

Have your say

The information events are an opportunity for you to meet the team behind the plans, ask any questions and provide feedback on the proposals.

If you can't make the drop-in sessions you can also send your comments/questions to: info@citycare-developments.co.uk or call **01482 974333**.

Next Steps

Feedback from these events and consultation with statutory consultees will help shape the detailed proposals for this development.

We anticipate we will submit an outline planning application in May 2017 and all residents will have the opportunity to comment on the formal application under the statutory process.

Subject to outline planning approval, we hope to share detailed proposals of the housing layout and health centre design in late 2017.

Make sure your comments and questions reach us by 21st April 2017 so that they can be taken into account as part of the outline planning application in May.

Please note that this is not the only time we will be asking for your views, we will be looking for comment throughout the full development process, following the outline planning application and on the more detailed design.

Information Events

A new development on Calvert Lane

All organisations involved will be holding two drop in sessions:

Tuesday 11th April

2pm-7pm

Calvert Health Centre
110a Calvert Lane, Hull
HU4 6BH

Thursday 13th April

2pm – 7pm

Springhead Park Golf Club
Willerby Rd, Hull
HU5 5JE



Background to the new development proposal

The Hull Trinity House Charity grounds previously used as school playing fields have been out of use for several years and there is a long term plan to redevelop the site and put the land back into use.

Hull Trinity House Charity and Citycare have been working together to bring forward a co-ordinated development for housing and a new primary care health centre to accommodate the Springhead Medical Practice (now part of the Modality Partnership), community services and a pharmacy.

Why housing?

Hull City Council continues to develop a sustainable long term housing supply for the city as part of its local plan to deliver the anticipated housing needs for 2021 and beyond. This site has been identified as a potential for housing within the draft local plan.

Why a Health Centre?

The Springhead Medical Practice currently operates from an old converted terrace house and converted shop units which have poor accessibility for patients, not enough clinical space and fall short of modern day infection control standards.

In recent years other branch surgeries in the Willerby Road area have closed. The practice list size is now just short of 17,000 and growing. A new building would give the practice modern, purpose built premises to deliver a wider range of services within the community for the future.

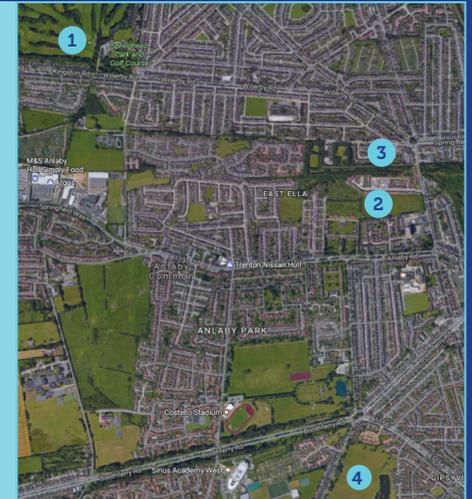
The centre will also include capacity for community services and a pharmacy so that patients can enjoy a range of health and care services under one roof.

We have explored utilising the existing Calvert Health Centre, however extension options are not viable and the current vacant space is already earmarked for other service relocations. Early work explored the Wymersley Park area as a potential location, but feedback gathered at the community consultation events told us that due to the loss of green space this would not be suitable.

Further investigations identified a number of alternative sites, however many of these were discounted due to size, location or availability.

A short list of 4 sites were appraised in detail:

- 1. Springhead Golf Course area** - discounted following community feedback
- 2. Hull Trinity House Charity grounds** - Preferred site
- 3. Springbank West Eco Park** - Poor accessibility, public green space currently in use
- 4. Peter Pan Park / Pickering Park** - Poor location, public green space currently in use



About the development proposal

An outline planning application is being prepared for around 200 houses (including public greenspace) and a health centre.

The health centre would be two storeys with a floor area of approximately 2300sqm. Once built, services currently housed in Springhead Medical Centre would relocate, alongside community services and a retail pharmacy.

The proposal includes forming a new vehicle entrance on to Calvert Lane and creating pedestrian and emergency access only onto Anlaby road. A traffic assessment is currently underway and we continue to work with Hull City Council to develop appropriate traffic mitigation measures on Calvert Lane.

A flood risk assessment and surface water drainage strategy will form part of the application.

