

The Homes and Communities Agency (HCA)

North Burn, Wynyard

Bid Submission
January 2016

A proposal by BDP with Waterman, Curtins and Aspinall Verdi

BDP.

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Section 1: Introduction

Introduction

BDP is delighted to respond to the Homes and Communities Agency (HCA) Mini competition for multidisciplinary services to promote North Burn, Wynyard as a residential led mixed use site for allocation in the emerging Hartlepool local plan.

We have reviewed all the background information and with our knowledge of the site we are confident that we can promote the site for reallocation and secure an outline planning permission for the preferred masterplan option.

Our Team

The project will be led by BDP with specialist support from sub-consultants Waterman Group, Curtins Ltd and Aspinall Verdi. This team, which has collaborated on many HCA framework and other commissions, has the full set of skills and the resource capacity required to meet the brief and to deliver the commission.

BDP is a major international, interdisciplinary practice of 800 people, comprising planners, architects, designers, engineers and urbanists, providing an integrated, comprehensive planning and design service. Furthermore, we are experienced in undertaking very similar commissions and including for the HCA. For example BDP managed the outline planning consent (including access) for Land at Eastway, Preston obtaining consent for a residential led development that included a link road. BDP has also

managed the detailed planning consent for advanced infrastructure and highway works at Bilston Urban Village, Wolverhampton to create viable development plots to allow for the wider delivery of future phases of the site. This included a distributor road and access junctions. The team is also familiar with the North East and is currently working on town planning commissions in Harrogate and Leeds and has previously completed projects in Gateshead, Darlington, Barnard Castle and Redcar and Cleveland.

Waterman has extensive experience in providing engineering and environmental services for large residential developments, including Drakelow Park and Bilston Urban Village. Their in-house capabilities include highways and drainage design, along with a full suite of environmental services to deliver a turnkey solution. Waterman together with BDP can offer the full range of services required to secure a robust and deliverable planning consents for the site.

Curtins Consulting is an independent firm of consulting engineers with a strong track record of delivering major projects in the North of England. Curtins highway engineering and transportation practice has relevant local experience to bring to the project.

Aspinall Verdi is a specialist practice of Chartered Surveyors and Town Planners providing fully integrated economic and property development, regeneration and town planning services. Founded in 2009 the company provides senior level expertise to a wide range of local, regional

and national clients across both the public and private sectors.

Why Select the BDP Team?

The BDP team can offer the following benefits to the client team:

- Track record of directly comparable completed commissions for the HCA and other clients
- Multi-disciplinary team that can draw on the full range of built environment design and planning, infrastructure, property and environmental skills as required to meet the project objectives
- A flexible response to challenges and issues arising through the course of the study – reallocating resources as needed
- A risk management process, identifying and managing issues before they can affect the study programme and outcomes
- A dedicated and senior core team to work with you
- A track record of projects in the Northeast

Document Structure

The remainder of this submission is structured to respond directly to the headings set out in the Quality Assessment criteria in your brief, as follows;

- Section 2: Demonstration of understanding of requirements of the brief and the required end product (Understanding the brief).
- Section 3: Demonstration of proposed

methodology and approach to obtaining relevant data and carrying out surveys (Methodology).

- Section 4: Recognition of programme requirements (Programme).
- Section 5: Quality Assurance Systems and Project Management.
- Section 6: Organisation Chart and Key Personnel. (The team)
- Section 7: Fee proposal and fee assumptions.

Section 2: Understanding the Brief

Introduction

The brief is divided into two stages and the priority work, to re-allocate the site is in Stage 1. The second stage, an outline planning application, will benefit from the allocation achieved through Stage 1.

Stage 1: Site allocation

The imperative is to get the housing led-mixed use allocation confirmed in the emerging Hartlepool Local Plan. Having confirmed the Local Plan timetable with Hartlepool Borough Council, the Preferred Options consultation draft will be published in late May/ early June 2016.

Consultation on the Issues and Options Report for the new local plan ended in August 2014. No consultation report on the issues and options stage has been published. Issues and options is a relatively early stage of the local plan process and HBC are some time off having an adopted local plan. However, the recent employment land review is a statement of intent to rationalise employment land provision in the borough. It is likely that HBC will need to revisit the employment land review as its recommendations for Wynyard Park are predicated on the development of the hospital which will now not be going ahead. On this basis we believe that it will be possible to promote a strategic mixed use allocation at Wynyard Park for inclusion in the HBC local plan provided that work on the technical studies commences in January 2016.

The consulted options for employment land in the borough relevant to the site are:

Make existing employment land more attractive for investment:

- Reduce the overall amount of employment land
- Consider de-allocation of part of Wynyard Business Park to allow mixed use development
- Consider alternative uses for North Burn or de-allocate the site and treat it once again as part of the open countryside

We view the inclusion of the re-allocation of Wynyard Park in the local plan consultation as confirmation that it is viewed by HBC as a credible option. To build upon this position the stage 1 deliverables will need to clearly articulate that the site is available and deliverable within the plan period. The recently published consultation of amending the National Planning Policy Framework (NPPF) also adds weight to the push to reallocate employment land to provide for housing growth. The consultation document on the proposed NPPF amendment states that the Government intends to "make clear that unviable or underused employment land should be released unless there is significant and compelling evidence to justify why such land should be retained for employment use". It is clear that North Burn is unviable for purely employment development. Our proposed methodology (summarised below) can demonstrate that North Burn is suitable for a sustainable housing led mixed use scheme. In this context we would be confident that HBC

planners will recognise the direction that national planning policy is moving and include a reallocated North Burn in the Hartlepool Local Plan.

We see the stage 1 deliverables being a short suite of reports for use with HBC and statutory consultees to comprise:

- Masterplan Report
- Highway Options
- Services and Infrastructure Requirements
- Property Market Assessment and Viability Appraisal
- Phase I Geo-Environmental Study
- Ecology and Habitat Surveys
- Arboricultural Survey
- Stage 1 Flood Risk Assessment
- Summary Report

Not all of these studies will be of equal importance for the site promotion. The highway options, masterplan and property market/viability appraisal will be the critical deliverables to demonstrate the viability and deliverability of a residential led, mixed use development at North Burn. The geo-environmental study, extended Phase 1 habitat survey, arboricultural survey and stage 1 flood risk assessment will be useful in defining development constraints for the masterplan, but will not be critical for the site promotion. All the reports and studies will allow our consultancy team to refine the scope of work for phase 2.

We see the stage 1 deliverables as being iterative; the site studies will inform the masterplan which will progress in tandem with the property market assessment. We

believe this approach will lead to a robust and credible masterplan which can be used to promote North Burn through the local plan process as well as set a clear baseline for further work to inform an outline planning application.

Stage 2: Outline Planning Application

Stage 2 of the commission is to secure outline planning permission for a housing led mixed use scheme. On the successful completion of phase 1 the HCA will need to determine whether to proceed with an outline planning application. It may be sufficient for the HCA to secure the re-allocation of the site and progress with the application at a later date. We have devised a programme and methodology that will allow for the grant of outline planning permission by January 2017. To achieve this date, stage 2 will need to commence in late April or early May 2016. Given that one of the consulted options for North Burn is to de-allocate the site entirely we recognise that the priority for the HCA at this stage is the successful completion of stage 1 to secure the site for future development.

We understand that given these circumstances the scope for phase 2 is not as detailed as stage 1. Having reviewed the scope, based on our initial review of the site and experience elsewhere we believe a realistic scope for stage 2 is as follows:

- Pre-application meetings with HBC planning and highway officers
- Pre-application consultation with Highways England
- Combined EIA screening and scoping

Section 2: Understanding the Brief

- report
- Environmental Statement to comprise:
 1. Flood Risk Assessment and Drainage
 2. Noise and Vibration
 3. Air Quality
 4. Ground Conditions and Contamination
 5. Landscape Impact
 6. Ecology
 7. Cultural Heritage
 8. Cumulative Impacts
- Arboricultural Assessment
- Transport Assessment
- Travel Plan
- Utilities Statement
- Consultation and Statement of Community Involvement
- Planning Statement
- Design and Access Statement
- Masterplan and planning application drawings
- Section 106 Heads of Terms

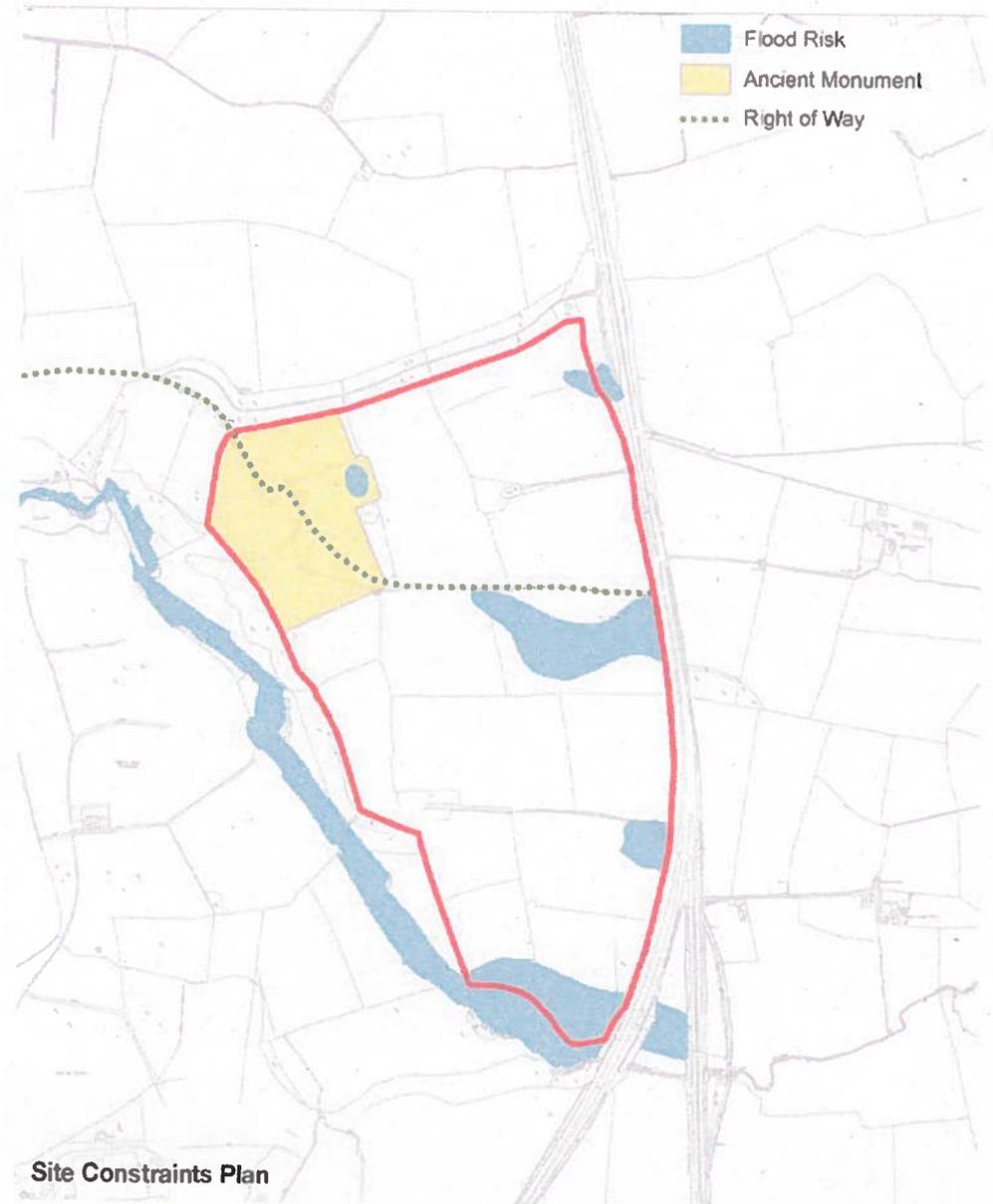
A number of items produced in phase 1, such as the arboricultural survey, extended Phase 1 habitat survey, geo-environmental desk study, stage 1 flood risk utilities assessment and property market assessment will be equally valid for use in the planning application. As such the effort required is front-loaded.

Meeting the HCA requirements

Clearly there is an imperative to meet the HCA strategic objectives, of bringing forward sites for residential development as a matter of some urgency, and of de-risking those sites as far as possible, to ensure take up and delivery. There is

also an imperative to ensure the optimal return to the HCA, maximising the capacity of the sites whilst retaining certainty on deliverability.

To ensure that the objectives for the site are shared and agreed, the BDP team (including Waterman, Curtins and Aspinall Verdi) will discuss and agree the planning objectives and strategy at the Inception Meeting and return to the agreed objectives at subsequent meetings, to ensure we are meeting the HCA requirements.



Site Constraints Plan

Section 2: Understanding the Brief

Knowledge and understanding of the site

We have taken the opportunity to visit the site and to familiarise ourselves with the locality. We would expect to undertake further site visits with the client team at the commencement of the project.

Site and Context

Wynyard Park is the site of a former Samsung plant which manufactured microwaves and computer monitors. Samsung closed their plant in 2006 and since then, Wynyard Park has been developed as a successful business park by a number of developers. Recently, the whole of Wynyard Park came into single private ownership. Much of the developed part of Wynyard Park is in Stockton Borough.

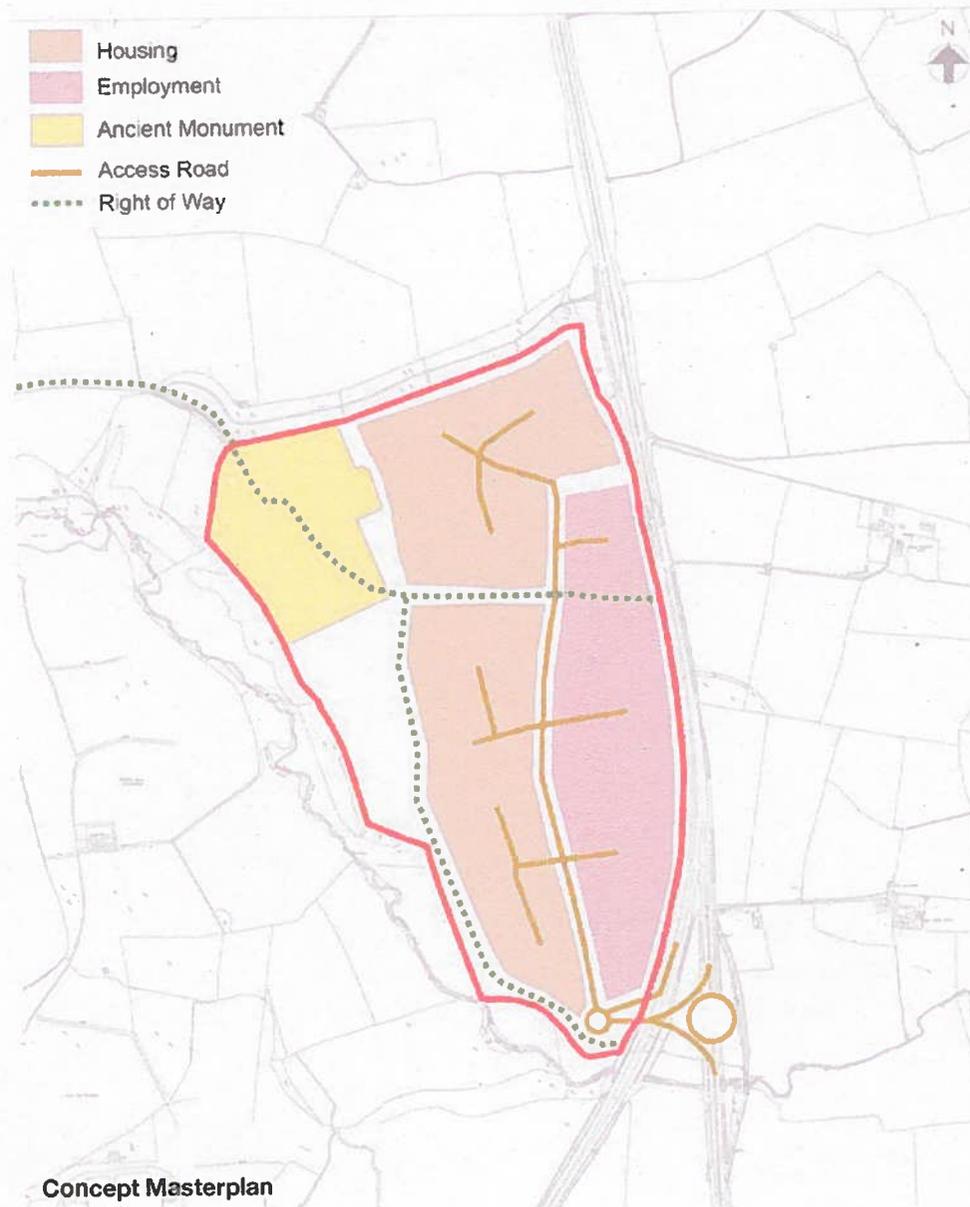
The business park which borders Coal Lane and the A19 is in Stockton Borough, but the allocated land to the north of this site is in Hartlepool Borough. Further land to the west of the site is in Hartlepool borough and is being promoted for housing development. In the Hartlepool Strategic Housing Land Availability Assessment it is estimated that these three sites of Claxton, Wynyard Park East and Wynyard Park South could deliver up to 450 homes. The site which is the subject of this sifting brief is known as North Burn in the Hartlepool Local Plan and is currently allocated for employment uses. The north west portion of the site is a Scheduled Ancient Monument, designated for a medieval farmstead and irregular open field system at High Burntoft Farm.

The site constraints plan on the previous page illustrates the most significant factors which will determine the form of development.

Planning Context

In the 2006 local plan, the site specific policy allocates the land for an electronic components park. The Employment Land Review (2015) identifies an oversupply of employment land in the borough and recommends the de-allocation of Wynyard Three. Northburn is also proposed for deallocation. The 31.5 ha currently consented for B1/B2/B8 uses should be protected to provide Hartlepool with a good quality business park on the A19 Corridor. The review also recommends protecting another 22.7 ha as employment land subject to the delivery of the new hospital. Since the review was completed, the NHS have since confirmed that given up their option on the land owned by Wynyard Ltd.

Hartlepool Borough Council withdrew their local plan from examination in late 2013. The reason was a change of administration and the perceived unpopularity of some elements of the draft plan. Since this point HBC have been working on alternative local plan. To this end they have completed an employment land review and have also undertaken a Strategic Housing Land Availability Assessment (SHLAA) and a Strategic Housing Market Assessment (SHMA). The SHLAA was subject for a call for sites in late 2013 to early 2014. Having reviewed the SHLAA it does not appear that the site was promoted for housing or a mixed use development.



Section 2: Understanding the Brief

Highway Issues

Highway access is a key constraint upon the development of Wynyard Park. The A19 is the key Trunk route for the area and the A689 provides a key link between the A1 and the A19. The proposed A19 Second Access to Wynyard will open up the site and the wider Wynyard area (including the potential housing to the west). Given the highways constraints an access from the A19 other than the promoted Second Wynyard Access is unlikely to be acceptable to Highways England and the local highway authorities. Both Hartlepool and Stockton borough councils will need to be involved in discussion on local highway impacts as the proposed link road is very close to the local authority boundary.

The highway plan illustrates the preferred arrangement for achieving the scheme objectives which will be acceptable to Highways England.

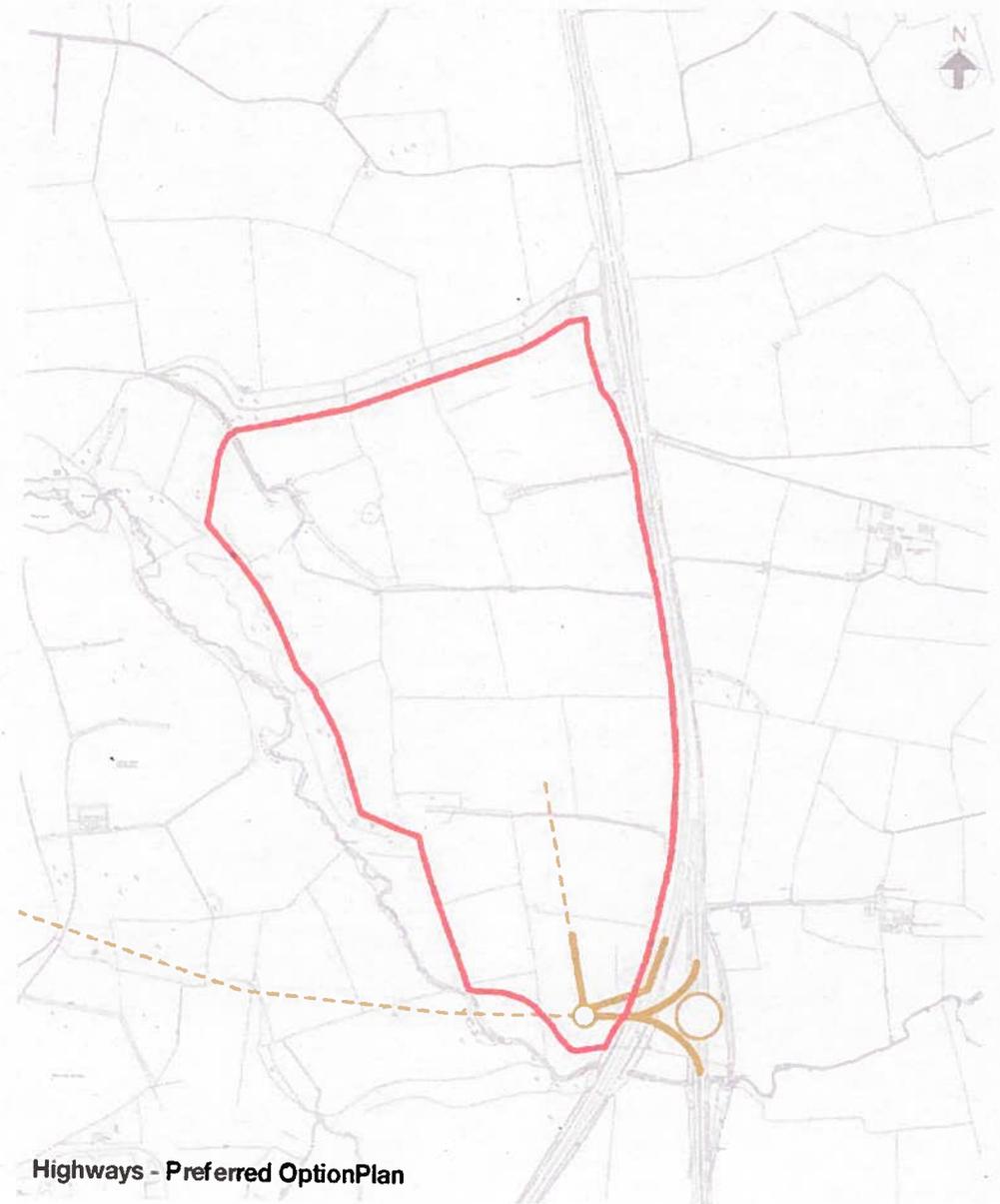
Stockton on Tees is using Growth Deal funds to upgrade and signalise 5 junctions along the A689 to mitigate the impact of nearby consented residential development in excess of 1000 units, this includes the potential southern access from the development onto the A689. Construction will commence soon and last into 2016.

The Highways Agency announced in autumn 2014 a commitment to widen the A19 from Norton to Wynyard at a cost of £140m. Works are expected to start in 2019.

The local LEP, Tees Valley Unlimited, has

lobbied Highways England to develop the A19 Second Access to Wynyard. The current estimated value of this project is £22m. Options to go under or over the A19 with the slip roads required have been investigated. We understand that it is an agreed local position with Highways England that the full development of the Wynyard site cannot come forward without this second access.

The proposed upgrade to the A19 to access the site will be the principal constraint upon the submission of an outline planning application. The second access into Wynyard is listed as one of the short-term transport objectives in the Tees Valley Strategic Infrastructure Plan (November 2014).



Highways - Preferred Option Plan

Section 3: Methodology

Introduction

We are proposing a tried and tested methodology for this project. This is set out in the following tables, which clearly set out the Objectives, Key Tasks and Deliverables at each stage.

We have divided the methodology into Stage 1: Preparation of Evidence for the Local Plan and Stage 2: Outline Planning Application. Each stage is further subdivided into key phases and tasks.

Stage 1: Inception

Objectives:

- Confirm objectives, methodology and programme
- Agree early and enabling actions, such as consultation strategy with HBC

Tasks:

- Project Team Meeting to agree objectives and meet QA requirements e.g. Health and Safety requirements
- BDP to chair inception meeting with HCA to include:
 - Client project overview – scope, objectives and critical issues.
 - Client/Consultant review of the consultant submission including scope, resources, programme and key milestone dates.
 - Site visit
 - Handover of any additional background information, further to that shared at tender stage
 - Discussion of planning parameters and identified risks
 - Identification of key contacts
- Agree and set up pre-application meetings with key stakeholders e.g. Local Planning Authority and Highways Officers
- Prepare a Project Handbook – project management and reference tool for all parties

Outputs:

- Project team meeting minutes
- Minutes of inception meeting including summary of actions
- Project Handbook
- Pre-application meetings arranged

Stage 1.2: Technical Assessments

Objectives:

- To deliver a suite of robust technical reports to inform the masterplan and support the local plan allocatio

Tasks:

Highways

- Review previous JMP and IPDL studies
- Obtain titles from the Land Registry
- Produce general arrangements for horizontal and vertical alignment options for grade separated crossing of the A19
- Develop two concept options, one in cutting and one with a bridge, to DMRB standards for the proposed A19 crossing
- Review EA flood maps to incorporate flood risk and mitigation into preferred options
- Developer inquiries to identify any utility equipment along proposed alignments
- Review available traffic count data and present current flows for the A19, A689 and Wynyard Park Road,
- Present finding in a report, including any identified departures from standards

Services and Utilities

- Prepare a desk top study of the

Section 3: Methodology

existing services on Site based on existing utilities records.

- Provide an indicative load assessment for gas, water and power requirements for the Site based on assumed / proposed usage.

Phase 1 Geo-Environmental Study

Undertake a Preliminary Environmental Risk Assessment (PERA) (desk study) to include:

- Data search and review of historical maps, geological information, public records.
- Consult with the Environment Agency to obtain records and data held.
- Initial conceptual model of the site
- Establish any potentially unacceptable ground contamination risks
- Provide recommendations for site investigation (Phase 2).

Ecology

A Preliminary Ecological Appraisal (PEA), including site walk over, to determine:

- all habitats present (extended Phase 1 Habitat survey);
- potential protected and / or notable species;
- external assessment of trees for potential to be used by bats as roosts;
- the scope for further, protected species surveys which may be required for stage 2.

Arboriculture Survey and Constraints Plan

Waterman estimate that there are approximately 215 trees and hedgerows within, or immediately adjacent to, the Site. It is necessary to undertake a full assessment of the Site in accordance with current British Standards and using accurate topographical information. The assessment would involve:

- Review local authority records to determine the presence of any Tree Preservation Orders within, or immediately adjacent to the Site.
- Undertaking a survey of existing hedgerows and trees, including collecting information on tree species, age, stem diameter, canopy spread, condition and quality.
- Schedule of existing trees (estimated to be around 215 in total) to include a tabulated summary of survey data.
- Production of an Arboricultural Constraints Plan, identifying quality of the trees and quantifying the above and below ground constraints and opportunities imposed by the existing trees. This can be issued to the team in AutoCAD format to inform the design process.

Flood Risk and Drainage

- Consult with the Environment Agency, Northumbrian Water, Lead Local Flood Authority to

obtain relevant flood risk and drainage data / information.

- Consult with the Environment Agency to confirm scope for the Flood Risk Assessment (FRA)
- Collate available data with respect to ground conditions (drawing on information contained within the Phase 1 Environmental Assessment).
- Establish whether the development is itself at risk from flooding from varying sources, as required by National Planning Policy Framework (NPPF), and characterise the Flood Zone(s) within which the site is located. Identify appropriate site uses given the Flood Zone character, in line with NPPF.

Property Market (see also notes on Property Market Assessment below)

- Review JLL work to date, including cash-flow assumptions
- Assessment of delivery options, including commentary on funding market assessment and credible funding alternatives
- Qualitative and quantitative assessment of disposal options
- Sensitivity analysis of disposal options. This will factor in likely phasing and take up rates, values and costs
- Informal soft market testing

Outputs:

- Technical briefing reports, including:
- FRA and Outline Drainage

Strategy

- Arboricultural Assessment and Constraints Report
- Preliminary Ecological Assessment
- Utilities Statement
- Phase 1 Preliminary Environmental Risk Assessment
- Noise Constraints Report
- Historic Environment Desk Based Assessment
- Minutes and action points from the pre-application meeting with HBC
- Minutes from the meeting with the HCA and HBC officers

Section 3: Methodology

Note on assessment of residential development viability

We will need to demonstrate that a residential led mixed use development at Northburn is deliverable and viable. We suggest the following stages of work

Review of earlier work – the first stage will be to review the earlier reports and information prepared for the site and we would assume that there may be further information provided at the inception meeting which will inform the consultants work.

Property Market Review – AspinallVerdi will undertake a residential property market review which will update/confirm assumptions made by JLL. This will incorporate an examination of the residential sales values and current levels of development activity taking place in the local property market (to inform sales rates).

Assessment of delivery options – this will initially commence at the Inception meeting with a discussion item regarding the objectives and likely role which the HCA considers appropriate and which will inform options for consideration. This will then be supplemented with consideration of funding sources which could be secured and utilised for unlocking the development opportunity. One option which will need to be considered is the Large Sites Infrastructure Fund, which the Agency administers.

Soft Market Testing – we will prepare a

structured interview and list of consultees which will be shared and agreed with the HCA prior to commencement. We would anticipate that the organisations that will be approached will include mainstream housebuilders including for instance Taylor Wimpey, Persimmon, Barratt and Bellway. In addition it would be appropriate to approach institutional funds and strategic land companies such as Aberdeen Asset Management, Commercial Estates Group, Hallam Land Management and Gladman Developments and others that have an interest in strategic land opportunities.

The soft market testing exercise will enable the HCA to understand the nature of interest in the site and will explore aspects such as the scale of sites which would be of interest, attitude to funding infrastructure and the mechanism (agreement) that they would find acceptable.

Financial Modelling / Development

Appraisals the work from the proceeding stages and of the other members of the team will inform the options which will be financially modelled. We will also strive to reflect policy requirements that are current (including Transfer Values) to ensure that the appraisals are robust and that they will stand the scrutiny of the Council. We note the bases of appraisals set out in the appraisals and can confirm that Excel models and other models will be prepared which will enable sensitivity analysis of the options. Outcomes can be expressed in Net Present Value and residual land value terms.

Initial Report to Council – working with the HCA we will prepare a report which provides the necessary information (together with supporting documents and appraisals) to enable the outcome of the work to be reviewed and considered by the Council. The Council will clearly be interested in the likelihood of delivery within the plan period and how this can be facilitated. It is therefore critical that the mechanism and financial information provided indicates a clear route of how the development will be brought forwards including timescales.

Stage 1.3: Masterplan

Objectives:

To refine the indicative masterplan and produce the necessary supporting visual information to support the re-allocation of North Burn as a major mixed use development opportunity

Tasks:

- Masterplan review workshop with technical team to understand implications of surveys and ongoing highway design
- Revision of the Arup indicative masterplan
- Preparation of materials to assist in consultation with HBC planners
- Masterplan review following consultation with HBC planners
- Prepare masterplan report to feed into local plan evidence base

Outputs:

- Consultation materials
- Masterplan report for submission to HCA

Section 3: Methodology

Stage 2.1: Consultation

Objectives:

- Gauge local community opinion on the proposals in order to identify and then address potential areas of concern to ensure officer support for the planning application.
- Ensure the application complies with National and Local requirements for community and stakeholder engagement.

Tasks:

- Meeting with client to agree final arrangements for the consultation
- Scope out, confirm and carry out the strategy for community and stakeholder engagement. We anticipate this to include;
 - Organise two half day drop in exhibitions at a local venue
 - Compose a letter of invitation to limited number of adjoining residents/ occupiers, including key messages and a press article for wider publicity.
 - Use of social media and/or HCA website to advertise the consultation event, display exhibition material and promote feedback.
 - Produce Exhibition Boards and supporting consultation information; including questionnaires, feedback forms etc.

- Representation of consultant team at consultation event
- Collate results of consultation activities, identifying trends and demonstrating how engagement has influenced the final application.
- Summarise public consultation responses in a Statement of Community Involvement.

Outputs:

- Public Exhibition and wider dissemination of exhibition material
- Opportunity for local people to influence the planning process.
- Statement of Community Involvement for submission.

Stage 2.2: Application Scoping

Objectives:

- Gain an understanding of the application site, potential risks and defined strategy for submitting the planning application in September 2016
- Confirm whether the proposed development constitutes 'Environmental Impact Assessment (EIA) development' through a formal request for a Screening Decision from HBC

Tasks:

- Planning scoping – review planning policy, planning history and work completed to date
- Undertake consultation with relevant officers at HBC to determine scope of technical assessments
- Review existing site information
- Review stage 1 masterplan in light of the consultation and scoping
- Meeting with HBC planning and highways to scope key issues and confirm planning application deliverables.
- Develop communication plan for community and stakeholder consultation based on HBC Statement of Community Involvement, experience and HBC and HCA feedback
- Prepare a Risk Register.

Outputs:

- Planning Briefing paper identifying

- the planning strategy including communication plan, key points for planning justification and application deliverables. This is supported by the Risk Register which identifies project risks/ mitigation.
- Minutes from initial pre-application meeting with HBC and highways
- Agreed scope of works for technical assessments
- EIA Screening Request

Section 3: Methodology

Stage 2.3: Environmental Statement

Objectives:

- Manage and co-ordinate the preparation of an Environmental Statement to accompany the outline planning submission.

Tasks:

Flood Risk Assessment and Drainage

- Undertake additional analysis to build upon the information gathered during stage 1;
- Undertake additional consultation as required with the Environment Agency, Northumbrian Water and Lead Local Flood Authority to determine drainage discharge points, flood risk mitigation, etc;
- Identify potential foul and surface water discharge points for the new development;
- Identify residual flood risks that will remain after mitigation measures have been implemented;
- Preliminary design proposals for surface water drainage and SuDS to inform the development of the indicative layout and to support the drainage strategy;
- Preparation of a Flood Risk and Drainage Assessment report identifying and illustrating the surface water drainage strategy (including SuDS), flood risk issues and possible mitigation techniques.

Noise and Vibration

- Consult with the local authority's Environmental Health department to seek agreement on a scope of works and the location of existing noise sensitive receptors;
- Review the noise model (stage 1) against emerging parameter plans and identify mitigation measures which are to be inherent in the design;
- Assess the effects of noise on the amenity of future users of the Development.
- Assess the noise effects of construction and operational road traffic noise upon existing and future sensitive receptors.
- Provide input to the masterplan design.

Air Quality

- Consult with the local authority's Environmental Health department to agree the scope of the assessment;
- Review of existing local authority air quality assessment documents and monitoring and background pollutant data to establish the baseline conditions.
- A qualitative assessment of the potential impacts during demolition and construction, from dust nuisance and construction plant/vehicles, using the 2014 IAQM Guidance, detailing any mitigation measures required;
- Qualitatively assess the potential dust and construction traffic

effects, within and around the site, during the construction phase of the development. Qualitatively assess the potential air quality effects as a result of traffic generation from the link road and traffic associated with the operational development.

- Assess the air quality concentrations that the future residents of the development will be exposed to, in addition to changes in air quality at existing receptors.

Ground Conditions and Contamination

- Utilise the information within the PERA (stage 1), and any subsequent Phase 2 Site Investigation works, in the preparation of an impact assessment upon ground conditions and contamination.
- Qualitatively assess the potential effects associated with the construction phase and completed and operational development upon sensitive receptors (human or environmental).
- Identification of whether any further mitigation measures would be required.

Ecology

- Utilise the information from the Preliminary Ecological Appraisal (stage 1) in the preparation of an ecological impact assessment.
- Undertake protected species

surveys, which will be determined through the stage 1 Preliminary Ecological Appraisal;

- Provide an impact assessment of the demolition and construction works and the completed and operational proposals upon the identified ecological resources.
- Where required, make recommendations for essential mitigation.

Cultural Heritage

- Utilise the information within the Historic Environment desk based assessment (stage 1) in the preparation of a heritage impact assessment.
- Assessment of the significance of known heritage assets and their setting and the effects of the development upon them;
- Assessment of the archaeological potential of the site based upon the baseline information available; and
- Subject to the findings of the Historic Environment desk based assessment (stage 1), it may be necessary to undertake further archaeological investigations. The requirements for such additional work would be discussed and agreed with the Local Authority.

Outputs:

- Environmental Statement

Section 3: Methodology

Stage 2.4: Planning Application Coordination and Submission

Objectives:

Manage and co-ordinate a comprehensive package of submission material leading to the successful submission and validation of the Hybrid Planning Application

Tasks:

- Final pre-application meeting with HBC to confirm validation requirements are being met.
- Meeting with client to discuss final submission documents and contents
- Coordinate and manage the timely production and receipt of the surveys / supporting documentation and review.
- Produce Planning Statement outlining development justification against planning policy and other significant material considerations.
- Coordinate inputs required for completion of the planning application form.
- Complete draft Heads of Terms and other planning documents, as required electronic (via Planning Portal) submission of application documentation.

Outputs:

- Minutes of final pre-application meeting
- Minutes and action points from meeting with HCA

- Submitted and validated outline planning application

Stage 2.5: Post Submission

Objectives:

Ensure a deliverable and positive planning consent is achieved in the shortest timescale

Tasks:

- Respond to representation(s) from statutory consultees, stakeholders and planning authority
- Review and submit technical reports/additional information if required
- Negotiate terms of any appropriate legal agreements in relation to developer contributions.
- Review draft planning conditions and negotiate amendments
- Review officer's report to committee and advise client of implications and actions to be addressed prior to and/or at planning committee
- Address planning committee with a compelling justification for positively determining the planning application.
- Act as main point of contact in confirming planning conditions and planning obligations, liaising with client and consultant team as appropriate.

Outputs:

- Advice on proposed conditions
- Advice on s278 works
- Receipt of Planning consent

Section 4: Programme

Understanding the Programme Requirements

The stage 1 elements of the commission are being driven by the proposed publication of the preferred options consultation for the new local plan in late May or early June 2016. We have assumed that the stage 1 reports will need to be issued to HBC before the end of April 2016 to ensure that there is adequate time for the findings to be incorporated in the preferred options consultation. However, with the support of the HCA, we would expect to have meaningful discussions with HBC officers in January 2016.

To meet the issue of a draft report by mid-March 2016 the project team will need the buy-in and support of HBC officers, particularly those responsible for highways, conservation, flood risk and planning policy. We do not anticipate the establishment of a working group including HBC officers, but for the draft report to be fit for purpose and to allow for the swift completion of the final report following a review meeting the client in late March or early April 2016, we will need to work closely with HBC officers from an early stage in the commission.

We note that the HCA programme has not set a specific date for the submission of an outline planning application. This is a sensible approach as an application of this scale will need to be carefully timed to avoid accusations of being “premature” in the context of the emerging local plan. The Hartlepool Local Development Scheme sets out the following programme for the progression of the new Local Plan:

- Preferred Option consultation – May/ June 2016
- Publication of Draft Plan – October/ November 2016
- Examination – June/July 2017
- Adoption – February 2018

On this programme we are more than two years away from the adoption of the new Local Plan. Clearly this is not an acceptable timescale for the submission of an outline planning application. We believe that the best time to submit the application would be the fourth quarter of 2016, soon after the publication of the draft plan. We expect that that stage 1 work will be successful and the preferred option will be the re-allocation of North Burn. If the application is submitted soon after the publication of the draft plan HBC Members will be able to use the draft plan as a material consideration in granting outline permission for the preferred masterplan. This programme has the benefit of allowing sufficient time for the completion of the application supporting documents.

We assume that an application for a scheme of this size will be EIA development. The production of a sound EIA can be a lengthy process and submitting the outline planning application in late 2016 will allow for sufficient time in the programme to complete a robust Environmental Statement.

Study Programme

Our full proposed programme is overlaf. To summarise the critical dates are:
Stage 1

- Mid January 2016 – Project Inception
- Early March 2016 – Draft reports
- Early April 2016 – Final reports and submission to HBC

Stage 2

- Late April 2016 – Inception
- August 2016 – Draft Environmental Statement
- September 2016 – Final Masterplan and Environmental Statement
- October 2016 – Submit Outline Application
- December 2016/ January 2017 – Grant of Outline Planning Permission

We believe that the proposed programme will give sufficient time for adequate consultation and assessment, whilst keeping up momentum and not tying the future of the site to the rather opened local plan process in Hartlepool.