

DELEGATED

AGENDA NO. 6

PLANNING COMMITTEE

DATE: 15 November 2006

**REPORT OF THE DIRECTOR OF
DEVELOPMENT AND
NEIGHBOURHOOD SERVICES**

03/2769/EIS

**Haverton Hill Industrial Estate, Haverton Hill Road, Stockton on Tees
Reclamation of former shipyard site and provision of infrastructure including
roads, footpaths, cycleways, river edge revetment and structural landscaping.**

Expiry date 30th December 2003

03/2781/EIS

**Haverton Hill Industrial Estate, Haverton Hill Road, Stockton on Tees
Outline application for the redevelopment of former shipbuilding yard and
retention of existing uses for business, industry, warehousing, distribution,
(B1, B2, B8) with associated works**

Expiry date 25th February 2004

UPDATE REPORT

Summary:

The final views of the Head of Integrated Transport and Environmental Policy on the Transport Assessment accompanying the planning application have now been received. He comments:

The development should be designed and constructed in accordance with the Councils Design Guide and Specification (Residential and Industrial Estates Development) current edition, and to that end I comment as follows:-

Transportation Assessment has been received, closely scrutinised and subject to the following mitigation measures being approved, conditioned and undertaken by way of a Section 278 Agreement:

- 1. Improvements at the A1046 / A1032 (Synetix) roundabout*
- 2. New Road junction improvements*
- 3. Haverton Hill Roundabout improvements*
- 4. Proposed new site access onto Haverton Hill Road*
- 5. Hope Street junction improvements*

Engineers would recommend approval for the application.

The need for these mitigations was set out in the applicant's submission and will be addressed by condition as set out in the main report.

Members may also be aware of a recent press release concerning the proposed Sea Dragon development, which involves building a state-of-the-art floating drilling platform for the oil and gas sector on the former Haverton Hill Shipyards. It is a £300 million project and has the capability of generating hundreds of jobs.

The proposal is not directly linked with the current planning applications and has come forward whilst they have been held in abeyance pending resolution of the traffic issues. Nevertheless approval of the current applications may well assist in the speedy implementation of the Sea dragon scheme.

There is also a typographical error in the second paragraph of the summary to the main report. The reference to the second planning application should read 03/2769/EIS not 03/2781/EIS.

RECOMMENDATIONS

In light of the above the recommendation set out in the main report remains unchanged.

Corporate Director of Development and Neighbourhood Services

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Financial Implications

None

Environmental Implications

See report

Human Rights Implications

The provisions of the European Convention of Human Rights 1950 have been taken into account in the preparation of this report.

Community Safety Implications

None

Background Papers

Planning Applications 03/2769/EIS & 03/2781/EIS

Ward	Billingham South Ward
Ward Councillor(s)	Councillor Mrs J O'Donnell Councillor M Smith