

Hartlepool Local Plan Examination 2017

Response to Inspector's Matters 6 and 9

Position Statement between Hartlepool Borough Council, Highways England and Wynyard Park relating to infrastructure delivery

03 October 2017

Introduction

In the updated agenda for Matter 6, the Inspector has requested an update on any Statement of Common Ground between Hartlepool Borough Council and Wynyard Park including infrastructure delivery. In addition, the updated agenda for Matter 9 has identified the need to discuss the key infrastructure delivery at Wynyard Park.

In paragraphs 34 to 38 in the Statement of Common Ground between Hartlepool BC, Stockton BC and Highways England, details are provided relating to the capacity of the A19 / A689 interchange and the requirement for further mitigation to accommodate future developments at Wynyard Park.

This Statement provides an update and additional information relating to infrastructure delivery.

Timing of Infrastructure Delivery

Further consideration has been given to the timing and delivery of the proposed mitigation measures at the A19 / A689 interchange. In paragraphs 35 and 36 of the submitted Statement of Common Ground, it states that the capacity improvements would need to be in place prior to occupation of any dwellings above that already committed at Wynyard Park (i.e. Option 1 in the submitted Modelling Report¹).

However, it is noted that the traffic modelling work undertaken included the development proposals at Wynyard Park and other committed major land use proposals elsewhere in the local area, comprising the SW extension (ref: H/2014/0405), Wynyard Woods (ref: H/2014/0176) and Wynyard Village Western Extension (ref: 13/0342/EIS). In total, some 1,354 dwellings from the other committed developments have been included in the modelling work undertaken to date comprising 720 dwellings on SW Extension, 134 dwellings on Wynyard Woods and 500 dwellings on Wynyard Village Western Extension. Including the approved development at Wynyard Park comprising 400 dwellings in Hartlepool and 509 dwellings in Stockton, a total of 1,543 dwellings to the west of the A19 and 720 dwellings to the east have been modelled in Option 1. Of these, only a relatively small proportion has been delivered to date.

To ensure delivery of housing in Hartlepool Borough, and to provide a degree of flexibility, it has been agreed between HBC, Stockton BC, Highways England and Wynyard Park that the trigger for

¹ Traffic Modelling Report prepared by ARUP, on behalf of the highway authorities.

the mitigation measures at the A19 / A689 interchange should be the cumulative total of dwellings at Wynyard (both north and south of the A689) and the SW Extension, as modelled in Option 1².

With regard to Wynyard Park, should the forecast committed development outwith Wynyard Park's control not come forward in advance of dwellings in Option 2³, then Wynyard Park should be able to deliver dwellings up to the established Option 1 (committed) cap until such time the cap is exceeded (by whoever). Once the total number of dwellings reaches the cap identified in Option 1 (committed development), it is then acknowledged that the improvement scheme will be required. This could be controlled by planning condition on an application by application basis.

Highways England has confirmed that the highway works at Elwick, both the bypass and the proposed interchange, could be implemented concurrently with the works at the A19 / A689 interchange, though in advance of the widening of the A19 to the south of the A689. Indeed, it is considered that having the improvements in place prior to the widening of the A19 would be beneficial as it would provide some additional capacity to help minimise any queuing onto the A19 during the construction period.

Consideration has also been given to the likely timescale for the delivery of the improvement measures at the A19 / A689 interchange. This is summarised below which demonstrates that the scheme could be implemented within 13 – 18 months, well ahead of the start of construction of the proposed widening of the A19 (scheduled to commence in 2020).

| | |
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| 2 - 3 months | Bridge inspection and assessment; (this has already been commissioned and will be occurring over the coming weeks to satisfy Highways England's requirements in determining the outstanding larger planning applications) |
| 3 - 4 months | Design (any necessary service diversions could start during this period); |
| 2 months | Highways approvals; |
| 6 - 9 months | Construction |

Proposed Revision to Policy HSG6 and supporting text.

To take account of the recent modelling work, and to provide the necessary flexibility to ensure delivery of housing, it has been agreed between HBC, Stockton BC, Highways England and Wynyard Park that the wording of the Hartlepool Local Plan at paragraph 10.38 of the supporting text and Policy HSG6 should be amended as follows (in red), these modifications will be reflected in the Main and Additional modifications documents:

Supporting text – paragraph 10.38

The capacity of the road network has been an issue and Highways England (HE) has been involved in assessing the impact developments in the area will have on the strategic road network. Discussions

² Option 1: Includes current committed development, including approved network mitigation at the A689 roundabouts.

³ Option 2: in addition to developments included in Option 1, this option also incorporates live planning applications yet to be determined.

have been ongoing with HE to assess the impact of the proposed allocations, and necessary improvements to the road network are highlighted within the Local Infrastructure Plan and will need to be secured as part of the developments. *To ensure delivery of housing in Hartlepool Borough, and to provide a degree of flexibility, it has been agreed between Hartlepool BC, Stockton BC and Highways England that the trigger for the mitigation measures at the A19 / A689 interchange should be the cumulative total of dwellings at Wynyard (both north and south of the A689) and the SW Extension, as modelled up to the total of 2,263 dwellings.*

Presently the development at the North Pentagon (*HSG6a*) within the policy is able to proceed, however, the other two sites (*HSG6b and HSG6c*) necessitate the need for improvements at the A19 junction including an additional lane for eastbound traffic to allow two lanes of traffic heading south onto the A19 and also the need for a pedestrian bridge adjacent to the main road junction. *The trigger for commencing these improvements at Wynyard will be reached upon the delivery of 2,263 dwellings across the identified committed development sites.*

HSG6: Wynyard Housing Developments

“Development will be phased over the plan period, with site A available prior to any of the off-site road infrastructure improvements. Sites B and C are linked to the provision of off-site road infrastructure improvements, as identified in the Local Infrastructure Plan and as agreed with Highways England. Any development at Sites B and C which exceeds the agreed cumulative trigger of 2,263 dwellings across Wynyard Park, Wynyard Village and the South West Extension ~~on and~~ will not be permitted to commence prior to the installation of the highway improvements.”.

This amendment will ensure that the delivery of houses at Wynyard Park, and at the other major allocated sites in the area will not be restricted prior to the implementation of the identified highway capacity improvements.