads;

“No more than 15 dwellings may be occupied prior to the off-site highways improvements works at the A19/A689 Wolviston junction, shown indicatively on Drawing No. 276864-ARP-ZZ-XX-DR-CH-0101, Drawing No. 27684ARP-

ZZ-XX-DR-CH-0102 & Travel Plan Dated February 2025, shall be completed as submitted to and approved in writing by the Local Planning Authority in consultation with National Highways.

To mitigate any severe or unacceptable impact from the development and to protect the integrity of the A19 in accordance with National Planning Policy Framework and DfT Circular 01/2022.”

2.6 It is proposed to be amended to read;

“No more than 15 dwellings may be occupied until the off-site highways improvements works at the A19/A689 Wolviston junction, shown indicatively on Drawing No. 276864-ARP-ZZ-XX-DR-CH-0101, Drawing No. 27684ARP-ZZ-XX-DR-CH-0102 & Travel Plan Dated February 2025, are commenced.

To mitigate any severe or unacceptable impact from the development and to protect the integrity of the A19 in accordance with National Planning Policy Framework and DfT Circular 01/2022.”

2.7 In support of the proposed changed, details have been submitted in a covering letter which sets out the applicants position and reasoning for seeking the change to the wording of condition 23. It refers to a letter from the Tees Valley Combined Authority confirming the scheme for improvements at the A689 / A19 is fully committed and that the proposed change to the condition is appropriate and in keeping with other approvals and would not impact upon the strategic highway network.

2.8 The application is brought to the Planning Committee for determination due to the number of objections received.

SITE CONTEXT

2.9 The site is an irregularly shaped parcel of land immediately to the south of the A689 and accessed off Stoney Woods Drive that benefits from a planning approval (H/2022/0382) for residential development. Ground levels on the site fall from north to south.

2.10 Residential developments - built and under construction - exist to the east, south and west of the application site. Further to the west, beyond the residential development approved adjacent to the application site, is a woodland belt.

2.11 Immediately to the north of the site is the A689 Hartlepool Road beyond which is agricultural fields and woodland belts.

PUBLICITY

2.12 The application has been advertised by way of neighbour letters, site notice and press notice. To date, there have been 8 letters of objection.

2.13 The concerns raised are:

- Does it really matter what residents comment in this process?

- Effects of the move to a 'Greater Wynyard' housing complex larger than Ingleby Barwick are clearly: a) permanent loss of woodland and displaced wildlife, b) congestion on roads (especially since there appears to be no new exit/entrance roads planned, or have been built, to the A689 from Wynyard Village despite the development of hundreds of new homes), c) no new amenities but a strain on the limited current commercial buildings and limited parking, d) damage to the roads (ie on Wynyard Woods road just outside our home) from heavy machinery passing on a daily basis (pot holes to damage our car are a semi-permanent landmark now it seems), e) lack of (what you might suggest are) standard amenities like working street lights does makes you wonder why council tax bills are increasing each year but the facilities are steadily getting worse
- The wording of condition 23 should not be amended until there are definitive dates and provision of funding for the works at the junction of A19 and A689 to be completed;
- Wynyard Woods road needs to be strengthened to carry the extra volume of traffic;
- The road currently has many potholes because it was not built to cope with the heavy construction traffic and buses.
- The cumulative and increasing impact that ongoing development is having on Wynyard Village and its surrounding infrastructure, which is already under significant strain;
- The scale of development in and around Wynyard Village has grown considerably in recent years whereby the village is no longer of a size that can comfortably absorb further expansion without materially affecting its character and the quality of life of existing residents;
- Continued amendments that enable further development risk eroding the original planning balance and setting an unsustainable precedent;
- Significant concern that developers have failed to deliver key amenities and commitments that were originally promised as part of earlier phases of development, undermining confidence in the planning process;
- Raising serious questions as to whether further flexibility in planning conditions should be granted before existing obligations are fulfilled;
- The local road network is already struggling to cope with current traffic volumes whereby key routes, including those connecting to the A19 and A689, experience congestion and unsafe driving conditions, particularly at peak times;
- Any amendment that could facilitate additional development or intensification will inevitably increase traffic movements, further exacerbating these issues.
- Ongoing concerns regarding road safety where vehicles regularly travel at excessive speeds along surrounding roads, including those used by construction traffic, creating hazards for residents, pedestrians, and cyclists, causing disruption for current residents and negative impact on the amenity of households;
- There has been a noticeable and harmful impact on the local environment including removal of trees and wooded areas as part of

development has disrupted wildlife habitats and reduced natural drainage capacity;

- Concerns regarding flooding in the area, including along the A689, which appears to be worsening as development progresses and natural land absorption is reduced.
- Busier roads;
- Environmental impact to wildlife;
- Wynyard losing village status turning into very large housing estate;
- Excessive noise levels;
- Removal of more trees;
- There's a critical lack of supporting infrastructure;
- Social and environmental impact upon Wynyard village;
- Increased disruption; and
- Road safety concerns.

2.14 Background papers can be viewed via the 'click to view attachments' link on the following public access page: [Documents for reference H/2026/0084: Public Access](#)

2.15 The period for publicity has expired.

CONSULTATIONS

2.16 The following consultation replies have been received:

HBC Public Protection: No comments received.

HBC Traffic & Transport: No objections.

Cleveland Police: In relation to this application, they have no comments to make.

Fire Brigade: No comments received.

National Highways: The Cover Letter which accompanies the application states that Condition 23 relates to incomplete works at the A19/A689 Wolviston Junction and prevents no more than 15 occupations until works are completed. A letter has been received from the Tees Valley Combined Authority which confirms that the scheme is fully committed and is estimated to be open by Summer 2027. In considering a recent application for residential development at Wynyard Park in Stockton (ref: 25/0704/FUL), National Highways confirmed that the condition restricting occupations until the works to the A19 are complete is no longer necessary. This is because the residential development would not be built out before the works are complete in Summer 2027. The circumstances around the National Highways' position are identical to the application being considered here, and the development would not be built out before the works are complete and the condition is therefore no longer necessary. Therefore, the proposed variation to the wording of the condition is considered wholly acceptable in highway terms with respect to the impact on the strategic and local road network. As a result of the proposed changes,

it is necessary to revisit the wording of the planning condition listed on the decision notice of planning permission H/2022/0382.

The wording of the condition is currently: *“No more than 15 dwellings may be occupied prior to the off-site highways improvements works at the A19/A689 Wolviston junction, shown indicatively on Drawing No. 276864-ARP-ZZ-XX-DR-CH0101, Drawing No. 27684ARP-ZZ-XX-DR-CH-0102 & Travel Plan Dated February 2025, shall be completed as submitted to and approved in writing by the Local Planning Authority in consultation with National Highways”.*

The Applicant is proposing to vary the wording of the condition to: *“No more than 15 dwellings may be occupied until the off-site highways improvements works at the A19/A689 Wolviston junction, shown indicatively on Drawing No. 276864-ARP-ZZ-XX-DR-CH-0101, Drawing No. 27684ARP-ZZ-XX-DR-CH-0102 & Travel Plan Dated February 2025, are commenced”.*

The Covering Letter also suggests that *“The amended wording of condition 23 would have no impact on the context of the overall scheme. The proposed development would be delivered as designed and the highway improvement works would be delivered as designed. The only change would be in relation to the point at which dwellings can be occupied on site, and this change is considered to be minor and material in nature”.*

National Highways would agree that the risk of the development being occupied ahead of the improvement scheme being completed is mitigated by TVCA's confirmation and commitment that *“It is estimated the scheme will be fully open by Summer 2027”* (TVCA, 02/10/2025). From our perspective, TVCA's letter provides much needed certainty regarding the delivery of the required improvements (and in our view is equivalent to a scheme being at PCF Stage 3 preliminary design or later in its development process). Consequently, subject to the Local Highway Authority (Stockton-on-Tees Borough Council Highways) confirming that it is acceptable for the existing traffic signals at the A19(T) junction to be optimised to protect operation of the Strategic Road Network, National Highways would be in a position to support a Section 73 application to amend (remove) the wording of condition 30. If the Local Highway Authority (Stockton-on-Tees Borough Council Highways) does not support the proposed approach, there would too much uncertainty to remove/vary the condition based on the evidence provided to date (i.e. we would need to understand the impact of the development on the existing A19 slip roads without any signal optimisation).

Once confirmation from the Local Highway Authority (SBC) has been provided, we would be happy to update our position.

Further comments received 9th June 2026;
National Highways previously stated:

National Highways would agree that the risk of the development being occupied ahead of the improvement scheme being completed is mitigated by TVCA's confirmation and commitment that “It is estimated the scheme will be fully open by Summer 2027” (TVCA, 02/10/2025). From our perspective, TVCA's letter provides

much needed certainty regarding the delivery of the required improvements (and in our view is equivalent to a scheme being at PCF Stage 3 preliminary design or later in its development process). Consequently, subject to the Local Highway Authority (Stockton-on-Tees Borough Council Highways) confirming that it is acceptable for the existing traffic signals at the A19(T) junction to be optimised to protect operation of the Strategic Road Network, National Highways would be in a position to support a Section 73 application to amend (remove) the wording of condition 30. If the Local Highway Authority (Stockton-on-Tees Borough Council Highways) does not support the proposed approach, there would too much uncertainty to remove/vary the condition based on the evidence provided to date (i.e. we would need to understand the impact of the development on the existing A19 slip roads without any signal optimisation).

Once confirmation from the Local Highway Authority (SBC) has been provided, we would be happy to update our position.”

On 26 May 2026, Stockton-on-Tees Borough Council (SBC) confirmed that it is acceptable for the existing traffic signals at the A19/A689 interchange to be optimised to protect the operation of the A19 Strategic Road Network in advance of the interchange improvement scheme being implemented.

Consequently, National Highways supports the amendments to planning conditions proposed by this Section 73 application

Stockton Borough Council: We have no comments on the above application.

Wynyard Parish Council: Whilst the Parish Council have no objections providing the works on the A19/A689 have commenced and that thresholds are not being broken prior to the road improvement works commencing.

PLANNING POLICY

2.17 In relation to the specific policies referred to in the section below please see the Policy Note at the end of the agenda.

Hartlepool Local Plan

2.18 The following policies in the adopted Hartlepool Local Plan 2018 are relevant to the determination of this application:

Policy LS1 - Locational Strategy
 Policy SUS1 - Presumption in Favour of Sustainable Development
 Policy INF1 - Sustainable Transport Network
 Policy QP3 - Location, Accessibility, Highway Safety and Parking
 Policy QP6 - Technical Matters
 Policy HSG1 - New Housing Provision
 Policy HSG6 - Wynyard Housing Development

Any Relevant SPDs/Masterplans

Wynyard Masterplan (adopted November 2019)

National Planning Policy Framework (NPPF)(2024)

2.19 In December 2024 the Government issued a revised National Planning Policy Framework (NPPF) replacing the 2012, 2018, 2019, 2021 and 2023 NPPF versions. The NPPF sets out the Government's Planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system. The overriding message from the Framework is that planning authorities should plan positively for new development. It defines the role of planning in achieving sustainable development under three overarching objectives; an economic objective, a social objective and an environmental objective, each mutually dependent. At the heart of the Framework is a presumption in favour of sustainable development. For decision-taking, this means approving development proposals that accord with an up-to-date development plan without delay or, where there are no relevant development plan policies or the policies which are most important for determining the application are out-of-date, granting permission unless policies within the Framework provide a strong reason for refusal or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits. The following paragraphs are relevant to this application:

PARA002 Determination in accordance with the development plan

PARA003 Status of NPPF

PARA007 Meaning of sustainable development

PARA008 Achieving sustainable development (not criteria against which every decision can or should be judged – take into account local circumstances)

PARA009 Achieving sustainable development (not criteria against which every decision can or should be judged – take into account local circumstances)

PARA010 The presumption in favour of sustainable development

PARA011 The presumption in favour of sustainable development

PARA012 The presumption in favour of sustainable development (presumption does not change statutory status of the development plan as the starting point for decision making)

PARA039 Decision making

PARA048 Determining planning applications

PARA056 Use of conditions or planning obligations

PARA057 Planning conditions should be kept to a minimum

PARA061 Significantly boost the supply of homes

PARA066 Major development and affordable housing

PARA074 Planning for larger scale development

PARA078 Five year supply of deliverable housing sites

PARA096 Promoting healthy and safe communities

PARA109 Considering transport from an early stage

PARA115 Promoting sustainable transport

PARA116 Highway safety

PARA117 New developments and movements

PARA118 Travel Plans and Transport Assessments

PARA130 Efficient use of land

PARA131 Achieving well-designed and beautiful places

PARA135 Achieving well-designed and beautiful places

PARA136 Tree lined streets

PARA137 Design quality through evolution of proposals
 PARA139 Permission should be refused for development of poor design
 PARA164 New development addressing climate change
 PARA166 New development and energy efficiency
 PARA173 Ensuring flood risk does not occur elsewhere
 PARA182 Major developments should incorporate SUDS
 PARA187 Contribute to and enhance the natural environment
 PARA193 Determining applications and biodiversity
 PARA196 Ground conditions
 PARA198 Pollution

PLANNING CONSIDERATIONS

2.20 The main issues for consideration in this instance are the appropriateness of the proposal in terms of the policies and proposals held within the Development Plan and in particular highway impacts and other matters.

PRINCIPLE OF DEVELOPMENT

2.21 The application site is classified as ‘white land’ within the development limits set by the Local Plan Policies Map where the principle of residential development is acceptable. As such, the provisions of the adopted Hartlepool Local Plan Policies SUS1 and LS1 are considered to be relevant alongside the NPPF.

2.22 Collectively, the relevant paragraphs of the NPPF seek to ensure that development is sited in appropriate locations that support sustainable development through the three overarching objectives – Economic, Social and Environmental. Local Plan Policy SUS1 sets out that when considering development proposals the Borough Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. Further, and amongst other things, it will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

2.23 The provisions of Policy LS1 set out the strategic locational provisions for new development, making specific reference to new housing and employment areas within the Wynyard area to help ensure that identified housing needs are met through well considered and appropriately located sites. Such an approach contributes to the strategic delivery of housing in a manner that contribute towards sustainable development across the Council area.

2.24 The condition to which this submission relates by way of the variation of the approved wording sought is attached to the full approval considered and determined under reference H/2022/0382. This permission, issued on 31st July 2025, granted permission, subject to conditions and a Section 106 legal agreement for outline planning application for the erection of 51 dwellinghouses (Use Class C3) with associated infrastructure, access and landscaping.

2.25 As a result of the granting of the original approval, it is considered that the principle of development has been established and that the submission of the reserved matters indicates intent to implement the outline approval.

2.26 The proposed variation of condition 23 as proposed in this current submission, to allow the occupation of more than more than 15 dwellings following commencement of the A19/ A689 Wolviston works does not impact on the principle of the development of the site for residential dwellings with associated infrastructure.

HIGHWAY IMPACTS

2.27 The proposal relates to the wording of condition 23 of the approval which is a highway specific condition relating to the A19 / A689 Wolviston junction imposed following a request for it to be attached by National Highways. As such the provisions of HLP policy QP3 are relevant to the consideration and determination of the application as well as paragraphs 109, 115 116, 117 and 118 of the NPPF.

2.28 The provisions of Policy QP3 relate to the location, accessibility, highway safety and parking in association with developments requiring that they, amongst other things, ensure residents and visitors can move with ease and safety, servicing arrangements and highway safety provisions are in line with local guidance, parking standards are met and that parking areas are laid using permeable surfaces.

2.29 As set out in the explanation of the development proposed above, the proposal as submitted seeks to change the wording of condition 23 which as approved relates specifically to no more than 15 dwellings being occupied until the highway works on the A689 and A19 junction have been commenced and completed.

2.30 The submitted information in support of the application sets out explanation and justification for the conditions re-wording to allow occupation to take place following the commencement of the highway works at the A19 / A689 Wolviston junction. It refers to a letter from the Tees Valley Combined Authority confirming the scheme for improvements at the A689 / A19 is fully committed and that the proposed change to the condition is appropriate and in keeping with other approvals and would not impact upon the strategic highway network.

2.31 Due to the condition having originally been requested by National Highways, and relating to highways within their operational control / management, they have been consulted alongside the highway authorities. Furthermore, both Hartlepool Borough Council and Stockton Borough Council have also been consulted as to access the development to which the permission relates, drivers will have to drive along roads within the administrative areas of both local highway authorities.

2.32 The initial response from National Highways set out that, on the basis of the A689 / A19 highway improvement scheme being committed as per the letter from the Tees Valley Combined Authority, subject to both Stockton and Hartlepool Highway Authorities having no objection they would be satisfied with the development. A holding direction was issued by National Highways alongside their comments.

2.33 As set out above in the consultee responses, HBC Traffic and Transport have commented that they have no objections to the proposal.

2.34 Furthermore, Stockton Borough Council have confirmed that they have no objections to the proposal.

2.35 On the basis of there being no objections from both highway authorities, National Highways have up dated their comments, confirming that they have no objection to condition 23 being varied as has been sought.

2.36 Overall, therefore the proposal complies with the NPPF and local plan policies.

OTHER MATTERS

Amenity

2.37 Policy QP4 (Layout and Design of Development) of the Hartlepool Local Plan (2018) stipulates that the Borough Council will seek to ensure all developments are designed to a high quality and that development should not negatively impact upon the relationship with existing and proposed neighbouring land uses and the amenity of occupiers of adjoining or nearby properties by way of general disturbance, overlooking and loss of privacy, overshadowing and visual intrusion particularly relating to poor outlook. Proposals should also ensure that the provision of private amenity space is commensurate to the size of the development.

2.38 It is important to note that the changes to the condition relate to proposed highway works commencing prior to occupancy of the 15th dwelling and that there are no changes to the design, appearance and layout of the development. Further, the condition to be changed relates to highway works at a junction where the impact upon adjacent and nearby dwellings will not be affected beyond what has already been approved. With the exception of the condition and occupancy levels before the works are done (as sought by the application and assuming a favourable recommendation), all other aspects of the outline remain unaffected. It is therefore considered that the proposed change to condition 23 would not result in any adverse or detrimental impacts upon amenity and that the development therefore complies with the provisions of HLP policy QP4.

Police

2.39 Cleveland Police were consulted on the application, commenting that they have no objections to the proposal.

CONCLUSION

2.40 The principle of development is, and continues to be, acceptable.

2.41 The nature of the proposed re-wording of condition 23 is such that the acceptability or otherwise is based upon the technical consideration by National Highways alongside both Hartlepool Borough Council and Stockton Borough Council

as the relevant highway authorities. As can be seen from the detailed responses of these technical consultee's, the proposed change to the wording is acceptable.

2.42 It is considered that there will be no impact upon amenities as a result of the re-wording of the condition nor are there likely to be any unacceptable impacts on other areas.

2.43 As such the proposal is acceptable and recommended for approval.

EQUALITY DUTY

2.44 The Council has a duty to have regard to the impact of any proposal on those people with characteristics protected by the Equality Act. Officers have had due regard to Sec 149(1) (a) and (b) of the Equality Act 2010 and considered the information provided by the applicant, together with the responses from consultees and other parties, and determined that the proposal would have no material impact on individuals or identifiable groups with protected characteristics. Accordingly, no changes to the proposal were required to make it acceptable in this regard.

CRIME AND DISORDER ACT IMPLICATIONS

2.45 The Crime and Disorder Act 1998 requires local authorities to consider crime and disorder reduction in the exercise of all their duties, activities and decision-making. Matters of crime, fear of crime and anti-social behaviour are considered in detail in the relevant section of this report. Overall and for the reasons set out in the report, the proposal is considered, on balance, to be acceptable when having regard to Section 17 of the Crime and Disorder Act 1998.

REASON FOR DECISION

2.46 It is considered by Officers that the proposal in the context of relevant planning policies and material planning considerations is acceptable as set out in the Officer's Report.

RECOMMENDATION – APPROVE; the application is recommended for approval subject to conditions and informatives.

1. The development hereby approved shall be carried out in accordance with the following approved plan(s) and details;

- a. 1656-WYN-SD-00.01A OS Location Plan_23.09.2022
- b. 1656-WYN-SD-10.00A Existing Site Plan_23.09.2022
- c. 1656-WYN-SD-10.01B Proposed Site Plan_06.04.2023
- d. 1656-WYN-SD-10.02B Boundary Treatment Plan_06.04.2023
- e. 1656-WYN-SD-10.03B Surface Treatment Plan_06.04.2023
- f. 1656-WYN-SD-10.04B Adoption Plan_06.04.2023
- g. 1656-WYN P40.02 Site-Sections_07.23
- h. Detailed Planting Plan [Sheet 1 of 4] (ref: N1251-ONE-ZZ-XX-DR-L-0201-P03)
- i. Detailed Planting Plan [Sheet 2 of 4] (ref: N1251-ONE-ZZ-XX-DR-L-0202-P03)
- j. Detailed Planting Plan [Sheet 3 of 4] (ref: N1251-ONE-ZZ-XX-DR-L-0203-P03)
- k. Detailed Planting Plan [Sheet 4 of 4] (ref: N1251-ONE-ZZ-XX-DR-L-0204-P03)

l. Plot 2 Land adjacent 53 The Stables Proposed Ground Floor Plan (ref:1804.W.P2.01 E 151018)
 m. Plot 2 Land adjacent 53 The Stables Proposed Front and Side Elevation (ref: 1804.W.P2.02 B 260918)
 n. Plot 2 Land adjacent 53 The Stables Proposed Rear and Side Elevation (ref: 1804.W.P2.03 D 151018)
 o. Dwelling Type A Proposed Ground Floor Plan (ref: 1808.A.W.01 G 180719)
 p. Dwelling Type A Proposed First Floor Plan (ref: 1808.A.W.02 E 131118)
 q. Dwelling Type A Proposed Front and Side Elevation (ref: 1808.A.W.03 D 180719)
 r. Dwelling Type A Proposed Rear and Side Elevation (ref: 1808.A.W.04 C 100618)
 s. Dwelling Type B Proposed Ground Floor Plan (ref: 1808.B.W.01 H 030920)
 t. Dwelling Type B Proposed Front and Side Elevation (ref: 1808.B.W.02 E 180719)
 u. Dwelling Type B Proposed Rear and Side Elevation (ref: 1808.B.W.03 C 100618)
 v. Brignal 2 Proposed Ground Floor Plan (ref: 2222.W.01 310522)
 w. Brignal 2 Proposed First Floor Plan (ref: 2222.W.02 310522)
 x. Brignal 2 Proposed Front and Side Elevation (ref: 2222.W.03 310522)
 y. Brignal 2 Proposed Rear and Side Elevation (ref: 2222.W.04 310522)
 z. ECL Arboricultural Impact Assessment Method Statement and Protection Plan-Wynyard - 31st May 2022
 aa. Ecological Appraisal by OS Ecology dated August 2023.
 bb. Breeding Bird Survey by OS Ecology dated August 2023.
 cc. Flood Risk Assessment and Drainage Strategy by Coast Consulting Engineers dated April 2022.
 dd. Travel Plan by Bryan G Hall dated February 2025
 ee. Air Quality Assessment by NJD Environmental Associates dated July 2022
 ff. Noise Assessment by NJD Environmental Associates dated July 2023.
 gg. Biodiversity Net Gain Assessment by OS Ecology dated February 2024
 For the avoidance of doubt.

2. The development to which this permission relates shall be begun not later than 31st July 2028.

To clarify the period for which the permission is valid.

3. Notwithstanding the submitted information, details of all external finishing materials shall be submitted to and approved in writing by the Local Planning Authority before above ground construction, samples of the desired materials being provided for this purpose. Thereafter, the development shall be carried out in accordance with the approved details.

In the interests of visual amenity.

4. No construction/building/demolition works or deliveries shall be carried out except between the hours of 8am and 6pm on Mondays to Fridays and between 9am and 1pm on Saturdays. There shall be no construction activity including demolition on Sundays, or Bank Holidays.

To ensure that development does not adversely affect neighbours living conditions.

5. Notwithstanding the submitted information and the measures outlines within the submitted Flood Risk Assessment, no development in relation to surface water drainage shall take place until a scheme for surface water management system including the detailed drainage/SUDS design has been submitted to and approved in

writing by the Local Planning Authority. The scheme shall include details of the plant and works required to adequately manage surface water: detailed proposals for the delivery of surface water management system including a timetable for its implementation; and details as to how the surface water management system will be managed and maintained thereafter to secure the operation of the surface water management system. With regard to the management and maintenance of the surface water management system, the scheme shall identify the parties responsible for carrying out other arrangements for adoption by any public authority or statutory undertaker or any other arrangements to secure the operation of the surface water management system through its lifetime. The scheme shall be fully implemented and subsequently management for the lifetime of the development in accordance with the agreed details.

This needs to be pre-commencement to prevent increased risk of flooding from any sources in accordance with the NPPF and to ensure future maintenance of the surface water drainage.

6. Prior to works pertaining to foul water drainage a detailed scheme for the disposal of foul water from the development shall be submitted to and approved in writing by the Local Planning Authority in consultation with Northumbrian Water and the Lead Local Flood Authority. Thereafter, the development shall take place in accordance with the approved details.

This needs to be pre-commencement to ensure the site is appropriately constructed to prevent the increased risk of flooding in accordance with the advice in NPPF.

7. A Construction Environment Management Plan (CEMP) shall be submitted to and agreed in writing with the Local Planning Authority, prior to the commencement of the development, to agree the routing of all HGVs movements associated with the construction phase, effectively control dust emissions from the site remediation and construction works, this shall address earth moving activities, control the treatment of stock piles, parking for the use during construction measures to protect existing footpaths and verges, vehicle movements, wheel cleansing measures to reduce mud on the highways, road sheeting of vehicles, offsite dust/odour monitoring and communication with local residents. The CEMP shall also set out as a minimum site specific measures to control and monitor impacts in relation to constructions traffic, noise, vibration, dust and air pollution, land contamination, disturbance to ecology and ground water. Thereafter, the development shall be carried out in accordance with the approved details.

This needs to be pre-commencement to ensure that the agreed measures are in place in the interests of the amenities of the area.

8. Notwithstanding the proposals detailed in the submitted plans and prior to the implementation of such works on site, a detailed scheme of landscaping and tree and shrub planting shall be submitted to and approved in writing by the Local Planning Authority. The scheme must specify sizes, types and species, programme of the works to be undertaken, and implementation in accordance with the approved details and programme of works.

In the interests of visual amenity and biodiversity enhancement.

9. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in accordance with the approved programme of works for

implementation. Any trees plants or shrubs which within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of the same size and species.

In the interests of visual amenity and biodiversity enhancement.

10. No part of the residential development shall be occupied until a vehicular and pedestrian access to the proposed development has been constructed to the satisfaction of the Local Planning Authority.

In the interests of highway and pedestrian safety and in the interests of the visual amenities of the surrounding area.

11. Prior to first occupation of the dwellings hereby approved, a compliance report to confirm the energy demand of the development and its CO₂ emissions (measured by the Dwelling Emission Rate) has been reduced in line with the approved details shall be submitted to and agreed in writing with the Local Planning Authority.

In the interests of promoting sustainable development and in accordance with the provisions of the Local Plan Policies QP7 and CC1.

12. In the event that contamination is found at any time when carrying out the approved development, works must be halted on that part of the site affected by the unexpected contamination and must be reported in writing immediately prior to the Local Planning Authority. An investigation and risk assessment must be undertaken to the extent specified by the Local Planning Authority and works shall not be resumed until a remediation scheme to deal with the contamination on the site has been carried out in accordance with the details first submitted to and approved in writing by the Local Planning Authority. This scheme shall identify and evaluate options for remedial treatment based on risk management objectives. Works shall not resume until the measures approved in the remediation scheme has been implemented on site, following which, a validation report shall be submitted to and approved in writing by the Local Planning Authority. The validation report shall include programmes of monitoring and maintenance, which will be carried out in accordance with the requirements of the report

To ensure the site is suitable for its intended use.

13. Demolition and the clearance/removal of trees and vegetation shall take place outside of the bird breeding season. The breeding season is taken to be March-August inclusive unless otherwise advised by the Local Planning Authority. An exception to this this timing restriction could be made if the site is first checked within 48 hours prior to the relevant works taking place by a suitably qualified ecologist who confirms that no breeding birds are present and a report is subsequently submitted to the Local Planning Authority confirming this.

In the interests of breeding birds.

14. Notwithstanding the submitted details none of the dwellings shall be first occupied until details of the proposed street lighting have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the street lighting shall be provided in accordance with the approved details.

In the interests of biodiversity.

15. Notwithstanding the submitted information, prior to first occupation of the development hereby approved, details of the boundary means of enclosure shall be submitted to and approved in writing by the Local Planning Authority and thereafter development shall be implemented in accordance with the approved details prior to the occupation of each dwellings.

In the interests of a satisfactory form of development and in the interests of the amenities of future occupiers.

16. No part of the development hereby approved shall take place until an Amphibian Method Statement (particularly focussing on Great Crested Newts) has been submitted to and approved in writing by the Local Planning Authority. The submitted details will include a timetable of when the vegetation shall be removed. Thereafter, the development shall take place in accordance with the approve details.

In the interests of Great Crested Newt.

17. Notwithstanding condition 1, (approved plans condition not these conditions) no part of the development hereby approved shall take place until full details presented in the Biodiversity Net Gain Plan including a timetable for its implementation has been submitted to and approved in writing by the Local Planning Authority.

Thereafter, the development shall be carried out in accordance with the approved details.

In the interests of biodiversity.

18. No dwelling hereby permitted shall be first occupied until two integral bird nest bricks for either sparrow or starlings to be more than 3m above ground level to be provided on the house or garage of that dwelling, or two integral bat roost bricks to be more than 3m above ground level on the house or garage of that dwelling. The bricks should be in sunlight for part of the day and therefore must be located on the east or south facing side of dwelling or garage.

In the interests of biodiversity

19. None of the dwellings hereby permitted shall be first occupied unless and until the 4m high earth bund shown on Drawing No. 3 of page 10 of the Noise Assessment provided by NJD Environmental Associates dated June 2022 and Drawing No. WYL-ARC-011 A (Bund Sections) has been constructed in accordance with these details. Thereafter the bund shall be retained as such.

To protect the dwellings from noise generated by traffic from the A689.

20. No dwelling hereby permitted shall be first occupied until the glazing and ventilation specification as identified in Section 8.5.1 of Noise Assessment by NJD Environmental Associates dated July 2023 has been provided. Thereafter, it will be maintained and retained as such.

To ensure a satisfactory living environment.

21. There shall be no opening burning permitted on site at any time.

To protect neighbouring residential occupiers from smoke and fumes.

22. Prior to the first occupation of any of the dwellings hereby permitted a scheme to secure improved pedestrian access including its surfacing onto the Castle Eden Walkway (CEW), together with a timetable for its implementation, shall be submitted

and approved in writing by the Local Planning Authority. There scheme shall thereafter be implemented in accordance with the details and timetable so approved. To improve access to the countryside.

23. No more than 15 dwellings may be occupied until the off-site highways improvements works at the A19/A689 Wolviston junction, shown indicatively on Drawing No. 276864-ARP-ZZ-XX-DR-CH-0101, Drawing No. 27684ARP-ZZ-XX-DR-CH-0102 & Travel Plan Dated February 2025, are commenced.

To mitigate any severe or unacceptable impact from the development and to protect the integrity of the A19 in accordance with National Planning Policy Framework and DfT Circular 01/2022.

24. Notwithstanding the submitted details, none of the dwellings hereby permitted shall be first occupied until a detailed specification and schedule of photovoltaic arrays to be provided to ensure that 10% of the energy requirement for each dwelling is provided from renewable sources has been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be carried out in accordance with the approved details.

In the interests of sustainability.

25. Notwithstanding the submitted details, none of the dwellings hereby permitted shall be first occupied until details of a vehicle charging point for each dwelling has been submitted to and approved in writing by the Local Planning Authority. The vehicle charging points shall be installed and available to use prior to first occupation.

In the interests of sustainability.

26. No dwelling hereby permitted shall be first occupied until details of refuse and recycling bins to be provided at each property has been submitted to and approved in writing by the local planning authority. Thereafter, the approved details shall be provided to each dwelling prior to first occupation.

To ensure satisfactory refuse and recycling bins are provided for residents.

27. The development shall only be occupied in accordance with the approved Travel Plan (February 2025) which shall remain in perpetuity unless otherwise amended in accordance with a review to be agreed in writing by the Local Planning Authority (in consultation with the Highway Authority for the A19).

In order to minimise the use of the private car and promote the use of sustainable modes of transport in accordance with the National Planning Policy Framework and paragraph 40 DfT Circular 01/2022.

BACKGROUND PAPERS

2.47 Background papers can be viewed by the 'attachments' on the following public access page: [Documents for reference H/2026/0084: Public Access](#)

2.48 Copies of the applications are available on-line: <http://eforms.hartlepool.gov.uk/portal/servlets/ApplicationSearchServlet>

CONTACT OFFICER

2.49 Scott Parkes,
Assistant Director - Neighbourhood Service
Level 3
Civic Centre
Hartlepool
TS24 8AY

Tel: (01429) 523207

E-mail: scott.parkes@hartlepool.gov.uk

AUTHOR

2.50 Richard Redford
Senior Planning Officer (Dev Man)
Level 1
Civic Centre
Hartlepool
TS24 8AY

Tel: 01429523837

E-mail: Richard.Redford@hartlepool.gov.uk

Land West of Wynyard Village and South of the A689, Wynyard



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THIS PLAN IS FOR IDENTIFICATION PURPOSES ONLY

 Hartlepool Borough Council	DRAWN LH	DATE 26/06/2026
	Scale 1:4000	
Dept of - Development, Neighbourhoods and Regulatory Services Civic Centre, Victoria Road, Hartlepool TS24 8AY	DWG.NO H/2026/0084	REV

No: 3.
Number: H/2026/0022
Applicant: RESICARE ALLIANCE LIMITED PEMBROKE ROAD
 BRISTOL BS8 3BA
Agent: ALDER KING PLANNING CONSULTANTS PEMBROKE
 HOUSE 15 PEMBROKE ROAD BRISTOL BS8 6BA
Date valid: 02/02/2026
Development: Proposed change of use from a dwellinghouse (Class C3)
 to a residential care home (Class C2) for three young
 persons and additional hardstanding to the front.
Location: 18 DUNSTON ROAD HARTLEPOOL

PURPOSE OF REPORT

3.1 An application has been submitted for the development highlighted within this report; accordingly, Hartlepool Borough Council, as the Local Planning Authority, is required to make a decision on this application. This report outlines the material considerations in relation to the proposal and presents a recommendation.

BACKGROUND

3.2 An application for a Lawful Development Certificate (LDC) was received in 2025 for the proposed change of use from a residential dwelling house to a children's care home for up to three young people (H/2025/0309). Based on the evidence provided, the development certificate could not be granted by the LPA and the application was refused on 11/11/2025.

3.3 It is understood that the property has been previously extended and altered following the grant of planning permission in 2004;

HFUL/2004/0960 Pitched roof to garage, conversion of part garage to study and erection of a porch and garden room extension – Approved 21st December 2004.

PROPOSAL

3.4 The application seeks planning permission for the change of use of 18 Dunston Road, a residential property, to a children's care home (C2 Use) for up to three young people (7-18 year olds) and carers working on a shift basis. To facilitate the care home, additional car parking is proposed at the front of the property.

3.5 The original application submission proposed three daycare staff members, as well as an on-site manager. The staff changeovers proposed were at approximately 08:00-09:00, and night-time staff would arrive between 21:00-22:00. The manager would be on site between 09:00-17:00. Officers raised concerns regarding the available curtilage car parking as well as concerns regarding the night-time shift starting at 22:00 and the potential impact on the amenity of neighbouring properties. The applicant's agent subsequently revised the application submission, setting out that three daytime staff would arrive from 8:00 and would

depart at 21:00 at which point two waking-night staff would arrive and leave at 8:00 the following day. No changes were made to the managers' on-site hours (09:00-17:00). An area of additional hardstanding provision (approximately 20sqm) is indicated, which would provide a further 2no. in curtilage car parking spaces (6 external and 2 garage spaces are provided).

3.6 Internal alterations to the property do not constitute 'Development' and therefore do not require planning permission. Notwithstanding this, the submitted plans illustrate three bedrooms for resident children and a snug on the first floor. The property includes such facilities associated with dwellinghouses, such as bathrooms, kitchens, living rooms, etc., with the layout generally reflecting that of the existing layout of the property.

3.7 The application is accompanied by a Management Plan (submitted during the course of the application) for the proposed children's home. It is understood that the staff-to-child ratio would comply with OFSTED and statutory requirements. The submitted information indicates that two care members of staff would be on-site overnight (waking shifts). In terms of other staff visiting the property, three caregivers would be present during the daytime and a manager. It is understood that this would result in a maximum of 5 staff members on site at approximately 8:00 between handover, with the manager arriving on site at approximately 9:00 and leaving at 17:00 and a maximum of 5 staff members on site between 20:45 and 21:00 when the new night staff arrive.

3.8 The supporting information also states that the home would not be open to the general public, and visitors would be by appointment only (generally Monday – Friday 09:00-17:00).

3.9 The application has been referred to planning committing owing to the number of objections received (more than 2) in line with the Council's scheme of delegation.

SITE CONTEXT

3.10 The application site relates to a detached property at 18 Dunston Avenue, Hartlepool. The property is a residential dwelling at the end of a section of three dwellings along Dunston Road (along with No's 20 and 22 to the east). Dunston Road is a main transport route, and this section of the road is characterised by grass verges, with 16 Dunston Road being approximately 140 metres south west of the host property. Adjoining the application site to the east is 20 Dunston Road, to the south are 15, 16 and 17 Cragston Close and to the west 12, 13 and 14 Cragston Close. To the north is a grass verge followed by properties situated within a cul-de-sac serving Lakeston Close and Bushton Close.

PUBLICITY

3.11 The application has been advertised by way of letters to 7 neighbouring properties and local ward councillors, and a site notice. To date, 16 letters of objection have been received. Further consultations were issued to neighbours on receipt of the aforementioned additional information.

3.12 The summary of concerns and objections raised is as follows:

- Change in character of the area: introduction of a commercial, staffed care operation within a residential street to a more intensive institutional use, change from a stable household to an intensive, managed and transient use.
- Intensity of use: increased comings and goings compared to a typical family dwelling.
- Cumulative impact/overconcentration: existing children's care home already on the street, erosion of residential character and "Over-institutionalisation" of the area, lack of a robust assessment.
- Compatibility of use within location: the use would not protect residential character or be a suitable or compatible location for care facilities.
- Impact on residential amenity: noise and disturbance (including unsocial hours), activity associated with staff changes and service visits, and reduction in quiet enjoyment of property, stress, anxiety, disrupted sleep and reduced well-being for neighbouring residents, disturbance due to Police visits which occur at a nearby facility, overlooking and privacy due to the presence of staff and residents using external areas.
- Safety and Security: increased emergency service activity (based on local evidence), perceived safety, psychological well-being of residents, and anti-social behaviour.
- Community Cohesion and Wellbeing: impacts sense of belonging, stability and social cohesion.
- Traffic and activity levels: increased vehicle movements, staff shifts, professional visits, deliveries, servicing, pressure on parking and local roads, adequacy of parking and pressure to park on already constrained streets. Use will create congestion along a bus route with a stop directly outside.
- Set a precedent: it would make it harder to resist further similar applications, leading to a gradual transformation of the area.

3.13 Background papers can be viewed via the 'click to view attachments' link on the following public access page:

<https://planning.hartlepool.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=167987>

3.14 The period for publicity has expired.

CONSULTATIONS

3.15 The following consultation replies have been received:

HBC Ecology; Ecology Comments:

No objection, subject to HRA Stage 2 Appropriate Assessment and Natural England consultation.

Habitats Regulations Assessment - Appropriate Assessment required.

The proposal relates to the change of use of an existing dwellinghouse (Class C3) to a residential care home (Class C2) for three young persons, together with a small area of additional hardstanding to the front.

In respect of nutrient neutrality, the application states that there will be no change to the existing drainage arrangements. Foul drainage will continue to be dealt with via the existing mains sewer connection, and in this urban context I do not consider that the small area of additional hardstanding would give rise to a material change in the surface water runoff regime. Nutrient neutrality is therefore screened out at HRA stage 1.

The proposal cannot, however, be screened out in respect of recreational disturbance and requires HRA stage 2 Appropriate Assessment. As a small-scale windfall C2 care home proposal, it is mitigated through the built-in contingency within the Hartlepool Coastal Mitigation Scheme. The HRA is set out below.

Biodiversity Net Gain

I am satisfied that the submitted BNG Exemption Statement is acceptable. The proposal does not affect priority habitat and the works comprise the loss of only a small area of front garden grass, with existing planting otherwise retained. The development can therefore rely on the de minimis exemption and no Biodiversity Gain Plan is required.

Other

Given the nature of the proposal, including the absence of external building alterations that would give rise to bat risk, I do not require any ecological surveys, mitigation or planning conditions.

Habitats Regulations Assessment stage 1 screening

Revision history

Version	Date	Revision	Prepared by
1	09/03/2026	A	Max Cummins

Proposal

PROPOSAL: Proposed change of use from a dwellinghouse (Class C3) to residential care home (Class C2) for three young persons and additional hardstanding to front.

LOCATION: 18 DUNSTON ROAD, HARTLEPOOL, TS26 0EN

REFERENCE: H/2026/0022

Stage 1 (screening) findingsNutrient neutrality

Is sewage disposed of via the public sewer systems of either Seaton Carew or Billingham WwTW?	Yes	Connection to the WwTW is embedded within the project design and is therefore considered at the screening stage.
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Will surface water runoff occur?	No	The development is within an urban context and will not give rise to material change to the surface water runoff regime.
Conclusion		Nutrient Neutrality is screened out.

Recreational disturbance

Is Recreational disturbance accounted for by the Hartlepool local Plan Coastal Mitigation Scheme?	No	HRA Appropriate Assessment is required.
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Habitats Regulations Assessment stage 2 Appropriate Assessment

Revision history

Version	Date	Revision	Prepared by
1	09/03/2026	A	Max Cummins

Introduction

Following a Habitats Regulations Assessment (HRA) stage 1 screening, the requirement for a HRA stage 2 Appropriate Assessment has been triggered. As the competent authority, Hartlepool Borough Council has a legal duty to safeguard European Sites.

HRA Stage 2 - Appropriate Assessment

That HRA stage 1 screening for Likely Significant Effect (LSE), screened in the following European Sites:

Teesmouth and Cleveland Coast SPA and Ramsar

Northumberland Coast SPA and Ramsar

Durham Coast SAC

That HRA stage 1 screening screened in the following LSE:

Increased recreational disturbance.

This AA assesses whether increased recreational disturbance causes an Adverse Effect on Integrity of the Site (AEOI) and if so if this can be removed through mitigation.

Adverse Effect on Integrity findings

Recreational disturbance is identified as an LSE, potentially harming populations of SPA / Ramsar birds and SAC vegetation communities. Increased recreational disturbance is linked to additional residential occupation and associated visits to the coast.

This application is for a windfall change of use from a single dwellinghouse (Class C3) to a residential care home (Class C2) for three young persons. As a residential institution providing three rooms for occupation, it has potential to contribute to additional recreational visits and cannot be screened out at stage 1.

Mitigation measures

Measures to avoid and mitigate Adverse Effects on Integrity

The Hartlepool Local Plan (adopted May 2018), policy 'HSG1 New Housing Provision', provides allocated sites for major residential development (ten or more dwellings). These were collectively HRA assessed as part of the Local Plan HRA, and their mitigation is dealt with by the Hartlepool Coastal Mitigation Scheme. All major, non-allocated housing developments, and all small-scale housing developments (nine or fewer dwellings) are not covered by the Hartlepool Coastal Mitigation Scheme and must be Appropriately Assessed in their own right. However, provision to mitigate windfall housing developments is indirectly built into the Hartlepool Coastal Mitigation Scheme.

The Hartlepool Coastal Mitigation Scheme was designed so that: A windfall housing development greater than nine dwellings can use the same funding formula (to provide a financial contribution to the Scheme) to meet its HRA AA mitigation requirements.

Developments of nine or fewer dwellings, or rooms for residential institutions such as care homes (Including change of use applications) are mitigated by the financial contributions made by allocated housing development projects, whose contributions include a built-in contingency measure to cover the housing applications for nine or fewer dwellings.

The Hartlepool Coastal Mitigation Scheme was designed so that additional recreational visits to the coast created by developments of nine or fewer new dwellings are mitigated by the combined Local Plan 'HSG1 New Housing Provision' allocated developments, which fund it. The Hartlepool Local Plan aspiration is for 6,150 new houses and the value of the Hartlepool Coastal Mitigation Scheme is set at £424,000.

This sum was used to calculate the 'per house' financial contribution formula and includes a contingency portion to cover the housing applications for nine or fewer dwellings.

Conclusion

This application, involving the change of use of a single dwellinghouse (Class C3) to a residential care home (Class C2) for three young persons, is classified as a windfall project. It is mitigated by the built-in contingency measures provided by allocated housing developments within the Hartlepool Coastal Mitigation Scheme. This contribution is indirectly funded by the collective contingency provisions of allocated housing schemes in Hartlepool. Therefore, increased recreational disturbance will not cause an Adverse Effect on Integrity (AEOI) to any European Site. This project is compliant with the Habitats Regulations.

Natural England must be consulted on the HRA Appropriate Assessment.

HBC Traffic and Transport; There is no specific requirement for parking specified in the Tees Valley Design Guide for Children's Homes.

The property has 4 off-road parking spaces, in order to accommodate 4 vehicles, the front 2 vehicles would have to be blocked in. The applicant has indicated that there would be 3 members of staff and a manager that visits on a daily basis. The carers will operate on a shift basis, which will result in up to 6 members of staff being on site at the same time. This will require parking some short-term parking on Dunston Road. There are no parking restrictions on Dunston Road and a limited amount of on street parking already exists in the area.

Although we would like to express our concerns about potential parking on Dunston Road and the impact the shift changes may have, we do not consider this to be severe and would not be able to formally object to the application.

Further comments received 24/06/2026:

The property has capacity for 6 off-road parking spaces, in order to accommodate 6 vehicles, the front 4 vehicles would have to be blocked in. There's also a 2 space garage which could also be potentially used. The applicant as indicated that there would be 3 members of staff and a manager that visits on a daily basis. The carers will operate on a shift basis which will result in up to 6 members of staff being on site at the same time. This will require some short term parking on Dunston Road. There are no parking restrictions on Dunston Road and a limited amount of on street parking already exists in the area.

Although we would like to express our concerns about potential parking on Dunston Road and the impact the shift changes may have, we do not consider this to be severe and would not be able to formally object to the application.

HBC Public Protection; Having reviewed the submitted Management Plan for the proposed children's residential care home at 18 Dunston Road, I note that the document sets out operational measures intended to minimise impacts on neighbouring residential amenity.

The Management Plan includes controls relating to staff arrival and departure times, indoor handovers, considerate parking arrangements, management of visitors and deliveries, complaints procedures, waste management and property maintenance. The applicant has also confirmed that no external lighting is proposed as part of this application.

Based on the information provided, Environmental Protection has no objection to the proposal. The scale of the operation and the management measures outlined are considered unlikely to give rise to significant adverse impacts in terms of noise, disturbance or other environmental amenity issues.

HBC Children and Joint Commissioning;

Children and Families; I am mindful that there is not an oversaturation of children's homes in concentrated areas in Hartlepool. I would advise caution to ensure that this is not the case for local residents.

Further comments received 29/04/26:

There is already a children's home on this street, so consideration of the impact on neighbours and the community needs to be made.

Early Intervention, Performance and Commissioning - Commissioning & Contracts Manager; Our social care department continues to experience significant challenges in securing quality, local residential placements for children with complex needs. We currently have 52 external residential placements and just 3 of those are within Hartlepool. Out-of-area placements are generally more expensive than placements in Hartlepool, and carry an added resource burden of additional travel time for Social Workers, and having to search for appropriate education provision close to their new home, which carries an additional cost. Children are often at a significant distance from family and friends, making contact arrangements and connections challenging.

While we are developing our own in-house offer, care for complex needs remains a gap in provision. We are aware that Resi-care Alliance have an established offer that includes therapeutic intervention for children experiencing a range of challenges. Increasing the availability of high-quality children's homes within Hartlepool would be of considerable benefit to the children and young people we support.

HBC Building Control; A Building Regulation application will be required.

Cleveland Police; With regards to your recent planning application H/2026/0022 for a Residential Childs Care Home for up to 3 x Children, 18, Dunston Rd. Hartlepool. Cleveland Police encourages applicants to build/refurbish developments incorporating the guidelines of Crime Prevention Through Environmental Design (CPTED).

I would like to make you aware that Cleveland Police operate the “Secured by Design” initiative. This is a scheme which promotes the inclusion of architectural crime prevention measures into new projects and refurbishments. Full information is available within the SBD Residential Guide 2025 Guide at www.securedbydesign.com

The National Planning Policy Framework 2024 paragraph 96(b), which states that Planning policies and decisions should aim to achieve healthy, inclusive, and safe places which are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion...

The National Planning Policy Framework 2024, paragraph 135(f) which states that “Planning policies and decisions should ensure that developments create places that are safe, inclusive and accessible... and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience”.

Local Plan section Q5: Relating to Safety & Security states, The Borough Council will seek to ensure that all developments are designed to be safe and secure.

Developers will be expected to have regard to the following matters, where appropriate: 1) Adhering to national safety and security standards as set out by central government. 2) Be developed in a way that minimises crime and the fear of crime, amongst other things, incorporating Secured by Design principles as appropriate. Proposals relating to residential development should be in accordance with the Residential Design SPD.

Another material consideration is Section 17 of the Crime and Disorder Act 1998.

Further information on the Secured by design initiative can be found on www.securedbydesign.com

In addition to the above, I would also add the following.

For facilities such as this, should permission be granted, good management policies and systems are essential for the most effective running of the premises. Full compliance with Ofsted Registering for a facility such as this must be adhered to.

The applicant should also take into consideration crime statistics available for the locality of the proposed premises.

Once the care home is up and running, owners must email mfhcoord@cleveland.police.uk to add them to the care manager meeting invite list.

Further comments received 05/05/26:

In relation to this application, my previously submitted comments are still valid.

Natural England; Thank you for contacting the consultations@naturalengland.org.uk mailbox.

Natural England is a statutory consultee in the planning system and is consulted on development plans, marine plans, nationally significant infrastructure projects and certain planning applications and marine licensing proposals (relating to designated nature conservation sites and significant areas of best and most versatile agricultural land). Natural England is also a consultee on environmental assessments (Habitats Regulations Assessment, Strategic Environmental Assessment and Environmental Impact Assessment). Natural England focusses its advice on strategic plan level engagement and high risk and high opportunity planning cases. We are unable to provide detailed advice on all cases on which we are consulted. We provide pre-application advice to developers on certain cases under our Discretionary Advice Service.

Natural England responds to consultations on development proposals in line with its published standards. Our advice aims to ensure the impacts of development and infrastructure on the natural environment are fully addressed, high environmental quality development is delivered and opportunities for biodiversity and other environmental gains are maximised. Natural England's advice is provided in line with the National Planning Policy Framework, National Policy Statements and relevant development plan policies.

Natural England's role is to provide advice to the planning authority or other decision maker (Secretary of State or Marine Management Organisation). Our advice may take the form of a standard no comment letter, a bespoke response requesting further information or providing detailed advice on the proposal, including any potential mitigation measures, or an objection where there are significant impacts on designated nature conservation sites or landscapes that cannot be mitigated. A lack

of detailed advice or objection from Natural England does not mean that there are no significant impacts on the natural environment, only that the proposed development is not likely to result in significant impacts on nationally or internationally designated nature conservation sites or designated landscapes. Local bodies and individuals may be able to provide locally specific information to assist the decision-making process.

When a local planning authority sends a consultation request to Natural England's consultation@naturalengland.org.uk mailbox, they receive an automatic acknowledgement (see attached). This states that 'If you do not receive a response from Natural England (or communication on a revised response date), we have no specific comments to make. Please refer to our general advice in the Annex below'.

We strongly recommend that local planning authorities (LPAs) use Natural England's Impact Risk Zones for Sites of Special Scientific Interest (SSSI IRZs) (available from the [Natural England Open Data Geoportal \(arcgis.com\)](https://naturalengland-open-data.geoportal.arcgis.com) and to use on [MAGIC \(defra.gov.uk\)](https://defra.gov.uk) along with guidance) to decide when to consult Natural England on development proposals that might affect a SSSI.

The SSSI IRZs tool is quick and simple to use and gives instant planning advice as a formal consultation response in certain locations for some development types. Use of the SSSI IRZs avoids the need for a formal email consultation on some development proposals, saving time during the planning process, and helps to reduce the demand on Natural England, enabling more focus on those development proposals with the highest risk to and opportunity for nature recovery.

3.16 No comments have been received from the following consultees:

HBC Waste Management
HBC Community Safety and Engagement
HBC Engineering Consultancy

PLANNING POLICY

3.17 In relation to the specific policies referred to in the section below, please see the Policy Note at the end of the agenda.

Hartlepool Local Plan

3.18 The following policies in the adopted Hartlepool Local Plan 2018 are relevant to the determination of this application:

LS1: Locational Strategy
 QP3: Location, Accessibility, Highway Safety and Parking
 QP4: Layout and Design of Development
 QP5: Safety and Security
 QP6: Technical Matters
 RC21: Commercial Uses In Residential Areas
 SUS1: The Presumption in Favour of Sustainable Development
 NE1: Natural Environment

Supplementary Guidance

3.19 HBC Residential Design Guide Supplementary Planning Document (2019).

3.20 Tees Valley Design Guide and Specification – Residential and Industrial Estates Development

National Planning Policy Framework (NPPF)(2024)

3.21 In December 2024 the Government issued a revised National Planning Policy Framework (NPPF) replacing the 2012, 2018, 2019, 2021 and 2023 NPPF versions. The NPPF sets out the Government's Planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system. The overriding message from the Framework is that planning authorities should plan positively for new development. It defines the role of planning in achieving sustainable development under three overarching objectives; an economic objective, a social objective and an environmental objective, each mutually dependent. At the heart of the Framework is a presumption in favour of sustainable development. For decision-taking, this means approving development proposals that accord with an up-to-date development plan without delay or, where there are no relevant development plan policies or the policies which are most important for determining the application are out-of-date, granting permission unless policies within the Framework provide a strong reason for refusal or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits. The following paragraphs are relevant to this application

PARA001: Role of NPPF

PARA002: Determination of applications in accordance with development plan

PARA003: Utilisation of NPPF

PARA007: Achieving sustainable development

PARA008: Achieving sustainable development

PARA009: Achieving sustainable development

PARA010: Achieving sustainable development

PARA011: The presumption in favour of sustainable development

PARA012: The presumption in favour of sustainable development

PARA039: Decision making

PARA048: Determining applications

PARA057: Planning conditions and obligations

PARA061: Delivering a sufficient supply of homes

PARA063: Housing needs for different groups in the community

PARA092: Promoting healthy and safe communities

PARA116: Considering development proposals

PARA129: Achieving appropriate densities

PARA131: Achieving well-designed places

PARA135: Achieving well-designed places

PARA198: Ground conditions and pollution

PARA231: Implementation

3.22 **HBC Land Use Policy comments:** The proposed development is located in a quiet residential area on land with no allocation in the Local Plan (i.e. white land). The area is predominantly residential and is within proximity of a secondary school (High Tunstall), a supermarket (Aldi) and a restaurant (Golden Lion). Land Use Policy (LUP) supports the principle of the proposed development as it is in general conformity with policy and supports providing care for children in need.

3.23 LUP acknowledges that the proposed development would result in increased level of movement in the area by way of employed staff, more traffic, requirement for more parking spaces, also potentially increased level of noise. As such local plan policies *QP3 (Location, Accessibility, Highway Safety and Parking)* and *QP5 (Safety and Security)* will be relevant to the proposal to ensure safety, security and that privacy of residents in adjoining and nearby properties is not compromised.

3.24 The change of use from a residential home (C3) to a children's residential care home (C2) introduces a business /commercial use in a predominantly residential area, and this may result in over-intensive use of the property, presenting a level of movement(s) activity far beyond that of a typical dwelling house. As such, policy *RC21 (Commercial uses in residential areas)* becomes relevant to the application. To protect residents, *Policy RC21* restricts business operation times to between 8am - 6pm. Whilst the importance of providing care for children is recognised and acknowledged, its impact on residential amenity and character of the area may be of concern.

3.25 In conclusion LUP supports the principle of the proposed development on condition the requirements of policies stated above are satisfactorily met and that there will be no resultant significant adverse effects on the residential amenities of adjoining properties.

PLANNING CONSIDERATIONS

3.26 The main consideration of the application is the appropriateness of the proposal in terms of the policies and proposals held within the Hartlepool Local Plan (HLP). In particular, the main material considerations are the principle of development, the character and appearance of the host property and surrounding area, amenity of neighbouring properties, highway and pedestrian safety, car parking, ecology and any other planning matters. These and any other matters are set out below.

PRINCIPLE OF DEVELOPMENT

3.27 Paragraph 63 of the National Planning Policy Framework (NPPF, 2025) emphasises the importance of identifying and addressing the housing needs of a diverse range of community groups through planning policies, including those with specific requirements such as looked-after children.

3.28 Paragraph 96 of the NPPF further states that planning decisions should aim to create healthy, inclusive and safe places. This includes promoting social integration through mixed-use developments and ensuring an integrated approach to

the location of housing, economic uses, and supporting community facilities and services.

3.29 Paragraph 135 of the NPPF highlights that development should function well and contribute positively to the quality of an area over its lifetime. It promotes the delivery of safe, inclusive and accessible environments that support health and well-being, provide a high standard of amenity for existing and future occupiers, and do not undermine community cohesion or quality of life through crime or the fear of crime.

3.30 While the Hartlepool Local Plan (HLP) does not include policies that specifically address the conversion of existing dwellings into residential children's homes, the supporting text to housing policies confirms the Council's commitment to delivering a mix of housing to meet overall need.

3.31 Concerns have been raised regarding the loss of a family dwelling and the compatibility of the proposed use within a residential area, particularly given its indicated proximity to another care facility. It is acknowledged that Planning Inspectors have previously recognised that children's homes may, cumulatively, contribute to the loss of family housing, which may result in a degree of moderate harm. However, it remains the case that each application must be determined on its own merits.

3.32 Notwithstanding this, children's care homes remain within a residential use classification and therefore continue to contribute to the provision of residential accommodation. The Borough benefits from a varied housing stock, and new development continues to deliver larger family dwellings. As recently as May 2026 (and as part of the consideration of application H/2026/0009), HBC Land Use Policy have advised that current up-to-date housing monitoring evidence shows the delivery of large detached family homes is significantly higher than the rate at which they are lost either through conversion or demolition. On this basis, the loss of a single dwelling is considered not to create a fundamental imbalance in the Borough's housing stock. Furthermore, such properties retain the ability to revert to single-family occupation in the future, subject to the grant of any required planning permission.

3.33 The application site comprises an existing dwelling within a predominantly residential area and lies within the defined limits of development. It benefits from access to local facilities within walking distance, as well as good proximity to public transport, and is therefore considered to represent a sustainable location for residential-based development.

3.34 Notwithstanding its residential nature, the operational characteristics of the proposed use, including staffing, hours of operation(as amended), and the presence of an on-site manager, mean that the provisions of HLP Policy RC21 (Commercial Uses in Residential Areas) are considered relevant to the assessment. This approach is supported by the HBC Land Use Policy Team.

3.35 HLP Policy RC21 seeks to ensure that proposals for commercial-type uses within predominantly residential areas are only permitted where the following criteria are satisfied:

- 1) *There is no significant adverse impact on the amenity of nearby occupiers, including from noise, odour, dust, or excessive traffic generation;*
- 2) *The design, scale and overall impact of the development are compatible with the character and amenity of the surrounding area; and*
- 3) *Appropriate servicing and parking provision can be achieved.*

3.36 In principle, the use of the property as a children's care home is considered acceptable, subject to a detailed assessment against the criteria of HLP Policy RC21 and other material planning considerations, as set out below.

CHARACTER & APPEARANCE OF THE HOST PROPERTY AND SURROUNDING AREA

3.37 Concerns have been raised regarding the increased activity associated with the use of 18 Dunston Road and the nature of the use, including the potential impact on the residential character of the area and the compatibility of the proposed use within a predominantly residential environment.

3.38 In addition, concerns include the cumulative impacts arising from the presence of other non-residential or care-related uses in the vicinity. These include a care facility understood to operate at 2 Dunston Road (approximately 235 metres to the south-west), as well as nearby community and commercial uses, including a supermarket and public house located approximately 50 metres to the north-east of the site. Higher Tunstall College is also situated approximately 300 metres to the south-west. Objections received are concerned that cumulatively these surrounding uses would erode the prevailing residential character of the area and result in an overconcentration of non-residential activity within the locality.

3.39 HLP Policy QP4 (Layout and Design of Development) requires, amongst other matters, that development achieves a high standard of design in terms of layout, form and scale, and that it positively contributes to its surroundings. Proposals should respond sensitively to the distinctive character and history of the local area, whilst respecting the qualities of the surrounding built environment.

3.40 HLP Policy RC21 seeks to safeguard residential amenity by ensuring that the scale, nature and impact of commercial uses remain compatible with the character of the area. The supporting text to Policy RC21 recognises that an intensification of activity arising from such uses may give rise to issues such as increased parking demand, servicing requirements and general disturbance, which have the potential to adversely affect the living conditions of nearby residents. HLP Policy RC21 requires that appropriate servicing and parking provision be achieved.

3.41 At a national level, the National Planning Policy Framework (NPPF) places significant emphasis on achieving well-designed places. It requires development to function well, add to the overall quality of the area, and establish or maintain a strong sense of place, whilst also ensuring that innovation and appropriate change are not unduly constrained.

3.42 It is well established that character is not purely visual; how a use operates has the potential to impact the character of the property and the wider surrounding area. The property is located at the end of a small stretch of detached dwellings, with residential properties adjoining towards the rear/side elevation of the property. The property is accessed by its own private driveway and access point. Opposite the residential dwellings are accessed by side roads.

3.43 It is understood that 2 Dunston Road, which is approximately 235 metres south west of the site, operates as a children's care facility. In addition, a range of community and commercial uses are situated within the surrounding area, including a college, supermarket and public house located between approximately 50 and 300 metres from the application site. These uses contribute to the availability of local services and facilities within the locality. The surrounding area remains predominantly residential in character, with only a limited number of non-residential uses dispersed within it. As such, there is no evidence to suggest an overconcentration of commercial or similar uses that would undermine residential amenity.

3.44 Having regard to the relatively modest scale and domestic nature of the proposed children's home, which would function as a form of residential accommodation, it is considered that the development would not result in a harmful intensification of commercial activity within the area. Furthermore, the prevailing residential context is considered an appropriate and sustainable setting for this type of care provision.

3.45 HBC Public Protection have confirmed to the case officer that they have not received any complaints regarding 2 Dunston Road. No concerns have been raised by HBC Land Use Policy, Children's and Joint Commissioning Services, Public Protection, or Cleveland Police in relation to an over-concentration of such uses. Accordingly, there is no substantive evidence to suggest that the proposal would result in cumulative impacts of a scale that would warrant refusal.

3.46 Residential dwellings (Use Class C3) can give rise to varying levels of activity depending on factors such as the number of occupants, their individual needs, and their day-to-day lifestyles. It is also commonplace for residents to receive varying levels of care within the home, alongside routine visits from family, friends or professionals, as well as deliveries. Such patterns of activity are typical of normal residential occupation and form part of the expected day-to-day functioning of a dwellinghouse.

3.47 In this instance, staff activity is expected to peak during the morning handover period at approximately 08:00, when up to three incoming staff members would arrive at the premises. Following a short handover period, typically within around 30 minutes, the two night staff would then depart. During this period (approximately 08:00–09:00), there could be up to six associated vehicle movements, with the potential for a small number of additional movements where children are transported to school.

3.48 Whilst this level of activity may exceed that associated with the previous occupants of the dwelling, it is considered not to be uncharacteristic within a

residential context, where similar patterns of movement can arise from larger family households, including school drop-offs by parents, carers, taxis, or other visitors.

3.49 A similar pattern of activity may arise in the afternoon period, where staff may collect children from school, again reflecting typical movements associated with family life. The registered manager is expected to leave the site at approximately 17:00, and during the evening period, two incoming staff members will arrive, with the daytime staff departing prior to approximately 21:00, resulting in a further moderate level of vehicle movements.

3.50 The submitted Management Plan confirms that family visits would generally take place off-site, limiting associated activity at the property. Other movements, such as deliveries, would occur on an occasional and ad hoc basis and are likely to take place during daytime hours.

3.51 Overall, the anticipated level and pattern of activity, whilst somewhat increased, is considered not to be materially different from that which could reasonably be expected from a large residential household, and therefore would not give rise to any unacceptable impact on the character of the area or the property.

3.52 The use of comings and goings to the property, whilst they would be more presently noticeable beyond the existing (it is understood that the property is/was vacant), would not be so severe as to result in such a demonstrable impact upon the character and appearance of the area, as this level of activity could be generated from a property of this scale. Nevertheless, to ensure the use remains compatible with the residential area, a planning condition is recommended to restrict the number of children and staff on site and, in effect, the overall scale of the use.

3.53 No external alterations are proposed to the existing dwelling to facilitate the change of use (noting that any internal works would not constitute 'development'). HLP Policy RC21 requires that appropriate servicing and parking provision be achieved. Whilst these matters are considered in detail within the Highway Safety section of this report, the proposal includes the provision of a modest area of additional hardstanding to the front of the property, which better facilitates the parking of 2 cars (resulting in a total of eight spaces, including garage provision) in accordance with current highway standards. Such works are not uncommon in residential settings and are limited in scale and nature and are considered to integrate appropriately within the existing street scene.

3.54 Having regard to the proposed use and operational characteristics of the care home, as set out in the Proposal, the level of parking provision is considered sufficient and would exceed the likely staff requirements. Servicing demands associated with the use, including waste collection, are expected to be comparable to those of a large family dwelling and can be managed via agreement with the Council or an appropriate private waste contractor. An informative is recommended to be attached to the decision notice (in the event of an approval) to ensure that suitable waste management arrangements are secured.

3.55 Taking all of the above into account, it is considered that the scale and nature of the proposed operations, together with the level of parking provision and the associated alterations required to provide additional hardstanding and servicing

areas, are acceptable and would not result in any detrimental impact on the character and appearance of the site or its surroundings. The proposed use would remain compatible with the character and amenity of the application property and the wider area, and would not represent an incongruous form of development, give rise to an unacceptable site layout, or fundamentally alter the established residential character of the locality.

3.56 Furthermore, the proposal would not result in a demonstrable over-concentration of commercial uses within the area, nor would it have any significant adverse effect on the appearance of the host property, the surrounding street scene, or the wider area. Consequently, the proposal is considered to be of an acceptable design, scale and form of development, and is considered to accord with Policies QP4 and RC21 of the HLP, together with the general provisions of the NPPF.

IMPACT ON AMENITY OF NEIGHBOURING LAND USERS

3.57 Objections received raise concerns regarding the impact on amenity of neighbouring properties, including in terms of noise disturbance from residents and through comings and goings (including unsocial hours), privacy impacts, intensification of use, disturbance from being in close proximity to an existing home on at 2 Dunston Road, disruption of sleep, stress, anxiety and reduced mental and well being of residents and anti-social behaviour.

3.58 Moreover, concerns have been raised by HBC Land Use Policy and Children's and Joint Commissioning Services regarding the impact upon amenity.

3.59 HLP Policy QP4 states that development should not negatively impact the relationship with existing and proposed neighbouring land uses or significantly impact the amenity of adjoining occupiers or nearby properties by way of overlooking, overshadowing, or poor outlook. Further, development should not impact the amenity of nearby occupiers by way of general disturbance. Proposals should also ensure that the provision of private amenity space is commensurate with the size of the development. Moreover, HLP Policy RC21 (criterion 1) seeks to ensure that development does not result in any significant detrimental effects on the amenities of the occupiers of adjoining or nearby premises by reason of noise, smell, dust or excessive traffic generation. The ethos of this requirement is also reiterated within HLP Policy QP6.

3.60 At a national level, paragraph 135 of the NPPF states that planning decisions should ensure that developments create places with a high standard of amenity for existing and future users. Paragraph 198 of the NPPF sets out that planning decisions should ensure new development is appropriate for its location by considering pollution impacts on health, living conditions, and the environment, accounting for site sensitivity and cumulative effects, and by minimising noise to avoid significant harm to health and quality of life.

Amenity and Privacy

3.61 No external alterations are proposed to the building as part of the change of use and based on the existing and proposed floor plans where the use of such rooms

and the windows served by them would be similar in nature (i.e. habitable rooms would remain habitable rooms) as would the use of the external amenity space associated with the property. Therefore, owing to the established relationship of the host property relative to surrounding properties, it is considered that there would be no significant or demonstrable adverse impacts on the amenity and privacy of neighbouring properties above and beyond the function of the existing use of the property and outside amenity space, in terms of overlooking, overshadowing, loss of outlook or loss of privacy.

3.62 In terms of the proposed additional hardstanding to facilitate car parking, such alterations are not expected to create any significant harm upon the future occupants and users of the host site, nor the amenities of nearby residential properties given the modest scale and nature of the works and the satisfactory remaining distances/relationships to neighbouring properties.

3.63 Regarding the amenity of future occupants of the property, the dwelling's internal floor space is relatively generous and exceeds the Nationally Described Technical Space Standards. Residents of the property would have provided the required facilities to provide day-to-day living, and the outdoor amenity space associated with the use is considered to be acceptable based on the number of occupants.

Noise and Disturbance

3.64 It is acknowledged that neighbour objections have been received, raising concerns that the proposed use as a children's care home is not suitable for a residential area, and that it would impact on neighbour amenity, particularly in respect of noise and disturbance due to an intensification of use and proximity to another home at 2 Dunston Road.

3.65 As previously set out in the HLP Policy, QP4, QP6 and RC21 have particular regard to amenity and noise and disturbance that may be generated from development.

3.66 The proposal seeks to change the use of the property to provide a home for three looked-after children by caregivers working on a shift basis. Initially, staff changeovers were proposed at 09:00 and at 2200.

3.67 HLP RC21 states that businesses may not operate outside the hours of 6 pm and 8 am. Officers raised concerns regarding the level of activity taking place at unreasonable hours, which would lead to noise and disturbance through comings and goings late in the evening, that, when being carried out daily, would create harm to residential amenity. Due to concerns raised by officers regarding the impact on residents as a result of the original proposals, the applicant subsequently submitted an amended proposal and a Management Plan. It is now proposed that staff changeovers would occur at approximately 08:00 and at 21:00.

3.68 Whilst the staff changeovers proposed do not fully align with the provisions of Policy RC21, regard is given to the residential nature of the use and its operational characteristics. It is acknowledged that three staff members would leave the site at

21:00, which is three hours beyond the hours anticipated by Policy RC21. However, on balance, the anticipated level of activity on this occasion and given its location off a main road, the proposed hours are considered not to result in a demonstrable level of harm to residential amenity sufficient to justify refusal on this basis.

3.69 Moreover, whilst it is acknowledged that a children's care facility is understood to be established at 2 Dunston Road (approximately 235 metres from the application site), there is no substantive evidence to indicate that its operation, either in isolation or in combination with the proposed development, would give rise to any demonstrable harm to residential amenity.

3.70 Furthermore, no objections have been raised by HBC Public Protection or Cleveland Police in this regard. Whilst the two uses would be in relative proximity, it is considered that they could operate alongside one another without resulting in any significant adverse impacts on the living conditions of nearby residents or the amenity of surrounding community facilities.

3.71 It is acknowledged that the use of the property would differ from that of a typical dwelling, primarily due to the absence of a single permanent family unit. However, the anticipated level and pattern of activity are considered to be broadly comparable to a residential use. Whilst there may be an increase in vehicle movements during certain periods of the day, particularly associated with staff duties such as school drop-offs and pick-ups, these movements are considered not to be materially different in character from those that could arise from a conventional household.

3.72 The proposal may also result in occasional visits from third parties, including deliveries and professionals such as social workers. These visits are expected to occur on an ad hoc basis and would align with typical residential patterns. The submitted supporting information indicates that any planned professional visits would generally take place during daytime hours when the children are at school, thereby limiting potential disturbance. Family contact is also intended to occur off-site.

3.73 Having regard to the anticipated level and pattern of activity, together with the provision of adequate on-site parking within the curtilage (including spaces for visitors), it is considered that the operation of the use would not give rise to a level of disturbance that would be materially harmful to the amenity of surrounding residents. The proposal would provide a residential care environment for children within an established residential setting, staffed by up to three daytime caregivers with the support of an on-site manager, and it is considered that it would operate in a manner broadly consistent with a domestic-scale use. Furthermore, HBC Public Protection have raised no objections to the proposal.

3.74 In this context, it is considered that the proposal would not result in any significant adverse impacts on the amenity or privacy of neighbouring occupiers, including in respect of outlook, privacy, overbearing impact, overshadowing or overlooking.

3.75 On balance, and subject to the imposition of appropriately worded planning conditions, specifically to control the number of children residing at the property, limit

the number of on-site staff at any one time, and restrict staff handover times to between 08:00 and 21:00, the proposal is considered capable of operating in an acceptable manner. Accordingly, it is anticipated that the development would not give rise to any demonstrable harm to the amenities of nearby residents or land users, particularly in terms of noise and disturbance.

3.76 The development would broadly accord with HLP Policies QP4, RC21 (criterion 1) and the provisions of the NPPF.

SAFETY & SECURITY (including Crime and Fear and Crime)

3.77 Concerns have been raised regarding anti-social behaviour and the safety of existing residents, increased activity of emergency services, crime within the area, well-being of residents and impacts on sense of belonging and social cohesion.

3.78 HLP Policy QP1 is the overarching development principles policy that requires the development of high-quality design that creates safe, inclusive environments that reduce opportunities for crime and anti-social behaviour. Policy QP5 of the HLP seeks to ensure that developments are designed to be safe and secure and requires that developments are developed in a way which minimises crime and the fear of crime.

3.79 Paragraph 96 of the NPPF states that planning decisions should aim to achieve healthy, inclusive and safe places which are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion.

3.80 Under Section 17 of the Crime and Disorder Act 1998, the Local Planning Authority is required to consider the potential impact of its decisions on crime and disorder and to take reasonable steps to prevent such issues.

3.81 While fear of crime may constitute a material planning consideration, it must be supported by objective evidence rather than based solely on perception. In this case, objections have been received expressing concerns regarding potential anti-social behaviour, the likelihood of such issues arising from the proposed use, and the perceived impact on the local community associated with the children to be accommodated at the property.

3.82 The Local Planning Authority is required to take into account all relevant material considerations and determine the application in the context of the overall planning balance. Having regard to the information submitted, it is understood that the children residing at the property would attend school and be subject to an evening curfew, arrangements broadly comparable to those of a typical family household. Furthermore, it is understood that the accommodation would be regulated through Ofsted registration and operated in accordance with appropriate management, supervision, and safeguarding procedures.

3.83 Cleveland Police were consulted on the proposal, and while no formal objections were raised, they provided security-related advice (promoting Secure By Design Initiatives) and emphasised the importance of Ofsted registration and robust

management arrangements. They also requested that the applicant engage with the police once the use is operational. These matters can be appropriately addressed through the inclusion of a recommended informative note on the decision notice (in the event of an approval). With regard to Ofsted registration, the supporting information confirms the applicant's intention to obtain registration; however, it is recognised that this is not a planning matter and falls outside the scope of the planning system to enforce.

3.84 Whilst concerns have been raised by local residents regarding existing levels of crime in the area, there is no substantive evidence to demonstrate that the occupation of the property by up to three cared-for children would, in itself, result in an increased perception or fear of crime. It is considered that the proposed use would operate in a manner closely akin to a family home, would remain recognisably residential in character, and is considered to represent an appropriate use within an established residential setting.

3.85 Additionally, the HBC Community Safety team have provided no comments.

3.86 Should any concerns arise in relation to crime or behaviour, officers consider that these could be addressed through other regulatory frameworks, including oversight by Ofsted under the Children's Homes Regulations, intervention by the Police, and appropriate management by the operator. These mechanisms fall outside the scope of planning control but provide robust safeguards.

3.87 Overall and for the reasons set out in the report, the proposal is considered, on balance, to be acceptable when having regard to Section 17 of the Crime and Disorder Act 1998.

HIGHWAY & PEDESTRIAN SAFETY, CAR PARKING & SERVICING

3.88 It is acknowledged that objections have been submitted by members of the public regarding highway safety, particularly in relation to the use of the property for commercial purposes, the creation of on-street parking along a heavily trafficked route, and its proximity to a bus stop and college.

3.89 Paragraph 116 of the NPPF states that development should only be refused on highway grounds where it would result in an unacceptable impact on highway safety, or where the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios.

3.90 HLP Policy QP3 (and similarly QP5) requires that development proposals are safe and accessible, enabling residents and visitors to move safely. It also requires that parking provision is safe, sufficient, and conveniently located, and that servicing arrangements and highway safety measures align with relevant local guidance, including the Tees Valley Design Guide & Specification. Car parking and servicing considerations are also addressed under criterion 3 of HLP Policy RC21.

3.91 The submitted floor plans indicate that the existing garage would be reinstated to provide two parking spaces. In addition, the existing hardstanding would be extended to accommodate two side-by-side spaces at a 180-degree arrangement.

The additional car parking would be created through additional hardstanding (tarmac to match the existing) with a requirement for provision to be made for any surface water runoff to a natural soakaway in the form of the front garden area, and this can be secured by a recommended planning condition. A further four spaces could be provided on the existing driveway at a 90-degree angle. In total, the site would provide six external and two internal parking spaces.

3.92 With regard to the additional parking proposed within the front garden (which would ordinarily fall within permitted development rights for dwellinghouses), whilst there are no specific minimum car parking requirements for a children's home use, the Tees Valley Design Guide specifies minimum dimensions of 2.4 metres by 4.8 metres per space. The spaces shown on the submitted block plan meet these standards.

3.93 Servicing arrangements would remain as existing, and whilst no comments were received from HBC Waste Management, an informative is recommended to advise the applicant of the need for a trade waste agreement for staff waste (reflective of HBC Waste Management's comments on similar application types). Overall, the site is considered acceptable in terms of servicing and waste management, in accordance with HLP Policy RC21.

3.94 Even in the scenario where all staff members travel independently by car, the level of parking provision would exceed requirements. The submitted information also indicates that visits to the property would be infrequent and pre-arranged during office hours, with family visits generally taking place off-site. A condition is recommended to ensure that the proposed parking is implemented prior to the commencement of the use and retained thereafter.

3.95 In relation to potential on-street parking by visitors (where no restrictions apply) and the impact of staff shift changes, the HBC Traffic and Transport Team considers that this would not result in a severe or unacceptable impact on parking conditions or highway and pedestrian safety and therefore does not object to the application.

3.96 Taking all of the above into account, and noting that HBC Traffic and Transport has raised no objection, the proposal is considered not to have an adverse (or severe) impact on highway or pedestrian safety, or parking provision and servicing when considered against Policies RC21 (criterion 3), QP3, QP5, and the provisions of the NPPF.

ECOLOGY IMPACTS

Nutrient Neutrality

3.97 The Council's Ecologist has reviewed the application and raised no objections to the proposed development. A Stage 1 Habitat Regulations Assessment (HRA) has been completed to evaluate any Likely Significant Effects (LSE) on the Teesmouth & Cleveland Coast Special Protection Area (SPA) and Ramsar site, particularly in relation to nitrate enrichment and increased recreational disturbance.

3.98 The application confirms that foul drainage will be directed to the public mains sewer, which in turn is connected to and is treated by the Seaton Carew Wastewater Treatment Works. Based on this, HBC Ecology has advised that any LSE can be screened out at Stage 1 of the HRA.

Recreational impacts on designated sites

3.99 Following a Habitats Regulations Assessment (HRA) stage 1 screening, the requirement for an HRA stage 2 Appropriate Assessment has been triggered. As the competent Authority, Hartlepool Borough Council has a legal duty to safeguard European Sites. Increased recreational disturbance (including dog walking) is linked to an increase in new residents, which is a consequence of new and increased forms of residential development.

3.100 The Hartlepool Coastal Mitigation Scheme was designed so that additional recreational visits to the coast created by developments could be suitably mitigated. As the proposal is for a residential institution, it would be captured and covered by the wider mitigation scheme, which has factored such minor developments into the overall consideration.

3.101 The Council's Ecologist has appropriately assessed the application through Stage 1 and 2 (Appropriate Assessment) and considers that, in this instance, the increased recreational disturbance is mitigated by the Hartlepool Coastal Mitigation Scheme and there will be no Adverse Effect on the Integrity of any European Site. As detailed above, Natural England have been consulted and have offered no objections.

3.102 In view of the above, the development would not create any likely significant effects on designated sites, as it would be mitigated through the Coastal Mitigation Scheme that the Council has adopted.

Biodiversity Net Gain

3.103 The application has been supported by a BNG Exemption Statement. The development is exempt from statutory BNG requirements as it would not affect priority habitat and would fall within the de minimis exception. HBC Ecologist agrees with its findings.

Ecology summary

3.104 Having regard to the above assessment, the proposed development is considered to be acceptable with regard to ecological related matters.

OTHER PLANNING MATTERS

Potential for other uses/Set Precedent

3.105 The proposed use would fall within C2 use class. Allowing such development does not set a precedent for other children's homes or other such uses, and in each case, each application is dealt with on its own merits. A planning condition is

recommended in this instance to stipulate that the premises be used for C2 purposes as applied for only, as well as to restrict the number of children and staff.

OTHER MATTERS

Non-material matters

3.106 Comments have raised concerns regarding the following matters that are considered not to be material planning considerations.

3.107 The fact that the operator is a private company / profit-making and whether the proposal generates profit is not a material planning consideration.

3.108 In terms of references to vulnerable children and the background or behaviour of residents (e.g. police attendance, absconding), this is not a material planning consideration as regard is given to the land use impacts and no evidence has been provided that demonstrates a direct and likely impact with regard to this application.

3.109 With respect to property value, this is not a material planning consideration of the application.

3.110 Comments regarding restrictive covenants regarding private dwelling and business use are not a material planning consideration and would be a civil matter.

3.111 Concerns have been raised regarding property maintenance and visual amenity of the property, and that the property and garden will not be maintained to the same standard as other properties within the street, which would impact the appearance of the area. Whilst this is acknowledged, this is not a material planning consideration. In the event this did occur, there are other mechanisms which could potentially investigate should this occur at a future date.

3.112 Comments state that there is availability of more appropriate premises within the Borough, and they make reference to other properties that have applied for planning permission; however, from a planning perspective, planning permission has been applied for at this property, and consideration cannot be given to other locations. Each application is dealt with on its own merits.

3.113 Comments also state that the applicant has misinterpreted the Ministerial Statement (May 2023). This was given by a former Government and has not been considered as part of the assessment of this application.

3.114 In terms of the comments regarding another property within proximity of the application site at Cragston Close. It is understood that this is a residential dwellinghouse and not a care facility.

CONCLUSION

3.115 On balance and in light of the considerations detailed above, it is considered that the principle of the proposed change of use to a children's care home (C2 Use

Class) is acceptable in this instance. For the reasons detailed in the report, it is considered that the proposal would not give rise to adverse impacts upon the visual amenity, neighbour amenity, highway safety or any other planning matter, including safety and security. It is therefore considered that the development accords with the relevant policies of the HLP and relevant provisions of the NPPF.

EQUALITY DUTY

3.116 The Council has a duty to have regard to the impact of any proposal on those people with characteristics protected by the Equality Act. Officers have had due regard to Sec 149(1) (a) and (b) of the Equality Act 2010 and considered the information provided by the applicant, together with the responses from consultees and other parties, and determined that the proposal would have no material impact on individuals or identifiable groups with protected characteristics. Accordingly, no changes to the proposal were required to make it acceptable in this regard.

CRIME AND DISORDER ACT IMPLICATIONS

3.117 The Crime and Disorder Act 1998 requires local authorities to consider crime and disorder reduction in the exercise of all their duties, activities and decision-making. Matters of crime, fear of crime and anti-social behaviour are considered in detail in the relevant section of this report. Overall and for the reasons set out in the report, the proposal is considered, on balance, to be acceptable when having regard to Section 17 of the Crime and Disorder Act 1998

REASON FOR DECISION

3.118 It is considered by Officers that the proposal in the context of relevant planning policies and material planning considerations is acceptable as set out in the Officer's Report.

RECOMMENDATION – APPROVE subject to the following recommended planning conditions;

1. The development to which this permission relates shall be begun not later than three years from the date of this permission.
By virtue of the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).
2. The development hereby approved shall be carried out in accordance with the plans: DWG AR.441.TS5.LP (Location Plan), DWG DR.18.PR.01 (Proposed Floor Plan), DWG AR.441.TS5.PBP (Proposed Block Plan) received by the Local Planning Authority on 28th January 2025.
To define the planning permission.
3. Notwithstanding the provisions of the Schedule to the Town and Country Planning (Use Classes) Order 1987 and The Town and Country Planning (General Permitted Development) (England) Order 2015, or in any provision equivalent to that class in any statutory instrument revoking or re-enacting that Order (with or without modification), the planning unit (18 Dunston Road) shall

be restricted to a children's care home (Class C2 residential institution) only and for no other purpose, including any other use within Class C2 or any other use class of the Town and Country Planning (Use Classes) Order 1987 (as amended), or any order revoking or re-enacting that Order.

The use hereby approved shall accommodate no more than three (3) children at any one time and shall be staffed by no more than three (3) caregivers and one (1) manager on site at any one time (with the exception of a 30-minute period to allow for staff shift changeovers). Staff shift changeovers associated with the use hereby approved shall not take place between the hours of 21:00 and 08:00, and no staff arrivals or departures associated with shift changes shall occur during this period.

To adequately control the use of the site, and to ensure the use remains compatible with the residential character of the area and to protect the amenities of nearby occupiers in accordance with HLP Policy QP4 and RC21.

4. Prior to the completion or occupation (whichever is sooner) of the development hereby approved (as a children's care home), the proposed additional hardstanding (tarmac to match existing) to the front of the site as detailed on plan DWG AR.441.TS5.PBP (Proposed Block Plan, received by the Local Planning Authority on 28/01/2026) shall be constructed and completed in accordance with the approved plan and provision made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwelling house (unless an alternative scheme is agreed in writing with the Local Planning Authority), and the integral garage shall be amended internally to provide the additional 2 in curtilage car parking spaces in accordance with DWG DR. 18. PR. 01 (Proposed Floor Plan, received by the Local Planning Authority on 28/01/2026). Thereafter, the total parking provision within the site (8no. car parking spaces) as detailed on the aforementioned plan shall be retained for the lifetime of the development.

To provide the requisite in curtilage car parking provision in the interests of highway safety and to prevent an increased risk of flooding from surface water run-off in accordance with planning policy, CC1, QP4 and RC21.

BACKGROUND PAPERS

3.119 Background papers can be viewed by the 'attachments' on the following public access page:

<https://planning.hartlepool.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=167987>

3.120 Copies of the applications are available on-line:

<http://eforms.hartlepool.gov.uk/portal/servlets/ApplicationSearchServlet>

CONTACT OFFICER

3.121 Scott Parkes
Assistant Director - Neighbourhood Services
Level 3
Civic Centre
Hartlepool

TS24 8AY
Tel: (01429) 523207
E-mail: scott.parkes@hartlepool.gov.uk

AUTHOR

3.122 Jade Harbottle
Senior Planning Officer
Level 1
Civic Centre
Hartlepool
TS24 8AY
Tel: 01429523379
E-mail: Jade.Harbottle@hartlepool.gov.uk

18 Dunston Road, Hartlepool



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 Hartlepool Borough Council	DRAWN LH	DATE 26/06/2026
	Scale 1:600	
Dept of - Development, Neighbourhoods and Regulatory Services Civic Centre, Victoria Road, Hartlepool TS24 8AY	DWG.NO H/2026/0022	REV

No: 4
Number: H/2026/0127
Applicant: MS LEISA SMITH VICTORIA ROAD HARTLEPOOL TS24 8AY
Agent: HARTLEPOOL BOROUGH COUNCIL STEVEN WILKIE CIVIC CENTRE VICTORIA ROAD HARTLEPOOL TS24 8AY
Date valid: 08/05/2026
Development: Advertisement consent for the installation of 4no. Community Notice Boards to 4no. separate locations in Seaton Carew.
Location: LAND ADJACENT TO EAST OF THE CLIFF/OPPOSITE THE GREEN (LOCATION 1), LAND ADJACENT TO CAR PARK AT SEATON PARK (LOCATION 2), LAND ADJACENT TO WARRIOR DRIVE/FORESTER CLOSE (LOCATION 3), LAND ADJACENT TO ELIZABETH WAY SHOPS & CATH HILL CLOSE (LOCATION 4), SEATON CAREW

PURPOSE OF REPORT

4.1 An application has been submitted for the development highlighted within this report accordingly Hartlepool Borough Council as Local Planning Authority is required to make a decision on this application. This report outlines the material considerations in relation to the proposal and presents a recommendation.

BACKGROUND

4.2 There is no known planning history relating to the relevant application site(s).

PROPOSAL

4.3 This application seeks advertisement consent for the erection of 4no. community notice boards are various sites within Seaton Carew.

4.4 The submitted plans indicate that the proposed noticeboards would each have an overall height (above ground level) of approximately 2 metres held by two supporting posts (with concrete footings), with the board having a height of approximately 1.05 metres with a width of approximately 0.75 metres alongside a depth of approximately 0.04 metres. The supporting posts would measure approximately 2.6m in total height (with approximately 2m being above ground) by approximately 0.06m in width and 0.04m in depth.

4.5 The proposed materials would include aluminium bays (in a portrait format), 4mm vandal-resistance Plexichoc glazing and a lockable display area. The notice boards would have a Silver anodized finished, and the submitted plans note that

each board will have the funders' logos on the rear profile. The submitted Planning Statement indicates that each of the notice boards would hold nine A4 notices.

4.6 This application has been referred to planning committee as the application was made on behalf of a councillor, in line with the Council's Scheme of delegation.

SITE CONTEXT

4.7 The application site(s) for this application refer to 4no. sites located around the Seaton Carew area.

Location 1 – Land adjacent to East of the Cliff/Opposite the Green

4.8 This application site relates to an area of the edge of green space, located along the Seaton promenade on the North Shelter site. This proposed application site is situated in Seaton Carew Conservation Area, a recognised designated heritage asset. The site is situated opposite the Green.

Location 2 – Land adjacent to Car Park at Seaton Park

4.9 This application site relates to a small parcel of grass/land to the Southeast of the Station Lane Car Park which is situated in the north-west of Seaton Carew Park. There are no residential properties within proximity to the application site. The proposed community notice board would sit adjacent to the children's playground.

Location 3 – Land adjacent to Warrior Drive/Forester Close

4.10 This application site relates to a parcel of land adjacent to a public footpath at the Warrior Drive/Forester Close junction. The surroundings of the site comprise of residential properties and commercial properties at the Former Schooner Public House unit.

Location 4 – Land adjacent to Elizabeth Way shops and Cath Hill Close

4.11 This application site relates to a small parcel of land adjacent to the Bus shelter at the Elizabeth Way shopping/community area. The surroundings of the site comprise of a mix of commercial units to the North-west and residential properties to the East. To the West/southwest (rear of the proposed location), a number of trees are located on the grass area.

PUBLICITY

4.12 The application has been advertised by way of 23 neighbour letters, 4 Site Notices and a Press Advert publication. To date, there has been 1 letter of representation, objecting to the proposal.

4.13 The concerns/objection raised can be summarised as follows:

- Objecting to the position of Community Notice Board at Location 1 (Land adjacent to East of the Cliff/Opposite the Green)
- Impeding the safe access and egress of trading vehicle

4.14 Background papers can be viewed via the ‘click to view attachments’ link on the following public access page:

<https://planning.hartlepool.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=169129>

4.15 The period for publicity has expired.

CONSULTATIONS

4.16 The following consultation replies have been received:

Tees Archaeology: We defer to the Heritage and Open Space Officer’s comments and have no other comments to make on this application.

HBC Traffic and Transport: There are no highways or traffic concerns with the position of the notice boards.

Cleveland Police: With regards to your recent planning application H/2026/0127 for Noticeboards, Seaton Carew.

Cleveland Police encourage applicants to build/refurbish developments incorporating the guidelines of Crime Prevention Through Environmental Design (CPTED).

I would like to make you aware that Cleveland Police operate the “Secured by Design” initiative. This is a scheme which promotes the inclusion of architectural crime prevention measures into new projects and refurbishments.

Full information is available within the SBD Residential Guide 2025 Guide at www.securedbydesign.com

The National Planning Policy Framework 2024 paragraph 96(b), which states that Planning policies and decisions should aim to achieve healthy, inclusive, and safe places which are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion...

The National Planning Policy Framework 2024, paragraph 135(f) which states that “Planning policies and decisions should ensure that developments create places that are safe, inclusive and accessible... and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience”.

Local Plan section Q5: Relating to Safety & Security states, The Borough Council will seek to ensure that all developments are designed to be safe and secure. Developers will be expected to have regard to the following matters, where appropriate: 1) Adhering to national safety and security standards as set out by central government. 2) Be developed in a way that minimises crime and the fear of crime, amongst other things, incorporating Secured by Design principles as appropriate. Proposals relating to residential development

should be in accordance with the Residential Design SPD.

Another material consideration is Section 17 of The Crime and Disorder Act 1998.

Further information on the Secured By design initiative can be found on www.securedbydesign.com

HBC Heritage and Conservation: The application covers four separate sites, these comments relate to the proposal, which is location 1, North Shelter site, The Cliff, opposite The Green, which is situated in Seaton Carew Conservation Area, a recognised designated heritage asset. Policy HE1 of the Local Plan states that the Borough Council will seek to preserve, protect and positively enhance all heritage assets.

When considering any application for planning permission that affects a conservation area, the 1990 Act requires a local planning authority to pay special attention to the desirability of preserving or enhancing the character or appearance of the area. The National Planning Policy Framework (NPPF) goes further in seeking positive enhancement in conservation areas to better reveal the significance of an area (para. 219, NPPF). It also looks for local planning authorities to take account of the desirability of new development making a positive contribution to local character and distinctiveness (paras. 203 & 210, NPPF).

Further to this at a local level, Local Plan Policy HE3 states that the Borough Council will, 'seek to ensure that the distinctive character of conservation areas within the Borough will be conserved or enhanced through a constructive conservation approach. Proposals for development within conservation areas will need to demonstrate that they will conserve or positively enhance the character of the conservation areas'.

The special character of Seaton Carew Conservation Area can be separated into distinct areas. To the north of Station Lane, the buildings are predominantly residential with a mixture of the first phase of development stemming from fishing and agriculture in the 18th century and large villas dating from the 19th century.

To the south of Station Lane is the commercial centre of the area. The shop fronts in the conservation area are relatively simple without the decorative features found on shops elsewhere in the Borough, such as Church Street. Stallrisers are usually rendered or tiled, shop front construction is in narrow timber frames of rounded section and no mullions giving large areas of glazing. Pilasters, corbels and mouldings to cornices are kept simple. This character has been eroded somewhat in recent years with alterations to buildings and ever more minor additions to properties. Examples of this include the loss of original shop fronts and the installation of inappropriate signage.

The proposal is the installation of a community notice board. The Seaton Carew Conservation Area Appraisal notes that, 'Street signage including parking signs proliferate and can cause clutter on pavements.' Whilst there are other signs in the

area, this sign will stand away from them to the rear of the pavement and therefore should not impede use of the footway or add to the number of signs causing a proliferation in this area. In light of this it is considered that the proposal will not impact on the significance of the conservation area, no objections.

HBC Landscape Architect: There are no Landscape issues with the proposed development.

PLANNING POLICY

4.17 In relation to the specific policies referred to in the section below please see the Policy Note at the end of the agenda.

Hartlepool Local Plan 2018

4.18 The following policies in the adopted Hartlepool Local Plan 2018 are relevant in the determination of this application:

Policy LS1: Locational Strategy

Policy QP3: Location, Accessibility, Highway Safety and Parking

Policy QP4: Layout and Design of Development

Policy QP5: Safety and Security

Policy QP6: Technical Matters

Policy QP8: Advertisements

Policy RC2: The Town Centre

Policy SUS1: The Presumption in Favour of Sustainable Development

Policy HE1: Heritage Assets

Policy HE3: Conservation Areas

National Planning Policy Framework (NPPF)(2024)

4.19 In December 2024 the Government issued a revised National Planning Policy Framework (NPPF) replacing the 2012, 2018, 2019, 2021 and 2023 NPPF versions. The NPPF sets out the Government's Planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system. The overriding message from the Framework is that planning authorities should plan positively for new development. It defines the role of planning in achieving sustainable development under three overarching objectives; an economic objective, a social objective and an environmental objective, each mutually dependent. At the heart of the Framework is a presumption in favour of sustainable development. For decision-taking, this means approving development proposals that accord with an up-to-date development plan without delay or, where there are no relevant development plan policies or the policies which are most important for determining the application are out-of-date, granting permission unless policies within the Framework provide a strong reason for refusal or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits. The following paragraphs are relevant to this application:

PARA001: Role of NPPF

PARA002: Determination of applications in accordance with development plan

PARA003: Utilisation of NPPF
 PARA007: Achieving sustainable development
 PARA008: Achieving sustainable development
 PARA009: Achieving sustainable development
 PARA010: Achieving sustainable development
 PARA011: The presumption in favour of sustainable development
 PARA012: The presumption in favour of sustainable development
 PARA039: Decision making
 PARA048: Determining applications
 PARA056: Planning conditions and obligations
 PARA057: Planning conditions and obligations
 PARA129: Achieving appropriate densities
 PARA131: Achieving well-designed places
 PARA135: Achieving well-designed places
 PARA139: Achieving well-designed places
 PARA141: Advertisements
 PARA 203: Conserving and enhancing the historic environment
 PARA 210: Conserving and enhancing the historic environment
 PARA 219: Conserving and enhancing the historic environment
 PARA231: Implementation

4.20 The following Supplementary Planning Document is also considered relevant in the determination of this application:

Shop Front and Commercial Frontages Design Guide Supplementary Planning Document (2014)

PLANNING CONSIDERATIONS

MATERIAL PLANNING CONSIDERATIONS

4.21 Paragraph 141 of the National Planning Policy Framework (2024) states:

4.22 ‘The quality and character of places can suffer when advertisements are poorly sited and designed. A separate consent process within the planning system controls the display of advertisements, which should be operated in a way which is simple, efficient and effective. Advertisements should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts.’

4.23 Additionally, Policy QP8 of the Hartlepool Local Plan (2018) outlines that where such signs introduce visually obstructive features, these will not be supported. As such, the main planning considerations with respect to this application are the impact on the amenity of the surrounding area (including the impact on the amenity of neighbouring land users) and the impact on public safety.

PRINCIPLE OF DEVELOPMENT

4.24 Policies QP5 and QP6 of the Hartlepool Local Plan (2018) support the provision of appropriate infrastructure that is designed to promote safety and security. The proposed notice boards would be installed within aluminium bays (in a

portrait format) with a 4mm vandal-resistance Plexichoc glazing and a lockable display area. It is considered that this would help promote safety and security within infrastructure, such as the proposed community notice boards. This view is supported by Cleveland Police who support the inclusion of architectural crime prevention measures into new projects and refurbishments.

4.25 It is considered that the installation of 4no. Community Notice Boards at various locations within Seaton Carew would be compliant with the aims and objectives of Hartlepool Local Plan (2018) policies QP5 and QP6 that support the provision of appropriate infrastructure designed to promote safety and security. On this basis, the principle of development is considered to be acceptable subject to other material planning considerations.

IMPACT ON VISUAL AMENITY/IMPACT ON CHARACTER AND APPEARANCE OF APPLICATION SITE(S) AND SURROUNDING AREAS

4.26 The Hartlepool Shop Front and Commercial Frontage Design Guide SPD states that plans should seek to 'choose signage which will reflect the character of the building and the wider area' further accentuating that 'As with all signage restraint is the key as excessive amounts can reduce the individual message and introduce unnecessary clutter.'

4.27 Policy QP8 of the Hartlepool Local Plan (2018) outlines that where such signs introduce visually obstructive features, these will not be supported. Policy QP4 (Layout and Design of Development) of the HLP requires, amongst other provisions, that the Borough Council will seek to ensure all developments are designed to a high quality and that development should not negatively impact upon the relationship with existing and proposed neighbouring land uses and the amenity of occupiers of adjoining or nearby properties by way of general disturbance.

Location 1 – Land adjacent to East of the Cliff/Opposite the Green

4.28 This application site relates to an area of land located along the Seaton promenade on the North Shelter site. This proposed application site is situated in Seaton Carew Conservation Area, a recognised designated heritage asset. As such, Policy HE3 is relevant in the determination of this application, which seeks to ensure that proposals can 'demonstrate that they will conserve or positively enhance the character of Conservation areas'. This is in particular regard to the scale, design, height and location.

4.29 The Seaton Carew Conservation area appraisal notes that 'Street signage including parking signs proliferate and can cause clutter on pavements'.

4.30 It is noted in the comments from the Council's Head of Service for Heritage and Open Spaces that the Character of the area has been somewhat eroded in recent years due to alterations and additions to buildings.

4.31 The proposed installation of a community notice board at this proposed location is considered appropriate given its proximity away from nearby signage, and its location to the rear of the pavement. It is considered that the proposal would not

cause significant ‘cluttering’ or proliferation of signs within the area, nor impede the use of the footway. The Council’s Head of Service for Heritage and Open Spaces has confirmed no objections on this basis. As such, the proposal of a community notice board at ‘Location 1’ is considered to not have an adverse impact on the significant of the conservation area.

4.32 Given the nature of the proposal and the appropriate scale of the proposed notice board, it is considered that there would be no adverse impact on the visual amenity or impact on the character of the land adjacent to the East of the Cliff/opposite of the Green, and the surrounding area. In addition, it is considered that the erection of a structure to be used as a public notice board is likely to appear as an element within the public realm that could be reasonably expected within this environment.

Location 2 – Land adjacent to Car Park at Seaton Park

4.33 This application site is located on a small parcel of grass/land to the Southeast of the Station Lane Car Park which is situated in the north-west of Seaton Carew Park. There are no residential properties within proximity to the application site. The proposed community notice board would sit adjacent to the children’s playground.

4.34 It is considered that there are no advertisement signage/notice boards within close proximity to the proposed location of this application. As such, there would be a limited impact on the character of the Car Park/Seaton Park, and it is noted that there is a low possibility of ‘cluttering’ of signage. Given the nature and scale of the proposed ‘advertisement’ boards, it is considered that there is no anticipated overbearing impact or visual intrusion on the amenity of neighbouring properties. In addition, it is considered that the erection of a structure to be used as a public notice board is likely to appear as an element within the public realm that could be reasonably expected within this environment.

Location 3 – Land adjacent to Warrior Drive/Forester Close

4.35 The surrounding area of this application site comprises largely of the residential properties within the nearby Warrior Drive and Forester Close estate, with the Former Schooner Public House serving several commercial units to the North of the proposed location of the community notice board. The highways of Warrior Drive/Forester Close bound the land of the application site. The Traffic and Transport officer had no concerns with the application.

4.36 Given the nature and scale of the proposed ‘advertisement’ boards, it is considered that there is no anticipated overbearing impact or visual intrusion on the amenity of neighbouring properties. In addition, it is considered that the erection of a structure to be used as a community notice board is likely to appear as an element within the public realm that could be reasonably expected within this environment.

Location 4 – Land adjacent to Elizabeth Way shops and Cath Hill Close

4.37 This application site is located on a small parcel of land adjacent to the Bus shelter at the Elizabeth Way shopping/community area. There are several residential properties within the surrounding area. Given the nature and scale of the proposed 'advertisement' boards, it is considered that there is no anticipated overbearing impact or visual intrusion on the amenity of neighbouring properties.

4.38 In addition, it is considered that the erection of a structure to be used as a public notice board is likely to appear as an element within the public realm that could be reasonably expected within this environment.

4.39 In terms of any cumulative impacts, it is noted that the four proposed notice board locations are not experienced within the same visual envelope. As such, they would not be viewed cumulatively or give rise to a perception of an over-proliferation of notice boards within any single location. The separation of the sites ensures that each installation reads as a standalone feature within its immediate context, thereby avoiding visual clutter or harm to the character of the surrounding area.

4.40 To conclude, the proposed 4no. community notice boards are considered to, both individually and cumulatively, have a limited impact on the visual amenity and character/appearance of the application sites and their surrounding areas. Accordingly, the proposals are considered to accord with the principles of the Shop Front and Commercial Frontage Design Guide SPD (2014), Policies QP8 and HE3 of the Hartlepool Local Plan (2018) and the paragraphs 139 and 141 of the NPPF (2024) in respect of signage restraint and visual amenity.

PUBLIC SAFETY

4.41 Policy QP8 'Advertisements' of the Hartlepool Local Plan (2018) states that advertisements should take into account the impact upon public safety in particular, whether the notice boards themselves, or the location proposed, is likely to be so distracting or impact upon sight lines that it creates a hazard. Where such signs introduce visually obtrusive features, these will not be supported. Similarly, Paragraph 141 stipulates that advertisements should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts.

4.42 It is acknowledged that a member of the public has raised concerns in respect to the proposed notice board at Location 1 (Land adjacent to East of the Cliff/Opposite the Green), that the siting of the notice board would impede the safe access and egress of a trading vehicle opposite The Green. The Council's Traffic and Transport section has raised no concerns about the proposal (including the siting of the notice board at Location 1), in respect to any highway or traffic concerns with the position of the notice boards. The signs are positioned away from public highways and largely adjacent to public footpaths and are not considered to impede on the safety of the public in terms of access or amenity.

4.43 In terms of any cumulative impact, the proposed locations are spatially separated and are not situated in close proximity to one another along the local road network within Seaton Carew. As a result, they would not be experienced cumulatively by road users and would not lead to any distraction arising from a concentration of signage in a single location.

4.44 In view of the above, the notice boards are modest in scale and proposed to be positioned so as not to obstruct visibility splays, pedestrian routes, or the safe operation of the highway. Accordingly, the proposals would not give rise to any adverse impact on highway safety, either individually or cumulatively, and are therefore considered acceptable in this regard.

OTHER PLANNING MATTERS

Other heritage assets

4.45 The Council's Archaeologist was consulted as part of this application, who defers to above Heritage and Open spaces officer's comments, having no additional comments to make on this application. As such, the application is also considered acceptable in this respect.

CONCLUSION

4.46 For the reasons detailed in this report, the proposed installation of 4no. Community Notice Boards at differing locations around the Seaton Carew ward are considered to be acceptable and are of a scale, design, appearance and location that is not harmful to the character or surroundings of the proposed locations. It is further considered that it would not result in any significant harm to the amenity of neighbouring properties, both individually and cumulatively.

4.47 The proposals are therefore considered to be acceptable and would overall comply with Policies QP4 and QP8 of the Hartlepool Local Plan (2018) and paragraphs 139 and 141 of the NPPF (2024), which collectively seek to achieve high-quality places and the Shop Front and Commercial Design Guide SPD (2014). The application is therefore recommended for approval.

EQUALITY DUTY

4.48 The Council has a duty to have regard to the impact of any proposal on those people with characteristics protected by the Equality Act. Officers have had due regard to Sec 149(1) (a) and (b) of the Equality Act 2010 and considered the information provided by the applicant, together with the responses from consultees and other parties, and determined that the proposal would have no material impact on individuals or identifiable groups with protected characteristics. Accordingly, no changes to the proposal were required to make it acceptable in this regard.

CRIME AND DISORDER ACT IMPLICATIONS

4.49 The Crime and Disorder Act 1998 requires local authorities to consider crime and disorder reduction in the exercise of all their duties, activities and decision-making. Matters of crime, fear of crime and anti-social behaviour are considered in detail in the relevant section of this report. Overall and for the reasons set out in the report, the proposal is considered, on balance, to be acceptable when having regard to Section 17 of the Crime and Disorder Act 1998.

REASON FOR DECISION

4.50 It is considered by Officers that the proposal in the context of relevant planning policies and material planning considerations is acceptable as set out in the Officer's Report.

RECOMMENDATION – APPROVE, subject to the following conditions

1. The express consent is granted for the display of the 4no. community notice boards. The consent is for five years from the date of this decision and is subject to the five 'standard conditions' set out in Schedule 2 of the Town and Country Planning (Control of Advertisements) Regulations 2007.
In the interest of visual amenity.
2. The development hereby approved shall be in accordance with the following plans and details; DWG NO. 300-XXX-HBC-L003 (Proposed Elevations and Plans) received by the Local Planning Authority 08/05/2026; DWG NO. 300-XXX-HBC-L004 REV B (Supplementary Location Plans) received by the Local Planning Authority 22/05/2026
To define the permission.
3. The approved notice boards hereby approved shall be finished in accordance with the details set out in condition 2 (approved plans) of this decision notice and the submitted application form (date received by the Local Planning Authority on 22/04/2026).
In the interests of visual amenity and to protect the character of the Conservation Area.

BACKGROUND PAPERS

4.51 Background papers can be viewed by the 'attachments' on the following public access page:

<https://planning.hartlepool.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=169129>

4.52 Copies of the applications are available on-line:

<http://eforms.hartlepool.gov.uk/portal/servlets/ApplicationSearchServlet>

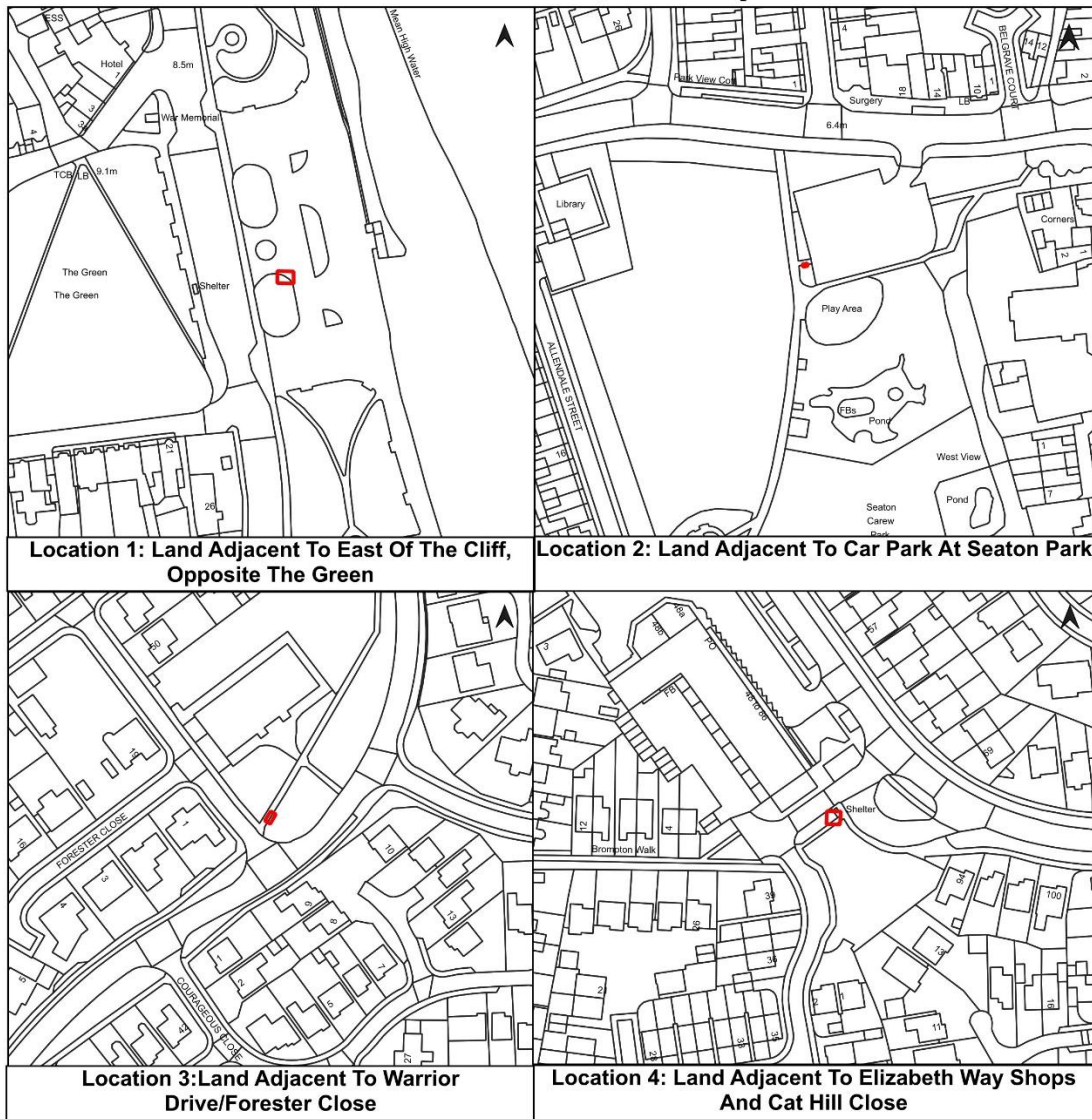
CONTACT OFFICER

4.53 Scott Parkes
Assistant Director - Neighbourhood Services
Level 3
Civic Centre
Hartlepool
TS24 8AY
Tel: (01429) 523207
E-mail: scott.parkes@hartlepool.gov.uk

AUTHOR

4.54 Hanna Spier
Graduate Planning Assistant (DM)
Level 1
Civic Centre
Hartlepool
TS24 8AY
Tel: 01429 284845
Email: hanna.spier@hartlepool.gov.uk

Various Sites At Seaton Carew, Hartlepool



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THIS PLAN IS FOR IDENTIFICATION PURPOSES ONLY

 Hartlepool Borough Council	DRAWN LH	DATE 26/06/2026
	Scale 1:1800	
Dept of - Development, Neighbourhoods and Regulatory Services Civic Centre, Victoria Road, Hartlepool TS24 8AY	DWG.NO H/2026/0127	REV

No: 5
Number: H/2024/0146
Applicant: MR MRS THOMPSON 14 THE GREEN ELWICK
HARTLEPOOL TS27 3ED
Agent: MR GRAEME PEARSON GAP DESIGN EDENSOR
COTTAGE 1 BLAISE GARDEN VILLAGE ELWICK ROAD
HARTLEPOOL TS26 0QE
Date valid: 25/06/2024
Development: Restoration of iron railings to front, installation of new
steel gates (removal of existing gates), removal of
concrete steps to front door and installation of new stone
steps (proposed). Erection of double garage, erection of
log store with slate roof and new nursery garden with
greenhouse, shed and planting areas (retrospective)
Location: HOLMLEA 14 THE GREEN ELWICK HARTLEPOOL

PURPOSE OF REPORT

5.1 An application has been submitted for the development highlighted within this report accordingly Hartlepool Borough Council as Local Planning Authority is required to make a decision on this application. This report outlines the material considerations in relation to the proposal and presents a recommendation.

BACKGROUND

5.2 None.

PROPOSAL

5.3 This application seeks planning permission for the restoration of iron railings to the front, installation of new steel gates (following removal of existing gates), removal of existing concrete steps to front door and installation of new stone steps (proposed). Erection of a replacement double garage, erection of log store with slate roof and new nursery garden with greenhouse, shed and planting areas (retrospective) at Holmlea, 14 The Green.

Iron Railings Restoration

5.4 Iron railings are proposed to be erected atop of the existing low-level brick wall to the front of the dwelling. The railings would have alternating fleur-de-lis and curved tops and are understood to be constructed from iron, having also been previously installed in the proposed location. The railings would measure approximately 0.9m in height and would be installed in two sections, each measuring approximately 4.9m in length, either side (east and west) of the front door to the dwelling, before extending approximately 1.4m to adjoin the front elevation of the dwelling.

Replacement Gates

5.5 The existing six-bar metal gate is currently aligned with the front elevation of the dwelling. It is proposed as part of this application to remove the existing gate and replace this with a pair of steel gates (featuring ornate details) approximately 5.7m behind the front elevation of the dwelling. The proposed gates would curve upwards towards the centre, resulting in a minimum height of approximately 1.5m and a maximum height of approximately 2.3m, with fence post approximately 1.6m in height.

Replacement Steps

5.6 Existing concrete steps providing access to the front door are understood to be in a poor condition and are proposed to be replaced with stone steps. The existing arrangement provides four steps, three of which have a height of approximately 0.2m. Five steps are instead proposed, each with a height of approximately 0.15m, and would extend sideways behind the front low-level boundary wall.

Replacement Double Garage and Timber Store (Retrospective)

5.7 A double garage has been erected to the rear of the dwelling, in close proximity to the site's western boundary. It is understood that the garage has replaced a similar structure which previously collapsed. A timber store also appears to have been adjoined to the rear (north) of the garage and has also been replaced. The previous garage is understood to have been constructed from red brick, with the store to the rear constructed from timber.

5.8 The garage measures approximately 5.7m in width and approximately 5.2m in depth, with double doors measuring approximately 2.6m in width and approximately 2.3m in height to the side (east) elevation, and a single door measuring approximately 1.9m in height and approximately 0.9m in width to the front (south). Two windows have also been installed in the front (south) elevation.

5.9 The garage features a red clay pantile roof, with the walls constructed from various bricks and stones. The timber store features a timber frame structure finished with bricks and stones to match the garage on the front (south) elevation, with the north (rear) elevation and west (side) constructed from timber. The timber store has a dark slate roof.

Log Store

5.10 A log store has also been erected to the rear of the dwelling, to the side (east) of the replacement garage and timber store. The log store is an L-shape, with the widest part of the structure (the base of the 'L') measuring approximately 4.3m in width, with a maximum length of approximately 5.4m. The store is open to the front (west) and side (north), but features timber walls to the rear (east) and side (south). To the front the store has an eaves height of approximately 1.6m and features a pitched roof with a ridge height of approximately 2.7m, with the roof finished with a dark slate roof.

Nursery Garden (Greenhouse, Shed and Planting Areas, Retrospective)

5.11 A nursery garden has been part-built to the east (side) of the log store. The area measures approximately 4.5m in length and approximately 10m in width, and would facilitate three plant areas, a fruit cage and a greenhouse. The garden and planting areas feature low-level brick walls, whilst the fruit cage is a timber structure measuring approximately 1.5m in height, approximately 1.5m in depth and approximately 2.6m in width at the time of the visit, with the submitted plans showing the structure would have a finished height of approximately 2.2m and would be finished with wire mesh. At the time of the case officer's visit in February 2026, the base of the greenhouse was only partially built and the shed appeared complete. It is understood that the finished greenhouse would measure approximately 3.6m in length, approximately 2.1m in width and a maximum height of approximately 2.8m. The timber shed has been erected to the northeast of the nursery garden, and measures approximately 2.4m in length, approximately 2.4m in width, and approximately 2.6m in height with a pitched roof. The shed features a door to the front and rear (southwest and northeast), with two windows installed in the southeast elevation.

5.12 The application is being considered at planning committee due to the number of objections received (3 or more).

SITE CONTEXT

5.13 The application site relates to Holmlea, 14 The Green, a south-facing two-storey detached Georgian dwelling within the Conservation Area of Elwick Village, which is also Locally Listed. The site is located on the north side of the 'Green' which forms the centre of the village, and is subject to an Article 4 Direction which removes certain permitted development rights.

5.14 The host dwelling is adjacent to No. 15 The Green to the east (side) and the access road serving 12a and 12b The Chantries to the west (side). The application site is irregularly shaped, widening towards the rear (north) and abounding the north (rear) and west (side) of the rear garden of No. 15, and the north (rear) of the rear garden of No. 16 The Green. To the north (rear) and east (side) the rear garden of the application site is bounded by Greencroft, a two-storey detached dwelling.

5.15 The host property is served by off-street parking to the front (south) and a substantial rear garden to the north. Various outbuildings and structures are located in the rear garden, and are the subject of this application, with a paved driveway leading partway into the rear garden (up to the erected log store).

PUBLICITY

5.16 The application has been advertised by way of a press advert, a site notice and nine neighbour notification letters. To date, three responses have been received in the form of objections.

5.17 The objections can be summarised below:

- Proximity of the garage and log store to adjacent neighbours
- The retrospective nature of the application
- Inaccuracies in the location of proposals on the proposed block plan
- Potential interference with the existing drainage system
- Inaccuracies in the materials shown on the western side of the roof of the wood store
- Concerns over the proximity between the erected garage and a neighbouring garage, particularly in respect of fire risk
- Concerns over surface water drainage and runoff from the application site into neighbouring sites
- Impacts of works carried out on the water course running through the rear garden of the application site

5.18 During the course of considering the proposal, amended plans were received to address discrepancies in respect of the woodstore, drainage features and the garage and store location on the proposed site plan and elevation drawings. A 21-day re-consultation was undertaken. To date, two further responses (five in total) has been received in the form of objections.

5.19 The further responses can be summarised below:

- Lack of detail on the submitted drainage plan
- Inaccuracies in drainage features shown on the submitted plan

5.20 A further 21-day re-consultation was initiated following amendments to the description of development to capture the retrospective erection of a shed within the nursery garden. To date, no further responses have been received.

5.21 At the time of writing the period for publicity is outstanding with the awaited expiration of the press advert on 08/07/2026 (following the aforementioned update to the application description). Any additional representations received at the time of committee meeting, will be tabled.

5.22 Background papers can be viewed via the 'click to view attachments' link on the following public access page:

<https://planning.hartlepool.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=161856>

CONSULTATIONS

5.23 The following consultation replies have been received:

HBC Head of Service for Heritage and Open Spaces: The application site is recognised as a locally listed building and therefore a heritage asset and is situated within Elwick Conservation Area, which is recognised as a designated heritage asset. Policy HE1 of the Local Plan states that the Borough Council will seek to preserve, protect and positively enhance all heritage assets.

When considering any application for planning permission that affects a conservation area, the 1990 Act requires a local planning authority to pay special attention to the desirability of preserving or enhancing the character or appearance of the area. The National Planning Policy Framework (NPPF) goes further in seeking positive enhancement in conservation areas to better reveal the significance of an area (para. 212, NPPF). It also looks for local planning authorities to take account of the desirability of new development making a positive contribution to local character and distinctiveness (paras. 196 & 203, NPPF).

Further to this at a local level, Local Plan Policy HE3 states that the Borough Council will, 'seek to ensure that the distinctive character of conservation areas within the Borough will be conserved or enhanced through a constructive conservation approach. Proposals for development within conservation areas will need to demonstrate that they will conserve or positively enhance the character of the conservation areas.'

The buildings to be found in Elwick Conservation Area reflect the settlement's early agricultural origins. Many properties appear to date from the 18th century, although this may disguise their earlier origin. In addition there are examples of early and late 19th century terraced dwellings and some individual houses. The scale and character is predominantly residential.

The earliest buildings are single and two storey most constructed in rubble or stone, often white washed or rendered subsequently. Roofs are steeply pitched finished with clay pantiles. Windows can be either horizontal sliding sashes (Yorkshire lights) or vertical sash windows. Later 19th Century terraced dwellings are constructed in brick (with contrasting brick detail) with roofs of Welsh slate.

The proposal is the restoration of iron railings to front of the property, installation of new steel gates, removal of concrete steps to front door and installation of new stone steps (proposed). Erection of double garage, log store with slate roof and new nursery garden with greenhouse and planting areas (retrospective).

The works to install railings to the front of the property are the welcome restoration of an original feature, there are no objection to these or the new stepped access to the front door.

With regard to the new works, there are no objections to the vehicle entrance. The retrospective element of the application is noted, there are no objections to the replacement garage, this can currently be viewed from the main road, however it is noted that the new gates will provide an element of screening, it is considered that this addition, along with the other building works in the garden area would not impact on the significance of the conservation area.

No objection to this proposal.

Rural Neighbourhood Plan Group: Thank you for consulting Hartlepool Rural Plan Group with regard to the above application. The application site is within the development limits of Elwick village and within Elwick Conservation Area and subject

to an article 4 direction. Holmlea is a locally listed building. The most pertinent policies are those regarding heritage assets.

POLICY GEN 2 - DESIGN PRINCIPLES

The design of new development should demonstrate, where appropriate:

1. how relevant village design statements and conservation area appraisals have been taken into account;
2. how the design of new housing scores against the Hartlepool Rural Plan Working Group's Checklist as set out in appendix 4;
3. how the design helps to create a sense of place and reinforces the character of the village or rural area by being individual, respecting the local vernacular building character, safeguarding and enhancing the heritage assets of the area, landscape and biodiversity features;

The various proposed subsidiary buildings would be in keeping with the Elwick Village Design Statement and character of the conservation area. The proposals are compatible with the sense of place and character of a rural village in the Hartlepool area with materials respectful of the local vernacular.

The restoration of the railings to the front wall of Holmlea and replacement of the concrete steps to the front door with stone steps can only enhance the heritage asset.

POLICY HA1 – PROTECTION AND ENHANCEMENT OF HERITAGE ASSETS

Planning applications will be supported which

3. ensure that the distinctive character of Conservation Areas, within the Rural Plan area, is conserved or enhanced through a constructive conservation approach;
5. encourage the retention of heritage assets on the List of Locally Important Buildings, particularly when viable, appropriate uses are proposed.

POLICY HA2 - PROTECTION AND ENHANCEMENT OF CONSERVATION AREAS

In determining applications within Conservation Areas, or which affect the setting of a Conservation Area, particular regard will be given to the following:

1. The scale and nature of the development;
2. The design, height, orientation, massing, means of enclosure, materials, finishes and decoration proposed;
3. The retention of original features of special architectural interest such as walls, gateways and other architectural details;
4. The retention of existing trees, hedgerows and landscape features, with appropriate landscaping improvements incorporated into design proposals;
5. The protection of important views and vistas;
6. The location of appropriately designed car parking, landscaped in such a way as to minimise impact on the character of the area, and
7. Guidance provided in relevant Conservation Appraisals, Visual Assessments and Village Design Statements.

Proposals for demolition within Conservation Areas will be carefully assessed in order to avoid the loss of important features and buildings, but to encourage removal of unsympathetic later additions.

Where any demolition in conservation areas is proposed, the Rural Plan will support proposals only if it can be demonstrated that:

1. The removal would help to conserve or enhance the character or appearance of the Conservation Area;
2. Its structural condition is such that it is beyond reasonable economic repair, or
3. Retention and restoration through some form of charitable or community ownership is not possible or suitable, and
4. The removal is necessary to deliver a public benefit which outweighs the removal.

POLICY HA4 - PROTECTION AND ENHANCEMENT OF LOCALLY IMPORTANT BUILDINGS

In determining applications for planning permission that affect entries on the List of Locally Important Buildings, the effect of the application on the significance of the following will be assessed:

1. The historic or architectural importance of the building.
2. Features which contribute significantly to the character of the building.
3. Their contribution to the appearance of the locality.
4. Their scarcity value to the local area.
5. The scale, nature and importance of the proposed redevelopment, which should clearly demonstrate how it would conserve or enhance the site or setting of other buildings nearby.
6. The design and means of enclosure.

A balanced judgement will be made, having regard to the scale of any harm or the loss and the significance of the heritage asset.

The proposals are respectful of and in keeping with the character the conservation area in Elwick. They may be considered an enhancement both to the conservation area. The replacement stone steps and restoration of the railings to the front façade will be an enhancement of the locally listed building.

It is regrettable that the detached garage building has been demolished and replaced prior to securing planning permission. Fortunately the proposed replacement is of a thoughtful design that can be considered an improvement in materials and style. The use of stone with irregular bonding is very much in line with the appearance of many subservient rear service buildings which were often older than the dwelling houses they served. The new garage can be considered an enhancement to the conservation area.

Specifically regarding the locally important building status of Holmlea the replacement steps and the restoration of the railings will enhance the historic and architectural character and be a positive contribution to the character of the house.

Given the above comments the Rural Neighbourhood Plan Group have no objections and indeed are able to support the application as a positive contribution to the heritage asset.

Elwick Parish Council: The Parish Council objects in principle to retrospective planning applications, particularly as this is a conservation area and it is widely known that planning permission is required. There is a lot of local anger with the development of the garage on the land that requires a higher level of consideration as this is covered by Article 4.

However as a Parish Council we do support the remainder of the application in particular the restoration of the railings to the front of this listed building which would bring back the original appearance and the repositioning of the gate further up the drive as this will improve access and remove the need to park on the Village Green.

Further comments received 21/11/2024 following Parish Council Meeting of 30/09/2024:

With reference to the above planning application, please can it be noted on behalf of Elwick Parish Council as discussed and minuted at the Parish Council Meeting held on the 30th September. The phrase of 'There is a lot of local anger within the development' was amended to 'There is some local anger within the Development'.

Hartlepool Civic Society: Hartlepool Civic Society would like to support the above application. We are delighted to see the restoration of cast iron railings which enhance the street scene within the Conservation area.

HBC Arboricultural Officer: This retrospective application includes a mature Horse Chestnut tree that was not adequately protected during previous construction works. Located within the Elwick Conservation Area, the tree is protected under Section 211 of the Town and Country Planning Act 1990. Therefore, all works should have and will continue to require notification to the Local Planning Authority before commencement, as required by the legislation.

Given that the application is retrospective, a tree survey in accordance with BS5837:2012 was deemed unnecessary. Instead, a tree health and condition survey was considered more appropriate to assess the current condition of the tree. This decision was primarily based on potential compaction caused by material storage and movements within the Root Protection Area (RPA), which would typically be mitigated by a tree protection plan.

Although a report has been provided, it is important to clarify that it does not fully qualify as a tree health and condition survey, as it remains significantly aligned with BS5837:2012 standards. There should be a clear distinction between a BS5837 survey and a tree health and condition survey.

It should be conditioned that a tree health and condition assessment for the mature Horse Chestnut tree must be conducted and the submitted to the Local Planning Authority after a period of 3 years but before 5 years from the date of the permission. This report must be conducted by an appropriately qualified and competent arboriculturalist.

HBC Building Control: A Building Regulation application will be required for 'removal of concrete steps to front door and installation of new stone steps (proposed). Erection of double garage, erection of log store with slate roof - Holmlea, 14 The Green, Elwick'

Updated comments received 19/08 following a site inspection:

From my site inspection on the 15 August 2024, I can confirm that the garage is detached and less than 30m² and built of masonry (internal block and stonework external using previous stone from the collapsed garage). This therefore means it is exempted from the building regulations.

With regards to the wood store attached to the detached garage I am not classing this as a building or part of the garage as it is merely an open sided area to keep wood dry. It is therefore discounted and not under the control of building regulation.

Cleveland Fire Brigade: Cleveland Fire Brigade offers no representations regarding the development as proposed.

However Access and Water Supplies should meet the requirements as set out in:

Approved Document B, Volume 1:2019, Section B5 for Dwellings.

It should be noted that Cleveland Fire Brigade now utilise a Magirus Multistar Combined Aerial Rescue Pump (CARP) which has a vehicle weight of 18 tonnes. This is greater than the specified weight in AD B Vol 1 Section B5 Table 13.1.

Cleveland Fire Brigade also utilise Emergency Fire Appliances measuring 3.5m from wing mirror to wing mirror. This is greater than the minimum width of gateways specified in AD B Vol 1 Section B5 Table 13.1.

Cleveland Fire Brigade is fully committed to the installation of Automatic Fire Suppression Systems (AFSS) in all premises where their inclusion will support fire safety, we therefore recommend that as part of the submission the client consider the installation of sprinklers or a suitable alternative AFS system.

Further comments may be made through the building regulation consultation process as required.

HBC Engineering: In terms of the drainage features that are located on the block plan we would have no issues.

Updated comments received 13/04:

We wouldn't consider the drainage to the rear of the property to be relevant to this specific application as none of the new drainage appears to be connected to this. So, from our perspective, the drainage features of relevance to this application those identified on the proposed block plan I have no issues with.

HBC Traffic and Transport: There are no highway or traffic concerns.

PLANNING POLICY

5.24 In relation to the specific policies referred to in the section below please see the Policy Note at the end of the agenda.

Hartlepool Local Plan (HLP) 2018

5.25 The following policies in the adopted HLP 2018 are relevant to the determination of this application:

HE1: Heritage Assets
HE3: Conservation Areas
HE5: Locally Listed Buildings and Structures
CC1: Minimising and adapting to climate change
CC2: Reducing and Mitigating Flood Risk
LS1: Locational Strategy
QP3: Location, Accessibility, Highway Safety and Parking
QP4: Layout and Design of Development
QP5: Safety and Security
QP6: Technical Matters
SUS1: The Presumption in Favour of Sustainable Development

Hartlepool Rural Plan (2018)

5.26 The following policies in the adopted Hartlepool Rural Neighbourhood Plan 2018 are relevant to the determination of this application:

GEN1: Development Limits
GEN2: Design Principles
HA1: Protection and Enhancement of Heritage Assets
HA2: Protection and Enhancement of Conservation Areas
HA4: Protection and Enhancement of Locally Important Buildings

National Planning Policy Framework (NPPF)(2023)

5.27 In December 2023 the Government issued a revised National Planning Policy Framework (NPPF) replacing the 2012, 2018, 2019, 2021 and September 2023 NPPF versions. The NPPF sets out the Government's Planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system. The overriding message from the Framework is that planning authorities should plan positively for new development. It defines the role of planning in achieving sustainable development under three overarching objectives; an economic objective, a social objective and an environmental objective, each mutually dependent. At the heart of the Framework is a presumption in favour of sustainable development. For decision-taking, this means approving development proposals that accord with an up-to-date development plan without delay or, where there are no relevant development plan policies or the policies which are most important for determining the application are out-of-date, granting permission unless policies within the Framework provide a clear reason for refusal or any adverse

impacts of doing so would significantly and demonstrably outweigh the benefits. The following paragraphs are relevant to this application:

PARA001: Role of NPPF

PARA002: Determination of applications in accordance with development plan

PARA003: Utilisation of NPPF

PARA007: Achieving sustainable development

PARA008: Achieving sustainable development

PARA009: Achieving sustainable development

PARA010: Achieving sustainable development

PARA011: The presumption in favour of sustainable development

PARA012: The presumption in favour of sustainable development

PARA039: Decision making

PARA048: Determining applications

PARA056: Planning conditions and obligations

PARA057: Planning conditions and obligations

PARA116: Highway matters

PARA131: Achieving well-designed places

PARA135: Achieving well-designed places

PARA137: Achieving well-designed places

PARA139: Achieving well-designed places

PARA167: Planning for climate change

PARA203: Considering heritage assets

PARA208: Considering heritage assets

PARA210: Considering heritage assets

PARA212: Considering heritage assets

PARA215: Considering heritage assets

PARA219: Considering heritage assets

PARA231: Implementation

PLANNING CONSIDERATIONS

5.28 The main issues for consideration in this instance are the appropriateness of the proposal in terms of the policies and proposals held within the Development Plan and in particular the impact of the development on the character and appearance of the host dwelling and surrounding Conservation Area, amenity and privacy, highway safety and car parking, drainage, and fire safety. These and any other planning matters are considered below.

IMPACT ON CHARACTER AND APPEARANCE OF EXISTING DWELLING AND SURROUNDING CONSERVATION AREA

5.29 The application site is located within the Elwick Conservation Area, which is a designated heritage asset. Policy HE1 of the Local Plan states that the Borough Council will seek to preserve, protect and positively enhance all heritage assets.

5.30 In addition, when considering a planning application which affects a conservation area, Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 required the local planning authority to pay special attention to the desirability of preserving or enhancing the character or appearance of the area.

5.31 Paragraph 219 of The National Planning Policy Framework (NPPF) seeks positive enhancement in conservation areas to better reveal the significance of an area. The NPPF also looks for local planning authorities to take account of the desirability of new development making a positive contribution to local character and distinctiveness (paras. 203 & 210, NPPF).

5.32 Local Plan Policy HE3 states that the Council will seek to ensure that the distinctive character of Conservation Areas within the Borough will be conserved or enhanced through a constructive conservation approach. Proposals for development within Conservation Areas will need to demonstrate that they will conserve or positively enhance the character of the Conservation Areas.

5.33 Policy QP4 (Layout and Design of Development) of the Hartlepool Local Plan (2018) requires, amongst other provisions, that proposals should be of an appropriate layout, scale and form that positively contributes to the Borough and reflects and enhances the distinctive features, character and history of the local area as well as respecting the surrounding buildings, structures and environment. In a similar fashion, paragraph 135(c) of the NPPF states that developments should “sympathetic to local character and history, including the surrounding built environment and landscape setting...” whilst paragraph 139 notes “Development that is not well designed should be refused, especially where it fails to reflect local design policies...”.

5.34 The host dwelling is recognised as a locally listed building, sited in a prominent location within the Elwick Conservation Area, to the north side of the green, with the Elwick Conservation Area Visual Assessment (2010) noting that “those properties on the north side occupy an elevated position compared to those on the south side due to the ground rising towards the north. At the rear of this built frontage are extensive garden areas...”.

Iron Railings Restoration and Replacement Gates

5.35 It is acknowledged that the proposed development presents some positive elements in terms of its impact on the Conservation Area, including the restoration and reinstatement of what are understood to be original iron railings to the front of the dwelling, and proposed installation of new steel gates. This view is echoed in the comments received from the Council’s Head of Service for Heritage and Open Spaces.

5.36 The iron railings would be installed atop of the existing low-level brick wall to the front of the dwelling and would measure approximately 0.9m in height, resulting in a total boundary height of approximately 1.5 to approximately 1.9m (noting the sloping ground level to the front of the property). Notwithstanding the proposed boundary treatment’s prominent location in the streetscene, Officers consider that this is an appropriate boundary treatment for the residential setting and would not negatively impact upon the character or appearance of the wider street scene, or in turn the character and appearance of the Elwick Conservation Area.

5.37 With respect to the proposed replacement gates, the replacement of the existing six-bar metal gate with a pair of steel gates featuring ornate details would result in a cohesive appearance when viewed in combination with the proposed iron railings to the front of the dwelling. It is, however, noted that the proposed gates would be set back approximately 5.7m behind the front elevation of the dwelling (compared to those existing which are in line with the front elevation). As a result, the proposed gates would be positioned higher than the adjacent highway (due to the gradient of the application site which rises away to the north), with a maximum height of approximately 2.3m. Officers consider that this is an appropriate boundary treatment for the residential setting and would not negatively impact upon the character or appearance of the wider street scene, or in turn the character and appearance of the Elwick Conservation Area. Furthermore, the Council's Head of Service for Heritage and Open Space confirmed no objection to this aspect of the proposal, also noting that the gates would provide an element of screening to other aspects of the proposal (such as the replacement garage).

Replacement Steps

5.38 This application also proposes to replace the existing concrete steps which provide access to the front door of the dwelling with stone steps. It is understood that the existing steps are in a poor condition, with the existing four steps proposed to be replaced with five stone steps, which would also extend sideways behind the front boundary wall for additional access.

5.39 Both the application site and wider street scene are considered to feature a variety of materials, with the installation of stone steps considered not to result in an adverse impact on the character or appearance of the wider street scene, or in turn the character and appearance of the Elwick Conservation Area. The Council's Head of Service for Heritage and Open Space also confirmed no objection to this aspect of the proposal.

Replacement Double Garage and Timber Store (Retrospective)

5.40 This application also seeks retrospective permission for a replacement double garage and timber store to the rear of the dwelling. It is understood that the previous structure (which is understood to have collapsed) was comparable in scale to that which has replaced it, with the previous garage constructed from red brick and the store to the rear constructed from timber.

5.41 The replacement structure measures approximately 5.7m in width and approximately 5.2m in depth, with a pair of timber doors to the east (side) elevation, and a single timber door to the south (front) elevation. Two windows have also been installed in the south (front) elevation, and the structure features a red clay pantile roof with the walls constructed from various bricks and stones.

5.42 Overall, the garage and timber store is considered to be of an acceptable scale and massing which respects the proportions of the host dwelling and the application site as a whole, particularly noting the extensive size of the rear garden serving the dwelling. The garage is also positioned behind the dwelling, resulting in it being partially screened when viewed from the highway to the front of the application

site. Notwithstanding this, it is acknowledged that the garage is visible when travelling from east to west along the adjacent highway. Whilst acknowledging this, the scale and massing of the garage and timber store are considered to be modest structures, particularly noting the comparable scale to that of the structure, which it replaced, as well as the adjacent garage serving No. 12B The Green.

Log Store (Retrospective)

5.43 Retrospective permission is also sought for the erection of a log store to the rear of the dwelling, adjacent to the shared boundary with 15 The Green. The log store measures approximately 4.3m in width along the widest part of the structure, with a maximum length of approximately 5.4m. The store is located adjacent to existing retaining walls to the south and east, as a result the structure has an eaves height of approximately 1.6m and ridge height of approximately 2.7m when viewed from the front (southwest) and side (southeast) elevations, with this reduced to approximately 0.8m and approximately 1.9m respectively when viewed from the rear (northeast) and side (northwest) elevations.

5.44 The log store features timber walls to the rear (northeast) and to the side (southeast) of the replacement garage and timber store and is open to the front (southwest) and side (northwest). It is understood that the west facing roof of the log store has been temporarily roofed in profile sheeting which is to be removed and reclaimed slates to be used in due course, as annotated on the proposed drawings. Overall the log store is considered to be of an acceptable scale and massing which respects the proportions of the host dwelling and the application site as a whole. Due to the adjacent land levels, the log store also manifests as a smaller structure when viewed from the rear and side (northeast and northwest).

Nursery Garden (Greenhouse, Shed and Planting Areas, Retrospective)

5.45 This application also seeks retrospective permission for a nursery garden, which has been part-built to the east (side) of the log store and measures approximately 4.5m in length and approximately 10m in width, and would facilitate three plant areas, a fruit cage and a greenhouse.

5.46 The nature of the planting areas and greenhouse will ensure that the open character of the host dwelling's rear garden is largely maintained, whilst the erected shed is also considered to be of an appropriate scale and massing which is typical of such structures within residential curtilages. The nursery garden is also located adjacent to the shared boundaries with 15 and 16 The Green, and are largely screened from view when travelling east or west along the adjacent highway by the intervening boundary treatments and neighbouring dwellings.

5.47 The shed is constructed from timber with a slate tile roof, whilst the greenhouse would feature extensive glazing. The fruit cage would be finished with wire mesh. It is considered that such materials ensure the nursery garden would appear consistent with the host dwelling and is considered to be of an acceptable scale and massing when considered as a whole or as individual structures.

Summary

5.48 Taking the above considerations into account, including the restoration of some original features associated with the property, it is considered that the proposals would not result in any significant harmful impacts upon the character and appearance of the host dwelling and application site, or to the wider Conservation Area. This is supported by relevant consultation responses, with the Council's Head of Service for Heritage and Open Spaces confirming no objections to the proposals, whilst the Rural Neighbourhood Plan Group confirmed their support for the application as a positive contribution to the heritage asset. Hartlepool Civic Society also confirmed their support of the application, with Elwick Parish Council, whilst objecting to the principle of retrospective applications, confirming their support for the remainder of the application.

5.49 Overall, the development is considered to generally accord with the provisions of Local Plan Policy HE1, HE3, QP4 and those of the NPPF (2024) and is therefore acceptable in this respect.

IMPACT ON AMENITY AND PRIVACY OF NEIGHBOURING PROPERTIES

5.50 Policy QP4 (Layout and Design of Development) of the Hartlepool Local Plan (2018) requires that proposals should not negatively impact upon the amenity of occupiers of adjoining or nearby properties by way of general disturbance, overshadowing and visual intrusion particularly relating to poor outlook, or by way of overlooking and loss of privacy. These requirements are reiterated in the Council's adopted Residential Design SPD (2019). The following minimum separation distances must therefore be adhered to:

- Provide and maintain separation distances of at least 20m from habitable room to habitable room.
- Provide and maintain separation distances of at least 10m from habitable room to non-habitable room and/or gable end.

Impact on 15 & 16 The Green (side/east/southeast)

5.51 Due to the nature of the application site, whereby the host dwelling is located to the side (west) of 15 The Green, with the rear garden extending around the rear of both 15 and 16 The Green, it shares a boundary with both neighbouring properties.

Replacement Double Garage and Timber Store

5.52 The southern (front) elevation of the replacement garage and timber store is located approximately 22m from the rear elevation of 15 The Green, and approximately 31m from that of 16 The Green, with the structure set off from the shared boundary with 15 The green by approximately 8m, and from that with 16 The Green by approximately 29.5m.

5.53 The intervening boundary treatment consists of a substantial mature hedge, measuring approximately 2.3m in height, which is considered to afford a large degree of screening to the structure from the neighbouring properties. As noted above, the garage and timber store has an overall modest height of approximately

2.3m. Further consideration is given to the positioning of the building which sits at an angle to the neighbouring properties and is considered to assist in reducing its massing when viewed from the neighbours to the rear.

5.54 In this context, consideration is given to the relatively modest scale of the structure, the remaining separation distances and boundary treatments, and the previous garage which the building replaces. As such, and in view of the above, it is considered that the erected garage and timber store would not result in any significant adverse impacts on the amenity of these neighbouring properties in terms of overshadowing, overbearing and loss of outlook.

5.55 Whilst a pair of doors are proposed to the side (east) elevation and a window and door are proposed to the front (south) elevation, given the abovementioned separation distances, as well as the nature of a garage and timber store being non-habitable structures, it is considered that there would be no unacceptable impact on the privacy of 15 and 16 The Green through overlooking or the perception of overlooking.

Log Store

5.56 The southern (side) elevation of the log store is located approximately 15m from the rear elevation of 15 The Green, and approximately 18m from that of 16 The Green, with the structure set off from the shared boundary with 15 The green by approximately 1m, and from that with 16 The Green by approximately 15m.

5.57 The intervening boundary treatment consists of a substantial mature hedge, measuring approximately 2.3m in height, which is considered to afford a large degree of screening to the structure from the neighbouring properties. This is further assisted by the nature of land levels in this part of the site, with the retaining walls as described above resulting in the structure being almost entirely screened by the adjacent mature hedge. Consideration is therefore given to the screening afforded by adjacent boundary treatments and the relatively modest scale of the log store. As such, it is considered that the erected log store would not result in any significant adverse impacts on the amenity of these neighbouring properties in terms of overshadowing, overbearing and loss of outlook.

5.58 Given the abovementioned separation distances, in addition to there being no openings proposed in the side (southeast) elevation, as well as the nature of a log store being a non-habitable structure, it is considered that there would be no unacceptable impact on the privacy of 15 and 16 The Green through overlooking or the perception of overlooking.

Nursery Garden

5.59 The proposed planting area is located approximately 15m from the rear elevation of 15 The Green, and approximately 14m from that of 16 The Green, and is set off from the shared boundaries by approximately 1m and 5m respectively. The erected shed is approximately 16 from the rear elevation of 15 The Green and approximately 14m from that of 16 The Green.

5.60 The intervening boundary treatments consist of a mature hedge measuring approximately 2.3m in height along the shared boundary with 15 The Green, and a wall measuring approximately 1.8m along the boundary with 16 The Green, which are considered to afford a large degree of screening to the structures from the neighbouring properties. As noted above, the shed has an overall modest height of approximately 2.6m.

5.61 In this context, consideration is given to the relatively modest scale of the structure and nursery garden, the remaining separation distances and boundary treatments. As such, and in view of the above, it is considered that the erected shed and nursery garden would not result in any significant adverse impacts on the amenity of these neighbouring properties in terms of overshadowing, overbearing and loss of outlook.

5.62 Whilst a pair of windows are proposed to the rear (southwest) elevation of the shed, given the abovementioned separation distances, as well as the nature of a shed being a non-habitable structure, and the positioning of the windows (the top of the windows being approximately 1.6m above ground level) it is considered that there would be no unacceptable impact on the privacy of 15 and 16 The Green through overlooking or the perception of overlooking.

Iron Railings, Replacement Steps and Gates

5.63 The proposed replacement steps and iron railings would result in additional built form to the front of the existing dwelling. However, owing to their limited scale, and the oblique relationship with the neighbouring properties of 15 and 16 The Green, it is considered that these elements would not result in any significant adverse impacts on the amenity of these neighbouring properties in terms of overshadowing, overbearing and loss of outlook. With regard to the proposed gates, they would be set back into the application site and, whilst they would be visible from the side (west) facing window serving 15 The Green, given the nature of the gates and particularly their relatively slim profile, it is considered that the replacement gates elements would not result in any significant adverse impacts on the amenity of these neighbouring properties in terms of overshadowing, overbearing and loss of outlook.

5.64 Given the nature of the iron railings, replacement steps and gates, it is considered that there would be no unacceptable impact on the privacy of 15 and 16 The Green through overlooking or the perception of overlooking.

Impact on 11 The Green (side/east/southeast)

5.65 11 The Green is an end of terrace bungalow located to the side (west) of the host dwelling, resulting in a side-side relationship. It was observed during the case officer's site visit that the property does not have any side (east) facing windows but does benefit from a small conservatory to the rear.

Replacement Double Garage and Timber Store

5.66 The south (front) elevation of the replacement garage and timber store is located approximately 24m from the rear conservatory serving 11 The Green, with the structure set off from the boundary of 11 The Green by approximately 22m.

5.67 The intervening boundary treatment consists of a wall measuring approximately 1.7m in height which, in combination with the intervening outbuilding and garage assists in partially screening the structure from the conservatory of 11 The Green. As previously noted, the garage and timber store has an overall modest height of approximately 2.3m. Further consideration is given to the positioning of the building which sits at an angle to the neighbouring property and is considered to assist in reducing its massing when viewed from the neighbours to the rear.

5.68 In this context, consideration is given to the relatively modest scale of the structure, the remaining separation distances and boundary treatments, and the previous garage which the building replaces. As such, and in view of the above, it is considered that the erected garage and timber store would not result in any significant adverse impacts on the amenity of these neighbouring properties in terms of overshadowing, overbearing and loss of outlook.

5.69 As no openings are proposed in the west (side) elevation of the replacement garage and timber store, and considering the abovementioned separation distances, as well as the nature of a garage and timber store being non-habitable structures, it is considered that there would be no unacceptable impact on the privacy of 11 The Green through overlooking or the perception of overlooking.

Log Store

5.70 The western (front) elevation of the log store is located approximately 38m from the side elevation of rear conservatory serving 11 The Green.

5.71 The intervening boundary treatment consists of a wall measuring approximately 1.7m in height, and the log store would be partially screened by the mature hedge previously described, which measures approximately 2.3m in height. Consideration is therefore given to the screening afforded by adjacent boundary treatments and the relatively modest scale of the log store, the substantial separation distances and the oblique relationship between the log store and rear conservatory of 11 The Green. As such, it is considered that the erected log store would not result in any significant adverse impacts on the amenity of the neighbouring property in terms of overshadowing, overbearing and loss of outlook.

5.72 Given the abovementioned separation distances, as well as the nature of a log store being a non-habitable structure, it is considered that there would be no unacceptable impact on the privacy of 11 The Green through overlooking or the perception of overlooking.

Nursery Garden

5.73 The proposed planting area is located approximately 42.5m from the conservatory serving 11 The Green and is located to the east (side) of the erected

log store. The erected shed is approximately 53.5m from the conservatory serving 11 The Green.

5.74 Owing to the substantial separation distances as set out above, as well as the intervening boundary treatments and the presence of the log store, and given the relatively modest scale of the nursery garden and associated structures, it is considered that the erected shed and nursery garden would not result in any significant adverse impacts on the amenity of 11 The Green in terms of overshadowing, overbearing and loss of outlook.

5.75 Given the abovementioned separation distances, as well as the nature of the nursery garden and associated structures being non-habitable, it is considered that there would be no unacceptable impact on the privacy of 11 The Green through overlooking or the perception of overlooking.

Iron Railings, Replacement Steps and Gates

5.76 The proposed replacement steps and iron railings would result in additional built form to the front of the existing dwelling. However, owing to their limited scale, and the oblique relationship with the neighbouring property of 11 The Green and the intervening presence of the host dwelling, it is considered that these elements would not result in any significant adverse impacts on the amenity of 11 The Green in terms of overshadowing, overbearing and loss of outlook. The proposed replacement gates would be entirely screened by the host dwelling, and it is therefore considered that they would not result in any significant adverse impacts on the amenity of these neighbouring properties in terms of overshadowing, overbearing and loss of outlook.

5.77 Given the nature of the iron railings, replacement steps and gates, it is considered that there would be no unacceptable impact on the privacy of 11 The Green through overlooking or the perception of overlooking.

Impact on 12a & 12b The Green (rear/west/northwest)

5.78 12a and 12b The Green are two-storey detached dwellings located to the side/rear (northwest) of the application site. 12a The Green is an east-facing property with a detached double garage to the south, resulting in a front-side relationship with the application site. 12b The Green is a south-facing property with a detached double garage along the shared boundary with the application site, adjacent to the shed and timber store which has been erected on the application site.

Replacement Double Garage and Timber Store

5.79 The north (rear) elevation of the replacement garage and timber store is located approximately 10m from the front elevation of 12b The Green (and approximately 0.4m from the adjacent garage), and approximately 24m from the front (east) elevation of 12a The Green.

5.80 The intervening boundary treatment consists of a wall measuring approximately 1.7m in height which, in combination with the intervening garages serving the host dwelling and 12b The Green, assists in largely screening the

structure from ground floor front windows in both neighbouring dwellings. As previously noted, the garage and timber store has an overall modest height of approximately 2.3m. Further consideration is given to the positioning of the building which sits at an oblique angle to 12b The Green, whilst direct views from 12a The Green would be largely screened by the garage serving 12b The Green.

5.81 In this context, consideration is given to the relatively modest scale of the structure, the remaining separation distances (particularly in respect of 12a), the oblique angle from 12a The Green, and intervening boundary treatments, as well as the previous garage which the building replaces. As such, and in view of the above, it is considered that the erected garage and timber store would not result in any significant adverse impacts on the amenity of these neighbouring properties in terms of overshadowing, overbearing and loss of outlook.

5.82 As no openings are proposed in the west (side) elevation of the replacement garage and timber store, and considering the abovementioned separation distances, as well as the nature of a garage and timber store being non-habitable structures, it is considered that there would be no unacceptable impact on the privacy of 12a and 12b The Green through overlooking or the perception of overlooking.

Log Store

5.83 The western (front) elevation of the log store is located approximately 26m from the side elevation of 12b The Green, and approximately 43m from the front elevation of 12a The Green.

5.84 The intervening boundary treatment consists of a wall measuring approximately 1.7m in height, and the log store would be partially screened by the intervening presence of the garages serving both 12b The Green and the host dwelling, as well as the mature tree located immediately to the north of the erected garage. Consideration is therefore given to the screening afforded by adjacent boundary treatments, intervening garages, and the relatively modest scale of the log store, the substantial separation distances and the oblique relationship between the log store and 11b The Green. As such, it is considered that the erected log store would not result in any significant adverse impacts on the amenity of the neighbouring properties in terms of overshadowing, overbearing and loss of outlook.

5.85 Given the abovementioned separation distances, as well as the nature of a log store being a non-habitable structure, it is considered that there would be no unacceptable impact on the privacy of 12a or 12b The Green through overlooking or the perception of overlooking.

Nursery Garden

5.86 The proposed planting area is located approximately 28m from the side elevation of 12b The Green, and approximately 45m from the front elevation of 12a The Green. The erected shed is approximately 39m from 12b The Green, and approximately 56m from 12a The Green.

5.87 Owing to the substantial separation distances as set out above, as well as the intervening boundary treatments and the presence of the log store, and given the relatively modest scale of the nursery garden and associated structures, it is considered that the erected shed and nursery garden would not result in any significant adverse impacts on the amenity of 12a or 12b The Green in terms of overshadowing, overbearing and loss of outlook.

5.88 Given the abovementioned separation distances, as well as the nature of the nursery garden and associated structures being non-habitable, it is considered that there would be no unacceptable impact on the privacy of 12a or 12b The Green through overlooking or the perception of overlooking.

Iron Railings, Replacement Steps and Gates

5.89 The proposed replacement steps and iron railings would result in additional built form to the front of the existing dwelling. However, owing to their limited scale, and the oblique relationship with the neighbouring properties of 12a and 12b The Green and the intervening presence of the host dwelling, it is considered that these elements would not result in any significant adverse impacts on the amenity of either of the neighbouring properties in terms of overshadowing, overbearing and loss of outlook. The proposed replacement gates would be entirely screened by the host dwelling, and it is therefore considered that they would not result in any significant adverse impacts on the amenity of these neighbouring properties in terms of overshadowing, overbearing and loss of outlook.

5.90 Given the nature of the iron railings, replacement steps and gates, it is considered that there would be no unacceptable impact on the privacy of residents of 12a or 12b The Green through overlooking or the perception of overlooking.

Impact on Greencroft (rear/northeast)

5.91 Greencroft is a two-storey detached dwelling located to the rear (northeast) of the application site. The neighbouring property is southwest facing, and is set within substantial grounds with mature trees defining much of the site boundary, in addition to an approximately 1.6m high fence along the shared boundary with the application site. with a detached double garage to the south, resulting in a front-side relationship with the application site.

Replacement Double Garage and Timber Store

5.92 The north (rear) elevation of the replacement garage and timber store is located approximately 50m from the front elevation of Greencroft. Owing to this substantial separation distance, as well as the intervening boundary treatments as described above, the extensive mature tree coverage, and the overall modest height (approximately 2.3m) of the garage and timber store, it is considered that the erected garage and timber store would not result in any significant adverse impacts on the amenity of these neighbouring properties in terms of overshadowing, overbearing and loss of outlook.

5.93 As no openings are proposed in the north (rear) elevation of the replacement garage and timber store, and considering the abovementioned separation distances, as well as the nature of a garage and timber store being non-habitable structures, it is considered that there would be no unacceptable impact on the privacy of Greencroft through overlooking or the perception of overlooking.

Log Store

5.94 The northern (side) elevation of the log store is located approximately 50m from the front elevation of Greencroft.

5.95 The intervening boundary treatment consisting of an approximately 1.6m high fence, in addition to extensive mature tree coverage would mean that the log store would be partially screened from views from Greencroft. Consideration is therefore given to the screening afforded by adjacent boundary treatments and mature trees, and the relatively modest scale of the log store, the substantial separation distances and the oblique relationship between the log store and Greencroft. As such, it is considered that the erected log store would not result in any significant adverse impacts on the amenity of the neighbouring properties in terms of overshadowing, overbearing and loss of outlook.

5.96 Given the abovementioned separation distances, as well as the nature of a log store being a non-habitable structure, it is considered that there would be no unacceptable impact on the privacy of Greencroft through overlooking or the perception of overlooking.

Nursery Garden

5.97 The proposed planting area is located approximately 46m from the front elevation of Greencroft, with the erected shed approximately 47m away.

5.98 Owing to the substantial separation distances as set out above, as well as the intervening boundary treatments, and given the relatively modest scale of the nursery garden and associated structures, it is considered that the erected shed and nursery garden would not result in any significant adverse impacts on the amenity of Greencroft in terms of overshadowing, overbearing and loss of outlook.

5.99 Given the abovementioned separation distances, as well as the nature of the nursery garden and associated structures being non-habitable, it is considered that there would be no unacceptable impact on the privacy of Greencroft through overlooking or the perception of overlooking.

Iron Railings, Replacement Steps and Gates

5.100 The proposed replacement steps and iron railings would result in additional built form to the front of the existing dwelling. However, owing to their limited scale, and the intervening presence of the host dwelling, it is considered that these elements would not result in any significant adverse impacts on the amenity of either of Greencroft in terms of overshadowing, overbearing and loss of outlook. The proposed replacement gates would be partially screened by the log store, and it is

therefore considered that they would not result in any significant adverse impacts on the amenity of these neighbouring properties in terms of overshadowing, overbearing and loss of outlook.

5.101 Given the nature of the iron railings, replacement steps and gates, it is considered that there would be no unacceptable impact on the privacy of residents of Greencroft through overlooking or the perception of overlooking.

OTHER MATTERS

Impact on Trees

5.102 The application site includes a mature Horse Chestnut tree which is understood (from the Council's Arboricultural Officer) not to have been adequately protected during previous construction works. As the property is located within the Elwick Conservation Area, the tree is protected under Section 211 of the Town and Country Planning Act 1990, meaning that all works should have and will continue to require notification to the Local Planning Authority before commencement, as required by the legislation.

5.103 Whilst a tree health and condition survey was submitted with the application, concerns were raised by the Council's Arboricultural Officer regarding the content of the survey. As a result, it is recommended that a condition be imposed to secure a tree health and condition assessment for the mature Horse Chestnut tree to be conducted after a minimum period of 3 years from the date of this decision notice but no later than 5 years from the date of the decision notice. This would ensure sufficient information is provided to determine whether any harm is caused to the tree as a result of the development, which will inform whether a breach of Section 211 of the Town and Country Planning Act 1990 occurs.

Flood Risk and Drainage

5.104 Objections were raised during the application process by neighbours with regard to potential impacts on drainage and flood risk. Objections were specifically raised in respect of potential impacts on/interference with the existing drainage system, potential impacts of works supposedly carried out on the water course running through the rear garden of the application site, and concerns over surface water drainage and runoff from the application site.

5.105 It is considered that any works which may have been undertaken in relation to the water course to the rear of the site would fall outwith the current application, as confirmed by the Council's Engineering Team, which is considered not to be relevant to the scheme under consideration.

5.106 The submitted Proposed Block Plan illustrates that a water butt is to serve the replacement garage, with guttering connecting into a surface water drain, which would extend south to the front of the site and connect into the existing combined manhole. It was confirmed during the application process via the submission of photo evidence that the sub-terranean drainage channels have been installed in accordance with the Proposed Block Plan to serve the replacement garage. This is

considered to be acceptable in this instance, as confirmed by the Council's Engineering Team, and therefore the proposals are considered acceptable with respect to drainage and flood risk considerations.

Highway Safety and Vehicle Parking

5.107 The proposal includes the relocation of the existing access gates into the rear of the site, which would be positioned further into the site, adjacent to the host dwelling. It is considered that this would enable vehicles to temporarily wait inside the site (and therefore off the adjacent shared access road). As a result the proposals are considered to be acceptable in terms of Highway safety and vehicle parking, as confirmed by the Council's Traffic and Transport team.

Safety Considerations

5.108 Consideration has been given to the potential fire hazard of the garage and timber store. The Council's Building Control team undertook a site visit in August 2024 and confirmed that, as the garage is detached and less than 30m² and built of masonry, it is exempt from building regulations. Regarding the attached wood store, this was not classed as a building or part of the garage due to being an open sided area. The wood store was therefore discounted and not under the control of building regulation.

5.109 The case officer has contacted Cleveland Fire Brigade who have offered no representations other than to advise on access and water supplies, and an informative is recommended in this respect.

5.110 From a planning perspective, certain applications are required to provide a Fire Statement which primarily relate to high rise residential properties following the Grenfell Tower fire. The outbuildings at the host property would not be "relevant buildings" in terms of this requirement. Ultimately and notwithstanding the recent introduction by the government around Fire Statements, in the context of the current application, planning does not have powers to assess the fire safety of building materials nor most elements of building design. Fire precautions covered by building regulations are not part of material planning considerations on which planning decisions must be based.

5.111 In view of the development being exempt from building regulations, or requiring a Fire Statement, this matter would be beyond the control and remit of the LPA in this instance. As a result, fire safety remains a matter for the applicant to manage, and it is their responsibility to ensure they are aware of relevant fire precautions.

EQUALITY DUTY

5.112 The Council has a duty to have regard to the impact of any proposal on those people with characteristics protected by the Equality Act. Officers have had due regard to Sec 149(1) (a) and (b) of the Equality Act 2010 and considered the information provided by the applicant, together with the responses from consultees and other parties, and determined that the proposal would have no material impact

on individuals or identifiable groups with protected characteristics. Accordingly, no changes to the proposal were required to make it acceptable in this regard.

SECTION 17 OF THE CRIME AND DISORDER ACT 1998 CONSIDERATIONS

5.113 The Crime and Disorder Act 1998 requires local authorities to consider crime and disorder reduction in the exercise of all their duties, activities and decision-making.

5.114 There are no Section 17 implications.

REASON FOR DECISION

5.115 It is considered by Officers that the proposal in the context of relevant planning policies and material planning considerations is acceptable as set out in the Officer's Report.

RECOMMENDATION - APPROVE, subject to the consideration by officers of any additional comments received from the public consultation exercise, and subject to the following recommended planning conditions:

1. The development in so far in respect of the proposed restoration of iron railings to front, installation of new steel gates (removal of existing gates), removal of concrete steps to front door and installation of new stone steps hereby approved shall be begun not later than three years from the date of this permission.
For the avoidance of doubt.
2. The development hereby approved shall be carried out in accordance with the plans: Dwg No. 2403.P.03 (Proposed Shed, Fruitcage & Greenhouse Details) received by the Local Planning Authority 07/05/2024; Dwg No. 203.P.01 (Location Plan and Existing and Proposed Plans and Elevations for New Stone Steps and Gated Access) received by the Local Planning Authority 03/06/2024; Dwg No. 203.P.02 (Proposed Plans and Elevations for Logstore and Garage, Proposed Block Plan and Proposed Planting Area) date received by the Local Planning Authority 26/08/2024.
For the avoidance of doubt.
3. The external materials used for the proposed restoration of iron railings to front, installation of new steel gates, and installation of new stone steps shall be in accordance with those shown on Dwg No. 203.P.01 (Location Plan and Existing and Proposed Plans and Elevations for New Stone Steps and Gated Access) received by the Local Planning Authority 03/06/2024; and those on the submitted application forms, date received 07/05/2024 by the Local Planning Authority.
4. Notwithstanding the submitted information, a Tree Health and Condition Assessment ('the Assessment') for the mature Horse Chestnut tree (T1) as identified in the submitted Arboricultural Assessment (received by the Local Planning Authority 25/06/2024) shall be conducted after a minimum period of

3 years from the date of this decision notice but no later than 5 years from the date of the decision notice. Thereafter, the Assessment shall be submitted in writing to the Local Planning Authority within two months of completing the Assessment. The Assessment shall be conducted by an appropriately qualified and competent arboriculturalist.

In the interests of assessing the health and appearance of the existing tree and the visual amenity of the conservation area.

BACKGROUND PAPERS

5.116 Background papers can be viewed by the ‘attachments’ on the following public access page:

<https://planning.hartlepool.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=161856>

5.117 Copies of the applications are available on-line:

<http://eforms.hartlepool.gov.uk/portal/servlets/ApplicationSearchServlet>

CONTACT OFFICER

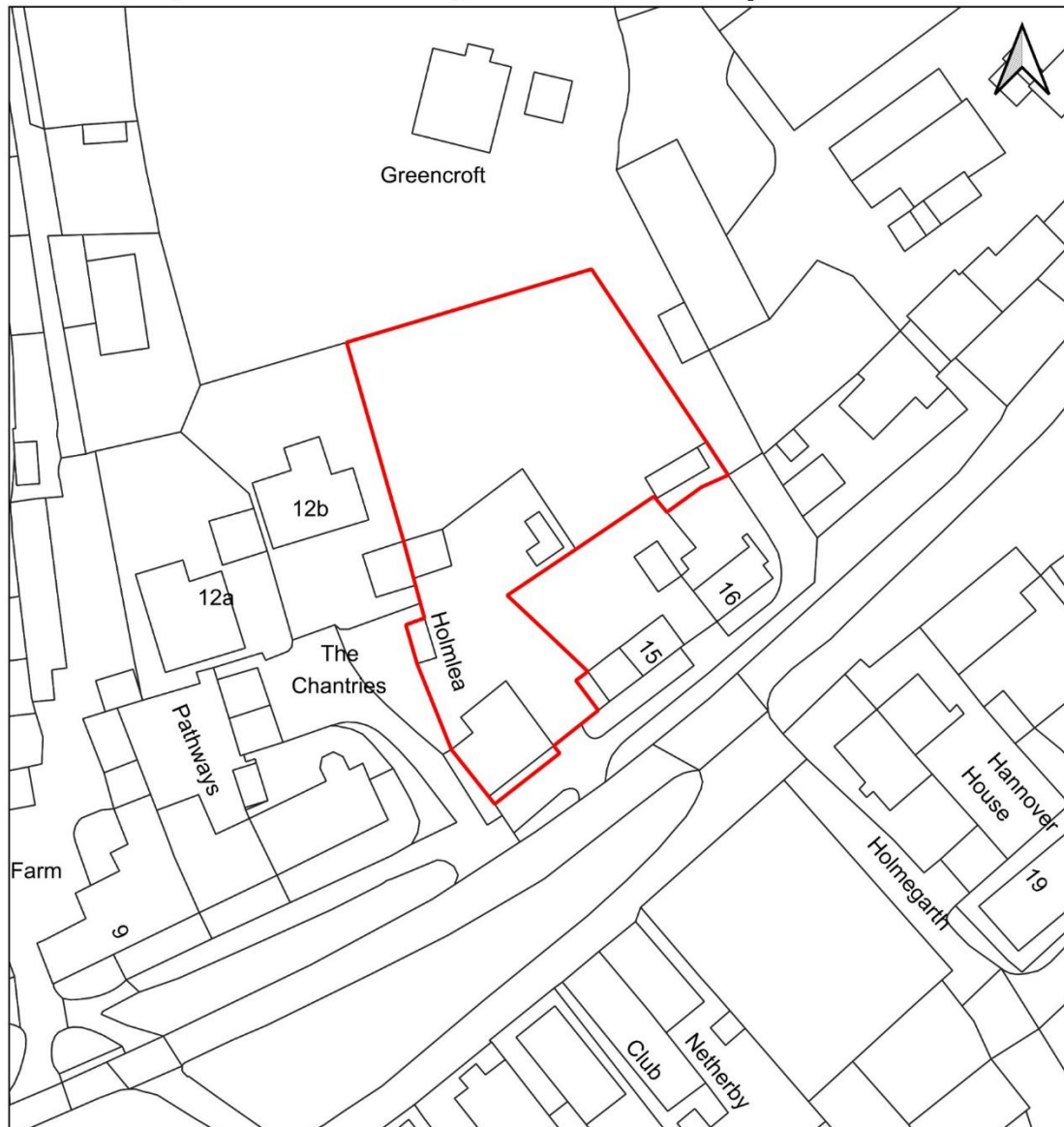
5.118 Kieran Bostock
Assistant Director (Neighbourhood Services)
Level 3
Civic Centre
Hartlepool
TS24 8AY
Tel: (01429) 284291
E-mail: kieran.bostock@hartlepool.gov.uk

AUTHOR

5.119 Tom Strachan
Planning Officer
Level 1
Civic Centre
Hartlepool
TS24 8AY

Tel: 01429 401774
E-mail: tom.strachan@hartlepool.gov.uk

Holmlea, 14 The Green, Elwick, Hartlepool



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 Hartlepool Borough Council	DRAWN LH	DATE 30/03/2026
	Scale 1:750	
Dept of - Development, Neighbourhoods and Regulatory Services Civic Centre, Victoria Road, Hartlepool TS24 8AY	DWG.NO H/2024/0146	REV

POLICY NOTE

The following details a precis of the overarching policy documents referred to in the main agenda. For the full policies please refer to the relevant document, which can be viewed on the web links below;

HARTLEPOOL LOCAL PLAN 2018

<https://www.hartlepool.gov.uk/localplan>

HARTLEPOOL RURAL NEIGHBOURHOOD PLAN 2018

[https://www.hartlepool.gov.uk/downloads/file/4876/hrnp_2016-2031 -
made version - december 2018](https://www.hartlepool.gov.uk/downloads/file/4876/hrnp_2016-2031_-_made_version_-_december_2018)

MINERALS & WASTE DPD 2011

[https://www.hartlepool.gov.uk/info/20209/local_plan/317/tees_valley_minerals
and waste development plan documents for the tees valley](https://www.hartlepool.gov.uk/info/20209/local_plan/317/tees_valley_minerals_and_waste_development_plan_documents_for_the_tees_valley)

REVISED NATIONAL PLANNING POLICY FRAMEWORK (NPPF) 2024

[https://www.gov.uk/government/publications/national-planning-policy-
framework--2](https://www.gov.uk/government/publications/national-planning-policy-framework--2)

ILLUSTRATIVE EXAMPLES OF MATERIAL PLANNING CONSIDERATIONS

Material Planning Considerations	Non Material Considerations
<i>Can be taken into account in making a planning decision</i>	<i>To be ignored when making a decision on a planning application.</i>
Local and National planning policy	Political opinion or moral issues
Visual impact	Impact on property value
Loss of privacy	Hypothetical alternative proposals/sites
Loss of daylight / sunlight	Building Regs (fire safety, etc.)
Noise, dust, smells, vibrations	Land ownership / restrictive covenants
Pollution and contaminated land	Private access disputes
Highway safety, access, traffic and parking	Land ownership / restrictive covenants
Flood risk (coastal and fluvial)	Private issues between neighbours
Health and Safety	Applicants personal circumstances (unless exceptional case)
Heritage and Archaeology	Loss of trade / business competition (unless exceptional case)
Biodiversity and Geodiversity	Applicants personal circumstances (unless exceptional case)
Crime and the fear of crime	
Planning history or previous decisions made	

(NB: These lists are not exhaustive and there may be cases where exceptional circumstances require a different approach)



Planning Committee

16th July 2026

Report of: Director for Neighbourhood and Regulatory Services

Subject: PLANNING APPEAL AT 58 RYEHILL GARDENS,
HARTLEPOOL, TS26 0JJ

APPEAL REF: 6011212.

Part retrospective application for the erection of a raised decked area together with an associated enclosure to the rear of the property. (H/2025/0222)

1. Purpose of Report

- 1.1 To advise members of a planning appeal that has been submitted against the Local Planning Authority's decision to refuse a retrospective planning application for the erection of a raised decked area together with an associated enclosure to the rear of the property. (H/2025/0222).
- 1.2 The planning application was refused on 12th May 2026 under delegated powers for the following reason:

In the opinion of the Local Planning Authority, the raised decking area results in a detrimental impact on the amenity and privacy of existing and future occupiers of the adjoining neighbouring property no. 56 Ryehill Gardens to the side (north) of the site, in terms of an overbearing effect, and overlooking and the perception of overlooking into the rear habitable room windows and towards the immediate rear garden, by virtue of its scale, height and position,

contrary to the requirements of the Local Plan Policy QP4 and paragraph 135 of the NPPF (2024).

- 1.3 A copy of the officer's report is appended at **Appendix 1**.

2. Recommendations

- 2.1 That Members note this report.

3. Contact Officers

Scott Parkes
Director for Neighbourhood and Regulatory Services
Level 4
Civic Centre
Hartlepool
TS24 8AY
Tel: 01429 523207
E-mail: Scott.Parkes@hartlepool.gov.uk

4. Author

Emily Palmer
Planning Officer
Level 1
Civic Centre
Hartlepool
TS24 8AY
Tel (01429) 523246
E-mail: emily.palmer@hartlepool.gov.uk

Appendix 1**Application No** H/2025/0222**Proposal** Part retrospective application for the erection of a raised decked area together with an associated enclosure to the rear of the property.**Location** 58 RYEHILL GARDENS HARTLEPOOL**PS Code:** 21

DELEGATION ISSUES	Neighbour letters:	14/08/2025
1) Publicity Expiry	Site notice:	N/A
	Advert:	N/A
	Weekly list:	12/08/2025
	Expiry date:	16/09/2025
	Extended date:	
2) Publicity/Consultations		
PUBLICITY		
The application was advertised by way of neighbour notification letters. To date, three responses have been received, two in the form of no objection and one in the form of objection. The objection can be summarised below: - The raised decking results in a material loss of privacy and overlooking impact on the rear garden and rear rooms - Boundary treatments have been unspecified, and unlabelled on the proposed elevations so cannot be taken to represent a boundary privacy screen. - Due to the depth of the decking a southern boundary treatment, any solid screens erected would overshadow the east facing garden. - Vegetation is not reliable mitigation as they can be removed or cut back at any time - There are discrepancies to the drawings – the existing drawings don't reflect what is existing. - National policy expects development to achieve a high standard of amenity for existing and future users and raised domestic platforms require permission.		

- No longer feel comfortable in the home due to overlooking.

It is noted that the description of the proposal has been amended throughout the lifetime of the application to capture the amended decking and enclosure to the rear. Given the nature of the built form of the decking, no reconsultation was given.

CONSULTS

The following consultation responses were received;

HBC Arboricultural Officer: There are no arboricultural concerns with this application.

HBC Engineering Consultancy/JBA: Given the nature of the application (householder development) we do not have any comments to make from a flood risk or contaminated land perspective.

3) Neighbour letters needed	Y
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4) Parish letter needed	N
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5) Policy

National Planning Policy Framework (NPPF)(2024)

In December 2024 the Government issued a revised National Planning Policy Framework (NPPF) replacing the 2012, 2018, 2019, 2021 and 2023 NPPF versions. The NPPF sets out the Government's Planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system. The overriding message from the Framework is that planning authorities should plan positively for new development. It defines the role of planning in achieving sustainable development under three overarching objectives; an economic objective, a social objective and an environmental objective, each mutually dependent. At the heart of the Framework is a presumption in favour of sustainable development. For decision-taking, this means approving development proposals that accord with an up-to-date development plan without delay or, where there are no relevant development plan policies or the policies

which are most important for determining the application are out-of-date, granting permission unless policies within the Framework provide a strong reason for refusal or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits. The following paragraphs are relevant to this application:

PARA001: Role of NPPF

PARA002: Determination of applications in accordance with development plan

PARA003: Utilisation of NPPF

PARA007: Achieving sustainable development

PARA008: Achieving sustainable development

PARA009: Achieving sustainable development

PARA010: Achieving sustainable development

PARA011: The presumption in favour of sustainable development

PARA012: The presumption in favour of sustainable development

PARA039: Decision making

PARA048: Determining applications

PARA056: Planning conditions and obligations

PARA057: Planning conditions and obligations

PARA131: Achieving well-designed places

PARA135: Achieving well-designed places

PARA139: Achieving well-designed places

PARA196: Ground conditions and pollution

PARA231: Implementation

Hartlepool Local Plan 2018

SUS1: The Presumption in Favour of Sustainable Development

HSG11: Extensions and alterations to existing dwellings

QP3: Location, Accessibility, Highway Safety and Parking

QP4: Layout and Design of Development

Supplementary Planning Document

Residential Design Guide Supplementary Planning Document (2019)

6) Planning Consideration

RELEVANT PLANNING HISTORY

No relevant planning history has been identified.

SITE AND SURROUNDINGS

The application site, 58 Ryehill Gardens, is a two-storey, semi-detached dwelling featuring a driveway to the front (west) and an elongated private garden to the rear (east). The application property is adjoined by no. 56 Ryehill Gardens to the side (north), and to the other side (south) no. 60 Ryehill Gardens is adjacent. To the rear (east) are properties no. 23, 25, 27 and 29 Thornhill Gardens, and to the front are properties no. 53 and 55 Ryehill Gardens.

The application property is a traditional hip semi-detached property. The external walls of the dwelling are constructed from reddish-brown facing bricks, and the hipped roof is finished in grey concrete tiles.

The boundary treatments to the rear garden are made up of close-boarded timber fences. To the side (north) boundary of the rear garden, the fence measures approximately 2.1 metres in height, measured from the raised decking, which extends along the side northern boundary for approximately 3 metres. Due to the natural sloping ground level, which slopes away from the rear elevation of the host dwelling, the total height of the enclosure measures a minimum of approximately 2.3 metres from the highest ground level at the rear of the property and a maximum height of 2.7 metres when measured from the lowest part of the natural ground level. Beyond the 3-metre-length fence, the fence decreases in height to have a height of approximately 1.7 metres from the raised decking (and approximately 2.3 metres from the natural ground level for approximately 0.9 metres in length). Beyond this, the fence gradually slopes down further in height along the northern boundary to approximately 1.5 metres in height and is a picket-style fence.

To the side (south) of the rear garden area, the boundary fence measures approximately 1.9 metres in height from the raised decking. Due to the natural sloping ground level, the total height of the fence measures (from natural ground level) a minimum of 2.3 metres at the highest part and a maximum of approximately 3.1 metres at the lowest level and extends from the rear elevation of the host property for approximately 6.2 metres along the southern boundary.

Prior to the unauthorised raised decking area installed at the rear area of the host dwelling, it is understood that there was a former raised decked area which was a L-shape with steps lowering down to the natural ground level (garden area). This area

of decking measured approximately 4 metres in depth along the northern boundary, where the decking stepped in to have a width of approximately 4.3 metres, before it projected further by approximately 2.1 metres to have a total depth of approximately 6.1 metres along the southern boundary. The decking at its highest point above the ground (the lowest ground level) measured approximately 0.7 metres, and to the very rear of the property, the decking, when measured from the highest ground level, measured approximately 0.5 metres.

The present built form on site comprises a new timber decking within the rear garden, which, as built, is sited approximately 0.9 metres above natural ground level (at its highest point), and projects to have a depth of approximately 6.1 metres from the rear elevation of the property and extends to have a width of approximately 7.5 metres. There are also steps that provide access from the raised platform down to the garden.

PROPOSAL

The application seeks part retrospective permission for the erection of a raised decked area together with an associated enclosure within the rear garden of the host property.

Original Proposal

The original proposal included regularising the built raised decking and the erection of privacy screens along the edge of the raised decking between both the north and southern boundary, together with a section along the edge of the raised decking (east) to partly enclose the decking area.

The raised decking as built measures approximately 0.9 metres above the natural ground level (at its lowest part), with a depth of approximately 6.2 metres, and a width of approximately 7.5 metres, together with steps to the garden facing east. The proposed privacy screens along the edge of the decking (east) would leave a central opening within the middle section. They measure approximately 1.7 metres in height from the decking (approximately 2.7 metres from the natural ground level), and each has a width of approximately 1.7 metres. The screen to the side (north) would measure approximately 2.2 metres along the boundary and would have a height of approximately 1.7 metres.

Amended Proposal

Amended plans were received in respect to the unauthorised erected decking, as the case officer raised concerns regarding the depth and height of the decking as built and its impact upon residential amenity

The amended scheme submitted by the agent shows the proposed decking would be sited above ground level by 0.9 metres (when measured from the natural ground level) and would now have an L-shape layout together with steps down towards a lower area of decking. The proposed decking at 0.9 metres in height would project to have a depth of approximately 4 metres along the northern boundary, which would extend in width by approximately 4.3 metres. The amended proposed decking would then extend approximately 2.2 metres further (approximately 4.3 metres off the northern side boundary) to have a total depth of approximately 6.2 metres along the southern boundary.

A lower area of decking would, in effect, square off the area of decking where there would be steps facing north down towards the lower decked area, which would be approximately 0.3 metres above ground level. This element would be flush with the rear section of the higher raised decking element and would measure approximately 4.3 metres in width by approximately 2.2 metres in depth. This lower area of decking would have steps that allow access to the garden.

The development applied for would also include the proposed erection of 2no. privacy screens/enclosures along the furthest part of the higher raised decking area. The screen/enclosure would partly enclose the eastern edge of the highest part of the decking erected at an approximate height of 0.9 metres and would leave an opening to provide access to the steps down to the lower level decking. The total height when measured from the lowest natural ground level would be approximately 1.8 metres.

MATERIAL PLANNING CONSIDERATIONS

In this instance, the main planning considerations are considered to be the impact on the amenity and privacy of neighbouring properties and the impact on the character and appearance of the existing dwelling and the surrounding area. These and any other planning considerations are discussed below.

IMPACT ON AMENITY AND PRIVACY OF NEIGHBOURING PROPERTIES

In addition to the requirements of Policy HSG11, Policy QP4 (Layout and Design of Development) of the Hartlepool Local Plan (2018) requires that proposals should not negatively impact upon the amenity of occupiers of adjoining or nearby properties by way of general disturbance, overshadowing and visual intrusion, particularly relating to poor outlook, or by way of overlooking and loss of privacy. Moreover, the policy stipulates that extensions to buildings that would significantly reduce the separation distances between properties will not be permitted.

Impact on no. 56 Ryehill Gardens (side/north)

No. 56 Ryehill Gardens is a semi-detached, two-storey dwelling which adjoins the host property to the side (north). The two properties have a side-by-side relationship. This property benefits from a long and narrow garden, where the land levels fall away from the rear elevation. It is also noted that there is a ground-level difference between the two properties, whereby the neighbouring dwelling is sited at a slightly lower level than the application site.

This property benefits from two rear extensions, which both feature large glazing to their rear elevations. The extension closest to the boundary shared with the host property is understood to serve a living room, and the extension beyond is understood to serve a kitchen, based on the case officer's site visit observations. As previously set out, there is an existing boundary fence between the two properties that vary in height. Projecting from the rear wall of the properties for approximately 3 metres is an approximate 2.3 metre high fence, and as the land level lowers away from the rear boundaries of the host property and this property, the fence becomes greater in height at approximately 2.7 metres.

Beyond the 3-metre-length fence, the fence decreases further in height, to approximately 2.3 metres for approximately 0.9 metres along the boundary. Beyond this, the fence reduces in height between the two boundaries to approximately 1.5 metres from the natural ground level. Due to the existing boundary treatments in place and the former decking area, as previously described within the site and surroundings section of the report, mutual overlooking naturally occurs in both rear garden areas.

The raised decking as built measures approximately 0.9 metres above the natural ground level at the host dwelling at the lowest level, with a depth of approximately 6.2 metres, and a width of approximately 7.5 metres, with steps at the rear to gain access to the rear garden. The part-retrospective proposal included the erection of a further enclosure to act as a privacy screen along part of the northern side boundary

(shared with no. 56), where the raised decking area would project beyond the existing 2.1 high fence in place. This enclosure aims to screen the full depth of the raised decking area (approximately 6.2 metres in length along the boundary from the rear wall of the host dwelling). The enclosure would seek to provide screening at a higher level than the existing boundary fence to an increased height of approximately 1.7 metres from the decking level. This would result in a boundary enclosure with a height of approximately 2.64 metres at its highest height when measured from the lowest ground level adjacent.

It is acknowledged that the agent has put forward an area of additional screening to mitigate overlooking impacts from the raised decking area. This property appears to be at a slightly lower level than the host dwelling. When standing upon the decking closest to the rear elevation, the proposed screening would only extend to the edge of the raised decking area and by virtue of the projection and height of the decking, a perception of overlooking would occur to occupiers utilising the outdoor amenity space associated with this property.

Further, it is considered that the increased height and length of the decking as built, and proposed boundary treatment by virtue of its height and ground level change, would create a significant adverse impact on this property in terms of overbearing impact.

Due to concerns raised by the case officer, with regard to the overall scale of the erected raised decking, in terms of the depth and height, the applicant's agent provided amended plans.

The amended plans propose the raised decking area to remain at a height of approximately 0.9 metres from natural ground level at the host site when measured from the lowest level, however the depth along the shared boundary of this property would be reduced to approximately 4 metres and a reduced width of approximately 4.3 metres. The amended decking proposed would then extend approximately 2.2 metres further (approximately 4.3 metres off the northern side boundary) to have a total depth of approximately 6.2 metres along the side southern boundary and would be a L-shape. To the rear (east) of the proposed decking at 0.9 metres above ground level, would be a lower level of decking, which would be approximately 0.3 metres above ground level, measured at its lowest ground level. This element would be flush with the rear elevation of the higher raised decking element and would measure approximately 4.3 metres in width by approximately 2.2 metres in depth.

The decking would have steps that allow access to the lower platform and the rear garden beyond.

As above, it is acknowledged that this property benefits from rear extensions, with the rear extension closer to the shared boundary projecting in depth approximately 2.8 metres beyond the rear elevation of the host property. The proposed decking, as amended, would project beyond the rear elevation of this property by approximately 1.2 metres along the boundary. The proposed decking at its furthest point (at both 0.9m and 0.3m above ground level) would project beyond the rear elevation of no. 56 by approximately 3.5 metres.

It is noted that the existing intervening boundary fence decreases in height from approximately 2.3 metres from the natural ground level, beyond the rear elevation of the neighbour's rear elevation, measured from the host site. Beyond this, the fence reduces in height towards the rear to measure approximately 1.5 metres in height from the natural ground level of this property and is in the form of a picket fence.

Whilst the amended and proposed 0.3-metre-high raised decking may be considered to be at a height that would typically fall within the parameters of permitted development, it is considered to be an integral part of the cumulative raised structure, whereby the development would include steps from the higher raised platform to the lower part and the rear garden beyond.

In terms of overbearing considerations, the total area of the raised platform, as amended to be approximately 0.3 metres above ground level, would project in length along the shared boundary by approximately 2.3 metres, where the boundary treatment/screening would rely on the existing fence measuring approximately 0.5 metres in height from the raised platform level, and approximately 1.5 metres in height from ground level. It is noted that the decking at this point would be approximately 0.3 metres in height, meaning the fence would screen a height of approximately 1.2 metres.

It is considered that the increased height of the proposed decking beyond the former, together with the depth of the decking and the resulting height of the fence, which doesn't sufficiently screen the decking, would result in an oppressive and overbearing impact on the occupiers utilising the outdoor amenity space associated with this property. It is further considered that, if the applicant sought to erect any mitigation by increasing the height of the fence to match the existing fence closer to the rear elevation, which measures approximately 2.1 metres from the raised

decking, due to the natural sloping levels, the fence would measure approximately 3.1 metres in height from the natural ground level of the host dwelling. It is considered that such a boundary treatment at this height would result in a significant detrimental impact on the occupiers of no. 56 in the form of overbearing, overshadowing and loss of outlook on the immediate private rear garden area.

Further, this form of mitigation would result in a considerable section of the fence being raised in height, and therefore the fenced screening would appear noticeably higher in relation to the adjoining garden area at No 56 than is typical for a garden fence between neighbouring properties. It is further considered that this mitigation would appear overly prominent, and out of keeping with the otherwise domestic scale and proportions of the boundary enclosures that are more typical for this location when viewed from this direction, being open to clear sight from other adjoining gardens.

It is considered that, as the proposed decking would project beyond the rear elevation of this property, views towards the rear elevation of this property and its private garden area would be achievable. Notwithstanding this, the proposed amended decking would have a limited projection beyond the rear elevation of the rear extension to this property, and the occupiers of this property would continue to receive a good outlook from their rear facing windows in the rear elevation. Therefore, it is considered that the raised decking would not create any significant overshadowing impacts upon the internal and external amenity spaces of this property to warrant a refusal of the development nor does it lead to a harmful impact on the outlook for occupiers of the property.

It is therefore considered that the scale and height of the proposed decking would create a demonstrable overbearing impact on the amenity of no. 56 Ryehill Gardens. Further, having regard to the above mitigation considerations, it is considered that any mitigation in the form of increasing the boundary treatment would further raise amenity concerns relating to overbearing and overshadowing in its own right, and increasing the boundary height would not be an acceptable and appropriate solution.

With regards to overlooking and privacy concerns, it is noted that prior to the erected raised decking that is existing on site, it is understood that there was a raised decking which was a L-shape which was sited upon a raised patio. The decking measured approximately 4 metres in depth along the northern boundary, where the decking stepped in to have a width of approximately 4.3 metres, before it

projected further by approximately 2.1 metres to have a total depth of approximately 6.1 metres at the southern side. At its highest point, the decking measured approximately 0.7 metres above the natural ground level when measured from its lowest level. It is noted there were steps from the most rearward projection, that provided access to the rear garden.

This structure was later replaced with a new decking 20 cm greater in height from the former decking and projects further along the boundaries to have a depth of approximately 6.1 metres and extend to have a width of approximately 7.5 metres. There are also steps that provide access from the raised platform to the rear garden. The structure as existing, raises concerns regarding the overlooking impact and perception of overlooking into the neighbour's garden and habitable room window.

It is acknowledged that there is an element of visibility between the host property's rear garden and this property's garden due to the low boundary treatment, which measures approximately 1.5 metres in height. It is further noted that the applicant has sought to address these concerns by lowering the platform along the northern boundary, which is the boundary shared with this property, to approximately 0.3 metres above ground level and erecting associated enclosures to the sections of the rear of the raised platform, which measure 1.7 metres above ground level, to have a height of approximately 0.9 metres from the raised platform.

However, it is considered that the fence, when measured from the proposed 0.3 metre platform would only measure approximately 1.2 metres in height and therefore when standing upon the raised platform, overlooking would still be achievable towards the private rear outdoor amenity space, and into the habitable room window to the rear elevation of no. 56, beyond the proposed privacy screen enclosures and existing intervening boundary treatment. It is also considered that when standing on the furthest point of the decking at 0.9 metres above the ground, although it would be set off away from the shared boundary by approximately 4.2 metres, it is considered that views at this height with a perceived boundary treatment of 0.6 metres (measured from the raised decking) would be achievable towards the private rear garden of no. 56, as well as the increased perception of overlooking from standing upon a platform that is higher than ground level.

It is therefore considered that the proposed amendments, including reducing the height of the platform to the northeast corner of the decking to 0.3 metres would not mitigate the harm that would occur and would continue to create a demonstrable

harm in terms of overlooking and the perception of overlooking to warrant refusal of the application in this instance.

It is therefore considered that the proposed amended raised decking would have an unacceptable adverse impact on the amenity and privacy of 56 Ryehill Gardens in terms of overbearing, overlooking and a perception of overlooking, as to warrant refusal of the application in this instance.

Impact on no 60. Ryehill Gardens (side/south)

No. 60 Ryehill Gardens is a semi-detached, two-storey dwelling which is adjacent to the host property to the side (south). The neighbouring property benefits from a rear extension which features windows in the side (north) and rear (east) elevations. The extension to the south is understood to serve a kitchen with a dining area beyond, as understood from permission HPDV/2003/0713 (decision date 15/09/2003). It is also noted from the case officer's site visit that the neighbours benefit from a raised decking, which measures approximately 7 metres in depth. The intervening boundary treatment is made up of a close-boarded fence measuring approximately 1.9 metres in height from the raised decking.

The raised decking built prior to what exists consisted of a 0.7-metre-high decking at its highest point when measured from the lowest ground level and extended along the shared boundary by approximately 6.2 metres. The raised decking as built, has increased in height by approximately 0.2 metres, to be above the natural ground level by 0.9 metres, for a depth of approximately 6.2 metres long the boundary.

As above, amended plans have been received in an attempt to address the case officer's concerns regarding the scale and height of the erected raised decking.

The amended plans propose the raised decking to be at a height of approximately 0.9 metres from natural ground level and would have a L-shape. The depth and height along the shared boundary would remain the same as existing (and as built) but would also include the erection of screening/an enclosure to the rear part of the decking, which would measure approximately 0.9 metres in height from the raised decking, and an overall height of approximately 1.7 metres from ground level.

Given the pre-existing context, and that the existing decking on this boundary/and what is proposed is approximately 20cm higher above ground level, with the existing boundary treatment of approximately 1.9-metre-high fence (measured from the 0.9m

raised decking), it is considered that there would be no significant adverse impacts on the neighbouring property no. 60 Ryehill Gardens, in terms of overbearing, overshadowing or loss of outlook, as a result of the proposed decking, as to warrant refusal.

With regards to overlooking and privacy concerns, it is considered that the neighbouring property also benefits from a raised decking area to the rear of the property, and projects in depth along the shared boundary by approximately 7 metres. It is further considered that the intervening boundary treatment at a height of approximately 1.9 metres would provide a degree of screening that would be appropriate in mitigating the harm from the proposed development. On this basis, it is considered that there would be no adverse impact on the privacy of the adjacent property in terms of overlooking.

Overall, it is considered that the proposed development on balance, is acceptable and would not lead to demonstrable overlooking impacts (or the perception of) nor would the building result in any adverse harm in terms of overbearing, overshadowing or loss of outlook that would warrant a refusal of the application in this instance.

Impact on No. 23, 25, 27 and 29 Thornhill Gardens (rear/east)

To the rear of the host property are residential properties 23, 25, 27 and 29 Thornhill Gardens, which have a rear-to-rear relationship with the host dwelling, with no. 25 and 27 Thornhill Gardens most directly to the rear.

There would be a separation distance of approximately 50 metres to the rear elevations of no. 25 and 27 Thornhill Gardens (and would exceed this to no. 23 and 29 Thornhill Gardens), with high levels of vegetation and outbuildings to the rear of the host site between. Given the distance, it is considered that the proposal would not result in an adverse loss of amenity and privacy for these properties to the rear (east) at No's 23, 25, 27 or 29 Thornhill Gardens (or properties beyond) in terms of loss of outlook, overbearing, overshadowing, or overlooking to warrant refusal of the application.

Impact on No. 55 and 57 Ryehill Gardens (front/west)

To the front of the host property, with the highway between, are residential properties no. 55 and 57 Ryehill Gardens. The proposed developments would be

primarily screened by the existing host dwelling from the front with an oblique, satisfactory separation distance of approximately 30 metres to the building frontage of these properties.

Overall, it is considered that there would not be any significant adverse impact to the amenity and privacy of the neighbouring occupiers to the front (west) in terms of loss of outlook, overbearing, overlooking and overshadowing.

IMPACT ON CHARACTER AND APPEARANCE OF EXISTING DWELLING AND SURROUNDING AREA

Policies QP4 (Layout and Design of Development) and HSG11 (Extensions and alterations to Existing Dwellings) of the Hartlepool Local Plan (2018) require, amongst other provisions, that proposals should be of an appropriate size, design and appearance in keeping with/sympathetic to the host property and the character of the surrounding area.

The eastern extent of Ryehill gardens is made up of semi-detached, two-storey dwellings, with narrow, elongated gardens. The land levels fall towards the north of the street and also decrease from the rear elevations of these properties. The properties largely feature various extensions, including rear extensions, and many properties benefit from outbuildings to the rear boundary. It is also noted that several properties benefit from decking and patio areas directly to the rear.

The host property previously benefitted from a raised decking area, which was in a L-shape, and at its highest point measured approximately 0.7 metres above ground level. The decking measured approximately 4 metres in depth along the northern boundary, where the decking stepped in to have a width of approximately 4.3 metres, before it projected further by approximately 2.1 metres to have a total depth of approximately 6.1 metres at the southern side.

While the proposal is considered to be of a notable scale and massing, the raised decking would not project further in length than what existed prior to the southern boundary. Further, the decking is sited to the rear and would be screened by the host dwelling when viewed from the front and wider street scene. On balance, this approach is considered acceptable in this instance, particularly given the limited views which would be possible of the rear elevation.

Overall, it is considered that the design of the proposed development would not be out of keeping with the host dwelling nor the surrounding area, and would therefore have an acceptable impact on the character of the existing dwelling and surrounding area in accordance with Policies QP4 and HSG11 of the Hartlepool Local Plan (2018) and with the relevant paragraphs of the NPPF (2024).

IMPACT ON TREES

Local Plan Policy QP6 (Technical Matters) required proposals to address the presence of any landscape features, particularly protected trees. Local Plan Policy NE1 (The Natural Environment) seeks to ensure that the loss of any significant trees or hedgerows is offset by replacements.

There are trees in the rear garden, HBC Arboricultural Officer was therefore consulted on the application, who has confirmed there are no arboricultural concerns with the proposal. On this basis, it is considered that there would be no unacceptable impact on trees and hedges.

OTHER MATTERS

It is noted that an objection has been received with regards to unspecified boundary treatments and vegetation not being suitable mitigation. The original submitted plans and subsequent amended plans have been considered throughout the lifetime of the application, and it is considered that no suitable mitigation has been agreed, as discussed above.

With respect to an objection regarding discrepancies to the drawing, it is understood that the existing plans reflect what was pre-existing prior to the erection of the decking.

CONCLUSION

In light of the above considerations identified within the Hartlepool Local Plan (2018) and the relevant paragraphs of the NPPF (2024), it is considered that the proposed development by virtue of its siting, scale and design would result in a detrimental loss of amenity and privacy on the neighbouring property to the rear, namely no. 56 Ryehill Gardens. It is therefore considered that the proposed development is contrary to Policies QP4 and HSG11 of the Hartlepool Local Plan (2018) and paragraph 135 of the NPPF (2024), and the application is recommended for refusal.

7) EQUALITY DUTY The Council has a duty to have regard to the impact of any proposal on those people with characteristics protected by the Equality Act. Officers have had due regard to Sec 149(1) (a) and (b) of the Equality Act 2010 and considered the information provided by the applicant, together with the responses from consultees and other parties, and determined that the proposal would have no material impact on individuals or identifiable groups with protected characteristics. Accordingly, no changes to the proposal were required to make it acceptable in this regard.
8) CRIME AND DISORDER ACT IMPLICATIONS In this instance, there are no Section 17 implications.
9) Alternative Options Considered Yes (as per report)
10) Any Declared Register of Interest No
11) Chair's Consultation Necessary Y
12) Recommendation REFUSE for the following reason;
REASON 1. In the opinion of the Local Planning Authority, the raised decking area results in a detrimental impact on the amenity and privacy of existing and future occupiers of the adjoining neighbouring property no. 56 Ryehill Gardens to the side (north) of the site, in terms of an overbearing effect, and overlooking and the perception of overlooking into the rear habitable room windows and towards the immediate rear

garden, by virtue of its scale, height and position, contrary to the requirements of the Local Plan Policy QP4 and paragraph 135 of the NPPF (2024).

INFORMATIVE

1.0 Statement of Proactive Engagement

The Local Planning Authority in arriving at its decision to refuse this application has, without prejudice to a fair and objective assessment of the proposals, issues raised, and representations received, sought to work with the applicant in a positive and proactive manner with the objective of delivering high quality sustainable development to improve the economic, social and environmental conditions of the area in accordance with the NPPF. However in this instance it has not been possible to address or overcome these concerns.

Author of Report: Emily Palmer

Signed: E.Palmer

Dated: 07/05/2026

Signed: JH

Dated: 07/5/2026

Senior Planning Officer

Signed: Cllr Michael Jorgeson

Dated: 11/05/2026

Vice Chair of the Planning Committee