

Briefing: Wynyard Highways Funding

October 2017

Planning Applications

Both Stockton on Tees Borough Council resolved to permit planning applications for 1,100 homes in the Wynyard area. These were split as follows:

- 500 homes to the west of Wynyard Village, within Stockton on Tees Borough
- 400 homes at Wynyard Park, within Stockton on Tees Borough
- 200 homes at Wynyard Park, within Hartlepool Borough

The proposals were subject to Highway Mitigation which required signalisation of roundabout junctions on the A689. This would be achieved through each application being subject to the following section 106 contributions:

- Signalisation of the Wynd (junction 3) junction with A689.
- Signalisation of Glenarm Road (junction 4) junction with A689.
- Signalisation of Wynyard Avenue (junction 5) junction with A689.

The section 106 on each application was subject to trigger points based on the completion of dwellings on the site. These included specific requirements related to payments of the proportion of total cost of the works, entering in to Section 278 agreements and the completion of the works.

The applications were considered to be viable and were minded for approval by members in April 2014. Whilst there have been slight variations to the permissions at Wynyard Park, the established principles remain.

Local Growth Fund

Support via Tees Valley Unlimited (now TVCA) in the form of a loan was agreed in principle in order to support delivery of the above infrastructure. This funding was sought in order to front-load the delivery of the above infrastructure and to minimise disruption through one single planned intervention, rather than signalisation of each roundabout individually.

The funding was not sought on the basis of marginal viability and has no impact on the viability of the developments or infrastructure. The loan would be accessed on the basis that contributions from the above section 106 agreements would repay the balance.

As part of the Tees Valley Growth Deal, LGF funding was absorbed, along with other funding streams, in to a single Tees Valley funding pot. The agreement in principle remains.

Other Funding

In Jan 2017 the Department for Transport (DfT) allocated £2.3m of the National Productivity Investment Fund (NPIF) to the Tees Valley Combined Authority (TVCA).

In August 2017 TVCA chose to direct the funding towards one of their key priorities of improving east-west connectivity and has allocated £616,000 to Stockton on Tees Borough Council to carry out highway infrastructure improvement works.

The funding is provided by the DfT on the understanding that the expenditure occurs before the end of the 2017/18 financial year.

The NPIF funding supported by elements of the LTP capital allocation (£584,000) will be used to carry out improvement works on two roundabouts on the A689 from Wynyard to Wolviston as follows;

1. A689/A1185 Wolviston Roundabout – Full signalisation of the roundabout, street lighting replacement and LED upgrades, reconstruction/widening of roundabout entry splays and full resurfacing of the roundabout circulatory and approach/exit roads. Estimated cost £900,000.
2. A689 Coal Lane / Wynyard Avenue Roundabout – preliminary ducting for future signalisation, full resurfacing of the roundabout circulatory element and some of the eastbound approach road. Estimated cost £300,000.

All remaining works will be funded through the Section 106 Agreements from Wynyard Park (50%) and Wynyard Village (50%), as detailed above.