



**FAIRHURST**

CONSULTING STRUCTURAL  
AND CIVIL ENGINEERS

W. A. FAIRHURST & PARTNERS  
PLANNING & DEVELOPMENT  
DIVISION

1 Arngrove Court  
Barrack Road  
Newcastle  
NE4 6DB

TEL: 0191 221 0505 FAX: 0191 221 0949

Email: [newcastle@fairhurst.co.uk](mailto:newcastle@fairhurst.co.uk)

Website: [www.fairhurst.co.uk](http://www.fairhurst.co.uk)

**Our Ref: MS/DA/71969/0024**  
**Date: 14 April 2008**

Mrs Kathleen Devlin  
Throckley Residents Action Group  
Vallum House  
Hexham Road  
Throckley  
Newcastle Upon Tyne  
NE15 9DX

Dear Madam,

**Throckley WTW – Proposed Residential Development and Further Resident Meetings**

W A Fairhurst & Partners (Fairhurst) write in response to the emails dated 1 and 2 April 2008 concerning the proposal to redevelop the Throckley Water Treatment Works (WTW). Both these emails have been sent to our client Esh Developments Ltd (Esh), as does all relevant information and correspondence received. Esh have instructed Fairhurst to respond to you direct for circulation within the Action Group. I also refer to Fairhurst letter to you dated 7 March 2008.

Firstly in response to your email of 1 April 2008 I can confirm that a full Archaeological Assessment and Buildings Record Survey are being prepared for the site in accordance with briefs agreed with English Heritage and the County Archaeologist. Both these documents will be submitted as part of the planning application and will be made publicly available by Newcastle City Council at this time.

In relation to the public consultation and the comments made in your email of 2 April 2008, Fairhurst would like to clearly set out why a number of addresses were missed in the initial list used to send out exhibition notification leaflets. The distribution of the exhibition notification leaflets was based on the streets and their corresponding postcodes surrounding the site. Following the identification of the streets, which was agreed with the Local Planning Authority, a list of post codes and subsequent addresses falling under these postcodes was obtained via the Royal Mail. However, where streets had more than one postcode the additional postcode(s) and the subsequent addresses had not been included. This was an error that Fairhurst take full responsibility for, and was in no way an intention to exclude any parties from the process.

Fairhurst were made aware of the error at the public consultation event held on the 13 February 2008 and since that date, as you are fully aware, Fairhurst have sent out an additional mail shot and hand delivered letters to invite all those parties, who were not made aware of the public consultation event on 13 February, to view exactly the same information as other members of the public and complete the same questionnaire.

ABERDEEN BIRMINGHAM BRISTOL DUNDEE EDINBURGH ELGIN GLASGOW INVERNESS LEEDS MANCHESTER NEWCASTLE SHEFFIELD WATFORD WELLESBOURNE

*Partners:*

R B McCracken BSc, CEng, MICE  
A J M MacNabb BSc  
A G Simpson MA, CEng, MICE  
J S M Ross BSc, CEng, MICE  
A J Connell BSc, CEng, MICE  
M A Fraser BSc, CEng, MICE, MStructE, MIHT  
M Peden BSc, CEng, FICE, FStructE  
A J Forbet BSc

R Bryson BEng, CEng, MICE  
K C Looker BSc, CEng, MICE, MaPS  
P A Ridge BEng, CEng, MICE, MaPS  
P McMillan BSc, FGS, CGeol  
A R Milne BEng, CEng, MICE, MaPS  
G L Bruce BSc, CEng, MStructE  
J M Stevens BSc, CEng, MStructE

*Director of Finance:*

M J Cullen BA, CA

*Divisional Director Planning & Development:*

M Walker DipTR, MKPTI

This invitation was not intended for those who were actually aware of the consultation event, attended and made formal comments, but to allow others who had not been given an opportunity to consider the information and make comments.

Fairhurst would like too clearly state that it was not and never has been the intention to "pick off individuals", but to offer individuals an opportunity to view proposals at a time convenient to them. As I am also sure you are aware Fairhurst met further residents as part of this process.

Fairhurst would be grateful if you could please supply details of the individuals who have actually contacted you stating that this individual consultation process was "unsatisfactory to say the least". This is not Fairhurst's opinion from the visits and although a number of those visited made negative comments they all thanked staff for taking the time to explain the proposals.

In relation to the public meeting held on the 13<sup>th</sup> March, Fairhurst have never agreed to attend an open public meeting as such events are not considered good practice in public participation and do not give all parties the opportunity to provide comments. Fairhurst did however agree to meet you and your neighbours as was undertaken with other small groups however, Fairhurst were made aware that the meeting you had arranged was actually an open public meeting not as you originally implied. More importantly the meeting was not for those who had not been made aware of the event on 13 February but for those, who like yourself, had previously attended to make further representations.

It must be noted that all parties at the consultation event on the 13 February and those who Fairhurst met individually were given the opportunity to express their opinions frankly and openly. You seem to suggest that Fairhurst will not truly present the comments of those making representations both positive and negative to our client and the Local Planning Authority. As you are aware, all parties who attended the consultation event and who were visited individually were given the opportunity to complete a questionnaire. All completed questionnaires will form part of a "Statement of Community Involvement" report that Fairhurst are preparing to be submitted to the Local Planning Authority as part of the planning application.

Fairhurst's approach throughout the consultation process has been agreed by Esh and is considered appropriate by the Local Planning Authority. Fairhurst recognise that an error, as explained above, was made, but all reasonable measures have been made to address this.

You will be aware that the consultation taken place to date is not a statutory requirement and that at a resident group meeting on 1 April the Local Planning Authority (Mr Paul Hancock) explained that Esh were in fact doing much more than is normally expected before an application was submitted.

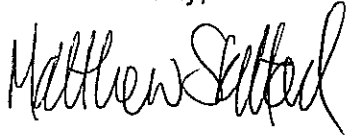
The planning application is still under preparation however, the current aim is to have the application completed by 25 April. This is a working deadline and is subject to change due to any unforeseen delays.

Formal consultation will be undertaken by the Local Planning Authority following the submission of the planning application and this will provide a further opportunity for the community to make representations.

Finally I would like to thank you for your confirmation that the Action Group has no objections in principle the development of the site, however the Group has concerns regarding the nature of the specific proposals being put forward. I look forward to receiving the specific representations rather than continuing to discuss the consultation process.

Should you have any further queries please do not hesitate to contact me.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Matthew Stafford". The signature is written in a cursive, flowing style.

**Matthew Stafford**  
**Technical Manager - Planning & Development**

Cc. Paul Armstrong - Esh Developments Ltd