

## Briefing Note

**Wingrove Ward Committee**  
**19 October 2010**

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### **Newcastle General Hospital Site Planning Application** **Ref: 2010/0875/01/OUT**

**Outline Planning Application for mixed use development comprising: Medical research and development campus (uses Classes B1(b) and D1) and specialist elderly care facility (Class C2) associated medical retail unit (Class A1) and offices (Class B1(a) with associated multi storey car park and energy centre; community health care centre (Class D1) and Retail Superstore (Class A1); all with associated car parking, landscaping, alterations to site accesses, internal site access roads and north/south and east/west pedestrian/cycle routes across the site.**

The consultation period has now formally ended although comments are still being received and taken on board. Approximately 147 letters of objection have been received (plus 1180 names from petitions) and approximately 28 in support (plus 716 names from petitions). 27 comment sheets from the drop in sessions objecting to the proposal, and 11 in support.

Comments from statutory consultees have been received, and at present no objections in principle have been received although English Heritage has stated additional information is required in terms of archaeology. This work is being carried out now following a redesign of the main site entrance point at the south. It is anticipated additional intrusive investigation will be required which may take a further 2-3 weeks to complete and receive comments back from English Heritage.

Officers have requested amendments and clarification on a wide range of issues including precise floor spaces of the different uses, parking figures, pedestrian access, junction improvements and traffic management, building design, noise, site levels, details of the works to the listed wall, replacement tree planting and landscaping, and air quality. This information was due to be received by the end of September, however there have been delays in finalising a junction design and carrying out the necessary archaeological works and all of the requested information is still outstanding.

A draft s106 legal agreement has been prepared and sent to the applicants proposing a series of site mitigation measures and financial contributions towards local bus service improvements, junction improvements, off site parking and traffic management, off site public realm improvements, enhanced and protected public access through the site, landscaping, public art/archaeological interpretation,

Training and Employment Management Plans for local workers and local air quality management.

It is possible that subject to the receipt of the requested information and its subsequent assessment, the application could be heard at a Development Control Committee mid November or possibly early December.

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**Briefing note prepared by:** Scott Henderson, 5 October 2010.