

OAKESWAY INDUSTRIAL ESTATE

Statement by John K Taylor on behalf of the HARTLEPOOL CIVIC SOCIETY.

It is understood that the estate was started in the late 1940's as HARTLEPOOL TRADING ESTATE. As a long term resident in the town I have no recollection of it ever being fully developed with all the land being utilised. Certainly within recent memory there has always been a considerable area of unutilised land.

The site is trapezoidal in shape and is surrounded on the Northerly side mainly by housing on Warren Road and on the West side by housing on Winterbottom Avenue. The East side comprises the railway line and the Southerly side by a main road and housing on Powlett Road. To the East of the railway line is further housing. Access to the A1049 is at the Northeast corner of the site and to the A179 at the Southwest corner.

It is understood that the *Homes and Communities Agency (HCA)* has proposed developing a significant part of the estate for housing purposes. The Civic Society concurs with this proposal. According to the HCA web-site it is allocated for residential in the Local Plan.

The *Oakesway Local Development Order* of Hartlepool Borough Council, operative to 31st March 2018, lists the site **B1, B2 and B8** business sectors with very severe restrictions as to any uses due to its close proximity to housing. It is presumably as a result of these restrictions that there do not appear to have been any developments during the tenure of this Enterprise Zone Designation.

The Civic Society proposes that the Oakesway Industrial Estate should be delisted as an Enterprise Zone and removed from the list of available industrial land within the Borough. This land will presumably be classified as "brown field" and as such should be encouraged for the use as housing land. The land should then be relisted as potential housing land. In order to maximize the utilisation of the land the existing internal road system should be disregarded and all available land utilised to the best advantage for housing purposes as a comprehensive redevelopment for affordable housing. All current occupiers of industrial property on the site should be allowed to continue until such time as their businesses ceased to operate at which time these properties could be demolished and their sites utilised for housing purposes. The site is appropriate for housing because, as already explained, it is surrounded on 3 sides by housing. It has good connections to the national road network by the A179 and A1049. The A179 also provides access to the town centre and retail parks. Local shopping is also available within walking distances. The site is currently served by public transport along Winterbottom Avenue and Powlett Road. There are also schools, medical facilities and social clubs conveniently close which add to the social cohesion and the sustainability of the site for housing development.

The Civic Society is opposed to the excessive developments of new housing estates on open countryside on the western edge of Hartlepool where there is poor connectivity to the town centre and the existing retail parks. By permitting the comprehensive development of housing on the Oakesway site it will permit a reduction in the amount of new building on edge-of-town "green field" sites.

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