

PRE-APPLICATION DEVELOPER FORUM - MINUTES

6th August 2014



Proposal: Residential development

Location: Tunstall Homes

Attendees:

Councillor Rob Cook (in the Chair)

Councillors Jim Ainslie, Alan Barclay, Keith Dawkins, Marjorie James, Brenda Loynes, Ray Martin-Wells and Robbie Payne

Peter Devlin, Chief Solicitor, HBC
Damien Wilson, Assistant Director (Regeneration), HBC
Andrew Carter, Planning Services Manager, HBC
Jim Ferguson, Planning Team Leader (DC), HBC
Sinead Turnbull, Senior Planning Officer, HBC
Kate McCusker, Commercial Solicitor, HBC
Jo Stubbs, Democratic Services Officer, HBC

Joe Crinon, DKS Architects
Fran Johnson, Roderick Thompson and Marina West, Elwick Parish Council
P Cornfoot, Fore Consulting
Tom Baker, GVA
V Lister, Hartlepool Civic Society
Leigh Taylor and Steve Wharton, Northumbrian Water
S Barker and J Helm, Prism Planning
B Miller, Tunstall Homes

Ian Campbell, Neil Duffield, Elizabeth Edwards, R Edwards, S Forbes, J Foster, Graham Frankland, Neil Page and Ray Pocklington

Steve Barker of Prism Planning gave a brief overview of their proposals for the development of land near Tunstall Farm. This would include the following:

- 2000 homes
- New primary school (or extension of existing)
- New 'village' centre with local shops and services
- Care homes & nursing home.

Plans were also being discussed to implement a new road system from the A19 to the site and a sustainable urban drainage system. They recognised that there were existing drainage problems on Valley Drive and hoped to improve this situation

somewhat by creating a series of lagoons and water storage on the new site thereby trapping water and allowing it to trickle away. The majority of access to the site would come via the proposed new link from the A179. There would be some access to Coniscliffe Road but only a small number of executive dwellings would need to gain access to that part of the development and a physical barrier would be put in place to prevent vehicles gaining access from Coniscliffe. There were also plans to provide a car park on Coniscliffe Road to assist with the parking problems currently experienced by parents of pupils at West Park Primary School. An environmental impact assessment would be required because of the scale of the development. It was also recognised that any scheme needed to prevent increased risk of localised flooding, improve road links and access and ensure that existing gas pipes were avoided when the new development was being undertaken.

A representative of Elwick Parish Council gave their views on the proposed development. They were concerned at the sheer scale and the effect it might have on the rural character of the area. The additional traffic caused by the development would inevitably impact on Elwick Village despite the promised link road to the A179 as human nature was always to take the shortest, fastest route. They also queried what guarantees they were that the development would not extend past 2,000 houses in the future and suggested the developers wait until the new Local Plan was in place and make this an integral part of it.

Following the presentation elected Members and interested parties raised the following issues to be considered in any subsequent planning application:

How many executive houses were planned for Coniscliffe Road? – *Mr Barker advised there would be between 20 and 40 good quality executive houses*

Would HBC be paying for the link to the A179? –*the cost of this would be covered by the developer with no financial impact on taxpayers*

What evidence was there that this quantity of housing was needed in Hartlepool? – *Mr Barker believed that there was a sense of a positive vision for Hartlepool which would require positive aspirations for growth. There was a requirement to provide housing for Hartlepool for the next 30 years and while this could be provided piecemeal around the town it would be preferable to concentrate it in specific areas to deliver benefits to the strategic highway network. Additionally development of this area would aid in the development of the western bypass.*

What quantity of affordable housing would be provided and would it be on site? – *Mr Barker was unable to give a definite percentage as to the amount of affordable housing due to question marks around other costs such as the highway infrastructure and possible new school. He advised that the applicant was happy for provision to be either on site or off site at members discretion.*

What assurances did HBC have that these proposals would not change when a final application was submitted? *Radical changes were not expected as a lot of work had gone into getting to this position but discussions were ongoing with the Highways Agency and utilities companies*

Would they guarantee that the development would not go past Valley Drive? – *Mr Barker confirmed that the area past Valley Drive would be excluded from the housing development although the red line of the application site would need to extend into this area to allow for construction of the road.*

What would be done to ensure that Elwick Village was not overwhelmed by traffic travelling south? – *The situation would be monitored and any schemes deemed necessary implemented. Elwick Parish Council would be fully involved. Discussions were ongoing with both the Councils highway officers and, more particularly the Highway Authority who were already looking at schemes to deal with existing issues.*

Was there scope to close the A19 central reservation? – *The Highway Agency were understood to be looking at a number of options and this might be one of them. This would result in an increased journey time for parents of pupils at Elwick Primary School. It was more important that the speed limit on the A19 be enforced.*

How would the current public transport infrastructure allow for travel between the new development area and the town centre? – *Public transport could be included in the plan with the potential of a new bus service linking the two areas.*