



Hartlepool
Borough Council

Planning Committee

Agenda

Wednesday 18th March 2026

Time: 10:00 am

Location: Council Chamber

Members: Planning Committee

Councillors Bailey-Fleet, Boddy (C), Dunbar, Dodds, Feeney, Jorgeson, Little, Napper, Oliver, Roy (VC), Thompson

1. Apologies for absence

2. To receive any declarations of interest by members

3. Minutes

3.1 To confirm the minutes of the meeting held on 18th February 2026.

4. Items Requiring Decision

4.1 Planning Applications – *Assistant Director (Neighbourhood Services)*

1. H/2020/0387 Land at Quarry Farm, Elwick Road (page 1)

2. H/2025/0126 20 Gladstone Street (page 96)

5. Items for Information

5.1 No items.

CIVIC CENTRE EVACUATION AND ASSEMBLY PROCEDURE

In the event of a fire alarm or a bomb alarm, please leave by the nearest emergency exit as directed by Council Officers. A Fire Alarm is a continuous ringing. A Bomb Alarm is a continuous tone. The Assembly Point for everyone is Victory Square by the Cenotaph. If the meeting has been evacuated, please proceed to the Assembly Point so that you can be safely accounted for.



6. Any other business which the chair considers urgent

7. For information

Any requests for a Site Visit on a matter then before the Committee will be considered with reference to the Council's Planning Code of Practice (Section 16 refers). No requests shall be permitted for an item requiring a decision before the committee other than in accordance with the Code of Practice.

Any site visits approved by the Committee at this meeting will take place on the morning of the Next Scheduled Meeting on 22 April 2026

Date of next meeting – Wednesday 22 April 2026 at 10:00 am in the Civic Centre, Hartlepool.



Planning Committee

Minutes and Decision Record

18th February 2026

Meeting commenced

Time: 10:00 am

Location: Council Chamber, Civic Centre, Hartlepool

Present:

Councillor: Aaron Roy (In the Chair)

Councillors: Martin Dunbar, Tom Feeney, Michael Jorgeson, Sue Little, Amanda Napper, Karen Oliver

Officers: Kieran Bostock, Director of Neighbourhood and Regulatory Services
Zoe Craig, Environmental Health Manager (Environmental Protection)
Jim Ferguson, Planning and Development Manager
Umi Filby, Principal Property, Planning, Commercial Solicitor
Peter Frost, Highways Infrastructure Manager
Daniel James, Planning (DM) Team Leader
Scott Parkes, Interim Assistant Director – Neighbourhood Services
Stephanie Bell, Senior Planning Officer
Helen Smith, Planning Policy Team Leader
Claire Mcpartlin, Democratic Services and Legal Support Officer

59. Apologies for Absence

Councillors Quewone Bailey-Fleet, Moss Boddy and Carole Thompson.

60. Declarations of Interest

None.

61. Confirmation of the minutes of the meeting held on 21st January 2026.

Confirmed.

62. Planning Applications (*Director of Neighbourhood and Regulatory Services*)

Number: H/2020/0387

Applicant: CECIL M YUILL

Agent: J W PLANNING LIMITED MR JOHN WYATT 41
MARSKE MILL LANE SALTBURN BY THE SEA

Date received: 29/01/2021

Development: Outline application with all matters reserved, except for access, for residential development comprising up to 475 dwellings, and including a local centre comprising retail (400sqm) and associated infrastructure.

Location: LAND AT QUARRY FARM ELWICK ROAD
HARTLEPOOL

The Senior Planning Officer outlined the application. An additional two objections had been received following the published report which were tabled before Members at the meeting. The application sought approval for 475 dwellings and a local centre comprising retail and associated infrastructure. It was the officer recommendation to approve the application subject to conditions set out in the report and the completion of the s106 legal agreement to secure appropriate planning obligations and financial contributions.

Following a Member query, the Highways Infrastructure Manager advised the possible schemes for the Elwick Road Corridor were still at the design stage with no fixed plans in place to date. Plans would be shared once developed.

A Member raised a question around access. The Planning (DM) Team Leader advised that access forms part of the scheme and had been considered as part of the application. This was deemed acceptable in terms of access to the site by the Highways Team.

Councillor Oliver felt more information was needed on education, the access & (off site junction works). She moved that a site visit take place prior to the next Planning Committee. As the site was outside of the local plan limits to development and Members wanted to consider the potential impact for the community. This was seconded by Councillor Jorgeson

A site visit was approved by majority.

Decision: **Deferred for a site visit.**

Number: H/2025/0256

Applicant: ACTIVE CARE GROUP 117 3RD FLOOR MERCURY
HOUSE WATERLOO ROAD LONDON

Agent: SH WILKINSON ARCHITECTS LTD 6 DALE LANE
WESTHOUGHTON BOLTON

Date received: 28/07/2025

Development: Change of use from residential dwelling (c3 use class) to
supported living residential accommodation (c2 use
class) for up to 5 children with learning difficulties and
complex care needs, including garage conversion, car
parking, single storey in-fill extension and canopy.

Location: 14 ELM GROVE HARTLEPOOL

The Senior Planning Officer outlined the application. It was the officer recommendation to refuse the application. It was the opinion of the Local Planning Authority that the site was not an appropriate or compatible location for the proposed use. It was felt the proposal would have the potential to result in a significant detrimental impact on the character of the surrounding area and neighbour amenity. A similar application had previously been submitted however was withdrawn in July 2025.

The Agent was in attendance at the meeting and addressed the Committee. The Applicant was a recognised health care brand. They wanted to create a home environment for five children with limiting disabilities who were residing in a converted care home outside the Borough. The Agent stressed this would not be a children's home but a home for children. There would be approximately eight staff on site who would support the children to live independently within the community.

Following questions from Members, the below points were noted:

- The children who would reside in the property would be attending school during the day.
- This accommodation would give children with limiting disabilities the opportunity to become part of the community.

- The Applicant had liaised with the Planning Authority with regards to the previous application in 2025. Concerns had been raised in relation to highways and more information was requested on staffing. These concerns were addressed in this application.
- The application had detailed 12 members of staff being on site, however, the Agent advised there would be typically eight members of staff on site.
- The maximum age of a child placed in this accommodation would be 18.
- The Applicant had made consultation with the Local Authority's Children's Services Department.

A representative of the objectors was present at the meeting and addressed the Committee. The representative advised the staff and children would likely cause more traffic than the rest of the street. The residents had already experienced disruption from works being started on this property prematurely. It was felt there were other sites within the town which would be suitable for this use without taking a residential house out of the towns housing stock.

In general discussion it was noted that although Members are aware of the care crisis at this time, this meeting was to consider a planning application. Not taking into account the emotive issue, this was a commercial operation in a large residential property in area of residential character.

Councillor Oliver moved that this application be refused as per the officer recommendation. This was seconded by Councillor Feeney.

The application was refused by majority.

Decision: Planning Permission Refused

REASON FOR REFUSAL

1. In the opinion of the Local Planning Authority, the application site is not considered to be an appropriate or compatible location for the proposed use (as a supported living residential unit for 5 children and up to 12 day time staff and 5 night time staff) as the proposal would have the potential to result in a significant detrimental impact on both the character of the surrounding area and neighbour amenity as a result of the proposed layout (including provision of a car park) and increase in activity and associated noise disturbance, in conflict with Policies QP4 and Policy RC21 of the Hartlepool Local Plan (2018) and paragraphs 135(f) and 198(a) of the NPPF (2024).

Members considered representations in respect to this matter.

Number: H/2025/0237

Applicant: MISS KAYLEIGH DRIVER HASWELL AVENUE
HARTLEPOOL

Agent: ARCH22LTD MR JOSEPH JOHNSON 13 HOPPS
STREET HARTLEPOOL

Date received: 24/07/2025

Development: Erection of a first floor rear extension and rear dormer extension

Location: 1 HASWELL AVENUE HARTLEPOOL

The Planning (DM) Team Leader outlined the report. The application was in relation to a first-floor rear extension and rear dormer extension. Approved plan condition two had been updated following the published report and was tabled before Members at the meeting. It was the officer recommendation to approve the application subject to planning conditions.

The Applicant and Agent were not present at the meeting therefore no representation was given.

Councillor Roy moved that this application be approved as per the officer recommendation. This was seconded by Councillor Oliver.

The application was unanimously approved.

Decision: Planning Permission Approved

CONDITIONS AND REASONS

1. The development to which this permission relates shall be begun not later than three years from the date of this permission.
By virtue of the provision of Section 91 of the Town and Country Planning Act 1990 (as amended).
2. The development hereby approved shall be carried out in accordance with the following plans: Drawing number 250115 100 (Location Plan), Drawing number 250115 107 (Proposed Site Plan), Drawing number 250115 108 Rev F (Proposed Floor Plans Sheet 1 of 2), Drawing number 250115 110 Rev D (Proposed Elevations Sheet 1 of 4), Drawing number 250115 111 Rev E (Proposed Elevations Sheet 2 of 4), Drawing number 250115 112 Rev F (Proposed Elevations Sheet 3 of 4), Drawing number 250115 113 Rev E (Proposed Elevations Sheet 4 of 4), received by the Local Planning Authority 13/01/2026; Drawing number 250115 109 Rev D (Proposed Floor Plans Sheet

2 of 2), and Drawing number 250115 113 (Existing and Proposed Roof Plans) received by the Local Planning Authority 16/02/2026.

For the avoidance of doubt.

3. Prior to the commencement of above ground construction of the development hereby approved, details of 1no. integral 'universal' nest brick to be located in south or east facing walls (where possible) of the development hereby approved and as high above ground as possible shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the 1no. nest brick shall be installed in accordance with the approved details prior to the first use or completion (whichever is the sooner) of the development hereby approved and thereafter retained for the lifetime of the development hereby approved.

To ensure the development provides an ecological enhancement in accordance with policy NE1 and Section 15 of the National Planning Policy Framework.

4. The materials to be used in the construction of the external surfaces of this development hereby permitted shall match those used in the existing dwelling and in accordance with the materials stipulated in the submitted application form received by the Local Planning Authority on 14/07/2025.

In the interests of visual amenity.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting the Order with or without modification), no window(s) shall be inserted in the northern (side) elevation facing towards 1A Haswell Avenue or in the southern (side) elevation facing towards 3 Haswell Avenue of the first floor extension or rear dormer extension hereby approved without the prior written consent of the Local Planning Authority.

To prevent overlooking.

6. The 1no. window on the rear/east elevation (serving a bathroom) as detailed on Drawing number 250115 112 Rev F (Proposed Elevations Sheet 3 of 4), received by the Local Planning Authority 13/01/2026, shall be glazed with obscure glass to a minimum of level 4 of the 'Pilkington' scale of obscuration or equivalent and shall have a limited opening mechanism of 30 degrees (side or top hung opening) or be fixed. The identified window shall be installed in accordance with these details prior to the first use or completion (whichever is the sooner) of the first-floor extension hereby approved and shall thereafter be retained at all times while the windows exist. The application of translucent film to the windows would not satisfy the requirements of this condition.

To prevent overlooking.

Number:	H/2022/0171
Applicant:	COMPASS DEVELOPMENT (NE) LTD AMBLE NORTHUMBERLAND
Agent:	JON TWEDDELL PLANNING LTD MR JON TWEDDELL COBLE QUAY AMBLE NORTHUMBERLAND
Date received:	23/08/2022
Development:	Erection of 9no. detached dwellings (C3 use) and associated works
Location:	SOUTHBROOKE FARM SUMMERHILL LANE HARTLEPOOL

The Senior Planning Officer outlined the application. The application sought approval for nine dwellings with associated infrastructure and landscaping. An application for this site was refused in August 2021 for 14 detached properties and demolition of existing buildings and farmhouse. It was the officer recommendation to approve subject to the completion of a s106 legal agreement to secure financial contributions and planning obligations as set out in the report.

Following a query from a Member, the Highways Infrastructure Manager advised that parking and driveways would be included as part of the application.

In response to a Member question around Green Wedge, the Planning Policy Team Leader advised although this development is part of the Green Wedge it is brown field land as it had previously been developed.

The Applicant and Agent were not present at the meeting therefore no representation was given.

In general debate, a Member noted their concern around the number of 3, 4 and 5 bedroomed homes being developed in Hartlepool.

Councillor Jorgeson moved that this application be approved as per the officer recommendation. This was seconded by Councillor Dunbar.

The application was approved by majority.

Decision: **Minded to APPROVE subject to the completion of a S106 legal agreement to secure to secure the following financial contributions and planning obligations;**

- **A borough-wide biodiversity compensation contribution (£10,000); Built Sports Facilities (£250 per dwelling, total £2,250);**
 - **Green Infrastructure (£250 per dwelling, total £2,250);**
 - **Outdoor sport and play facilities; Playing Pitches (£233.29 per dwelling, total £2,099.61);**
 - **Outdoor sport and play facilities;**
 - **Tennis Courts (£57.02 per dwelling, total £513.18);**
 - **Outdoor sport and play facilities,**
 - **Bowling Greens (£4.97 per dwelling, total £44.73);**
 - **the provision, maintenance and long term management of landscaping and open spaces;**
 - **the provision, long term maintenance and management of surface water drainage infrastructure for the site;**
- and subject to the following planning conditions:**

CONDITIONS AND REASONS

1. The development to which this permission relates shall be begun not later than three years from the date of this permission.
To clarify the period for which the permission is valid.

2. The development hereby approved shall be carried out in accordance with the following plans:
Dwg. No. RES684-BHA-HTA-ZZ-DR-A-1501 Rev P02 (House Type A - Floor Plans),
Dwg. No. RES684-BHA-HTB-ZZ-DR-A-1501 Rev P02 (House Type B - Floor Plans),
Dwg. No. RES684-BHA-HTC-ZZ-DR-A-1501 Rev P02 (House Type C - Floor Plans), received by the Local Planning Authority on 10th June 2022;

Sheet No. 3469(C)03 (House Type A - Elevations),
Sheet No. 3469(C)04 (House Type B - Elevations),
Sheet No. 3469(C)05 (House Type C - Elevations), received by the Local Planning Authority on 19th December 2023;

Dwg. No. 3469(B)01 Rev A (Site Location Plan, at a scale of 1:1250),

Dwg. No. 120-00 Rev 13 (Proposed Site Plan, scale 1:500) received by the Local Planning Authority on 15th July 2025;

Dwg. No. D422.L.001 Rev A (Landscape Proposals), received by the Local Planning Authority on 19th January 2026.
For the avoidance of doubt.

3. Notwithstanding the submitted information and prior to the commencement of development (including any demolition), details of the existing and proposed levels of the site including the finished floor levels of the dwellings and buildings to be erected and any proposed mounding and/or earth retention measures shall be submitted to and approved in writing by the Local Planning Authority. The development thereafter shall be carried out in accordance with the approved details. To take into account the position of the buildings and impact on adjacent land, proposed dwellings and their associated gardens in accordance with Policies QP4 and LS1 of the Hartlepool Local Plan.
4. Notwithstanding the submitted information and prior to the commencement of development (including any demolition), details of dust suppression measures during construction works shall be submitted to and agreed in writing with the Local Planning Authority. The approved dust suppression measures shall be installed before the use of the site commences and shall thereafter remain operational and be available for its intended use at all times during the construction of the development hereby approved.
In the interests of the amenity of the occupiers of adjacent and nearby premises and highway safety.
5. Development shall not commence until a detailed scheme for the disposal of foul water from the development hereby approved has been submitted to and approved in writing by the Local Planning Authority in consultation with Northumbrian Water and the Lead Local Flood Authority. Thereafter the development shall take place in accordance with the approved details.
To prevent the increased risk of flooding from any sources in accordance with the NPPF.
6. Notwithstanding the submitted information, no development shall take place until a detailed design and associated management and maintenance plan of surface water drainage for the site based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development has been submitted to

and approved in writing by the Local Planning Authority in consultation with Northumbrian Water and the Lead Local Flood Authority. The surface water drainage design shall demonstrate that the surface water runoff generated during rainfall events up to and including the 1 in 100 years rainfall event, to include for climate change and urban creep, will not exceed the run-off from the undeveloped site following the corresponding rainfall event (subject to minimum practicable flow control). The scheme shall demonstrate that the surface water drainage system(s) are designed in accordance with the standards detailed in the Tees Valley SuDS Design Guide and Local Standards (or any subsequent update or replacement for that document).

The approved drainage system shall be implemented in accordance with the approved detailed design prior to completion of the development.

To prevent the increased risk of flooding; to ensure the future maintenance of the sustainable drainage system, to improve and protect water quality and improve habitat and amenity.

7. Notwithstanding the submitted details and prior to the commencement of the development hereby approved, a scheme for the provision, long term maintenance and management of all landscaping within the site shall be first submitted to and agreed in writing with the Local Planning Authority. The scheme shall be in general conformity with the plan Dwg. No. D422.L.001 Rev A (Landscape Proposals, received by the Local Planning Authority on 19/01/2026) and shall include shall include the planting of 5no. wych elm saplings and 2no. replacement trees (identified as Group 2), as detailed in the submitted 'Preliminary Ecological Appraisal and Bat Survey Report, Version 2' (document dated 14/06/2022, date received by the Local Planning Authority on 16th June 2022 or as may be amended through the requirements of condition 10 of this decision notice). The scheme shall specify sizes, types and species, indicate the proposed layout and surfacing of all areas, include a programme of the works to be undertaken, details of the existing and proposed levels of the site including any proposed mounding and or earth retention measures. All soft landscaping including planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting season following completion or first occupation of individual dwellings (whichever is sooner). All planting, seeding or turfing comprised in the approved details of landscaping for all other areas (out with the residential curtilages) including areas of open space within the site shall be carried out in the first planting season following the occupation of the dwellings or completion of the development, whichever is the sooner. Thereafter

the development hereby approved shall be carried out and maintained in accordance with the agreed scheme, for the lifetime of the development hereby approved. Any trees, plants or shrubs which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of the same size and species, unless the Local Planning Authority gives written consent to any variation.

In the interests of visual amenity, biodiversity enhancement and to ensure a satisfactory form of development.

8. Notwithstanding the submitted information and prior to any equipment, machinery or materials being brought onto the site for the purposes of the development, a scheme for the protection during construction works of all trees and hedges to be retained on the site, in accordance with BS 5837:2012 'Trees in relation to design, demolition and construction - Recommendations', has been submitted to and approved in writing by the Local Planning Authority. The scheme shall ensure protection of the Wych Elm tree (identified as TN8) and Groups 4-6 and the hedge to the east of the application site boundary, as identified in the 'Arboricultural Method Statement Tree Protection Plan' (TPP Rev B', documented dated 18/04/2024, both received by the Local Planning Authority on 18th April 2024). Following the written approval of the Local Planning Authority, the scheme shall thereafter be carried out in accordance with the approved details and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development. Nothing shall be stored or placed in any area fenced in accordance with this condition. Nor shall the ground levels within these areas be altered or any excavation be undertaken without the prior written approval of the Local Planning Authority. Any trees which are seriously damaged or die as a result of site works shall be replaced with trees of such size and species as may be specified in writing by the Local Planning Authority in the next available planting season.
In the interests of the health and appearance of the existing trees, hedges and the visual amenity of the area.

9. No development shall take place (including demolition, ground works, vegetation clearance) until an updated Preliminary Ecological Appraisal and Bat Survey Report including a Precautionary Working Method Statement and a timetable has been submitted to and approved in writing by the Local Planning Authority. The Preliminary Ecological Appraisal And Bat Survey Report shall include any required avoidance,

mitigation and compensation measures. Thereafter the approved measures shall be adhered to and implemented in accordance with the approved details and timetable, and throughout the construction period. To ensure the development provides mitigation against bats and other identified protected species in accordance with policy NE1 and Section 15 of the National Planning Policy Framework.

10. Prior to the commencement of development hereby approved, full details of the dropped kerbs to the southern side of Summerhill Lane, including the exact location, specification and design, as well as a timetable for the works and their implementation, shall be submitted to and approved in writing by the Local Planning Authority. The scheme (and timetable) shall ensure that the implementation of the dropped kerbs is completed prior to the occupation of any of the dwellings or the completion of the development (whichever is sooner) hereby approved. To provide public infrastructure, in accordance with QP5 of the Hartlepool Local Plan (2018).

11. Notwithstanding the proposals detailed in the submitted plans and prior to the implementation of such works on site, details of proposed hard landscaping and surface finishes (including the proposed car parking areas, footpaths, access and any other areas of hard standing to be created) shall be submitted to and agreed in writing by the Local Planning Authority. This shall include all external finishing materials, finished levels, and all construction details confirming materials, colours, finishes and fixings. The scheme, including car parking provision and footpath connections, shall be completed in accordance with the agreed details prior to the occupation or completion of the dwellings (whichever is the sooner).
To enable the local planning authority to control details of the proposed development, in the interests of visual amenity of the area.

12. No part of the residential development shall be occupied until vehicular and pedestrian access connecting the proposed development to the public highway has been constructed to the satisfaction of the Local Planning Authority.
In the interests of highway and pedestrian safety and in the interests of the visual amenities of the surrounding area.

13. Notwithstanding the submitted details and prior to above ground construction of the dwellings hereby approved, full details of all walls, fences and other means of boundary enclosure, including size, siting and finishing materials, shall be submitted to and approved by the

Local Planning Authority. Boundary treatments shall include details of the provision of hedgehog openings (and suitable associated signage), as detailed in the submitted 'Preliminary Ecological Appraisal and Bat Survey Report, Version 2' (document dated 14/06/2022, date received by the Local Planning Authority on 16th June 2022, or as may be amended through the requirements of condition 10 of this decision notice). Thereafter the development shall be carried out in accordance with the approved details prior to first occupation of the dwellings or completion of the development (whichever is the sooner).
In the interests of visual amenity and biodiversity enhancement.

14. Notwithstanding the submitted information, details of all external finishing materials shall be submitted to and approved by the Local Planning Authority before above ground construction commences, samples of the desired materials being provided for this purpose. Thereafter the development shall be carried out in accordance with the approved details.
In the interests of visual amenity.

15. Prior to the commencement of development above ground level, details of 9no.integral bat roosting box bricks (suitable for crevice roosting bats), 9no.integral universal bird nesting bricks to be installed in a south or east facing sides of the dwellings hereby approved including the exact location, specification and design, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the bat box bricks, bird nesting bricks and swallow nest structures shall be installed strictly in accordance with the details so approved prior to the occupation or completion of each of the individual 9no. dwellings hereby approved, whichever is the sooner, and shall be maintained for the lifetime of the development.
To provide an ecological enhancement for protected and priority species, in accordance with section 15 of the NPPF (2024).

16. Prior to the commencement of the development above damp proof course level of the 9no. residential dwellings hereby approved, a scheme for obscure glazing and restricted opening (max. 30 degrees) of the following proposed side facing windows (plot numbers as identified on plan Dwg. No. 120-00 Rev 13 (Proposed Site Plan, scale 1:500, received by the Local Planning Authority on 15th July 2025) shall first be first submitted to and approved in writing by the Local Planning Authority:
 - The 1no. window at first floor in the west elevation (serving a dressing room) and the 1no. door and 1no. window at ground

- floor in the east elevation (serving a utility room and W.C.) in plot 1;
- The 1no. window at first floor in the west side elevation (serving a landing) and the 1no. door and 1no. window at ground floor in the east side elevation (serving a utility room and W.C.) in plot 2;
 - The 1no. window at first floor in the east side elevation (serving a landing) in plot 3;
 - The 1no. window at first floor in the east elevation (serving a dressing room) and the 1no. door and 1no. window at ground floor in the west elevation (serving a utility room and W.C.) in plot 4;
 - The 1no. window at first floor in the west elevation (serving a dressing room) and the 1no. door and 1no. window at ground floor in the east elevation (serving a utility room and W.C.) in plot 5;
 - The 1no. window at first floor in the west side elevation (serving a landing) in plot 6;
 - The 1no. window at first floor in the west side elevation (serving a landing) and the 1no. door and 1no. window at ground floor in the east side elevation (serving a utility room and W.C.) in plot 7;
 - The 1no. window at first floor in the east side elevation (serving a landing) and the 1no. door and 1no. window at ground floor in the west side elevation (serving a utility room and W.C.) in plot 8;
 - The 1no. window at first floor in the east elevation (serving a dressing room) and the 1no. door and 1no. window at ground floor in the west elevation (serving a utility room and W.C.) in plot 9.

The windows shall be glazed with obscure glass to a minimum level of 4 of the 'Pilkington' scale of obscuration or equivalent. Thereafter, the windows shall be installed in accordance with the approved details and prior to the occupation of each respective plot and shall remain for the lifetime of the development hereby approved. The application of translucent film to the windows would not satisfy the requirements of this condition.

To prevent overlooking.

17. Prior to the occupation of the dwellings hereby approved, provision shall be made for storage of refuse within the curtilage of the dwellings hereby approved, details of which shall be first submitted to and be agreed in writing with the Local Planning Authority prior to the first occupation or completion of the individual dwellings hereby approved.

Thereafter, the provision for the storage of refuse shall be carried out in accordance with the approved details.

To ensure a satisfactory form of development.

18. No construction/building/demolition works or deliveries shall be carried out except between the hours of 8.00 am and 18.00 on Mondays to Fridays and between 9.00 am and 13.00 on Saturdays. There shall be no construction activity including demolition on Sundays or on Bank Holidays, unless otherwise agreed in writing by the Local Planning Authority.

To ensure the development does not prejudice the enjoyment of neighbouring occupiers of their properties.

19. In the event that contamination is found at any time when carrying out the approved development, works must be halted on that part of the site affected by the unexpected contamination and it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken to the extent specified by the Local Planning Authority and works shall not be resumed until a remediation scheme to deal with contamination of the site has been carried out in accordance with details first submitted to and approved in writing by the Local Planning Authority. This scheme shall identify and evaluate options for remedial treatment based on risk management objectives. Works shall not resume until the measures approved in the remediation scheme have been implemented on site, following which, a validation report shall be submitted to and approved in writing by the Local Planning Authority. The validation report shall include programmes of monitoring and maintenance, which will be carried out in accordance with the requirements of the report.

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

20. The development hereby approved shall be used as C3 dwellinghouses and not for any other use including any other use within that use class of the schedule of the Town and Country Planning (Use Classes) Order 1987 (as amended) or in any provision equivalent to that use class in any statutory instrument revoking or re-enacting that order.

To allow the Local Planning Authority to retain control of the development.

21. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that Order with or without modification), no fences, gates, walls or other means of enclosure, shall be erected within the curtilage of any dwellinghouse forward of any wall of that dwellinghouse which fronts onto a road, without the prior written consent of the Local Planning Authority with the exception of those enclosures approved as part of this permission and shown on. To enable the Local Planning Authority to exercise control in the interests of the amenities of the occupants of the adjacent residential properties and the appearance of the wider area.

63. Update on Enforcement Actions (*Director of Neighbourhood and Regulatory Services*)

Members were advised of enforcement actions which had taken place within the reporting period.

Decision

i) That the report be noted.

64. Planning Appeal at Kildale Grove (*Director of Neighbourhood and Regulatory Services*)

A planning appeal had been received in respect of a refused application of retrospective planning permission for the erection of a single storey roof structure outbuilding. The application had been determined under delegated powers and a copy of the officer report was appended to the report.

Decision

i) That the report be noted.

65. Planning Appeal at Alvin House, 9 South End (*Director of Neighbourhood and Regulatory Services*)

A planning appeal had been received in respect of a refused application for the erection of an entrance porch and the erection of a fence (part retrospective). The application had been determined by Committee.

Decision

i) That the report be noted.

66. Planning Appeal at Gladstone House, 46 Victoria Road

(Director of Neighbourhood and Regulatory Services)

A planning appeal had been determined in respect of an application for Advertisement Consent for the display of signage at the front and side elevation of the first floor. The appeal had been allowed. A copy of the appeal decision was appended to the report.

Decision

- i) That the report be noted.

The meeting concluded at:

Time: 11:05 am

CHAIRMAN

No: 1.
Number: H/2020/0387
Applicant: CECIL M YUILL
Agent: J W PLANNING LIMITED MR JOHN WYATT 41
MARSKE MILL LANE SALT BURN BY THE SEA TS12
1HT
Date valid: 29/01/2021
Development: Outline application with all matters reserved, except for access, for residential development comprising up to 475 dwellings, and including a local centre comprising retail (400sqm) and associated infrastructure.
Location: LAND AT QUARRY FARM ELWICK ROAD
HARTLEPOOL

PURPOSE OF REPORT

1.1 An application has been submitted for the development highlighted within this report; accordingly Hartlepool Borough Council as Local Planning Authority is required to make a decision on this application. This report outlines the material considerations in relation to the proposal and presents a recommendation.

1.2 The application was deferred at the committee meeting of 18th February 2026 for a site visit.

1.3 Since the publication of the original committee report, a query has been raised in respect to the calculation of the mitigation for recreational disturbance, and in respect of the agricultural land classification for best and most versatile (BMV) land.

1.4 In response and for the avoidance of doubt, the financial contribution for mitigation for increased recreational disturbance is calculated based on the number of houses x the contribution metric relative to the distance from the coast (5.5km, which is £250 in this instance), however this requires a clarifying amendment to the HRA Appropriate Assessment. An updated HRA has been undertaken from the Council's Ecologist which in turn requires a re-consultation with Natural England. It is anticipated that these comments would not change the recommendation, and clarification is detailed in the relevant section of the report.

1.5 Updated comments have also been received from the Council's Land Use Policy team regarding Agricultural Land Classification (ALC) and Best and Most Versatile (BMV) land. These and any other updates, including comments sought and received from the Council's Children's and Joint Commissioning team, are captured in the relevant sections of the report below.

BACKGROUND

1.6 There have been no recent planning permissions on the site itself.

1.7 The most relevant and recent planning applications in the vicinity are considered to be:

To the east (Quarry Farm 1 and 2)

Quarry Farm 1 (Bellway Homes);

H/2014/0215 - Outline application for the construction of 81 dwellings with all matters reserved except for the access. Refused 09/09/2014. Appeal APP/H0724/A/14/2225471 allowed, decision date 18/02/2015.

H/2015/0358 - Reserved matters application in relation to planning permission H/2014/0215 for means of pedestrian access and internal highway layout, appearance, landscaping, layout and scale of residential development. Approved 03/11/2015.

Quarry Farm 2 (Barratt Homes);

H/2015/0528 - Outline planning permission for up to 220 residential dwellings with associated access, all other matters reserved. Approved 12/10/2018.

H/2015/0535 - Amendment to planning application H/2015/0351 for reserved matters in relation to planning application H/2014/0215 for additional windows in ground floor side elevation for plots 48, 56 and 57, revised site plan and boundary treatment removing 2 no. visitor parking bays to the south of plot 41 and realignment of footpath. Approved 08/01/2016.

H/2019/0352 - Approval of reserved matters of planning application H/2015/0528 for outline planning permission for up to 220 residential dwellings with associated access, all other matters reserved, relating to the development, appearance, landscaping, layout (including internal roads) and scale. Approved 23/01/2020.

H/2020/0104 - Section 73 application for amendments to planning permission H/2019/0352 (for approval of reserved matters of planning permission H/2015/0528 (outline planning permission for up to 220 residential dwellings with associated access)) comprising house type substitutions to 92no. plots and associated amendments to plot hard and soft landscaping, and minor alterations to site landscaping and bin stand locations. Approved 18/09/2020.

Beyond the highway of Elwick Road to the south (High Tunstall)

H/2014/0428 - Outline application with all matters reserved for residential development comprising up to 1,200 dwellings of up to two and a half storeys in height and including a new distributor road, local centre, primary school, amenity open space and structure planting. Approved 14/03/2019.

H/2020/0048 - Approval of reserved matters relating to access, appearance, landscaping, layout and scale for the erection of 162 no. residential dwellings and associated engineering works pursuant to outline planning permission H/2014/0428. Approved 06/11/2020.

H/2020/0108 - Non material amendment to planning application H/2014/0428 (for outline application with all matters reserved for residential development comprising up to 1,200 dwellings of up to two and a half storeys in height and including a new distributor road, local centre, primary school, amenity open space and structure planting) for changes to wording of conditions 10 (Elwick Road roundabout junction and secondary accesses), 11 (Elwick Road speed limits), 12 (Elwick Road street lighting) and 13 (connections to public highway) to reflect proposed phasing of development. Approved 17/04/2020.

H/2025/0346 - Approval of reserved matters relating to access, appearance, landscaping, layout and scale for the erection of 116 no. residential dwellings and associated engineering works pursuant to outline planning permission H/2014/0428. Pending consideration.

PROPOSAL

1.8 This application seeks outline planning application with all matters reserved (except for Access) for up to 475 residential dwellings (use class C3), and including a local centre comprising retail (400sqm), open space area, landscaping, sustainable urban drainage (SUDS) and associated infrastructure.

1.9 Whilst the details ('reserved matters') of the proposal (Appearance, Scale, Layout and Landscaping) are reserved, the submitted drawing 'Proposed Illustrative Site Layout' (submitted for illustrative purposes only) shows a proposed new vehicular entrance into the site to be taken from Elwick Road. A detailed Proposed Access Plan shows a priority right turn access which would necessitate the widening of part of Elwick Road to allow for the right turn lane which would measure approximately 3m in width by 35m in length, and that the proposed access has a width of approximately 7.3m with footpath widths measuring approximately 2m. The access includes a visibility splay of approximately 2.4m by 61.8m to the east and a visibility splay of approximately 2.4m by 51.8m to the west. The Proposed Access Plan identifies other proposed highways infrastructure including a proposed footway extension, and a bus stop with raised kerbs and shelter.

1.10 The submitted indicative layout includes two distinct parcels of residential development, separated by the existing and retained Local Wildlife Site (LWS) at the centre of the site, which is proposed to be enhanced on its eastern side by landscaping. An access road is sited to the eastern side, whilst a footpath traverses the centre (both of which run north-south). Following a request by the case officer, the applicant has recently provided an indicative only phasing plan, which identifies 3 phases, from the south to the north of the site. Phase 1 would include the local centre (at the southern end of the site), Phase 2 would include the LWS treatment, and finally Phase 3 would be to the northern section of the site.

1.11 The submitted indicative plans show the northern section (which is the larger of the two) featuring a large village green in the centre, with a children's play area in the north west, and a community orchard towards the north east (adjacent to the northern boundary). Dwellings are indicatively shown to be arranged with frontages facing the proposed village green and the Local Wildlife Site, as well as the

children's play park, orchard and landscaped areas around the site boundaries. The exception is the north east corner whereby dwellings are indicatively shown to face away from the existing reservoir, and the eastern boundary, where dwellings are indicatively arranged with side or rear gardens facing existing dwellings along Reedston Road, Laycock Way and Octavia Drive (east).

1.12 The southern part of the indicative layout includes a children's play area on the southern side of the LWS, a small village green located towards the eastern side, an area of green space located towards the south west corner, and some wooded areas. A local centre (approx. 400sqm) is indicated as being situated towards the east, adjacent to the access road from Elwick Road. Dwellings are indicatively shown as being arranged to face onto open space areas, whilst side and rear gardens face the existing residential dwellings at Quarry Farm (including Quarry Farm Cottages) and the existing residential dwellings at Fontburn Close and Woodhouse Lane. The indicative layout shows a road providing access to Fontburn Close (east), and some communal parking areas.

1.13 The application has been amended during the course of consideration on more than one occasion, to include amendments to the proposed access, Transport Assessment and Travel Plan, following discussions and a request from the Council's Traffic and Transport team in respect to the width of the access road; to provide Nutrient Neutrality Budget Calculations and a Nutrient Statement; to provide updated ecological surveys and reports following a request from the Council's Ecologist; and to provide an Arboricultural Impact Assessment and Tree Survey, at the request of the Council's Arboricultural Officer.

1.14 The application is supported by a number of supporting documents to include a Design and Access Statement, Sustainability Statement, Flood Risk Assessment, Biodiversity Net Gain Assessment, Archaeological Desk Based Assessment and Geophysical Survey, Noise Assessment, Air Quality Assessment, Vertical Light Assessment and Light Strategy, Transport Assessment and Travel Plan, Ecological Appraisal, Landscape and Visual Appraisal (LVA), Landscape and Environmental Management Plan (LEMP), Arboricultural Impact Assessment and Agricultural Land Classification Report.

1.15 The Local Planning Authority has adopted an opinion (following an internal screening process) that the proposed development is not Environmental Impact Assessment development.

1.16 The application has been referred to Planning Committee as more than three objections have been received, in line with the Council's scheme of delegation.

SITE CONTEXT

1.17 The application site comprises approximately 23.5 hectares of agricultural land known as Quarry Farm. The site is on the urban fringe, being adjacent to residential development (Quarry Farm 1 and 2) to the east, however is located outside the limits to development as defined by Policy LS1 (Locational Strategy) of the Hartlepool Local Plan Policies Map (2018).

1.18 The site is bounded by Elwick Road to the south, Worset Lane to the north, an existing raised reservoir to the north east corner, and a residential development known as Quarry Farm 2 to the east. The remaining farmstead of Quarry Farm is situated to the southern extent of the site, along with two former workers' dwellings at 1 and 2 Quarry Farm Cottages, all of which are excluded from the application site boundary. To the north is Naisberry Bungalow, whilst to the north west are Naisberry Farm, Naisberry Farm Bungalow and Naisberry Cottage.

1.19 The application site is gently sloping, from north west to south east. Existing hedgerows and trees are present to the northern and eastern boundaries, whilst running through the centre of the site the Naisberry Quarry Local Wildlife Site (LWS), which includes nationally scarce Magnesian Limestone Grassland habitat.

1.20 A major hazardous gas pipeline runs across the south west corner of the site (as discussed within the main body of the report). A national trail runs down the western boundary from the north (Worset Lane) and continues through the LWS at the centre of the site towards the east.

PUBLICITY

1.21 The application has been advertised by way of site notices, press advert and notification letters to 162 individual neighbouring properties. A full 21 day re-consultation was undertaken following receipt of amended ecology information and Proposed Illustrative Site Layout. Further re-consultations were undertaken on receipt of amended access details and amended tree information.

1.22 An updated press advert and site notices were issued (in February 2026) in respect of the application representing a 'departure' from the Hartlepool Local Plan (2018). Such consultation periods have now expired.

1.23 To date, 26 objections have been received, discounting multiple objections from the same individual/address. The objections and concerns raised can be summarised as follows:

- Road infrastructure inadequate and no more houses should be constructed until grade separated junction is completed,
- Congestion through Elwick and Dalton Piercy,
- Unsafe access point on Elwick Road,
- Access roads and footpath links from Quarry Farm 2 will impact on neighbours' privacy,
- Local infrastructure including schools and medical provision constraints,
- Limited demand for houses/excess supply of housing, including vacant properties and Council's Empty Homes Strategy objective,
- Application site is beyond the development limits,
- Unsustainable urban expansion on greenfield land,
- HLP prioritises brownfield regeneration,
- Hartlepool Local Development Scheme 2025 discussed at planning committee meeting of 25/6/2025 refers to 5.4 year housing land supply,
- Housing Delivery Test Figures (in January 2021) indicate delivery of 160% of homes required,

- Impacts on the delivery of approved (strategic) schemes including High Tunstall,
- Impacts on countryside, trees, open fields and wildlife,
- Risks of flooding and increased surface water run-off,
- Impacts on neighbour amenity, in particular privacy, loss of light and peace and tranquillity,
- Anti-social behaviour and security issues,
- Construction impacts on existing residents – including noise, odour, mud and congestion,
- Dwellings sold as ‘rural setting’ will be surrounded by other residential developments,
- No detail on proposed local centre,
- Impacts of noise and traffic from local centre,
- Concerns about hot food takeaways and associated impacts of odour and vermin,
- Visual amenity,
- Property depreciation,
- Insufficient planting.

1.24 One response in support of the application has been received. This response raises the following comments:

- The scheme would complement the Quarry Farm 2 development,
- The proposals are acceptable when assessed against the HLP (2018) and NPPF (2024) when taking into account the material considerations including housing provision, affordable housing, well designed layout with public open space, play areas and walkways.

1.25 Background papers can be viewed via the ‘click to view attachments’ link on the following public access page:

<https://planning.hartlepool.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=141042>

1.26 An updated HRA has been undertaken by the Council’s Ecologist and submitted to Natural England for their comment and agreement. The period for publicity expires on 18th March 2026, and any further representations received prior to the planning committee meeting will be tabled before Members on the day, with any further representations received after the planning committee being considered by officers prior to the decision being issued, which is reflected in the recommendation of this report.

CONSULTATIONS

1.27 The following consultation replies have been received:

HBC Arboricultural Officer: The submitted arboricultural documentation created by Elliott Consultancy Ltd dated February 2021 is three years old and doesn’t really provide the information required to determine the impact of the application on trees as the tree survey has not been included and it is not known the impacts of how many trees are being removed, only that sections of groups are proposed. It also

appears that number of structures including garages appear within the Root Protection Area of trees and groups. It is however noted that this is an outline application and therefore as part of the reserved matters application an updated suite of information would be required. In general it appears that the proposal in outline would be acceptable in terms of arboriculture but further information and consideration is required to fully assess the impacts at the reserved matters stage.

Update 15/10/2024 following receipt of amended arboricultural information:

Revised arboricultural documentation has been submitted; however, a tree survey remains absent. While the report references the removal of groups, partial groups, and hedgerows, the lack of a tree survey prevents us from accurately assessing the extent and significance of the impact. For instance, Group 2, which is proposed for removal, may consist of mature category 'A' Oaks, but without a tree survey, we cannot confirm this or evaluate the group's value.

It is essential that this tree survey is provided, even at the outline stage, as it offers critical insight into the potential impacts on the site's tree stock. This is of greater importance than a Preliminary Tree Protection Plan (PTPP), which will be addressed at the reserved matters stage anyway.

As previously noted, while the proposal in outline appears generally acceptable from an arboricultural perspective, further information and detailed consideration are necessary to fully assess its impact, particularly at the reserved matters stage.

Update 18/12/2024 following receipt of amended Arboricultural Impact Assessment:

The additional arboricultural documentation supplied provides all of the necessary information required to evaluate the impact to trees and arboriculture from the proposal. There is a minimal loss to trees around the site with the majority of trees being retained and new tree planting proposed throughout which would be dealt with at reserved matters stage.

Tree group 2 would be lost to the proposal, small parts of group 1, 3, 14 and 19 would also require removal for gardens and path cut throughs. The central tree band is being kept and enhanced and one positive that is good for the site is the retention of hedgerows where possible with only minor partial removals taking place. The site is sheltered from Elwick Road with the retention of the green features.

A tree planting scheme and maintenance plan should be conditioned for the long-term establishment of climate resilient trees. The tree planting scheme should have a focus on climate resilient species with a good mix. Ideally to ensure a strong biosecurity and to build a resilient treescape the species mix should consist of:

- No more than 5% of a particular cultivar
- No more than 10% of a particular species
- No more than 20% of a particular genus and
- No more than 30% of a particular family

Update 16/01/2025 following discussion regarding conditions:

We would also require the submission of a final tree protection plan given this one is only a preliminary tree protection plan. [The case officer] would normally condition this to be submitted, I've amended one of the conditions she has used before on a different application.

Notwithstanding the submitted information and prior to any equipment, machinery or materials being brought onto the site for the purposes of the development, a scheme for the protection during construction works of all trees/hedges/landscaping to be retained on the site (as shown on Arboricultural Impact Assessment, Arboricultural Method Statement, Preliminary Tree Protection Plan, Reference: ARB/AE/823c received by the Local Planning Authority on 10th December 2024), shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be in accordance with BS 5837:2012 'Trees in relation to design, demolition and construction - Recommendations'. The scheme shall thereafter be carried out in accordance with the approved details and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development. Nothing shall be stored or placed in any area fenced in accordance with this condition. Nor shall the ground levels within these areas be altered or any excavation be undertaken without the prior written approval of the Local Planning Authority. Any trees which are seriously damaged or die as a result of site works shall be replaced with trees of such size and species as may be specified in writing by the Local Planning Authority in the next available planting season. In the interests of the health and appearance of the existing tree and the visual amenity of the area.

Northern Gas Networks: We object to your planning application on the grounds that the protection given to our plant may be diminished by the works you intend to carry out.

Northern Power Grid: No comments received.

Health and Safety Planning Advice Web App: Do Not Advise Against.

HBC Building Control: I can confirm that a Building Regulation application is required for the works as described.

HBC Countryside Access Officer: This proposal for outline permission will need to show connectivity with the neighbouring Quarry Farm Phase Two development, for pedestrian and cycling users and how it integrates with close-by public rights of way.

To have plans drawn up that do not show what circular or linking access will or should be provided is missing serious opportunities for people who will wish to walk and cycle safely to and from town. The opportunities for the residents to explore local public and permissive paths needs to be addressed as soon as is possible. There may be need to consider the creation of new public rights. It might be that permissive rights is a suitable option to explore.

I would welcome the developer and or agent contacting me to discuss this further. If plans of existing and close by public footpaths are required then this can be accommodated.

Update 09/05/2024 following amended plans:

Further to my comments of 19th February 2021; the latest master plan shows great advance in the addition of many local paths and linking access to and from the residential site.

It also looks to cover the linkages between Quarry Farm 3 and Quarry Farm 2, to the east.

One concern, which may have been looked at and dealt with, is how the public can be kept out of the local wildlife site/area between the two areas of development.

Nature/wildlife will need sanctuary and isolation for the public and I would like to know how this needed ecological separation from public access will be achieved.

Update 25/09/2025 following query regarding LWS, and applicant's response that a boundary of trees are proposed:

That reply is ok with me, I'd also state the bottom 'play area' may be too close with what Chris Scaife was trying to point out about wildlife disturbance, maybe this can be moved to a more suitable area, just North of the main access road in and East of the suds pond would possibly be more appropriate from a wildlife point of view.

Update 27/10/2025 following discussions regarding the nature of the proposed play area:

Existing layout is all good with me.

HBC Ecology: Summary – the following must be submitted:

- Full suite of Ecology surveys
- Ecological Impact Assessment report
- Biodiversity Metric 4
- Biodiversity Net Gain Assessment report

This outline application appears not to have been progressed for a lengthy period. The most recent submissions on the planning portal are a Nutrient Neutrality Budget Calculator and a Nutrient Statement (both uploaded on 10/05/2023). These show that sewage will be disposed of via the Seaton Carew WwTW.

I have re-visited the submitted Ecology documents and these need refreshing. The Ecology surveys (dates shown below) are now too old to present a reliable assessment of the wildlife and all the surveys need to be re-done. An updated Ecological Impact Assessment (EclA) report is required.

The submitted Biodiversity Metric (BM) is version 2.0 (dated 10/12/2020). Biodiversity Net Gain (BNG) has evolved since 2020 and Biodiversity Metric 4 is now required as this will give a better representation of the biodiversity change proposed by the scheme. For example, BM4 has amended habitat condition scoring, to

improve accuracy. BM4 also has additional post-development habitats which count as biodiversity gain, including gardens and an urban tree metric.

Habitats Regulations Assessment (HRA)

An HRA screening has been prepared and the issue of Nutrient pollution is screened out.

The issue of increased recreational disturbance is screened in and a HRA Appropriate Assessment for this has been prepared separately.

Nutrient neutrality

The scheme is screened out.

Recreational disturbance

HRA Appropriate Assessment required.

Update 07/05/2024 following receipt of amended ecological information:

The Ecology section has been closely involved with this application from the start and communication with the applicant's Ecological consultants has been good. Work regarding the Ecology of this project began before Biodiversity Metrics and Biodiversity Net Gain (BNG), and it was agreed at an early stage that Ecological improvements to Naisberry Quarry Local Wildlife Site (LWS) would be made. As these include the nationally scarce Magnesian Limestone Grassland habitat the biodiversity gain potential is significant. The Ecological Appraisal and LEMP satisfy the Council's requirements for biodiversity gain and as this has been agreed outside of the BNG process I do not require a Biodiversity Metric. The LEMP is acceptable as a Biodiversity Gain Plan and should be conditioned.

NB: Both documents are marked as draft and should be re-submitted as Final documents.

I require the following minor changes to the documents:

- Section 5 'Recommendations' in the Ecological Appraisal should be amended to remove the wording under Ornithology of: 'Potential offsite enhancement or contribution to compensate for the loss of territories associated with ground nesting birds (skylark and grey partridge)'. I am satisfied that there is enough biodiversity gain on-site to include compensation for breeding birds, accepting that this will not be 'like for like'.
- Section 5 'Recommendations' in the Ecological Appraisal should be amended to alter the wording under Ornithology of: 'It is recommended that nesting opportunities are created in a minimum of 25% of the newly developed properties on site', to '50% of dwellings (house or garage) to include 1no integral 'universal' nest brick located in south or east facing walls (where possible) and at a minimum height of 3m above ground level'.
- Section 5 'Recommendations' in the Ecological Appraisal should be amended to alter the wording under Bats of: 'Bat boxes will be installed in minimum of 25% of properties' to '50% of dwellings (house or garage) to include 1no integral bat roost

brick located in south or east facing walls (where possible) and at a minimum height of 3m above ground level’.

- Section 4 ‘Detailed Creation Principles’ of the LEMP, [‘Native Scrub Planting Mix’ (section 4.15, table 2)] should be amended to add Wych elm (*Ulmus glabra*) 5% of mix, with the reduction of Blackthorn from 20% to 15%. This is to benefit the Priority Species White-letter hairstreak which uses this tree as its larval foodplant.

A Habitat Regulations Assessment (HRA) has already been completed and mitigation for likely harm by increased recreational disturbance is to be secured through a S106 agreement or similar. The increased recreational disturbance from an increase of 475 dwellings with an average occupancy of 0.56 (total 266 people) is mitigated by a financial contribution of £118,750 which will fund the existing Hartlepool Coastal Mitigation Scheme, meaning there will be no Adverse Effect on Integrity of any European Site.

Likely Significant Effect from Nutrient Neutrality issues was HRA screened out.

I do not have any issues with the amended Proposed Illustrative Site layout.

Update 19/08/2024 following amended layout:

Holding objection

A snip of the cover of the most recently submitted LEMP (May 2024) forms Appendix 1. This is the only ‘new’ Ecology document provided from the applicant and uploaded to the planning portal. In my previous response (05/05/2024) I also requested amendments to the Ecological Appraisal. It is important that the Ecology Section is satisfied that all submitted Ecological documents are correct in case they form part of a planning condition.

1. Amendment to LEMP required.

In my response dated 05/05/2024 I asked for an amendment to the LEMP – to add 5% of wych elm to the table 2 Native Scrub Planting Mix and I note that this has not been amended.

I said:

- Section 4 ‘Detailed Creation Principles’ of the LEMP, [‘Native Scrub Planting Mix’ (section 4.15, table 2)] should be amended to add Wych elm (*Ulmus glabra*) 5% of mix, with the reduction of Blackthorn from 20% to 15%. This is to benefit the Priority Species White-letter hairstreak butterfly which uses this tree as its larval foodplant.

The Ecology Section would like this amendment to be made.

Once this amendment has been made the report should be re-submitted as a Final report.

2. Amendments to the Ecological Appraisal required.

Amendments should be made as per my response dated 05/05/2024. Once made the report should be marked Final and re-submitted.

Update 19/10/2024 following amended ecological details:

Holding objection.

The Ecology Section is satisfied that the requested amendment has been made to the Landscaping and Ecological Management Plan (LEMP) and it has been submitted as a Final document. No further action is required for the LEMP.

The Ecology Section is content to let the LPA's Arboricultural Officer comment on the amended Arboricultural impact Assessment (AIA).

In my previous responses (05/05/2024 and 19/08/2024) I requested amendments to the Ecological Appraisal. The only submitted Ecological Appraisal remains the one marked as a 'V1 (draft)' and dated October 2023.

It is important that the Ecology Section is satisfied that all submitted Ecological documents are correct in case they form part of a planning condition.

Amendments should be made as per my response dated 05/05/2024. Once made the report should be marked Final and re-submitted.

My 05/05/2024 requirements are copied below:

I require the following minor changes to the documents:

- Section 5 'Recommendations' in the Ecological Appraisal should be amended to remove the wording under Ornithology of: Potential offsite enhancement or contribution to compensate for the loss of territories associated with ground nesting birds (skylark and grey partridge)'. I am satisfied that there is enough biodiversity gain on-site to include compensation for breeding birds, accepting that this will not be 'like for like'.
- Section 5 'Recommendations' in the Ecological Appraisal should be amended to alter the wording under Ornithology of: 'It is recommended that nesting opportunities are created in a minimum of 25% of the newly developed properties on site', to '50% of dwellings (house or garage) to include 1no integral 'universal' nest brick located in south or east facing walls (where possible) and at a minimum height of 3m above ground level'.
- Section 5 'Recommendations' in the Ecological Appraisal should be amended to alter the wording under Bats of: 'Bat boxes will be installed in minimum of 25% of properties' to '50% of dwellings (house or garage) to include 1no integral bat roost brick located in south or east facing walls (where possible) and at a minimum height of 3m above ground level'.

Update 20/11/2024 following amended Ecological Appraisal:

The previously submitted Ecological Appraisal was a draft document, and a 'Final' document has now been submitted. The Final document includes the changes which I had earlier requested.

The Ecology Service is satisfied with the Ecology information and provision for this application.

The recommendations in the Ecology reports should be conditioned.

Updated HRA received 04/03/2026 (summarised):

Ecology Comments:

The site requires HRA Screening & Appropriate Assessment (provided as a separate document).

Habitats Regulations Assessment:

Stage 1 screening

Revision history

Version	Date	Revision	Prepared by
2	04/03/2026	A	Max Cummins (Ecologist)

Stage 1 findings

Recreational disturbance & Nutrient Neutrality

Is Recreational disturbance accounted for by the Hartlepool Local Plan Coastal Mitigation Scheme?	No	HRA Appropriate Assessment required. Provided below.
Is sewage disposed of via the public sewer systems of either Seaton Carew or Billingham WwTW?	Yes - Seaton Carew	HRA Appropriate Assessment required.
Will Surface Water run-off materially Change	No	
Does the scheme exceed the Environmental Impact Assessment (EIA) screening threshold for housing development (150+ dwellings)?	Yes	

The proposed development links into the adopted sewer which runs to Seaton Carew Wastewater Treatment Works.

Natural England advice to Hartlepool Borough Council (letter dated 06/07/2022) confirms that, based on evidence that Seaton Carew WwTW discharges via a long sea outfall to the North Sea (beyond the nutrient neutrality catchment), a significant effect on the Teesmouth and Cleveland Coast SPA and Ramsar Site from nitrate discharges from new development to Seaton Carew WwTW can be excluded because there is no hydrological pathway between the discharge point and the habitats affected by nutrient enrichment. This advice is a working conclusion and does not remove the Council's duties under Regulation 63 to assess each plan or project and consult Natural England where appropriate.

See: <https://www.hartlepool.gov.uk/downloads/file/362/seaton-carew-waste-water-treatment-works-letter>

Given the scale of the proposal (up to 475 dwellings), nutrient neutrality is taken forward to HRA stage 2 Appropriate Assessment to confirm the overall nutrient budget (including land use change) using the submitted Nutrient Neutrality Budget Calculator.

End.

Habitats Regulations Assessment stage 2 Appropriate Assessment (Summarised)

2. Introduction

Following a Habitats Regulations Assessment (HRA) stage 1 screening, the requirement for a HRA stage 2 Appropriate Assessment (AA) has been triggered. As the competent authority, Hartlepool Borough Council has a legal duty to safeguard European Sites.

3. HRA Stage 2 - Appropriate Assessment

European Sites and issues requiring Appropriate Assessment

That HRA stage 1 screening for Likely Significant Effect (LSE), screened in the following European Sites:

- Teesmouth and Cleveland Coast SPA and Ramsar (Nutrient neutrality & Recreational disturbance)
- Northumberland Coast SPA and Ramsar (Recreational disturbance only)
- Durham Coast SAC (Recreational disturbance only)

That HRA stage 1 screening screened in the following LSE:

- Nutrient neutrality
- Increased recreational disturbance

This AA assesses whether nutrient neutrality and increased recreational disturbance cause an Adverse Effect on Integrity of the Site (AEOI) and if so if this can be removed through mitigation.

Adverse Effect on Integrity findings

Nutrient Neutrality

The applicant has completed a Nutrient Neutrality Budget Calculator (NNBC) for the T&CC SPA/ Ramsar, which quantifies the net change in Total Nitrogen (TN) entering the Tees catchment as a result of the development. The NNBC applies a 20% precautionary buffer. The key nitrogen outputs are summarised below. Drainage assumptions are taken from the applicant nutrient neutrality statement.

Nutrient Neutrality Budget Calculator findings

The following figures and calculations are from the submitted Nutrient Neutrality

Budget Calculator for the T&CC SPA/ Ramsar.

TN = Total nitrogen

Stage 1 - Nutrient loading from additional wastewater (foul drainage)

The NNBC calculates an annual wastewater TN load of 0 kg TN/year. This reflects that foul drainage is treated at Seaton Carew WwTW, which discharges via a long sea outfall to the North Sea and is therefore outside the nutrient neutrality catchment, in accordance with Natural England advice.

Stage 2 - Existing land use

345.94 kg TN/year is calculated for the existing land use type 'General' (area 23.54 ha).

Stage 3 - Proposed land use

278.17 kg TN/year is calculated for the proposed land use 'Residential urban land' (area 23.54 ha).

Stage 4 - Calculated output

N loading to WwTW: 0 kg TN/year.

Net land use N change: -67.77 kg TN/year.

(the budget remains net negative once the precautionary buffer is applied)

The total annual nitrogen load to mitigate is: 0 kg TN/year.

For this project the nitrogen nutrient budget is 0 kg TN/year.

It is assessed that the project is nutrient neutral (0 kg TN/year) and will not adversely affect the integrity of the Teesmouth and Cleveland Coast SPA and Ramsar Site with respect to nutrient neutrality.

Increased recreational disturbance

Recreational disturbance is identified as an LSE, potentially harming populations of SPA/ Ramsar birds and SAC vegetation communities. Increased recreational disturbance (including dog walking) is linked to an increase in new residents which is a consequence of housebuilding. The Hartlepool Coastal Mitigation Scheme funding metric is applied on a per-dwelling basis (Table 1) and does not use an occupancy rate.

Increased recreational disturbance LSE is mitigated by the Hartlepool Coastal Mitigation Scheme for all housing development included in the Hartlepool Local Plan 'HSG1 policy: New Housing Provision'. All housing applications for allocated sites only require a HRA stage 1 screening. 'Windfall' housing site applications are not covered by this agreed mitigation and the People Over Wind Ruling means that they must be HRA stage 2 Appropriately Assessed. This application is not included in 'HSG1 policy: New Housing Provision'.

Financial contribution

Although the scheme includes a large area of greenspace, this is an existing designated nature conservation site (Naisberry Quarry Local Wildlife Site). This area

is scheduled for biodiversity mitigation and increased recreational use is not appropriate. It is therefore assessed that no SANGS is provided by the scheme. This site is 5.5km by actual driving route from the Teesmouth and Cleveland Coast Special Protection Area (T&CC SPA) (Figure 1). Therefore, the financial contribution metric is £100 + £150 (as no SANGS is provided) = £250. 475 dwellings x £250 = £118,750.

5. Conclusion

Nutrient neutrality: The submitted Nutrient Neutrality Budget Calculator for the Teesmouth and Cleveland Coast SPA and Ramsar returns a total annual nitrogen load to mitigate of 0 kg TN/year. It is assessed that the project will not adversely affect the integrity of the Teesmouth and Cleveland Coast SPA and Ramsar Site with respect to nutrient neutrality.

Increased recreational disturbance: The increased recreational disturbance from up to 475 dwellings is mitigated by a financial contribution of £118,750 (475 dwellings x £250/house) which will fund the existing Hartlepool Coastal Mitigation Scheme, meaning there will be no Adverse Effect on Integrity of any European Site. This financial contribution is calculated on a per-dwelling basis using the Hartlepool Coastal Mitigation Scheme funding metric (Table 1).

Hartlepool Borough Council Local Planning Authority can lawfully permit this development. The financial contribution must be legally secured. The foul drainage strategy (including connection to the adopted sewer and Seaton Carew WwTW) must be secured via condition/approved details.

Natural England must be consulted on the HRA Appropriate Assessment.

HBC Engineering Consultancy: In response to your consultation on the above application,

Contaminated land

I have no objection in principle in this respect. The site investigation report submitted with the application states that unacceptable risks have been identified (mainly associated with a former quarry on the site and an off site landfill) and recommends further and intrusive investigation. To enable the required investigation to take place and any risks to be suitably managed please can you include our standard residential contaminated land condition on any permission issued for proposals.

Surface water management

I have no objection in principle in this respect. Please can you include the following surface water condition on any permission issued for proposals:
No development shall take place until a detailed design and associated management and maintenance plan of surface water drainage for the site based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development has been submitted to and approved in writing by the Local Planning Authority.

The surface water drainage design should demonstrate that the surface water runoff generated during rainfall events up to and including the 1 in 100 years rainfall event, to include for climate change and urban creep, will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The approved drainage system shall be implemented in accordance with the approved detailed design prior to completion of the development.

The scheme to be submitted shall demonstrate that the surface water drainage system(s) are designed in accordance with the standards detailed in the Tees Valley SuDS Design Guide and Local Standards (or any subsequent update or replacement for that document).

Reasons

To prevent the increased risk of flooding; to ensure the future maintenance of the sustainable drainage system, to improve and protect water quality and improve habitat and amenity.

In respect of the discharge of that condition can the applicant also note the following:

Maintenance

We expect all surface water drainage assets outside property curtilages to be adopted by statutory authority (Northumbrian Water, Highway Authority). Notwithstanding, all surface water drainage assets must be built to adoptable standard.

In respect of maintenance, we will require consideration to be given to the existing condition, any necessary improvements and maintenance responsibilities of the watercourse into which surface water is proposed to discharge.

Flood Risk

It is noted that the only flood risk shown by Environment Agency mapping is that of surface water flood risk associated with the watercourse towards the south of the site. It will need to be ensured that attenuation ponds sit outside of this area of flood risk, including an allowance for climate change.

Peak Flow Control

I note that it is proposed that surface water discharge will be restricted to 55l/s. For detailed design purposes please note that greenfield runoff for the whole site area must be maintained, for example consider a total area of 15ha with a greenfield runoff rate of 55l/s, this means that a developed area of 7.5ha is allowed a surface water discharge rate of 27.5l/s, not 55l/s, as area on site remaining as permeable will still discharge to the watercourse. Please note also that I estimate QBar for the 15ha site to be significantly less than 55l/s so figures provided will require review as part of detailed design.

Volume Control

It must be ensured that the increased volume of water leaving the site does not increase flood risk downstream, this is not a matter exclusively concerned with flow control.

Highway Drainage

In respect of highway drainage, for information please note that highway drainage assets discharging into sewerage assets not adopted by a statutory undertaker will not themselves be adopted by the Highway Authority.

Pollution Control, Construction

As part of construction planning/construction due consideration must be given to pollution control and flood risk, for example we would not want a full site topsoil strip such that if an extreme rainfall event occurred a large amount of sediment and indeed water could quickly runoff the site uninterrupted causing pollution and increased downstream flood risk.

HBC Head of Service for Heritage and Open Spaces: The proposal is not adjacent to any listed or locally listed buildings, nor is it in or near a conservation area. No objections.

HBC Landscape Architect: The amendments to the application are noted. Defer to Ecology for any comments regarding the Ecological management plan.

Update 11/10/2024 following amended Arboricultural and ecological details:

The amendments relate to Ecology and Arb. Comments.
Defer to Ecology and Arb. Officer comments.

HBC Public Protection: I would have no objections to this application subject to the following conditions;

A Construction Management Plan shall be submitted to and agreed in writing with the Local Planning Authority, prior to the commencement of development, to agree the routing of all HGVs movements associated with the construction phases, effectively control dust emissions from the site remediation and construction works, this shall address earth moving activities, control and treatment of stock piles, parking for use during construction and measures to protect any existing footpaths and verges, vehicle movements, wheel cleansing measures to reduce mud on highways, roadsheeting of vehicles, offsite dust/odour monitoring, communication with local residents and measures to prevent the queuing of construction vehicles prior to the opening of the site.

No construction works shall take place outside the hours of 08.00 hrs and 18.00 hrs Mondays to Friday and 09.00 hrs and 13.00 hrs on a Saturday. No construction works shall take place on Sundays or Bank Holidays.

A noise attenuation scheme shall be provided as specified in the Noise assessment dated October 2020 submitted with the application. The scheme shall be maintained for the life of the development.

Update 05/02/2026 following query from case officer regarding proposed local centre planning conditions:

I am happy to agree to the hours of use and deliveries conditions.

HBC Traffic and Transport:

Local Network Impact

There are no highway objections in principle to this scheme, however transport modelling has shown that a number of junctions on the local network will operate over capacity if this development proceeds without suitable mitigation. There are already similar restrictions imposed on housing numbers for the High Tunstall H/2014/0428 development.

The scheme cannot proceed until the following highway improvement schemes have been implemented:-

- Elwick bypass and grade separated junction onto the A19
- Park Road / Catcote Road / Elwick Road junction improvements
- Hart Lane / Serpentine Road junction improvements
- Elwick Road / Dunston Road roundabout improvements

In order to help progress these schemes the developer has agreed to provide a general highways contribution of £12,396.01 per dwelling.

Access

The developer is proposing to access the development from Elwick Road via a priority controlled T junction with a segregated right turn facility. This access is considered acceptable.

A secondary access is proposed via a connection to Quarry Farm Phase 2, which will then link onto the wider highway network via Reedston Road. This would help in highway terms as it will distribute traffic more evenly and help take traffic away from High Tunstall School / Elwick Road. However, the road through Quarry Farm 2 has been designed to accommodate up to 300 houses and is 5.5 metres wide with frontage properties.

The addition of 475 dwellings on top of the existing 220 at Quarry Farm 2, and the existing properties on Reedston Road would require the route through the site to be constructed as a secondary distributor road and have a carriageway width of 7.3 metres with minimal frontage properties. This route would potentially attract additional traffic through the site as it will provide a short cut to Hart Lane. The route should be designed to discourage through traffic with appropriate traffic calming installed.

The developer is to provide a footway on the northern side of Elwick Road which will connect into the existing footway at Quarry Farm 2/ Woodhouse Lane. A pedestrian refuge will be provided within the ghost island to help pedestrians cross Elwick Road and connect into the High Tunstall development. The footway on the High Tunstall side to the west of the access is to be extended as necessary to provide this link.

The 30mph speed limit on Elwick Road should be extended to cover the site access. There are already requirements for the speed limit to be extended as part of the High

Tunstall development up to the new roundabout access, however if this development proceeds quicker than High Tunstall the speed limit will need to be adjusted accordingly.

Again, if this development proceeds faster than High Tunstall appropriate street lighting should be implemented at the site access / Elwick Road junction. Improvements should be made to the eastbound bus stop at Quarry Farm, which are to include low floor kerbs and a bus shelter.

Update 10/02/2025 following discussions with applicant:

Local Network Impact

There are no highway objections in principle to this scheme, however transport modelling has shown that several junctions on the local network will operate over capacity if this development proceeds without suitable mitigation. There are already similar restrictions imposed on housing numbers for the High Tunstall H/2014/0428 development.

The scheme cannot proceed until the following highway improvement scheme has been implemented: -

- Elwick bypass and grade separated junction onto the A19.

This is due to capacity issues on the local highway network. It will also allow construction traffic to use the bypass rather than travel along the A179 - Hart Lane - Dunston Road – Elwick Road. The bypass would be a more direct route and have limited impact on traffic and residents compared with the route used previously for earlier phases of housing on Elwick Road.

The following schemes should be implemented prior to occupation, it should however be noted that the construction period for these schemes would be several weeks / months and to minimise the impact from congestion the schemes should be carried out separately.

- Park Road / Catcote Road / Elwick Road junction improvements
- Hart Lane / Serpentine Road junction improvements
- Elwick Road / Dunston Road roundabout improvements

To help progress these schemes the developer has agreed to provide a general highways contribution of £12,396.01 per dwelling. This does not cover the full cost of the above schemes. The remaining costs would be covered via Council budgets and further development contributions. The full amount should be paid prior to the commencement of works.

It is considered that that following the implementation of these schemes for the full extent of the High Tunstall development H/2014/0428 and the proposed development can be accommodated on the Local Highway Network.

Access

The developer is proposing to access the development from Elwick Road via a priority T junction with a segregated right turn facility (plan ITM 15669- GA-017). The

type of access is considered acceptable; however, it is considered that the proposed carriageway width at the access is not sufficient this should be increased to 7.3 metres in the vicinity of the local centre.

A secondary access is proposed via a connection to Quarry Farm Phase 2, which will then link onto the wider highway network via Reedston Road. This would help in highway terms as it will distribute traffic more evenly and help take traffic away from High Tunstall School / Elwick Road. However, the road through Quarry Farm 2 has been designed to accommodate up to 300 houses and is 5.5 metres wide with frontage properties.

The addition of 475 dwellings on top of the existing 220 at Quarry Farm 2, and the existing properties on Reedston Road would normally require the route through the site to be constructed as a secondary distributor road and have a carriageway width of 7.3 metres with minimal frontage properties. However, this route would potentially attract additional traffic through the site as it will provide a short cut to Hart Lane. The route should be designed to discourage through traffic with appropriate traffic calming installed and a reduced carriageway width.

The developer is to provide a footway on the northern side of Elwick Road which will connect into the existing footway at Quarry Farm 2 Woodhouse Lane. A pedestrian refuge will be provided within the ghost island to help pedestrians cross Elwick Road and connect into the High Tunstall development. The footway on the High Tunstall side to the west of the access is to be extended as necessary to provide this link.

The 30mph speed limit on Elwick Road should be extended to cover the site access. There are already requirements for the speed limit to be extended as part of the High Tunstall development up to the new roundabout access, however if this development proceeds quicker than High Tunstall the speed limit will need to be adjusted accordingly.

Again, if this development proceeds faster than High Tunstall appropriate street lighting should be implemented at the site access / Elwick Road junction.

Improvements should be made to the eastbound bus stop at Quarry Farm, which are to include low floor kerbs and a bus shelter.

Update 13/06/2025 following further discussions with applicant:

I refer to my previous comments dated 10/2/25 and the response by I Transport.

A19 GSJ / Elwick Bypass Scheme

We can confirm that we are happy for the proposed wording of the Condition restricting occupation of dwellings to be changed from completion of the Elwick Bypass / GSJ to scheme as commenced. I am happy for the restriction on construction traffic not to be pass through Elwick Village to be reflected in the Construction Management Plan.

Local Road Improvement Schemes

We can confirm that the requirement for the development not to be occupied until the completion of local road improvement schemes is no longer required.

Proposed Contributions

We are happy that the developer has accepted our proposed phasing of highway contributions.

Proposed Scheme Layout

I can confirm that the amended access layout is acceptable. And that traffic calming throughout the site can be agreed at the reserved matters stage.

I can confirm that there are no more outstanding highway issues.

Update 24/09/2025 following clarification:

Following our earlier conversation, I can confirm that I would like to amend my response to the proposed condition relating to the occupation of the site.

The development should not be occupied until the A19 GSJ / Elwick Bypass is operational.

This would bring the condition in line with National Highway comments and the condition not allowing the occupation of the 209th dwelling on the High Tunstall Development until the bypass is in operation.

Update 23/12/2025 following discussions:

Local Network Impact

There are no highway objections in principle to this scheme, however transport modelling has shown that several junctions on the local network will operate over capacity if the development proceeds without suitable mitigation. There are already similar restrictions imposed on housing numbers for the High Tunstall H/2014/0428 development.

The scheme cannot proceed until the following highway improvement scheme has commenced on site, and this scheme must be operational prior to first occupation.

For the avoidance of doubt, '*commenced on site*' relates to the main part of the works, and not vegetation clearance, utility works, etc: -

- Elwick bypass and grade separated junction onto the A19.

This is due to capacity issues on the local highway network. A further condition should also be secured stating that:-

- Construction traffic must not travel through Elwick Village, and must use alternative routes when travelling to and from site.

The following schemes on the local highway network are required to mitigate the development:-

- Elwick Road corridor improvements
- Hart Lane corridor improvements
- Elwick Road / Dunston Road roundabout improvements

It should however be noted that the construction period for these schemes would be several weeks / months, and to minimise the impact from congestion the works for each should be carried out separately.

To help progress these improvements the developer has agreed to provide a general highways contribution of £12,396.01 per dwelling. This does not cover the full cost of the above schemes. The remaining costs would be covered via Council budgets and further development contributions.

The highways payments should be made as 4 equal contributions of £1,472,026.19 (index linked), at the following points:-

- Prior to commencement;
- On occupation of the 150th dwelling;
- On occupation of the 300th dwelling;
- On occupation of the 450th dwelling;

It is considered that following the implementation of these schemes, the full extent of the High Tunstall development H/2014/0428 and the proposed development can be accommodated on the local highway network.

It should also be noted that the improvement schemes will provide significant benefits across the highway network, and the contributions received from this development in conjunction with those received from other sites will enable them to come forward sooner than they otherwise would, leading to reduced congestion in this area of Hartlepool.

The Transport Assessment for the application demonstrates that during the AM peak 167.3 less vehicles are predicted to remain queuing outside of the modelled network, while during the PM peak 106.3 less vehicles are predicted to remain queuing inside the network and 294.5 less vehicles queuing outside of it, with the mitigation schemes in place.

Individual junction assessments show a significant reduction in queuing at the Elwick Road/ Park Road/ Wooler Road junctions and also along the Hart Lane corridor, with general improvements elsewhere across the network, in comparison to the 'do nothing' scenario.

To do nothing will see congestion continuing to increase as a result of the build out of already approved applications plus general traffic growth, whereas the highways mitigation schemes will deal with the traffic from this application and add further capacity to the network.

Access

The developer is proposing to access the development from Elwick Road via a priority T junction with a segregated right turn facility (plan ITM 15669- GA-017). The type of access is considered acceptable; however, it is considered that the proposed carriageway width at the access is not sufficient this should be increased to 7.3 metres in the vicinity of the local centre.

A secondary access is proposed via a connection to Quarry Farm Phase 2, which will then link onto the wider highway network via Reedston Road. This would help in highway terms as it will distribute traffic more evenly and help take traffic away from High Tunstall School / Elwick Road. However, the road through Quarry Farm 2 has been designed to accommodate up to 300 houses and is 5.5 metres wide with frontage properties.

The addition of 475 dwellings on top of the existing 220 at Quarry Farm 2, and the existing properties on Reedston Road would normally require the route through the site to be constructed as a secondary distributor road and have a carriageway width of 7.3 metres with minimal frontage properties. However, this route would potentially attract additional traffic through the site as it will provide a short cut to Hart Lane. The route should be designed to discourage through traffic with appropriate traffic calming installed and a reduced carriageway width.

The developer is to provide a footway on the northern side of Elwick Road which will connect into the existing footway at Quarry Farm 2 Woodhouse Lane. A pedestrian refuge will be provided within the ghost island to help pedestrians cross Elwick Road and connect into the High Tunstall development. The footway on the High Tunstall side to the west of the access is to be extended as necessary to provide this link.

The 30mph speed limit on Elwick Road should be extended to cover the site access. There are already requirements for the speed limit to be extended as part of the High Tunstall development up to the new roundabout access, however if this development proceeds quicker than High Tunstall the speed limit will need to be adjusted accordingly.

Again, if this development proceeds faster than High Tunstall appropriate street lighting should be implemented at the site access / Elwick Road junction. Improvements should be made to the eastbound bus stop at Quarry Farm, which are to include low floor kerbs and a bus shelter.

Conditions

1.No part of the development shall be occupied until the existing 30mph speed limit which currently terminates 120 metres west of the High Tunstall Development access has been extended along Elwick Road and terminates 120 metres west of the proposed access. Plans detailing the proposed mitigation should be first submitted to and agreed in writing with the Highway Authority In the interests of highway and pedestrian safety.

2.No part of the development shall be occupied until a system of street lighting has been completed on Elwick Road which covers the extent of the site access. Such highway mitigation measures to be first submitted to and agreed in writing with the Local Highway Authority. In the interests of highway and pedestrian safety.

3. No part of the development shall be occupied until improvements have been made to the east bound bus stop at Quarry farm. The improvements should include the implementation of low floor kerbing, hard standing and a Bus Shelter. such highway

mitigation measures to be first submitted to and agreed in writing with the Local Highway Authority. In the interests of highway and pedestrian safety.

4. Prior to the commencement of the development hereby permitted a Construction Traffic Management Plan shall be submitted to and approved in writing by the Local Planning Authority (in consultation with the Highway Authority for the A19). The plan shall include as a minimum: • Construction phasing; • Construction routing plans; • Permitted construction traffic arrival and departure times; • Details of the wheel washing facilities that will be put in place to minimise the transference of mud onto the highway. These should be sited on hard standing. Thereafter all construction activity in respect of the development shall be undertaken in full accordance with such approved details unless otherwise approved in writing by the Local Planning Authority (in consultation with the Highways Authority for the A19). Construction traffic must also not travel through Elwick Village, and must use alternative routes when travelling to and from site.

5. No part of the development shall be occupied until a footway has been constructed on the northern side of Elwick Road between the Quarry Farm Bus stop and the existing footway at the junction with Woodhouse Lane, such highway mitigation measures to be first submitted to and agreed in writing with the Local Highway Authority. In the interests of highway and pedestrian safety.

6. No part of the development shall be constructed until the Elwick Bypass and grade separated junction onto the A19 has commenced on site, and this scheme must be operational prior to first occupation. For the avoidance of doubt, '*commenced on site*' relates to the main part of the works, and not vegetation clearance, utility works, etc. In the interests of highway and pedestrian safety.

7. Four equal highways contributions of £1,472,026.19 (index linked), should be made at the following points:-

- Prior to commencement;
- On occupation of the 150th dwelling;
- On occupation of the 300th dwelling;
- On occupation of the 450th dwelling;

To support the provision of the following improvement schemes:-

- Elwick Bypass and grade separated junction onto the A19
- Elwick Road corridor improvements
- Hart Lane corridor improvements
- Elwick Road / Dunston Road roundabout improvements

In the interests of highway and pedestrian safety.

Tees Archaeology: Thank you for the consultation on this application. I note the inclusion of an archaeological desk - based assessment as well as a geophysical survey. The desk -based assessment recommended a brief photographic recording of the area of the limestone quarries, and indicated that targeted evaluation trenching may be required following the results of the geophysical survey. The geophysical survey detected a small number of anomalies that have the potential to be archaeological in origin.

We would therefore ask for a field evaluation of the site (NPPF para 189), comprising archaeological trial trenching and a Level 1 photographic survey of the area of the limestone quarries, prior to determination of the application in order to provide sufficient information to advise the planning authority. The trial trenching should target the anomalies detected in the geophysical survey, as well as the area of the former limekilns in order to record any surviving evidence of these features. The results from this work will allow a recommendation as to whether any further work might be required; this would be secured through a condition should the application be successful.

Updated comments 17/02/2022 following receipt of archaeological information:

Thank you for sending through the archaeological evaluation and photographic survey report. The evaluation has demonstrated little archaeological potential, although the remains of the quarry are of interest. However, as the quarry is to be left as a local wildlife site, there is no need for any further archaeological work on site. We would suggest the inclusion of an interpretation panel of the quarry; this could be erected along the boundary fencing for the proposed wildlife site, along the footpath connecting the northern and southern parts of the development.

NHS Tees CCG: I am writing in response to the above planning application currently being evaluated by you. Please see below for the required contribution to healthcare should the scheme be approved.

Local surgeries are part of CCG wide plans to improve GP access and would be the likely beneficiaries of any S106 funds secured.

Local GP Practices are keen to maintain/improve their access, and an increase in patient numbers may require adjustments to existing premises/access methods. Please be advised that we would be unable to guarantee to provide sustainable health services in these areas in future, should contributions not be upheld by developers.

In calculating developer contributions, we use the Premises Maxima guidance which is available publically. This assumes a population growth rate of 2.3 people per new dwelling and we link this increase to the nearest practice to the development, for ease of calculation.

We use the NHS Property Service build cost rate of £3,000 per square metre to calculate the total financial requirement.

This reflects the current position based on information known at the time of responding. The NHS reserves the right however to review this if factors change before a final application is approved.

Should you have any queries in relation to this information, please let me know.

Item	Response
LA Planning References	H/2020/0387
GP Practices affected	All Hartlepool Practices

Local intelligence	These Practices are struggling with space requirements to deliver services and this development would pose a significant increase in patient population in the area. S106 funding would assist them to provide appropriate services to patients
Number of Houses proposed	475
Housing impact calculation	2.3
Patient Impact (increase)	1,093
GP practice Current List Size	109,501
Proposed GP Practice New List size	110,594
Maxima Multiplier	0.07
Additional m ² required (increase in list x Maxima Multiplier)	76.44m²
Total Proposed Contribution £ (Additional m ² x £3kpm ² , based on NHSPS build cost)	£229,320

Cleveland Fire Brigade: Cleveland Fire Brigade offers no representations regarding the development as proposed, however Access and Water Supplies should meet the requirements as set out in both:

Approved Document B, Volume 1: 2019, Section B5 for Dwellings.

Approved Document B Volume 2: 2019, Section B5 for Buildings other than Dwellings.

It should be noted that Cleveland Fire Brigade now utilise a Magirus Multistar Combined Aerial Rescue Pump (CARP) which has a vehicle weight of 17.5 tonnes. This is greater than the specified weight in AD B Vol 1 Section B5 Table 13.1 and AD B Vol 2 Section B5 Table 15.2.

It should be confirmed that shared driveways and emergency turning head areas meet the minimum carrying capacity requirements as per ADB Vol 1, Section B5: Table 13.1, and in line with the advice provided regarding the CARP, above.

Cleveland Police: Thank you for the further opportunity to comment on the proposal: Outline application with all matters reserved, except for access, for residential development comprising up to 475 dwellings, and including a local centre comprising retail (400sqm) and associated infrastructure.

I note the references to Designing out Crime and Secured by Design within the Design and Access Statement, under Section 16 Community Safety.

There is no reason why the development couldn't achieve a Secured by Design (SBD) Certificate. There is no cost for this, and it can be used to help market the site. Full details of the current guidance in relation to the award are available here [Security is very important at the outset, particularly for buildings of this type. There are many crimes that occur during the construction phase; the most significant include theft of plant equipment, materials and tools.](#)

Update 05/12/2024 following re-consultation on amended scheme:

With regards to your recent Outline planning application H/2020/0387 for 475 x Dwellings, Elwick Rd.Hartlepool.

Cleveland Police encourages applicants to build/refurbish developments incorporating the guidelines of Crime Prevention Through Environmental Design (CPTED).

I would like to make you aware that Cleveland Police operate the “Secured By Design” initiative. This is a scheme which promotes the inclusion of architectural crime prevention measures into new projects and refurbishments.

I recommend applicant actively seek Secured By Design accreditation, full information is available within the SBD Homes 2024 Guide and the Commercial 2023 Guide www.securedbydesign.com

I encourage contact from applicant/agent at earliest opportunity, if SBD Certification is not achievable you may incorporate some of the measures to reduce the opportunities for crime and anti-social behaviour.

Once a development has been completed the main opportunity to design out crime has gone. The local Designing Out Crime Officer should be contacted at the earliest opportunity, prior to submission and preferably at the design stage.

- The National Planning Policy Framework 2023 paragraph 92(b), which states that Planning policies and decisions should aim to achieve healthy, inclusive, and safe places which are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion...
- The National Planning Policy Framework 2023, paragraph 130(f) which states that “Planning policies and decisions should ensure that developments create places that are safe, inclusive and accessible... and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience”.
- Local Plan section Q5: Relating to Safety & Security states, The Borough Council will seek to ensure that all developments are designed to be safe and secure. Developers will be expected to have regard to the following matters, where appropriate: 1) Adhering to national safety and security standards as set out by central government. 2) Be developed in a way that minimises crime and the fear of crime, amongst other things, incorporating Secured by Design principles as appropriate. Proposals relating to residential development should be in accordance with the Residential Design SPD.
- Another material consideration is Section 17 of The Crime and Disorder Act 1998.

Further information on the Secured By design initiative can be found on www.securedbydesign.com

Although not an SBD requirement, Hartlepool along with many other areas nationwide suffers from offences of metal theft. These include copper piping, boilers, cables and lead flashing. Buildings under construction are particularly vulnerable. I recommend that alternative products be utilized where possible. Many new builds are now using plastic piping where building regulations allow and alternative lead products.

Strong consideration should also be given in relation to the provision of On- Site Security throughout the lifespan of the development. There is information contained within the Construction Site Security Guide 2021 also on the SBD website that may assist.

In addition to the above, and having viewed the proposal I would also add the following comments and recommendations.

All doors and windows are recommended to be tested and certified PAS24:2020/2016 standards (or equivalent)

This includes garage doors.

These must be dual certified for both fire and security.

Dusk til dawn lights are recommended to each elevation with an external door-set. This also includes any proposed garage doors and side in curtilage parking areas..

ALL roadways and pathways, adopted or otherwise, are recommended to be to BS5489:2020 standards with a uniformity preferably to Secured By Design recommended one of 40%, as a minimum 25%.

Neighbourhood permeability... is one of the community level design features most reliably linked to crime rates. Excessive permeability should be eliminated.

I recommend permeability be reduced, example being the section to the right of the Village Green, eastern side of proposal.

There are also a couple of access routes such as those linking SUDS pond to Village Green and the walkway from southern section of the top proposed play area. Both of these routes are between side elevations of dwellings, this should be avoided as proposed as they could become crime generators and catalysts for anti-social behaviour due to lack of passive surveillance.

All proposed side and rear treatments onto public realm are recommended to be to 2.0m in height.

Those to rear/rear side of Plots backing onto open space recommended to be increased to minimum of 2.2m, preferably 2.4m.

Locate all side boundary treatments as far forward to the front elevations of the properties as possible to eliminate recesses.

Boundary treatments between rear gardens are recommended to be 1.8m in height. Defensible space to each plot is an important consideration.

Ginnel access serving several rear gardens should be avoided where possible. If absolutely necessary a lockable gate is required at initial access point as well as each individual garden.

I strongly recommend against the proposal to have numerous rear parking areas, these can become very problematic and vulnerable to crime and anti-social behaviour, again due to the lack of passive surveillance.

I have real concerns about these, and, indeed, should any of the numerous proposed remain they are strongly advised to be securely gated and lit as per previous recommendations with only resident access to become rear secure parking courts.

I would recommend the proposed play area on north east corner be relocated to the village green area to maximise surveillance.

Any proposed play areas should be located to maximise surveillance opportunities and play areas should have low level boundary treatment with automatic return entrance gates.

It should also be appropriately lit, as per lighting recommendations, to minimise anti-social behaviour issues from arising.

It should not be sited in close proximity to wooded/secluded areas.

Materials used should also be considered for robustness and vulnerability to fire and general damage.

The proposed Local Centre should be suitably separated by appropriate boundary treatments to side and rear to maintain separation for dwellings adjacent to it.

The proposed fronting of majority of the dwellings onto open space is recommended.

Proposed Retail.

Any proposed doors, windows and roller shutters to the retail section are recommended to be tested and accredited LPS1175:A1 (or equivalent) rating. Fire doors are recommended to be devoid of external furniture.

External bulkhead lighting on building should also be considered.

It is recommended to have alarm provision provided.

CCTV provision is recommended.

Update 04/08/2025 following re-consultation on updated Planning Statement:

In relation to this application, my previously submitted comments are still valid.

Northumbrian Water: In making our response to the local planning authority Northumbrian Water will assess the impact of the proposed development on our assets and assess the capacity within Northumbrian Water's network to accommodate and treat the anticipated flows arising from the development. We do not offer comment on aspects of planning applications that are outside of our area of control.

It should also be noted that, following the transfer of private drains and sewers in 2011, there may be assets that are the responsibility of Northumbrian Water that are not yet included on our records. Care should therefore be taken prior and during any construction work with consideration to the presence of sewers on site. Should you require further information, please visit <https://www.nwl.co.uk/services/developers/>

Having assessed the proposed development against the context outlined above Northumbrian Water have the following comments to make:

We would have no issues to raise with the above application, provided the application is approved and carried out within strict accordance with the submitted document entitled “Flood Risk Assessment and Drainage Strategy”. In this document it states the foul flows shall discharge to the public sewerage network utilising the existing connection of Phase 2 which discharges at manhole 3306. All surface water flows shall discharge to the watercourse.

We would therefore request that the following condition be attached to any planning approval, so that the development is implemented in accordance with this document:

CONDITION: Development shall be implemented in line with the drainage scheme contained within the submitted document entitled “Flood Risk Assessment and Drainage Strategy” dated “August 2020”. The drainage scheme shall ensure that foul flows discharge to the foul sewer at manhole 3306 and ensure that surface water discharges to the existing watercourse.

REASON: To prevent the increased risk of flooding from any sources in accordance with the NPPF.

It should be noted that we are not commenting on the quality of the flood risk assessment as a whole or the developers approach to the hierarchy of preference. The council, as the Lead Local Flood Authority, needs to be satisfied that the hierarchy has been fully explored and that the discharge rate and volume is in accordance with their policy.

Natural England: Designated Sites [European] – No Objection Subject To Securing Appropriate Mitigation

This advice relates to proposed developments that falls within the ‘zone of influence’ (ZOI) for one or more European designated sites, such as Teesmouth and Cleveland Coast Special Protection Area (SPA), & Durham Coast Special Area of Conservation (SAC), Northumbria Coast Special Protection Area (SPA) and RAMSAR. It is anticipated that new residential development within this ZOI is ‘likely to have a significant effect’, when considered either alone or in combination, upon the qualifying features of the European Site due to the risk of increased recreational pressure that could be caused by that development. On this basis the development will require an appropriate assessment.

Your authority has measures in place to manage these potential impacts in the form of a strategic solution Natural England has advised that this solution will (in our view) be reliable and effective in preventing adverse effects on the integrity of those European Site(s) falling within the ZOI from the recreational impacts associated with this residential development.

This advice should be taken as Natural England’s formal representation on appropriate assessment given under regulation 63(3) of the Conservation of Habitats and Species Regulations 2017 (as amended). You are entitled to have regard to this representation.

Update 24/10/2024 following amended details:

Natural England has previously commented on this proposal and made comments to the authority in our response dated 20th May 2024, reference number 474954 (attached).

The advice provided in our previous response applies equally to this amendment. The proposed amendments to the original application are unlikely to have significantly different impacts on the natural environment than the original proposal. Should the proposal be amended in a way which significantly affects its impact on the natural environment then, in accordance with Section 4 of the Natural Environment and Rural Communities Act 2006, Natural England should be consulted again. Before sending us the amended consultation, please assess whether the changes proposed will materially affect any of the advice we have previously offered. If they are unlikely to do so, please do not re-consult us.

Rural Plan Working Group: The application site abuts the Hartlepool Rural Neighbourhood Plan area and threatens to have a major impact on the rural area. The Group strongly objects to this application.

The proposed development is contrary to LOCAL PLAN POLICY LS1 LOCATIONAL STRATEGY. This part of Quarry Farm is outside the development limits identified in the Local Plan and is not part of the envisaged sustainable growth of the town. The required local and strategic infrastructure improvements needed to permit the developments already started have yet to be delivered.

The key new element of strategic infrastructure required is a bypass to the north of Elwick Village along with a new grade separated junction on the A19. There remains no sign of this infrastructure being achieved. Elwick and Dalton Piercy increasingly suffer as the entirely unsuitable rural roads through the villages are used to access and egress the A19.

The location of this development is also likely to impact on the A179/A19 junction, which is already stressed due to the closure of the central reservation gaps on the A19 which had served Elwick and Dalton Piercy.

LOCAL PLAN HSG5a QUARRY FARM HOUSING SITE. The Quarry Farm housing development was allocated for approximately 220 dwellings and this already benefits from planning permission. This policy states “no development would be permitted prior to the implementation of the grade separated junction and bypass to the north of Elwick Village unless otherwise agreed with Highways England and the Borough Council”. There remains no sign of the bypass and junction required to serve the developments already indicated by the Local Plan, and we are now confronted with a completely new application for an additional 475 houses on an entirely new site (more than twice the number built on the local plan allocated site for Quarry Farm).

Any additional developments should not even be considered until the promised bypass is a functioning reality.

LOCAL PLAN RUR1 DEVELOPMENT IN THE RURAL AREA. This policy clearly states the Borough Council will seek to ensure the rural area is protected and

enhanced to ensure that its natural habitat, cultural and built heritage and rural landscape character are not lost. Development outside the development limits will be strictly controlled. This application is outside the development limits and would consume another 23.5 hectares of rapidly disappearing countryside, a shrinking and finite resource for Hartlepool.

As a development outside the development limits this application should be considered as development in the rural area. As such it does not comply with the conditions required for such development. It fails to comply as there is a detrimental impact on the highway safety; it will have a detrimental impact on the landscape character – turning the high-quality undulating farmland into suburbia; and needs confirmation it avoids the best and most versatile agricultural land.

LOCAL PLAN RUR2 NEW DWELLINGS OUTSIDE DEVELOPMENT LIMITS The Borough Council has stated it will seek to protect the countryside by only permitting new dwellings outside of development limits if there is clear justification. This application very clearly does not meet any of the justifications for development in the rural area as stated in this policy.

The Hartlepool Rural Neighbourhood Plan Group strongly objects to this application as it is outside the development limits established by the Local Plan, the required strategic infrastructure is not in place and there will be a detrimental impact on the rural area.

Durham County Council: Following your letter dated 10th October, thank you for re-consulting Durham County Council on this application. I see DCC previously commented in April 2021 with no objection, and in June 2024 with no comment.

Having reviewed the application, Durham County Council do not object to this application.

Environment Agency: Environment Agency position

We have reviewed the development proposal and have no objection to the application as submitted.

Please note the following informative comments:

Land contamination risk and management – advice to LPA/applicant

Based on the information contained within the submitted desk study, the site has not been subject to highly contaminative land uses. Whilst the site has a former quarry located within it, there is no evidence that this has been backfilled.

We recommend that you refer to our published 'Guiding Principles for Land Contamination' which outlines the approach which should be adopted when managing this site's risks to the water environment.

We also advise that you consult with your Environmental Health/Environmental Protection Department for advice on generic aspects of land contamination management. Where planning controls are considered necessary, we recommend that the environmental protection of controlled waters is considered alongside any human health protection requirements. This approach is supported by paragraph 170 of the National Planning Policy Framework.

Foul water – Advice to LPA

We are satisfied with Northumbrian Water's (NWL) conclusion that there is capacity in their network for additional flows. We are not clear at this time if these additional flows would result in a significant increase in combined sewer overflows (CSO) and if this would result in any indirect impacts or deteriorations to waterbodies. However, we do not wish to object on this matter as given NWL's stance it is not considered a significant planning concern for this application.

HBC Waste Management: Provision of Waste and Recycling Collection and Storage Facilities to new properties

Developers are expected provide and ensure at the point of first occupancy that all new developments have the necessary waste bins/ receptacles to enable the occupier to comply with the waste presentation and collection requirements in operation at that time.

Developers can choose to enter an undertaking to pay the Council for delivery and associated administration costs for the provision of bins/ receptacles required for each new development. These charges are a one-off cost and the bins remain the property of the Council. Alternatively, developers are required to source and provide containers which meet the specifications necessary for the required bins/ receptacles to be compatible with the Council's waste collection service and vehicle load handling equipment.

Please see our 'Developer Guidance Waste and Recycling for new properties' document which can be found at www.hartlepool.gov.uk/usingyourbins for further information.

National Highways: H/2020/0387 | Outline application with all matters reserved, except for access, for residential development comprising up to 475 dwellings, and including a local centre comprising retail (400sqm) and associated infrastructure | Land at Quarry Farm, Elwick Road, Hartlepool

We have received a revised Transport Assessment Addendum (TAA) and a revised Travel Plan (TP) from the Applicant's transport consultant for the above planning application. Upon review of your planning portal, it appears that these documents have not yet been submitted to accompany the application. We assume that the documents will be submitted in due course and have, written the following comments on this basis.

Revised TP

We strongly support the proposal that the developer will be incorporating high speed broadband across the site to ensure that future residents have the opportunity to work from home.

Whilst we have concerns regarding the approach taken to derive the TP targets (in terms of car passenger and work from home proportions), on balance, we would consider the baseline modal splits to be appropriate. Upon review of both the proposed measures and targeted modal split, we would state that the measures are

sufficiently reflected in the staggered modal shift and that, subject to an appropriate monitoring strategy, a reduction in car driver trips of 5% is achievable.

The proposed monitoring strategy is not compliant with the requirements of DfT Circular 01/2022 because the monitoring requirements of the TP should only cease when there is sufficient evidence for all parties to be sure that the travel patterns of the development are in line with the objectives of the Travel Plan, in line with PPG (2014). National Highways would, therefore, request that the following planning condition be attached to any grant of planning permission:

1) Unless otherwise agreed in writing by the Local Planning Authority in consultation with the Highways Authority for the A19, Travel Plan monitoring must continue until it has been demonstrated that the travel patterns of the development are in line with the travel plan targets as shown in Table 6.2 of the "Quarry Farm Phase 3, Hartlepool Travel Plan" (reference: JO/VE/ITM15669-002A R).

Subject to the above planning condition, we would find the TP to be appropriate (but noting immaterial deficiencies).

Transport Assessment Addendum

The inputs for the merge / diverge assessment (the study area, baseline vehicle trip generation and committed development traffic flows) are consistent with those previously agreed with us. We also maintain the view that the proposed opening year of 2030 is broadly consistent with the opening year of the A19 Elwick GSJ and is therefore an appropriate assessment of the Quarry Farm Phase 3 development.

National Highways would state that the proposed development is entirely dependent on the completion of the A19 Elwick GSJ, and therefore the following pre-occupation planning condition should be attached to any grant of planning permission:

2) "The development hereby approved shall not be occupied unless and until the works to the A19 Elwick Junction, as shown in principle on drawing reference PR568/OD/GA (B), are implemented to the satisfaction of the Local Highway Authority (in consultation with the Highways Authority for the A19) and are open to traffic"

Having reviewed the results of the merge / diverge assessment, we would deem them to be appropriate and in line with that which had previously been agreed with us. Consequently, we would maintain the view that the proposed development does not create a 'step-change' in the mitigation requirements and, therefore, it is not the Applicant's responsibility to deliver the identified improvements. We would, however, request a meeting with the Council to discuss the identified mitigation requirements at the A19(T) Elwick Junction.

National Highways would note our disappointment that that the residual trip generation (i.e. accounting for the TP) for the proposed development has not been assessed within the TAA and would state that this is not consistent with Circular 01/2022. While noting this policy deficiency, we would state that on balance, due to the detailed assessments agreed in the TAA, the fact the occupation of the proposed development will not commence until after a major mitigation scheme is delivered (as discussed above), and because the planning application pre-dates the publication of

Circular 01/2022, the 'baseline' trip generation that has been assessed is appropriate to demonstrate the traffic impact of the proposed development.

Going forward, however, we would expect any other planning applications to assess their residual trip generation (i.e. after the consideration of any TP measures).

Construction Traffic Management Plan (CTMP)

Due to the scale of the development, National Highways would request that the following CTMP planning condition is attached to any grant of planning permission:
3) "Prior to the commencement of the development hereby permitted a Construction Traffic Management Plan shall be submitted to and approved in writing by the Local Planning Authority (in consultation with the Highway Authority for the A19). The plan shall include as a minimum:

- Construction phasing;
- Construction routing plans;
- Permitted construction traffic arrival and departure times.

Thereafter all construction activity in respect of the development shall be undertaken in full accordance with such approved details unless otherwise approved in writing by the Local Planning Authority (in consultation with the Highways Authority for the A19)."

Recommendation

On the basis of the above, I enclose National Highways' formal NHPR 24-02 response recommending that the following planning conditions be attached to any grant of planning permission for this application:

- 1) Unless otherwise agreed in writing by the Local Planning Authority in consultation with the Highways Authority for the A19, Travel Plan monitoring must continue until it has been demonstrated that the travel patterns of the development are in line with the travel plan targets as shown in Table 6.2 of the "Quarry Farm Phase 3, Hartlepool Travel Plan" (reference: JO/VE/ITM15669-002A R).
- 2) The development hereby approved shall not be occupied unless and until the works to the A19 Elwick Junction, as shown in principle on drawing reference PR568/OD/GA (B), are implemented to the satisfaction of the Local Highway Authority (in consultation with the Highways Authority for the A19) and are open to traffic.
- 3) Prior to the commencement of the development hereby permitted a Construction Traffic Management Plan shall be submitted to and approved in writing by the Local Planning Authority (in consultation with the Highway Authority for the A19). The plan shall include as a minimum:
 - Construction phasing;
 - Construction routing plans;
 - Permitted construction traffic arrival and departure times.
 Thereafter all construction activity in respect of the development shall be undertaken in full accordance with such approved details unless otherwise

Registered office Bridge House, 1 Walnut Tree Close, Guildford GU1 4LZ
National Highways Limited registered in England and Wales number 09346363
Approved in writing by the Local Planning Authority (in consultation with the Highways Authority for the A19).

Update 29/07/2025 following receipt of amended Planning Statement and Highways Statement:

Thank you for your consultation letter dated 16th July 2025 identifying that an updated Planning Statement had been uploaded relating to the above application. National Highways has reviewed this document and do not consider that its contents amend the position, or the proposed conditions, that we recommended in our letter dated 4 March 2024.

For the avoidance of doubt, National Highways recommended that the following planning conditions should be attached should you be minded to grant planning approval:

1) *Unless otherwise agreed in writing by the Local Planning Authority in consultation with the Highways Authority for the A19, Travel Plan monitoring must continue until it has been demonstrated that the travel patterns of the development are in line with the travel plan targets as shown in Table 6.2 of the "Quarry Farm Phase 3, Hartlepool Travel Plan" (reference: JO/VE/ITM15669-002A R).*

2) *The development hereby approved shall not be occupied unless and until the works to the A19 Elwick Junction, as shown in principle on drawing reference PR568/OD/GA (B), are implemented to the satisfaction of the Local Highway Authority (in consultation with the Highways Authority for the A19) and are open to traffic.*

3) *Prior to the commencement of the development hereby permitted a Construction Traffic Management Plan shall be submitted to and approved in writing by the Local Planning Authority (in consultation with the Highway Authority for the A19). The plan shall include as a minimum:*

- *Construction phasing.*
- *Construction routing plans.*
- *Permitted construction traffic arrival and departure times.*

Thereafter all construction activity in respect of the development shall be undertaken in full accordance with such approved details unless otherwise approved in writing by the Local Planning Authority (in consultation with the Highways Authority for the A19).

Dalton Piercy Parish Council: Dalton Piercy Parish Council Object to planning application H/2020/0387 - 475 x dwellings, business units and infrastructure. This application should not be considered until serious existing infrastructure issues are resolved.

The so -called 'Elwick bypass' is yet to be built. Adding what could be up to 1000 extra car journeys through existing infrastructure would cause unacceptable strain on our village through roads; including through Dalton Piercy itself as well as Elwick and on Worset/Hart Back Lane.

Furthermore, the current road infrastructure into Hartlepool itself is also becoming overwhelmed. Traffic at Wooler/Elwick Road junction and at Hart Lane/Serpentine

Gardens junctions is now severely congested especially at 'rush hour' peaks with long queues. These are the only 2 routes villagers can use to get into town - an essential route for those who live in the 'Rural West' area.

Hartlepool Borough Council have already granted permission for a number of very large schemes yet to be delivered. These schemes more than cover the current local quota for delivery of new housing stock as is laid out in their own local plan. Is there proof of demand for these houses at this time?

Update 18/07/2025 following receipt of updated Planning Statement:

Objection to Planning Application - Land at Quarry Farm, Elwick Road, Hartlepool (TS26 0LH)

I write on behalf of Dalton Piercy Parish Council in response to the amended planning application for residential development at Quarry Farm, Elwick Road, Hartlepool.

We wish to formally object to this proposal due to the likely increase in traffic using Dalton Piercy as a short cut. The main road through Dalton Piercy, as well as Dalton Back Lane, are both narrow rural roads not designed to accommodate additional through-traffic from such a large development.

This raises serious concerns around road safety, particularly at pinch points and junctions, and increases the risk of accidents within the village. The potential impact on residents, pedestrians, and local road users would be considerable and we do not believe this has been adequately addressed in the amended planning statement.

We also request that Dalton Piercy Parish Council be consulted on any future amendments or changes to this application. Additionally we'd be grateful if you take this concern seriously as DPPC may pursue additional road safety and widening under Section 39 of the Highways Act 1980 for Dalton Back Road, and the ninety degree bend on the corner of Maynell House, and additional areas reported to us from our Parishioners.

Update 25/07/2025 following Parish Council meeting:

I write on behalf of Dalton Piercy Parish Council in response to the amended planning application for residential development at Quarry Farm, Elwick Road, Hartlepool.

We wish to formally object to this proposal due to the likely increase in traffic using Dalton Piercy as a short cut. The main road through Dalton Piercy, as well as Dalton Back Lane, are both narrow rural roads not designed to accommodate additional through-traffic from such a large development.

This raises serious concerns around road safety, particularly at pinch points and junctions, and increases the risk of accidents within the village. The potential impact on residents, pedestrians, and local road users would be considerable and we do not believe this has been adequately addressed in the amended planning statement.

We also request that Dalton Piercy Parish Council be consulted on any future amendments or changes to this application.

Elwick Parish Council: Elwick Parish Council wishes to put on record its strong objection to this further development at Quarry Farm. Whilst we accept the developer has produced a well -designed outline plan, it has a fatal flaw, in that access to/from the site will be via Elwick Road, a road not fit for purpose. Elwick residents were promised a By -Pass would be open before any further developments were allowed at this end of the town we are still waiting four years on and the land has yet to be purchased. We wish to state our objections to any further development being commenced BEFORE the grade -separated junction and by -pass for Elwick, promised in the Local Plan, are completed.

The road from the town through Elwick village is a narrow, bendy road, prone to flooding and is already used as a short cut for traffic from the town entering or exiting the south-bound carriageway of the A19, causing problems for Elwick village residents who need to cross it on foot to access village facilities, and endangering children walking to/from school.

The proposed development of another 475 dwellings at Quarry Farm will only exacerbate this, potentially delivering another 1,000 or more vehicles onto our road. The Local Plan only allowed for 220 dwellings at Quarry Farm and these are already under construction by the applicant developer.

The Local Plan policy HSG5a: Quarry Farm Housing Site states:
No development will be permitted prior to the implementation of the grade separated junction and bypass to the north of Elwick Village unless otherwise agreed with Highways England and the Borough Council.

The development will be expected to contribute, on a pro-rata basis, to strategic infrastructure provision including the grade separated junction and bypass to the north of Elwick Village.

If we assume that perhaps half the residents of this proposed development need to travel northwards for work, they will have to access the A19 via Dunstan Road, Hart Lane and the A179.

These roads are already at capacity at peak times as residents of Dalton Piercy and Elwick have to use them to access the A19 since the closure of the gaps.

The Local Plan was meant to be a definitive plan of action for the 15 years it covers. Already the Borough Council has fallen behind in delivering the road improvements at Elwick and has overturned its commitment to housing limits, having approved many hundreds of dwellings in excess of those it said were needed. Elwick Parish Council will oppose any further developments on this side of the town until we have the promised By -Pass, and will be writing to Government Ministers to this effect.

Hartlepool Water: This application is outside of Anglian Water's sewerage boundary – we have no comments to make with regards to the foul or surface water proposals, Anglian Water will only comment on drainage/surface water within our boundaries.

With regards to our assets, we need to inform you that a 12inch Water Main crosses the development site and may be affected by the proposed development. Anglian Water does not permit this asset to be located within the curtilage of sensitive development (such as dwellings & cafes) and we do not permit permeable paving or suds features over our assets. This asset should be located in areas of public open space and/or adoptable highways to ensure on-going maintenance is possible.

In order to ensure our asset is protected we recommend a planning condition be applied if permission is granted:

Condition: Prior to the commencement of development a site layout plan detailing the location of existing drainage assets, and any proposed asset diversion, should be submitted to and approved by the local planning authority, in consultation with Anglian Water. In order to ensure on-going maintenance is possible all existing drainage assets should be located in areas of public open space and/or adoptable highways.

The applicant can access our infrastructure maps on Digdat. Please see our website for further

information: <https://www.anglianwater.co.uk/developing/water-services/locating-our-assets>.

HBC Children and Joint Commissioning: There is already a primary school site reserved at the location of the High Tunstall Development (opposite). Therefore, there's no requirement for another reservation of land at this site, only the s106 contributions which will be used to facilitate a potential new school on the HT development school site. The contributions should be based on our most recent pupil yield calculations, unless there is a revised SPD that has been adopted.

I would expect the development to provide a safe walking route from all dwellings, in particular the dwellings located at the furthest western locations, to the proposed new primary school, High Tunstall Development and also to West Park and Throston Primary Schools.

HBC Parks and Countryside: No comments received.

HBC Housing Services: No comments received.

HBC Property Services: No comments received.

HBC Public Health: No comments received.

Civic Society: No comments received.

DEFRA: No comments received.

Ramblers Association: No comments received.

RSPB: No comments received.

Tees Valley Wildlife Trust: No comments received.

Teesmouth Bird Club: No comments received.

Thirteen Group: No comments received.

Hart Parish Council: No comments received.

PLANNING POLICY

1.28 In relation to the specific policies referred to in the section below please see the Policy Note at the end of the agenda.

Local Policy

Hartlepool Local Plan

1.29 The following policies in the adopted Hartlepool Local Plan 2018 are relevant to the determination of this application:

Policy	Subject
SUS1	The Presumption in Favour of Sustainable Development
LS1	Locational Strategy
CC1	Minimising and adapting to Climate Change
CC2	Reducing and Mitigating Flood Risk
INF1	Sustainable Transport Network
INF2	Improving Connectivity in Hartlepool
INF4	Community Facilities
QP1	Planning Obligations
QP3	Location, Accessibility, Highway Safety and Parking
QP4	Layout and Design of Development
QP5	Safety and Security
QP6	Technical Matters
QP7	Energy Efficiency
HSG1	New Housing Provision
HSG1a	Ensuring a Sufficient Supply of Housing Land
HSG2	Overall Housing Mix
HSG9	Affordable Housing
RUR1	Development in the Rural Area
RUR2	New Dwellings outside of development limits
NE1	Natural Environment
NE2	Green Infrastructure

Relevant Supplementary Planning Documents (SPDs)

Green Infrastructure (GI) SPD and Action Plan (2020)
Residential Design SPD (2019)

Planning Obligations SPD (2015)
 Transport Assessments / Statements and Travel Plans SPD (2010)
 Trees and Development Guidelines SPD (2013)
 Public Rights of Way Standards and Guidance SPD (2020)

Tees Valley Minerals and Waste DPD 2011

1.30 The following policies in the TVMW are relevant to this application:

Policy	Subject
MWP1	Waste Audits

National Planning Policy Framework (NPPF)(2024)

1.31 In December 2024 the Government issued a revised National Planning Policy Framework (NPPF) replacing the 2012, 2018, 2019, 2021 and 2023 NPPF versions. The NPPF sets out the Government's Planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system. The overriding message from the Framework is that planning authorities should plan positively for new development. It defines the role of planning in achieving sustainable development under three overarching objectives; an economic objective, a social objective and an environmental objective, each mutually dependent. At the heart of the Framework is a presumption in favour of sustainable development. For decision-taking, this means approving development proposals that accord with an up-to-date development plan without delay or, where there are no relevant development plan policies or the policies which are most important for determining the application are out-of-date, granting permission unless policies within the Framework provide a strong reason for refusal or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits. The following paragraphs are relevant to this application:

Para	Subject
1	NPPF sets out the governments planning policies
2	Determination in accordance with the development plan
3	The NPPF should be read as a whole
7	Achieving sustainable development
8	Achieving sustainable development (three overarching objectives – Economic, Social and Environmental)
9	Achieving sustainable development (not criteria against which every decision can or should be judged – take into account local circumstances)
10	The presumption in favour of sustainable development
11	The presumption in favour of sustainable development
12	The presumption in favour of sustainable development (presumption does not change statutory status of the development plan as the starting point for decision making)
39	Decision making in a positive way
48	Determining applications in accordance with the development plan
56	Use of conditions or planning obligations
57	Planning conditions should be kept to a minimum

58	Planning obligation tests
59	Obligations in a plan should be viable
61	Significantly boost supply of homes
63	Delivering a sufficient supply of homes
64	Delivering a sufficient supply of homes (affordable homes)
66	Delivering a sufficient supply of homes
82	Rural housing
83	Rural housing
85	Building a strong, competitive economy
88	Supporting a prosperous rural economy
96	Promoting healthy and safe communities
97	Promoting healthy and safe communities
100	Sufficient school places
101	Promoting healthy and safe communities
103	Open space and recreation
105	Open space and recreation
109	Promoting sustainable transport
110	Promoting sustainable transport
112	Promoting sustainable transport
115	Considering development proposals
116	Considering development proposals
117	Considering development proposals
118	Considering development proposals
124	Making effective use of land
125	Making effective use of land
129	Achieving appropriate densities
131	Achieving well-designed and beautiful places
135	Achieving well-designed and beautiful places
136	Achieving well-designed and beautiful places
137	Achieving well-designed and beautiful places
139	Achieving well-designed and beautiful places
161	Meeting the challenge of climate change, flooding and coastal change
163	Meeting the challenge of climate change, flooding and coastal change
164	Meeting the challenge of climate change, flooding and coastal change
166	Meeting the challenge of climate change, flooding and coastal change
181	Planning and flood risk
182	Planning and flood risk
187	Conserving and enhancing the natural environment
192	Habitats and biodiversity
195	Habitats and biodiversity
198	Development in appropriate locations
200	Integration of development
207	Proposals affecting archaeological interest
231	Implementation
232	Implementation

HBC Land Use Policy comments: Principle of development

1.32 In accordance with principles underpinning the planning system, planning law requires that applications be determined in accordance with the development plan unless material considerations indicate otherwise.

The Development Plan

1.33 The Hartlepool Local Plan allocates sufficient land within the urban limits, Wynyard and the villages of Elwick and Hart for housing growth over the 15 year plan period. The policies within the local plan should be used as a basis to determine this proposal. Planning Policy are of the view that there is no reason to build upon land beyond the limits to development unless there is strong justification.

1.34 An assessment of relevant local plan policies is set out further in this document.

The NPPF - A material consideration

1.35 The NPPF is a material consideration, NPPF paragraph 11 relates to the presumption in favour of sustainable development and can often be relied upon as justification to approve applications contrary to the development plan.

1.36 Paragraph 11 sets out that plans and decisions should apply a presumption in favour of sustainable development, for decision taking this means:

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

1.37 With regards to section c, Planning Policy echo the view of approving proposals that accord with an up-to-date development plan without delay. The 2018 local plan is deemed to be up to date, housing monitoring shows a healthy picture with regard to housing delivery, Planning Policy are of the view that the authority can demonstrate a five year housing land supply. Planning Policy set out below that the proposal is not in accordance with the local plan and thus the requirement to approve proposals that accord with an up-to-date development plan without delay does not apply to this application.

1.38 With regards to section d, there is a relevant development plan in place and the key policies that would assist in determining this application are in date, thus 11 (d) (i) and (ii) are not applicable here.

1.39 Planning Policy are of the view that paragraph 11 is not applicable with regards to this proposal and that the proposal should be determined against the local plan and any other material considerations.

Consideration with regards to local plan policy LS1 (Locational Strategy)

1.40 The proposed site is located beyond the limits to development. Policy LS1 of the local plan sets out the locational strategy for development within Hartlepool which is based on a strategy of balanced urban growth which allows Hartlepool to grow in a sustainable manner. New housing development is located within the allocated sites including urban area brownfield sites, a south west extension and extensions at High Tunstall and Wynyard. This site (Quarry Farm 3) is not within any of the defined housing allocations. The application is considered as contrary to Policy LS1.

Consideration with regards to local plan policy RUR1 (Development in the Rural Area)

1.41 The proposal is beyond the urban limits and thus considered to be in the rural area, policy RUR1 is a key policy in considering this application.

1.42 Policy RUR1 seeks to protect and enhance the rural area so that its rural character and charm remains and is not lost to inappropriate development. Policy RUR1 sets out that Development outside the development limits will be strictly controlled. The policy seeks to support the rural economy and it sets out that development in the rural area must be necessary for the viable operation of a number of land based businesses.

1.43 Planning Policy are of the view that adding dwellings beyond the limits to development in this location would increase the built form in the rural area, negatively impacting on the rural character and openness within this locality and would not be considered as an appropriate use under policy RUR1.

1.44 Criterion 1 states that development must be in accordance with the Rural Neighbourhood Plan, this site is not within the rural plan area and so the criterion does not apply.

1.45 Criterion 2 seeks to direct development to the rural villages or near to a village. It is noted that the proposal is beyond the limits to development and the proposed housing is not located in or adjacent to any of the villages within the borough but that it is located close to the urban limits. Planning Policy are of the view that this proposal does not accord with the policy but that in the main this criterion is not applicable in this case.

1.46 Criterion 3 encourages the reuse of existing buildings or materials. There are no existing buildings on the site, therefore this criterion is not applicable.

1.47 Criterion 4 states that development should not have a significant detrimental impact on the neighbouring uses or surrounding area by way of amenity, noise,

access, light pollution or visual intrusion. The views of HBC Environmental Health should be considered to determine the proposal against this criterion.

1.48 Criterion 5 of policy seeks to ensure that development enhances the quality, character and distinctiveness of the immediate area, villages and landscapes. The site is beyond the urban limits and would add built form to the rural area which will be visible from the surrounding infrastructure networks and harming the visual amenity of the area.

1.49 Criterion 6 state that development should be in keeping with other buildings, it is anticipated that this criterion can be achieved and will be assessed when reserved matters are submitted.

1.50 Criterion 7 seeks to ensure access is appropriate and there is not a detrimental impact on the highway safety. The views of HBC traffic and transport should be considered to determine the proposal against this criterion.

1.51 Criterion 8 seeks to, where possible create and improve sustainable connectivity. Planning Policy are of the view that this criterion can be achieved and finalised at RM stage.

1.52 Criterion 9 seeks to ensure that development does not have a detrimental impact on the landscape character or heritage assets. Planning Policy trust that the council's landscape architect has consider and advised on this criterion.

1.53 Criterion 10 seeks to prevent the development of the best and most versatile agricultural land. The land is classed as Grade 3 (Good to Moderate), this land is not considered to be the best and most versatile agricultural land and therefore Planning Policy consider this criterion has been achieved.

1.54 Planning Policy consider that the developed of residential dwellings would not be considered a use which is for the operation of agriculture, horticulture, forestry, equine uses, and/or other appropriate land based businesses and in the main would be contrary to the development criteria within Policy RUR1.

1.55 Policy RUR1 also states that proposals for new dwellings in the rural area must meet the criteria of RUR2 and the New Dwellings Outside of the Development Limits SPD.

1.56 Policy RUR2 sets out that the council will only permit new dwellings outside development limits if there is clear justification demonstrated by six key criteria (established functional need, for rural based enterprise, need could not be met elsewhere, dwellings are of a size commensurate to the business, the proposal accords with other plan policies and where relevant the development would secure the future of a heritage asset). The policy criteria is not optional, the policy clearly states "only permitting....if there is clear justification and it can be demonstrated that." The proposal does not meet any of the six key criteria.

1.57 Planning Policy considered the proposal to be contrary to policy RUR2 however it should be noted that this would not be a key policy when determining an

application on this site as the policy is aimed at small residential developments in the rural area, not large scale residential development.

1.58 The limits to development were set taking into account the future development sites required for the 15 year plan period. The limits are deemed to be appropriately located to allow for the borough to grow sustainably yet protect the countryside. If the limits to development are breached then there is likely to be a detrimental impact upon the rural landscape and the openness of the area. In light of this and the policy conflicts outlined above Planning Policy consider the principle of residential development in this location to be unacceptable.

1.59 The above is an assessment against the policies within the Hartlepool Local Plan. Planning Policy are not aware of any material consideration that would, alone or in combination, hold significant weight to enable the application to be looked upon favourably.

1.60 If an application is submitted and the above assessment is accepted then the application should only be looked upon favourable if material considerations indicate so. The applicant is urged to set out clearly their view with regard to local plan policy analysis along with any material considerations they wish HBC to consider. In addition the below matters should be addresses and secured where appropriate.

Housing mix

1.61 Local plan policy Hsg2 (Overall Housing Mix) seeks to ensure that all new housing contributes to achieving an overall balanced mix of housing stock. Regard should be given to the latest evidence of housing need. Given the size of the site and its strategic location, to the west of Quarry Farm 1 and Quarry Farm 2, Planning Policy expect a full range of house types to be provided including the provision of bungalows. Planning Policy note that 2, 3 and 4 bedroom properties are proposed and such a mix is supported providing that some of those units are bungalows.

Affordable housing provision

1.62 Local plan policy Hsg9 Affordable Housing advises that the council will seek an affordable housing target of 18% on all sites above the 15 dwelling threshold. The tenure split of the affordable units should follow the requirements of policy Hsg9 and take account of the evidence in the 2015 SHMA, which sets out that 70% of the units should be for affordable rent and 30% for intermediate tenure.

Proposed local centre

1.63 A small local centre within the development would be beneficial to those in Quarry Farm 1, 2 and 3, however the size should be restricted to 400m² ensure that it does not negatively impact upon the vitality and viability of the surrounding retail centres.

Development design and impact upon amenity

1.64 Planning Policy note that the applicant seeks to echo the principles on the Quarry Farm developments and such an approach is welcomed.

1.65 Planning Policy will assess any forthcoming application/s against the residential design SPD and any deviation from the principles within it should be justified.

1.66 Some general points to make with regards to the indicative layout are as follows:

- Existing vegetation along field boundaries should remain where possible.
- The provision of extensive multi - functional open space is welcomed.
- The inclusion of some focal buildings is welcomed, whilst ensuring the street scene is varied they do assist in wayfinding which is a key principle underpinning dementia friendly design (DFD) and the council are keen to see as many DFD principles incorporated as possible.

Road infrastructure, access, highway safety and car parking

1.67 Local plan policy QP3 (Location, Accessibility, Highway Safety and Parking) seeks to ensure that development is safe and accessible along with being in a sustainable location or has the potential to be well connected with opportunities for sustainable travel. Local plan policies INF1 (Sustainable Transport Network) and INF2 (Improving Connectivity in Hartlepool) aim to deliver an effective, efficient and sustainable transport network.

1.68 The above local policies are reflective of the NPPF, which requires planning decisions to ensure that appropriate opportunities to promote sustainable transport modes can be taken up, safe and suitable access to the site can be achieved for all users, and any significant impacts from the development on the transport network or on highway safety can be mitigated.

1.69 Planning Policy welcome the pedestrian links proposed from this site into Quarry Farm 1 and 2. Planning Policy note that there is an opening from the site onto Worset Lane, which is welcomed. The decision maker should be satisfied that every attempt should be made to link this site up to the surrounding existing public footways, Planning Policy trust that the council's countryside access officer has advised on this.

1.70 There appears to be a vehicular link from the local centre through to Quarry Farm 1. Any links from Quarry Farm 3 into Quarry Farm 1 and 2 are welcomed provided they are done in a sympathetic manner and protect existing hedgerows as far as possible. Planning Policy seek to ensure that residents and visitors can flow easily through the sites and in the shortest possible way.

Car parking

1.71 With respect to car parking standards, The Tees Valley Design Guide and Specification advises two spaces for one to three bedroom dwellings and three spaces for four bedroom dwellings and above. The design and location of car parking should be considered in line with the council's residential design SPD.

1.72 When looking at the parking arrangements there appears to be a high number of rear parking bays or courtyards. This arrangement is not convenient for residents. Residents would have to get out of the car, possibly with children/elderly relatives/bags etc. walk the length of the garden then get in the house. Consideration should be given to reducing the amount of times these arrangements occur throughout the site.

1.73 In some areas parking bays dominate the street scene. Long stretches of bays should be avoided, if this is not possible they should be broken up by planting and/or different surface treatment i.e. sets to delineate some bays for the reserved matters application. It is appreciated that this finer detail will be agreed at reserved matters stage, however at outline stage the applicant must show that 475 dwellings can fit on the site in an appropriate manner. If the above mentioned parking problems cannot be resolved then one solution may be to reduce the overall number of dwelling on the site or incorporate some higher density areas i.e. with the provision of some apartments.

Climate change including flood risk

1.74 Local plan policy CC1 (Minimising and adapting to climate change) requires that for major developments, 10% of the energy supply should be from decentralised and renewable or low carbon sources. Where it can be demonstrated that this is not feasible, the provision of the equivalent energy saving should be made by improving the building fabric or a combination of energy provision and energy saving measures that equates to the equivalent of 10% (this measure would be above and beyond that required by policy QP7). Planning Policy anticipate that a development in this location could feasibly provide renewable energy technologies and thus expect to see such technologies secured and incorporated.

1.75 Planning Policy note that the applicant intends to incorporate sustainable urban drainage systems into the proposal, and this intention is welcomed. Planning Policy trust that the council's engineers with advise accordingly on this.

Impact upon biodiversity and proximity to the Local Wildlife Site (LWS).

1.76 Local plan policy NE1 and the NPPF state that harm to biodiversity should be avoided. Where a negative impact is unavoidable, mitigation or compensatory measures should be provided. Development should explore opportunities to enhance biodiversity.

1.77 The views of the council's ecologist are noted and it is welcomed that the council's ecologist has been liaising with the applicant's ecologist in a bid to protect Naisberry Quarry Grassland LWS and the habitat that is protected along the coastline (SPA and Ramsar site). Planning Policy trust that any areas of ecological concern will be addressed prior to determining the application.

PLANNING OBLIGATIONS

1.78 In the interests of providing sustainable development and in ensuring that the proposal is acceptable in planning terms, and in accordance with Local plan policy QP1 (Planning Obligations) developer contributions are required.

1.79 An economic viability assessment for the scheme has been submitted, interrogated and the information is deemed to be an accurate reflection of the scheme. Below is what will be provided alongside the scheme by way of condition or section 106 legal agreement.

Affordable housing

1.80 The applicant has agreed to provide 7% of the units as affordable and Planning Policy request that 70% are secured as affordable rent and 30% are secured as intermediate tenure.

Highway infrastructure

1.81 The scheme may be required to contribute to the construction of the proposed road to the north of Elwick along with the grade separated junction, a sum of £12,000 per dwelling has been agreed.

Green infrastructure

1.82 The applicant puts forward that allotments will not be provided on site but that a financial contribution will be made towards existing allotment provision. A financial contribution of £250 per dwelling (£118,750) has been agreed and should be directed towards the closest allotments (the Chester Road site and/or Throston site/s).

Play

1.83 The development is likely to be home to a number of children and thus the two proposed play parks are welcomed. The location of the play area to the south is nearly central to the southern area of housing. The park in the north-west may be better located so that it is more central within the northern part of the site. The facilities should be as close to as many homes as possible and be naturally overlooked. The facility should be accompanied by a 25 year maintenance contribution or the commitment to hand the facility over to a management company.

Ecology mitigation (HRA)

- £250.00 per dwelling (£118,750) to be directed towards mitigation measures along the coastline.

Sports provision

1.84 The applicant puts forward that sports provision will not be provided on site but that a financial contribution will be made towards existing facilities. Financial contributions have been agreed as follows:

- Built sports - a sum of £250 per dwelling (£118,750) should be sought and directed towards borough wide provision, to be specified at a later date.
- Playing pitches - a contribution of £233.29 per dwelling (£110,812.75) is required towards playing pitches directed towards borough wide provision, to be specified at a later date.
- Tennis courts - a contribution of £57.02 per dwelling (£27,084.50) is required to be directed towards borough wide provision.
- Bowling greens - a contribution of £4.97 per dwelling (£2,360.75) is required to be directed towards the bowling green facilities within the borough.

Education

- Primary contribution - £1,404,798.15 based on a pupil yield of 21.5/100 dwellings and a cost of £13,755.00 per school place.
- Secondary contribution - £917,758.16 based on a pupil yield of 13.7/100 dwellings and a cost of £14,102.00 per school place.

Training and employment

1.85 To assist in ensuring that Hartlepool's economy grows sustainably, Planning Policy would also seek to ensure that a training and employment charter is signed; this will ensure that some employment is provided to local residents. Further advice can be sought from the council's economic development team.

Further comments received 20/10/2025 following applicant's updated Planning Statement:

1.86 The applicant has submitted an amended planning statement which sets out the latest planning balance as proposed. Previously comments concluded that the site lies outside the Development Limits and would comprise development in the Countryside which does not accord with the objectives of Policy LS1/RUR1. The above notwithstanding, policy SUS1 states, in accordance with national policy, that *"Planning applications that accord with the policies in this Local Plan will be approved without delay, unless material considerations indicate otherwise"*.

1.87 The applicant has submitted an amended planning statement which sets out the wider planning balance, including material considerations that can be considered to outweigh the policy conflict.

- 1.88 The agreed positive benefits cited include:
- additional housing provision to bolster the council's 5-year housing land supply position, noting that the 5 year housing land supply is a position that can change especially given the potential barriers to other development sites and risks associated with the housing industry

- significant funding provision toward improvements of key highway schemes, allowing these to be completed sooner than they otherwise would, reducing congestion.
- indirect and direct economic benefits associated with development
- funding of strategic highways infrastructure
- development of a site that, while not in the Development Limits, is adjacent to the development limits and could form a natural extension to Quarry Farm and could be seen as a sustainable location
- provision of local services for existing and future residents
- provision of 7% affordable housing, and a mixed range of 2, 3, 4 bedroom housing including bungalows despite site viability constraints.

1.89 Land Use Policy have reviewed the case made by the applicant and consider that, while the location of the development does not comply with all relevant adopted policies in the Local Plan, the site still logically relates to the built-up area of Hartlepool and would form a broadly coherent extension to existing development. As such, it is accepted that the degree of conflict with the adopted local plan would be outweighed by the positive material considerations associated with the proposals.

Updated comments received 25/02/2026 in respect of Best and Most Versatile (BMV) Land:

1.90 Criterion 10 of policy RUR 1 sets out that development in the rural area should, where relevant, avoid areas of best and most versatile agricultural land, those areas classed as grades 1, 2 and 3a in the Agricultural Land Classification.

1.91 It is noted that parts of the proposal are on land classed as grade 3a and thus without interrogating the reasons for this, it appears that areas of best and most versatile land have not been avoided. With regard to local plan compliance, policy RUR 1 seeks to avoid areas such as BMV grade 3a, but this is not a blanket ban, the policy specifically states “where relevant”. In order to demonstrate policy compliance it is for the decision maker to be satisfied that BMV grade 3a land has been avoided where relevant.

1.92 If the decision maker is not satisfied that BMV 3a land has been avoided, where relevant, then one could contend that the proposal is not in accordance with policy RUR1 Criterion 10.

1.93 Notwithstanding the level of policy compliance, it is for the decision maker to determine the proposal in accordance with the local plan unless material considerations indicate otherwise. Land Use Policy note the assertion that the scheme will lead to highway improvements that mitigate the highway impacts of the proposal but will also bring additional benefits to the highway users above those impacts associated with the proposal. Land Use Policy would consider these benefits to be a material consideration and should be factored in when determining the application.

1.94 Land Use Policy are of the opinion that the report accurately reflects and assesses the local plan policies and balances policy compliance with material considerations.

1.95 I trust these comments clarify previous comments submitted.

PLANNING CONSIDERATIONS

1.96 The main planning considerations with respect to this application are the principle of development (including viability and planning obligations, planning balance, energy efficiency and renewable energy), highway safety and parking (including impacts on the local road network and wider road network), design and impact on the visual amenity, trees and landscaping, residential amenity, ecology (including biodiversity compensation and mitigation measures, biodiversity enhancement, and habitat regulation assessments including recreational impact on designated sites and nutrient neutrality), flood risk and drainage, and contamination. These and any other planning matters (including archaeology, public rights of way, and crime and anti-social behaviour) and any residual matters are considered in the sections below.

PRINCIPLE OF DEVELOPMENT

1.97 Section 38(6) of the Planning and Compulsory Purchase Act 2004 outlines that applications for planning permission should be determined in accordance with the development plan, unless material considerations indicate otherwise.

1.98 Paragraph 12 of the NPPF (2024) reinforces this approach by confirming that the development plan remains the starting point for decision-making, and that where a proposal conflicts with an up-to-date development plan, permission should not usually be granted unless material considerations indicate otherwise.

1.99 This creates a strong presumption in favour of the adopted development plan, ensuring that planning decisions remain plan-led and consistent with the wider spatial strategy for the area. However, the provision also allows flexibility, as material planning considerations such as national policy, site-specific factors, or other relevant planning issues may justify a departure from the plan where they carry sufficient weight. The weight attributed to these material planning considerations is a matter for decision maker.

Site Allocations

1.100 The application site is located outside the development limits as defined by Policy LS1 (Locational Strategy) of the Hartlepool Local Plan (HLP) (2018). Policy LS1 of the HLP (2018) states that “the development of Hartlepool will be based on a strategy of balanced urban growth with expansion being concentrated in areas adjoining the existing built up area and adjacent to areas of strong economic growth but ensuring growth occurs in a controlled way and is delivered alongside local and strategic infrastructure improvements which allow Hartlepool to grow in sustainable manner.” Policy LS1 further seeks to avoid coalescence between the urban areas of Hartlepool and surrounding villages.

1.101 Policy HSG1a (Ensuring a Sufficient Supply of Housing Land) advises that a sufficient supply of housing land will be maintained over the Plan period in order to

ensure the delivery of the overall housing requirement. Recent analysis indicates that HBC has a 5.4 year supply of deliverable housing sites (which is 0.4 years in excess of the policy requirement).

1.102 Given that the application site is situated beyond the urban development limits and therefore considered to be in the rural area, and that the Council can demonstrate a sufficient supply of housing land, Policies RUR1 (Development in the Rural Area) and RUR2 (New Dwellings Outside Development Limits) of the HLP (2018) are considered relevant. The New Dwellings Outside of the Development Limits SPD (2015) is also considered relevant.

1.103 Policy RUR1 seeks to protect and enhance the rural area so that its rural character and charm remains and is not lost to inappropriate development. Policy RUR1 sets out that development outside the development limits will be strictly controlled and that proposals in the rural area must be considered necessary for the efficient or the continued viable operation of agriculture, horticulture, forestry, equine uses, and/or other appropriate land based businesses. This Policy sets out criteria in which proposed development in the rural area should adhere to, and the relevant criteria are included in the full comments of the Council's Land Use Policy team (above).

1.104 It is acknowledged that the Hartlepool Rural Working Plan Group have raised concerns that the proposal does not align with the policies of the HLP (2018) and the subsequent potential impact on the rural area. In terms of the criteria of HLP Policy RUR1, HBC Land Use Policy have considered the proposal against the identified policy as set out within their comments. In this context, the application site is not within the Rural Area as defined by GEN1 of the HRNP (criterion 1), the application site is not within the rural villages (criterion 2) and the proposals would not re-use existing buildings (criterion 3) and therefore it is considered that these three criteria are not applicable in this instance. In terms of the other criteria of Policy RUR1 and as discussed in greater detail throughout the report where applicable, it is considered that the proposed development would not result in a significant impact on neighbour amenity (criterion 4, and subject to the section below); the design of the proposals is broadly acceptable in respect of the quality, character and distinctiveness of the immediate area and landscaping (criterion 5), the areas of development/plot sizes can come forward as part of the Reserved Matters application to ensure they are broadly comparable with nearby dwellings, and therefore acceptable in this respect (criterion 6); the access would be appropriate (criterion 7); the site would link to existing local services (criterion 8), the landscaped boundaries are acceptable, subject to further consideration in the relevant section below (criterion 9).

1.105 Criterion 10 of Policy RUR1 requires that development in the rural area should, where relevant, avoid areas of the best and most versatile agricultural land, those areas classed as grades 1, 2 and 3a in the Agricultural Land Classification. Based on Natural England/Defra's 'Agricultural Land Classification' map, the application site is rated as Grade 3 (good-moderate). The applicant has provided an Agricultural Land Classification Assessment which concludes that approximately 18.95ha of land is raised from Grade 3b to Grade 3a due to the soil being 'calcerous'. The updated comments from the Council's Land Use Policy team

acknowledge that the development would result in the loss of Grade 3a BMV land, and this is afforded appropriate weight in the 'planning balance' as set out below.

1.106 Notwithstanding the above, given that the proposed development comprising residential dwellings would not be considered a use which is for the operation of agriculture, horticulture, forestry, equine uses, and/or other appropriate land based businesses, the Council's Land Use Policy team have confirmed that the proposal would, in the main, be contrary to the development criteria within Policy RUR1 of the HLP (2018).

1.107 Policy RUR2 of the HLP (2018) sets out that the council will only permit new dwellings outside development limits if there is clear justification demonstrated by six key criteria (established functional need, for rural based enterprise, need could not be met elsewhere, dwellings are of a size commensurate to the business, the proposal accords with other plan policies and where relevant the development would secure the future of a heritage asset).

1.108 Given that the proposals do not meet any of the exceptions of Policy RUR2, the Council's Land Use Policy team consider that the proposal would be contrary to this policy, however they have commented that the policy is aimed at small residential developments in the rural area, not large scale residential development, and therefore Policy RUR2 is not a key policy in this instance.

1.109 The New Dwellings Outside Development Limits SPD (2015) outlines a 'justification test' of circumstances in which residential development may be justified, which are: 1) Rural Enterprise, 2) Heritage, 3) Redundant or Disused Buildings, 4) Outstanding Design, or 5) Relevant Policies and Material Considerations.

1.110 The proposed development is considered not to meet the exceptions of 1, 2, 3 or 4 of the SPD. Relevant policies and material considerations are detailed in full in the section below.

Site-Specific Considerations

1.111 Policy LS1 of the HLP (2018) supports sustainable development based on a strategy of balanced urban growth with expansion being concentrated in areas adjoining the existing built-up area to ensure that growth occurs in a controlled way and is delivered alongside local and strategic infrastructure improvements.

1.112 Paragraph 63 of the NPPF (2024) places greater emphasis on having homes delivered that meet identified needs and thus shows the direction of the Government with regards to how it expects decisions to be made. Paragraph 126 of the NPPF (2024) requires planning policies and decisions to take a proactive role in identifying and helping to bring forward land that may be suitable for meeting development needs.

1.113 The application site is located within vicinity of existing and recent approved residential development schemes at Quarry Farm 1 and 2 to the east (H/2014/0215 and H/2015/0528 respectively and as subsequently varied) and High Tunstall to the south (beyond the main highway of Elwick Road, H/2014/0428).

1.114 The application site is considered to be within relatively close proximity to shops, schools and services and public transport links and therefore deemed in a locational sense to be sustainable. It is therefore considered that the site is a suitable sustainable location in line with the aspirations of the NPPF (2024) as a whole.

1.115 The application is supported by an amended Planning Statement in which the applicant has sought to identify the benefits of the proposed development when taking into account that the application site being outside the limits to development as identified by Policy LS1 and that the Council can demonstrate a 5 year housing land supply, in accordance with Policy HSG1a. The applicant's identified benefits are:

- Whilst the Council can demonstrate a 5 year housing land supply, occupation of the proposed dwellings cannot proceed until the grade separated junction has been delivered, and it is expected in the future that new sites will be required;
- Significant economic benefits for the borough of Hartlepool;
- Policy LS1 confirms that the development will be based on a strategy of balanced urban growth, and the proposal would represent a "logical rounding off" of development to the west of Hartlepool;
- Sustainable location;
- The local centre would provide services to local residents;
- The Viability Assessment has confirmed that affordable housing is not strictly viable, however the applicant has offered 7% affordable housing (and more latterly £100,000 towards the NHS health services in the borough);
- Details of the proposed housing mix confirm a range of 2, 3 and 4 bedroom properties including bungalows;
- The proposed development includes SUDS and renewable energy;
- The application pre-dates mandatory BNG however includes measures to achieve BNG including with improvements to the LWS;
- The applicant seeks a high quality design;
- The proposed development would make financial contributions to be secured through the S106 legal agreement.

1.116 The Council's Land Use Policy team (in their full comments above) acknowledge that the benefits of the scheme which include significant funding provision toward improvements of key highway schemes allowing these to be completed sooner than they otherwise would, reducing congestion; additional housing provision to bolster the Council's 5-year housing land supply position, noting that the 5 year housing land supply is a position that can change especially given the potential barriers to other development sites and risks associated with the housing industry; indirect and direct economic benefits associated with development; development of a site that adjacent to the development limits and could form a natural extension to Quarry Farm; provision of local services for existing and future residents.

1.117 In terms of the financial contribution towards highway improvement works, the Council's Traffic and Transport team have confirmed that transport modelling has shown that several junctions on the local network will operate

over capacity if the development proceeds without suitable mitigation. In order to mitigate against the impacts of the proposed development, the applicant has agreed to the requested contribution of £12,396.01 per dwelling. The Council's Traffic and Transport team consider that such improvements would provide significant benefits across the highway network, and the contributions received from this development in conjunction with those received from other sites would enable them to come forward sooner than they otherwise would, leading to reduced congestion in this area of Hartlepool. This is detailed further in the Highways section of the report.

1.118 It is acknowledged that some of the identified material benefits of the development include the development providing a boost to the housing supply and jobs in the construction industry (which would make an important contribution to the regeneration, attractiveness and vitality of this area of the Borough). However, it is considered that these benefits can only be afforded limited weight in the planning balance given both the constraints on the local road network and particularly as the Council is able to demonstrate a 5 year housing land supply at the time of writing.

1.119 It is further considered that some limited weight can be given to the economic benefits of the proposal, the sustainable location of the development being adjacent to (but outside) the development limits and recent housing developments and approvals at Quarry Farm and High Tunstall, and the provision of a local centre to serve the existing and future residents in the vicinity of the application site.

1.120 Ultimately, the weight afforded to these material planning considerations will need to be factored into the overall planning balance (which is detailed in full below).

Viability and Planning Obligations

1.121 In the interests of providing sustainable development and in ensuring that the proposal is acceptable in planning terms, and in accordance with Policy QP1 (Planning Obligations) of the Hartlepool Local Plan (2018) and the Planning Obligations SPD, the Council's Land Use Policy section has confirmed that given the size of the proposed residential development and its intended purpose and in the interests of providing sustainable development, a commitment from the developer in terms of the provision of financial contributions and obligations should be sought.

1.122 Policy QP1 (Planning obligations) of the HLP has a caveat that "The Borough Council will seek planning obligations where viable.

1.123 The applicant has submitted a Viability Assessment, which has been considered in detail by the Council's Land Use Policy team who have confirmed that whilst the development is unable to deliver all of the contributions sought (namely the full 18% affordable housing and the full amount of the requested financial contribution by the NHS, discussed further below), there is sufficient viability within the scheme to provide:

- Affordable housing - 7% affordable dwellings, of which 70% would be affordable rent and 30% would be intermediate tenure;

- Highway infrastructure - £12,396.01 per dwelling;
- Green infrastructure - £250 per dwelling (£118,750.00) to be directed towards the closest allotments (the Chester Road site and/or Throston sites);
- Play – two play parks, with a 25 year maintenance contribution or the commitment to hand the facility over to a management company;
- Built sports - £250 per dwelling (£118,750.00) towards borough wide provision;
- Playing pitches - £233.29 per dwelling (£110,812.75 towards borough wide provision);
- Tennis courts - £57.02 per dwelling (£27,084.50) towards borough wide provision;
- Bowling greens - £4.97 per dwelling (£2,360.75) towards the bowling green facilities within the borough;
- Primary contribution - £1,404,798.15 based on a pupil yield of 21.5/100 dwellings and a cost of £13,755.00 per school place;
- Secondary contribution - £917,758.16 based on a pupil yield of 13.7/100 dwellings and a cost of £14,102.00 per school place;
- Training and employment charter;
- HRA mitigation (discussed below) - £118,750.00

1.124 The NHS Tees Valley Clinical Commissioning Group have advised that a financial contribution of £482.78 per dwelling (which would equate to £229,320 based on 475 dwellings) is required to deliver services resulting from extra capacity across practices in Hartlepool. In response, the applicant's agent has advised "*whilst it has been confirmed by the applicant with officers that the Viability Appraisal demonstrates that the site cannot stand an NHS contribution, he has agreed to a contribution of £100,000 to assist in the delivery of services by local GP practices*". In response, HBC Land Use Policy have confirmed that this contribution (£100,000) is acceptable in the context of the previously considered and agreed Viability Assessment.

1.125 The HBC Ecologist has considered the proposals through the Habitat Regulations Assessment (HRA), which is considered in further detail below, and requires a mandatory financial contribution of £118,750 (£250 per dwelling) towards wardening to mitigate likely recreational disturbance to the interest features (breeding and nesting birds) of the designated sites. The applicant has agreed to this financial contribution.

1.126 The applicant has agreed to the above obligations and contributions (in the form of obligations and financial contributions) which would need to be secured by a s106 legal agreement as well as appropriate planning conditions where applicable. Obligations will also be required in respect to the provision, long term maintenance and management of areas of landscaping and open space, play areas, biodiversity enhancement across the site (including the LWS), footpaths and connections, and surface water drainage/SuDS.

1.127 Notwithstanding the required and agreed financial contribution towards the identified highway improvement schemes, in the event that additional funding was to come forward towards such highway improvement schemes, it is considered

appropriate to include a 'recycling' clause/obligation within a flexible s106 legal agreement to ensure such financial contributions are appropriately recycled towards affordable housing (given that the full 18% requirement for affordable housing cannot be delivered owing to viability) and then towards delivering NHS services (given that the full amount of the requested financial contribution is not secured as part of this application owing to viability) thereby making the proposed development more sustainable.

1.128 In view of the submitted Viability Assessment and the comments from the Council's Land Use Policy section, the proposal is, on balance, considered to be acceptable in this respect.

Energy Efficiency & Renewable Energy

1.129 Policy QP7 (Energy Efficiency) of the Local Plan seeks to ensure high levels of energy efficiency in all development, and the development is therefore expected to be energy efficient. In line with this Policy, the development is required to ensure that the layout, building orientation, scale and form minimises energy consumption and makes the best use of solar gain, passive heating and cooling, natural light and natural ventilation alongside incorporating sustainable construction and drainage methods.

1.130 In addition to this, Policy CC1 (Minimising and Adapting to Climate Change) of the Local Plan requires that major developments include opportunities for charging of electric and hybrid vehicles and, where feasible and viable, provide a minimum of 10% of their energy supply from decentralised and renewable or low carbon sources.

1.131 The submitted Sustainability Statement indicates that the proposed development would seek to utilise a best practice approach of reducing energy loadings and reducing carbon emissions, including ensuring the layout, building orientation, scale and form minimises energy consumption as much as possible, utilising a "fabric first approach", to insulation to reduce heat movement.

1.132 The applicant has advised that dwellings would feature solar panels and EV charging points. Full details of the renewable energy infrastructure including solar panels (to meet a minimum of a 10% energy supply from decentralised and renewable or low carbon sources) and EV charging points can be secured by appropriate planning conditions.

1.133 In respect to energy efficiency, it is of note that Building Regulations have been updated as of 15th June 2022, and any forthcoming Building Regulation application will now be assessed under the new Regulations. In light of the above, given the implementation and requirements of the new Building Regulations, a planning condition is not required in respect of any energy efficiency improvement (previously required to be 10% improvement above the Regulations, prior to 15th June 2022) and such matters will need to be addressed through the new Building Regulations requirements.

1.134 The application is therefore considered on balance to be acceptable with respect to energy efficiency and renewable energy provision subject to the identified planning conditions.

House Types

1.135 Policy HSG2 (Overall Housing Mix) of the HLP (2018) seeks to ensure that all new housing contributes to achieving an overall balanced mix of housing stock and that due regard should be given to the latest evidence of housing need.

1.136 The most up-to-date published Strategic Housing Market Assessment 2014 (SMHA) notes that the greatest need is for bungalows and detached 1-3 bed properties.

1.137 Whilst the application is in outline form and as such full details are not provided, it is considered likely that the reserved matters could come forward to demonstrate an opportunity for a mix of dwelling types, as identified by the Planning Statement which indicates a mix of 2, 3 and 4 bedroom houses and bungalows.

Proposed local centre and impact on defined local centres

1.138 The application has been considered by the Council's Land Use Policy team who have raised no objections to the inclusion of a local centre within the development, subject to the size being restricted to 400sqm. It is also considered appropriate to restrict uses to those typically found within a residential area (including retail, the sale of food and drink, and the provision of medical and health services), relative to the scale of the development, as well as the hours of operation and hours of deliveries to the units. These can be secured by appropriate planning conditions which are recommended accordingly. Subject to these conditions, it is considered that the proposed local centre would assist in contributing towards a sustainable form of development and would not, in this instance, negatively impact upon the vitality and viability of the surrounding retail centres.

Planning Balance

1.139 Notwithstanding the consideration of Viability (above), the application site being located outside the limits to development (and the requirements of Policy LS1 of the HLP, 2018) must be given considerable importance and weight.

1.140 In weighing up the balance of benefits of the scheme against any identified adverse impacts, emphasis is placed on balancing any identified potential harms of a proposal against the prospective benefits of development.

1.141 The NPPF (2024) applies a presumption in favour of sustainable development and states that "achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways". In this context and in weighing up the balance of the proposal, the main benefits and adverse impacts arising from the proposal (in the above context) are outlined below:

1.142 *Benefits*

- The proposed development provides a significant financial (pro-rata) contribution toward improvements of key highway schemes, allowing these to be completed sooner than they otherwise would, reducing congestion (economic + social)
- Notwithstanding the site being outside the limits to development, it is considered to be a relatively sustainable location adjacent to recent housing developments (social + environmental + economic)
- The proposed development would retain and enhance the existing Local Wildlife Site which contributes to the character, appearance and biodiversity of the area (social + environmental)
- The proposed development would provide a local centre (social + economic)
- The proposed development would provide areas of open space and children's play areas within the development site (social + environmental)
- The proposal would deliver some biodiversity enhancement in the form of soft landscaping (environmental)
- The proposal would provide a contribution towards the council's 5 year housing supply including a mix of housing types and some affordable housing (economic*)
 - o **there will also be 'social' benefits delivered by private housing provision however this benefit is diluted by the reduced provision of affordable housing provision in this instance.*
- The submitted information indicates the proposed development is intended to support/provide renewable energy in the form of solar panels points and EV charging (social + economic + environmental)

1.143 *Adverse Impacts*

- The application site is beyond the limits to development and therefore contrary with the provisions of Policy LS1 of the HLP (2018) to the potential detriment of the character of the rural/semi-rural area,
- The Council is able to demonstrate a 5.4 year housing land supply and any benefits from the delivery of housing would be reduced by the delayed occupation of dwellings until the grade separation junction is open to traffic (economic + environmental + social)
- The development does not make the sought contributions towards all of the affordable housing provision (18%) or the full NHS health contribution towards extra capacity across practices in Hartlepool (economic + social)
- Loss of best and most versatile (BMV) agricultural land/agricultural land, hedgerows and habitat (environmental + social)
- Highway impacts (economic + environmental + social)
- Residential amenity impacts, particularly during construction (environmental + social)

1.144 As noted above, the development would result in the loss of Grade 3a BMV land and it is understood that reasonable alternatives to avoid BMV land are not

available/have not been put forward within the application site. In this context, it is acknowledged that the proposal is contrary to criterion 10 of HLP Policy RUR1.

1.145 Notwithstanding this policy conflict, in the context of the overall 'planning balance' and the identified benefits of the scheme (in particular the proposed development providing a significant financial (pro-rata) contribution toward improvements of key highway schemes, allowing these to be completed sooner than they otherwise would, reducing congestion), it is considered that the loss of BMV land on the application site would not, on its own, result in a reason to refuse the application. The proposal is therefore, on balance, considered to be acceptable when considered against the provisions of Criterion 10 of Policy RUR1 of the HLP (2018) and paragraph 187 of the NPPF (2024).

1.146 In conclusion, when weighing the benefits of the proposed residential development against the principal adverse impact arising from the site's location outside the limits to development and its conflict with Policies LS1 and RUR1 of the HLP (2018), the position is finely balanced. However, it is considered that, on balance, the identified economic, environmental and social benefits are sufficiently significant in this instance to outweigh the identified policy conflict.

1.147 Ultimately, this is a matter for the decision maker to determine the relative weight to be afforded to these considerations.

Principle of Development Conclusion (and Planning Balance)

1.148 The application site falls outside the limits to development as identified under Policy LS1 of the HLP (2018), where housing is generally not supported. However, Policy LS1 of the Hartlepool Local Plan (2018) supports sustainable development based on a strategy of balanced urban growth with expansion being concentrated in areas adjoining the existing built-up area to ensure that growth occurs in a controlled way and is delivered alongside local and strategic infrastructure improvements, and it is considered that the site still logically relates to the built-up area of Hartlepool and would form a broadly coherent extension to existing development.

1.149 There are a number of identified impacts that have been weighed in the planning balance against the benefits of the development as set out above, and the position is finely balanced. However, in view of the above considerations including the significant benefit of highways infrastructure coming forward which would ease congestion, and the sustainable location of the application site, it is considered that the proposed development would, overall, positively benefit each of the threads of economic, social and environmental sustainability. Despite the identified shortcomings of the application, primarily the site being located outside the limits to development, it is considered that there are material planning considerations that would outweigh the requirement of Policies LS1 and RUR1 of the HLP (2018), which would allow the proposal to be considered as a sustainable form development, and that the principle of development is therefore considered to be acceptable in this instance, subject to satisfying other material planning considerations as detailed below.

HIGHWAY SAFETY & PARKING

1.150 Concerns have been received from members of the public, Dalton and Elwick Parish Councils and the Rural Neighbourhood Plan Working Group with regards to increased traffic and congestion concerns. Policy QP3 of the Hartlepool Local Plan (2018) seeks to ensure that development is safe and accessible along with being in a sustainable location or has the potential to be well connected with opportunities for sustainable travel.

1.151 Paragraph 115 of the NPPF (2024) states that it should be ensured that “safe and suitable access to the site can be achieved for all users”. Paragraph 116 goes onto state that “Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.”

Local Road Network

1.152 The application includes full details of the proposed access whereby the proposed development would take access from a new access from Elwick Road via a priority T-junction with a segregated right turn facility, into the application site. The access would necessitate the widening of part of Elwick Road to allow for the right turn lane and includes the provision of visibility splays.

1.153 The outline application has been accompanied by a Transport Assessment, which concludes that the proposed development would integrate with the existing infrastructure along Elwick Road and associated roads (including Hart Lane and Dunston Road).

1.154 Subsequent to the submission of the original Transport Assessment, HBC undertook updated modelling which considered the impact of various local road highway schemes, together with the impact of the current application (Quarry Farm Phase 3) and other proposed developments in the area. This was conducted in late 2021 and the applicant provided a Transport Addendum (more recently in January 2025) concluding that there is a general need for improvements at various junctions across the network to cater for all of the Local Plan growth, in addition to the current proposals (Quarry Farm Phase 3) and other windfall sites. The Council’s Traffic and Transport team support this view.

1.155 In view of the above and to mitigate the impacts of the development, the Council’s Traffic and Transport team has requested that the applicant make a financial contribution towards the following local road schemes which include:

- Elwick Road corridor improvements
- Hart Lane corridor improvements
- Elwick Road / Dunston Road roundabout improvements

1.156 To help progress these improvements, the agreed contribution towards local/strategic improvements is £12,396 per dwelling, which equates to a total figure of £5,888,100 based on 475 dwellings (this contribution would also be directed towards the grade separated junction infrastructure as discussed further below). This financial contribution is required to be secured in the S106 legal agreement. The Council’s Traffic and Transport team have confirmed that this does not cover the full

cost of the above local road schemes and it is anticipated that the remaining costs would be covered via Council budgets and further development contributions.

1.157 The Council's Traffic and Transport team have confirmed that, in addition to being required to make the proposal acceptable in highway terms, this financial contribution would represent a significant benefit to HBC in relation to the ability to fund proposed highways infrastructure, and the contributions received from this development in conjunction with those received from other sites will enable them to come forward sooner than they otherwise would, leading to reduced congestion in this area of Hartlepool.

1.158 HBC Traffic and Transport have also confirmed that appropriate amendments are required to be made to the existing road markings and speed limits at the proposed access point and along Elwick Road; a footway on the northern side of Elwick Road to connect into the existing footway at Quarry Farm 2 Woodhouse Lane; a pedestrian refuge to be provided within the ghost island to help pedestrians cross Elwick Road and connect into the High Tunstall development; street lighting; and a bus stop are required as necessary (all at the applicant's expense) in order to accommodate the proposed development on the existing highway network. A number of these elements can be controlled by way of suitably worded planning conditions, which are considered necessary and are recommended in this instance. It is understood that the mechanism for undertaking such works to the highway (including the creation of the access and the pedestrian refuge) would need to be undertaken through a Section 278 Agreement (separate to the planning process).

1.159 HBC Traffic and Transport confirmed the extension of the footway to the south (High Tunstall site) is also required (to provide connectivity between the north and south side of Elwick Road via the proposed pedestrian refuge), and it is anticipated that the delivery of this would be provided at the appropriate stage of the High Tunstall development, as indicated on the approved masterplan for that development (H/2014/0428).

1.160 Subject to the financial contribution being secured in the S106 legal agreement and the planning conditions identified above, the Council's Traffic and Transport team have confirmed no objections, and the scheme is considered to be acceptable in respect of the impact on the local road network.

Wider Road Network

1.161 It is noted that a planning condition on the outline planning permission for up to 1200 dwellings on the High Tunstall site (H/2014/0428) restricts the occupation of dwellings on the site (excluding the 'permitted' first phase of 208 dwellings) until the completion of the grade separated junction comprising erection of bridge structure and of new highway North of Elwick Village linking to the existing highway (A19) (which is subject to a separate planning permission, H/2025/0363). As such and in the context of the current application, both National Highways and HBC Traffic and Transport, request a planning condition to restrict the occupation of any dwellings until the grade separated junction is complete and open to traffic. In addition to the above, HBC Traffic and Transport have confirmed that construction of the proposed dwellings should not take place prior to the construction of the grade separated

junction north of Elwick Village linking to the A19. A planning condition is recommended in this respect to capture such requirements, and the applicant has agreed to this condition.

1.162 HBC Traffic and Transport have also confirmed that the aforementioned and agreed financial contribution towards local/strategic improvements (£12,396 per dwelling, which equates to a total figure of £5,888,100) should also include towards the grade separated junction (comprising the erection of bridge structure and of new highway North of Elwick Village linking to the existing highway).

1.163 Notwithstanding the required and agreed financial contribution towards the identified road improvement schemes, in the event that additional funding was to come forward towards such highway improvement schemes, it is considered appropriate to include a 'recycling' clause/obligation within a flexible s106 legal agreement to ensure such financial contributions are appropriately recycled towards affordable housing (given that the full 18% requirement for affordable housing cannot be delivered owing to viability) and then towards delivering NHS services (given that the full amount of the requested financial contribution is not secured as part of this application owing to viability) thereby making the proposed development more sustainable.

1.164 As requested by National Highways, travel plan monitoring and a Construction Traffic Management Plan (CTMP) are also required and planning conditions are recommended to secure these requirements.

1.165 Durham County Council have raised no objections to the proposals on highway grounds.

1.166 In view of the above and subject to the recommended planning conditions, the Council's Traffic and Transport team and National Highways have confirmed no objections, and the proposal is therefore considered to be acceptable in respect to the identified impacts on the wider road network.

Internal Roads, Car & Cycle Parking

1.167 As noted above, the proposed development would take access from a new access from Elwick Road via a priority T-junction with a segregated right turn facility (and visibility splays) into the application site. The submitted indicative plans include an internal connecting road that leads through the site to Quarry Farm Phase 2, linking to Octavia Drive/Reedston Road.

1.168 Although the final layout would be submitted for consideration through the reserved matters application(s), HBC Traffic and Transport have raised no objections to the access and internal road layout subject to the proposed route through the site being designed to discourage through traffic with appropriate traffic calming measures installed and a reduced carriageway width. Details of the traffic calming measures can be secured by a planning condition and this is recommended accordingly. It is therefore anticipated that the Reserved Matters application(s) could come forward to demonstrate an appropriate layout including the width of the main road through the site as well as the development (both residential and the local

centre element) demonstrating compliance with the requirements of the HBC Residential Design Guide SPD (or as subsequently updated or superseded by any new guidance prevailing at that time).

Construction

1.169 The Council's Traffic and Transport team and National Highways have confirmed that a Construction Traffic Management Plan (CTMP) be submitted detailing phasing, routing plans and arrival and departure times of construction traffic. HBC Highways have requested no construction traffic through Elwick and this can be reflected in the requirements of the CTMP condition with details thereafter to be submitted and agreed with HBC and National Highways through the discharge of the condition. A planning condition is necessary to secure this and is recommended accordingly.

1.170 A further Construction Management Plan (CMP) condition is recommended (as discussed below) to seek to address a number of highway and amenity matters including dust emissions from the site remediation and construction works, earth moving activities, control and treatment of stock piles, parking for use during construction, measures to protect any existing footpaths and verges, vehicle movements, and details of the wheel washing facilities. Again, this condition is recommended accordingly.

Highway Impacts Conclusion

1.171 Overall and for the reasons identified above, including that the Council's Traffic and Transport section and National Highways do not object to the application, the application is considered to be acceptable in respect of highway safety, access and car parking subject to the identified and recommended planning conditions and planning obligations/financial contributions.

VISUAL AMENITY OF SURROUNDING AREA

1.172 Policy QP4 (Layout and Design of Development) of the HLP (2018) seeks to ensure all developments are designed to a high quality and positively enhance their location and setting. Development should be of an appropriate layout, scale and form that positively contributes to the Borough and reflects and enhances the distinctive features, character and history of the local area, and respects the surrounding buildings, structures and environment. This is reiterated in the Council's Residential Design Guide SPD (2019).

1.173 The NPPF (2024) sets out the Government's commitment to good design. Paragraph 131 states that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Paragraph 135 stipulates that planning decisions should ensure development will add to the overall quality of the area for the lifetime of the development, be visually attractive as a result of good architecture, layout and appropriate and effective landscaping, be sympathetic to local character and history (whilst not preventing or discouraging appropriate innovation or change), establish a

strong sense of place and optimise the potential to accommodate and sustain an appropriate amount and mix of development.

1.174 The application seeks outline planning permission with all matters reserved (except Access) and as such the details provided on the submitted masterplan, layout plan and phasing plan are indicative. It is acknowledged that concerns and objections have been received in respect to the site's location beyond the development limits and any impact on the wider area.

1.175 The application site is bounded to the south by the remnant farm complex which includes a farmstead bungalow, former workers cottages and barns. To the east are residential properties within the recent developments known as Quarry Farm 1 and Quarry Farm 2, the latter falling within an allocated housing site of HLP Policy HSG5a). To the south is Elwick Road, beyond which is the approved High Tunstall residential development (and as allocated through HLP Policy HSG5), with some properties built by Duchy Homes towards the eastern extent (in effect Phase 1). To the north is the highway of Worset Lane, with a golf course beyond. To the west the site is bounded by parcels of agricultural land. In the above context and whilst acknowledging that the site is located beyond the limits to development (as identified by Policy LS1 of the HLP, 2018), it is considered that the proposed development would form a logical extension to the western edge of the existing urban area (comprising Quarry Farm Phase 2).

1.176 The site is subject to a number of 'constraints', which to a degree dictate the form of the development proposed. These include the presence of a major gas pipeline running across the south west corner of the site, the LWS through the centre of the site, the existing reservoir abutting the north east corner, and the existing Quarry Farm dwellings and farm buildings to the south.

1.177 The application is supported by a Landscape and Visual Appraisal (LVA) which concludes that the proposed development "can be integrated successfully into the local landscape without generating notable adverse landscape or visual effects", including taking into account any cumulative effects. The Council's Landscape Architect was consulted on the proposals and advised that there would be no landscape or visual issues with the proposed development.

1.178 The proposed residential development would take a new access from Elwick Road to the southern boundary of the application site. It is acknowledged that the provision of the highways infrastructure and access into the site would result in the loss of some landscaping and open up views and access from Elwick Road. However, taking into account the relatively modest scale of the proposed access, and that the proposal intends to provide landscaping throughout the site in the form of street trees, hedges, shrubbery and parcels of intentional landscaping, it is considered that this would be appropriate in this instance.

1.179 In terms of any wider visual impact, the proposed development will clearly have an appreciable impact on the landscape in this area with the existing open/agricultural land being replaced by urban development albeit with large areas of green infrastructure proposed including the retention and enhancement of the Local Wildlife Site that will form a large green belt through the site and assist in

breaking up the built form of development. Furthermore, as noted above, the Council's Landscape Architect advised that there would be no landscape or visual issues with the proposed development, whilst the Council's Arboricultural Officer and the Council's Ecologist have provided comments in respect to the existing trees and hedges along the boundaries (as detailed further below). It is considered critical that roadside tree planting should be retained and integrated into any proposed layout.

1.180 Overall, it is considered that the impacts on the character of the area will be both positive and negative. The submitted indicative layout shows a number of proposed green corridors and planting buffers to the north west, eastern, south west and southern boundaries, an anticipated setback of the development from Elwick Road (with intervening planting), and the provision of the areas of open spaces and retention of the large LWS area centrally within the site will assist in softening the visual impact of the development. It is also anticipated that from a number of views, the site is likely to be seen in the context of the existing urban area and the topography of the site. It is further anticipated that the landscaping required will assist in filtering or screening some views of the development however given the scale of development proposed mean that it will not be possible to screen the development entirely.

1.181 In the above context and based on the indicative layout (as amended during the course of the application) which is considered to generally be reflective the layout and density of nearby estates as well as taking account of the existing landform and aforementioned 'constraints', it is considered that the intended scale of development could be brought forward within the site that would not have a detrimental impact on the character and appearance of the surrounding area and that the indicative density and layout of the scheme is therefore considered to be acceptable. However given that this is an outline application to establish the principle of development, full details of the design, scale and layout of the dwellings (and local centre) are to be submitted at a later date with a reserved matters application(s) when they will be fully assessed. No objections have been received from the Council's Land Use Policy team in this respect.

1.182 It is acknowledged that the application site features a slightly lower level to the southern and eastern extents. Whilst the site levels are broadly acceptable, full details of the proposed site levels for each phase of development (within and outwith the site) can be secured by planning condition.

1.183 Planning conditions are also recommended to secure details of enclosures, hard and soft landscaping for each phase which are recommended accordingly. Consideration of the reserved matters will determine if it is appropriate to remove any permitted development rights, such as for extensions and boundary treatments.

1.184 The application is supported by an indicative phasing plan which identifies that the proposed development is expected to come forward in three phases, with the first phase being to the south (and including the access from Elwick Road as well as the proposed local centre), the second phase in the centre and including the area of the LWS and proposed green corridor/spaces, and the third phase being located to the north of the site. Whilst this is considered to be acceptable, further details of

the phasing of the proposed development can be secured by planning condition, which is recommended accordingly.

1.185 Overall and in the above context, it is anticipated that a development on the outline parcel of the site can be brought forward that would not have a detrimental impact on the character and appearance of the surrounding area (including the adjacent rural areas) as to warrant a reason for refusal of the application. It is further considered that the indicative density and layout of the scheme is considered to be acceptable. Full details regarding Appearance, Scale, Layout and Landscaping of the dwellings, the local centre and the remaining areas are to be submitted at a later date with reserved matters applications when they will be fully assessed. Furthermore, a number of planning conditions have been secured with respect to the intended phased development (as described in the Proposal section) to ensure the coordinated progression of the development and the provision of the relevant infrastructure and services to the anticipated phasing of the site.

1.186 In view of the above, it is considered the proposed development would, on balance, positively satisfy the general requirements of Policies QP4 and QP6 of the Hartlepool Local Plan (2018) and the relevant provisions of the NPPF (2024).

IMPACT ON TREES + LANDSCAPING

1.187 The application has been amended during the course of consideration, following concerns expressed by the Council's Arboricultural Officer in respect of the removal of trees without sufficient replacement planting being considered. Concerns from members of the public have also been raised in respect to the loss of trees and insufficient proposed planting.

1.188 In light of the above, the application is accompanied by a revised Arboricultural Impact Assessment (AIA) and Method Statement that identify a number of trees/hedgerows that are to be retained and measures to do so. The AIA also identifies a number of trees that would need to be removed in order to facilitate the proposed development and trees that would require pruning.

1.189 The Council's Arboricultural Officer confirmed that the proposal is acceptable in respect of trees, subject the revised AIA being adhered to throughout the development, and subject to a number of planning conditions ensuring works to existing trees are carried out as agreed, protection measures are in place for the trees on the eastern boundary, the supply and implementation of a tree/landscape management plan for the newly planted trees, and any trees that are planted as part of the proposed soft landscaping plan.

1.190 As noted above, the application is in outline albeit the indicative layout plans show proposed landscaping throughout the overall application site. Full details of a soft landscaping scheme and protection measures to existing trees, hedges and landscaping would be expected to accompany a reserved matters application (as 'Landscaping' is a reserved matter), including street trees and hedges to be planted within the site (as detailed above), which is likely to offer biodiversity enhancement to the development proposed (this is discussed in further detail within the 'ecology' section). Notwithstanding this, final soft landscaping details (to incorporate ecological

measures and to include long term maintenance and management of such areas) and protection measures for existing landscaping features for each phase (in line with the submitted and agreed AIA) are recommended to be secured by appropriate planning conditions (and planning obligations in terms of soft landscaping and open spaces) at this outline stage.

1.191 On balance and subject to the identified planning conditions, the application is considered to be acceptable in respect to landscaping and the impact on trees.

ECOLOGY MATTERS

1.192 It is acknowledged that objections from members of the public have been received in respect to impacts on wildlife resulting from the proposed development. Policy NE1 of the HLP (2018) requires that the natural environment be protected, managed and enhanced, whilst Policy NE4 states that the borough council will seek to enhance and maintain the ecological networks identified throughout the Borough.

1.193 Paragraph 187 of the NPPF (2024) includes the bullet point: Planning policies and decisions should contribute to and enhance the natural and local environment by: d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.

1.194 Paragraph 193 of the NPPF (2024) requires that planning permission be refused if significant harm to biodiversity resulting from development cannot be avoided, mitigated or compensated for.

1.195 The application is supported by a Biodiversity Net Gain Assessment Report, an Ecological Appraisal and a Landscape Ecological Management Plan (LEMP). The Council's Ecologist has been consulted on the application and has confirmed that the ecological provision in the form net gain, enhancement, mitigation and compensation (as set out further below) is acceptable.

Biodiversity Net Gain

1.196 The Environment Act 2021 includes Biodiversity Net Gain (BNG) which came into force on 12th February 2024, with a mandatory requirement for at least 10% BNG post-development. Although 10% BNG is not mandatory for this proposed development (as the application was made valid before mandatory BNG came into force) as a minimum, it has to achieve a requirement for 'no net loss'.

1.197 A Biodiversity Metric has been prepared to measure biodiversity change between baseline and post-development scenarios, as measured in Habitat Units. This is supported by an explanatory Biodiversity Net Gain Assessment Report and has been updated by the submitted LEMP. The conclusions of the LEMP indicate that the post-development biodiversity is planned to include 0.44 ha of existing improved (modified) grassland to be enhanced; 0.99ha of improved (modified) grassland within the quarry area of the Local Wildlife Site (LWS) to be enhanced to Magnesium Limestone Grassland, sectors of dense scrub will be coppiced, and

0.322km of existing hedgerow on either side of the central green corridor will be enhanced.

1.198 Overall, the proposed biodiversity gain will comprise 0.61 habitat units and 22.15 hedgerow units, which represents a gain of 1.28% habitat units and 163.34% hedgerow units respectively.

1.199 The Council's Ecologist has been consulted and has confirmed that the conclusions are acceptable.

1.200 In order to secure the BNG, a Habitat Management and Monitoring Plan is required to be developed and submitted to the LPA for approval prior to the commencement of works. This Biodiversity Net Gain Plan is required to detail how the landscape proposals will be implemented and how the increase in Biodiversity Units will be achieved, managed and monitoring for a minimum period of 30 years. All proposed management requirements will need to be detailed and presented in the Habitat Management and Monitoring Plan. A planning condition is recommended in this respect (as well as such details being secured through a planning obligation within the s106 legal agreement). Subject to this, the proposal is considered to be acceptable in terms of biodiversity net gain.

Biodiversity Compensation and Mitigation Measures

1.201 The application is accompanied by an (updated) Ecological Appraisal, which advises that trees within the former quarry (and LWS) provide potential for roosting bats, 30 species of breeding birds were recorded, hedgehog and brown hare were recorded, and several habitats provide opportunities for amphibians (great crested newt and common toad) during their terrestrial phase. Whilst the site provides habitat suitable for badger, none were recorded. The Ecological Appraisal details recommendations to mitigate and compensate for likely harm to these receptors. The Council's Ecologist has confirmed such measures are acceptable subject to suitably worded planning conditions to secure the compensation and mitigation. This can be secured by a pre-commencement Construction Environmental Management Plan (CEMP), boundary treatments including gaps for hedgehogs, and dwellings including bat roost bricks and bird nesting bricks, and a number of planning conditions are duly recommended in this instance. Subject to these conditions, the proposal is considered to be acceptable in this respect.

Biodiversity Enhancement

1.202 Ecological enhancement (as per the provisions of the NPPF) is additional to BNG and is aimed at providing opportunities for protected and priority species, which are not otherwise secured under the purely habitat based BNG approach.

1.203 The Ecological Appraisal and LEMP recommends soft landscaping to include mixed woodland screen planting, native species-rich hedgerows, species rich grassland planting and landscape planting to include berry and fruit bearing species. It is considered prudent that such landscaping details would be required to both accompany the reserved matters applications as well as through separate planning conditions as part of this outline application, should this outline application be

approved. The long term management and maintenance of such landscaping and biodiversity enhancements would also be subject to an planning obligation in the S106 legal agreement.

1.204 The application is supported by an Arboricultural Impact Assessment, which the Council's Arboricultural Officer has confirmed is acceptable, however further Arboricultural Impact Assessment(s) is/are required to be submitted with any reserved matters as detailed above.

1.205 In view of the above, including the recommended planning conditions and S106 legal agreement to secure landscape and biodiversity enhancement, it is considered that the application is acceptable in respect of biodiversity in this instance.

Habitats Regulation Assessment

1) Recreational impacts on designated sites

1.206 As the site is a distance of approximately 5.5km from the European Protected Site, Teesmouth and Cleveland Coast Special Protection Area (SPA) and Ramsar Site, and suitable alternative natural green space (SANGS) is not provided on site, following the completion of a Stage 1 and Stage 2 Habitat Regulations Assessments by the Council's Ecologist (as the competent authority), a financial contribution of £118,750 (£250 per dwelling) is necessary to mitigate the adverse recreational impacts on the SPA (and Ramsar Site). The applicant has confirmed agreement to this contribution.

1.207 As noted in the 'background' section of the report, the HRA has been revised by the Council's Ecologist and this has been sent to Natural England for their consideration. Whilst their comments are awaited at the time of writing, it is anticipated that Natural England will be satisfied with the HRA and will not have any objection to the application subject to the mitigation measures (the financial contribution towards coastal wardening) set out in the HRA being secured. This financial contribution will be secured in the s106 legal agreement.

2) Nutrient Neutrality

1.208 On 16 March 2022 Hartlepool Borough Council, along with neighbouring authorities in the catchment of the Tees, received formal notice from Natural England that the Teesmouth & Cleveland Coast Special Protection Area and Ramsar site is now considered to be in an unfavourable condition due to nutrient enrichment, in particular with nitrates, which are polluting the protected area.

1.209 Given this application would involve development comprising residential development of more than 150 dwellings (the EIA threshold), it is considered the proposals are 'in scope' for further assessment. The applicant submitted Nutrient Neutrality Budget Calculations accompanied by a Nutrient Statement which concludes that the application does not result in a net increase in nitrates as a result of foul and surface water discharging to the Seaton Carew Waste Water Treatment Works. Furthermore, it is anticipated that the development would feature Sustainable Drainage Systems (SuDS) in order to manage surface water. A HRA Stage 1

Screening Assessment and Stage 2 Appropriate Assessment were duly completed by the Council's Ecologist which confirms there would not be a Likely Significant Effect on the designated sites.

1.210 As noted in the 'background' section of the report, the HRA has been revised by the Council's Ecologist and this has been sent to Natural England for their consideration. Whilst their comments are awaited at the time of writing, it is anticipated that Natural England will be satisfied with the HRA and will not have any objection to the application subject to the mitigation measures set out in the HRA being secured by way of planning conditions (in this case foul flows discharging to the Seaton Carew waste water treatment works via an identified public sewer, and the provision of onsite SuDS to manage surface water).

1.211 The application is, subject to Natural England's agreement to the HRA and the identified mitigation measures being secured, considered to be acceptable in respect of any Likely Significant Effects on designated sites.

RESIDENTIAL AMENITY

1.212 Policy QP4 (Layout and Design of Development) of the Hartlepool Local Plan (2018) stipulates that the Borough Council will seek to ensure all developments are designed to a high quality and that development should not negatively impact upon the relationship with existing and proposed neighbouring land uses and the amenity of occupiers of adjoining or nearby properties by way of general disturbance, overlooking and loss of privacy, overshadowing and visual intrusion particularly relating to poor outlook. Proposals should also ensure that the provision of private amenity space is commensurate to the size of the development.

1.213 Policy QP4 also stipulates that, to ensure the privacy of residents and visitors is not significantly negatively impacted in new housing development, the Borough Council seeks to ensure adequate space is provided between houses. The above requirements are reiterated in the Council's adopted Residential Design SPD (2019).

1.214 The following minimum separation distances must therefore be adhered to:

- Principal elevation (i.e. any elevation containing a habitable room window) to principal elevation - 20 metres.
- Gable elevation (i.e. those containing a blank or non-habitable room window) to principal elevation - 10 metres.

1.215 Paragraph 135 of the NPPF (2024) requires that planning decisions should ensure that developments create places with a high standard of amenity for existing and future users.

1.216 As noted above, the proposed development is bound by a small number of residential properties to the south of the application site, and by further residential development in Quarry Farm Phase 2 to the east. It is acknowledged that objections have been received from members of the public that the proposed development has the potential to impact upon the privacy of occupants of existing properties in nearby

streets as a result of the proposed link to Reedston Road indicatively shown on the Proposed Site Layout.

1.217 Given that the proposed dwellings and local centre are only in outline at this stage, full consideration of the scale, layout and appearance of the development, and its relationship (and impacts) on neighbouring properties would form part of the consideration of the reserved matters application(s). Notwithstanding this, in view of the submitted proposed layout (for illustrative purposes only), it is anticipated that the development could come forward at the scale proposed that could be accommodated with acceptable impacts in respect to neighbouring amenity.

1.218 The indicative layout plan shows the closest proposed dwellings within the proposed development being sited approximately 12m (oblique) between non-habitable room windows and approximately 24m between habitable room windows of the existing dwellings located within the cut out section at the southern extent of the site. The indicative plans indicate that a separation distance of approximately 21m would remain between the closest proposed dwellings and the closest dwellings within the residential estate to the east, at Woodhouse Lane, Fontburn Close, Reedston Road, Octavia Drive and Chastleton Close. It is therefore anticipated that acceptable relationships could be achieved and this would need to be demonstrated through the consideration of any reserved matters application(s).

1.219 Concerns have been raised by members of the public regarding the appropriateness of the proposed local centre. The indicative plans identify the proposed local centre towards the south east extent of the site, close to the main access from Elwick Road, with satisfactory separation distances to the closest neighbouring dwellings in neighbouring streets. Given the relationship between the proposed local centre and residential properties, it is considered appropriate to restrict the area of the local centre to 400sqm and to control the uses to those falling within Class E (Commercial, Business and Service) a. (for the display or retail sale of goods, other than hot food, principally to visiting members of the public), b. (for the sale of food and drink principally to visiting members of the public where consumption of that food and drink is mostly undertaken on the premises), and e. (for the provision of medical or health services, principally to visiting members of the public, except the use of premises attached to the residence of the consultant or practitioner). No objections have been received from HBC Land Use Policy or HBC Public Protection to the local centre element of the scheme subject to the identified planning conditions.

1.220 In view of the proposed layout and positioning of the dwellings and the local centre (illustrative only) relative to that of the approved layout of the outline application for residential development to the southern side of Elwick Road (by virtue of parent approval H/2014/0428) as well as the largely completed 'phase 1' residential development at High Tunstall to the south east of the application site, it is anticipated that a layout could come forward as part of the required reserved matters application(s) whereby the proposed dwellings closest to Elwick Road could achieve satisfactory relationships with the dwellings indicated on the proposed masterplan of the High Tunstall scheme. As noted above, this will be subject to the further detailed consideration of the required reserved matters application(s) (should this outline application be approved). An informative can be secured on the decision notice to

highlight the need for this to be considered in further detail and for such relationships to form part of any reserved matters submission.

1.221 A substantial separation distance of approximately 380m (minimum) would remain from the indicative proposed layout to Naisberry Farm to the west and approximately 440m (minimum) to the nearest properties along Worset Lane to the north east.

1.222 In terms of the internal relationships, although the submitted plans are indicative, it is noted that each of the proposed 475 dwellings would be served by private amenity garden areas and it is anticipated that the proposed dwellings and local centre would achieve satisfactory separation distances that accord with Policy QP4 of the Hartlepool Local Plan (2018) and the Residential Design Guide SPD (2019), which is considered sufficient to prevent a loss of light, outlook, overbearing appearance or overlooking for existing or future occupiers. Given that the separation distances appear to meet the minimum requisite distances (only), it may be appropriate to remove permitted development rights for any extensions or alterations to the dwellings (or erection of detached structures) however it is considered appropriate to consider this further as part of the assessment of the reserved matters where the layout and scale of development will be submitted in detail.

1.223 Overall and on balance, these relationships are considered to be acceptable and it is anticipated that development could be brought forward that would not result in an unacceptable impact on the amenity and privacy of existing and future occupiers of the neighbouring properties or of the proposed residential properties in terms of loss of outlook, overbearing, overshadowing and overlooking. As reiterated above, the final consideration of such relationships would be made through the required Reserved Matters applications.

Noise and disturbance

1.224 Policy QP6 of the Hartlepool Local Plan (2018) requires that where appropriate, applicants must investigate and address the effects of a proposal on general disturbance, including noise.

1.225 Paragraph 198a of the NPPF (2024) states that “Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life”.

1.226 The application has been supported by a Noise Assessment, which concludes that a medium noise risk is identified for the worst affected areas of the site (along the northern and southern boundaries) due to road traffic noise on Elwick Road and Worset Lane and the reservoir to the north east, whilst the overall potential for noise risk is classified as low. In view of these identified impacts, the Noise Assessment concludes that subject to any necessary mitigation measures to include gardens to

be potentially located on the screened sides of dwellings and standard thermal double glazing with an alternative means of ventilation (that would be confirmed through an acoustic design process to be submitted for each phase of development as part of a recommended planning condition), that the application site is considered suitable for residential development. The Council's Public Protection team have assessed the proposals in light of the submitted details including the Noise Assessment and have raised no objection to the development, subject to further details being secured by a planning condition, which is duly recommended in this instance.

1.227 Concerns have been raised by objectors regarding the disruption that would be caused during both the construction and operation of the site including additional traffic and noise and disturbance. It is both appreciated and inevitable that the development of a site of this scale will cause some disruption to neighbouring residents, particularly those along Reedston Road, Bodnant Close and Octavia Drive, due to the proposed link (to Quarry Farm Phase 2) in the north eastern extent of the site.

1.228 The application is supported by an Air Quality Assessment which concludes that during the construction phase, "with site specific mitigation measures in place, the significance of dust and fine particulate effects from earthworks, construction and trackout is considered to be not significant", whilst during the operational phase, the proposals would result in a negligible impact, and therefore "the effect of the proposed development on human receptors is therefore considered to be not significant". The Council's Public Protection team have been consulted and have confirmed no objections, subject to a standard pre-commencement planning condition for a Construction Management Plan (CMP) that would include the need for dust suppression measures, and controlling the hours of construction, which are recommended accordingly.

1.229 Whilst the concerns in respect to disturbance to neighbouring streets (including Reedston Road, Bodnant Close and Octavia Drive) are appreciated, it is considered that the separation distances to neighbours for much of the development area will help to minimise any impacts. Furthermore, planning conditions as detailed above (including a CTMP, CMP and hours of construction and deliveries) will assist in minimising disruption. Conditions will also be required to limit hours of operation and deliveries of the proposed local centre in line with similar hours approved for the local centre on the allocated High Tunstall development (H/2014/0428) and in line with the general provisions of Policy RC16 of the HLP (2018) (acknowledging that this application is not an allocated site or designated local centre). The Council's Public Protection team have confirmed such hours of control are acceptable and no objections have been received by the Council's Land Use Policy team in this respect.

1.230 Subject to these conditions, the Council's Public Protection team raise no objections to the application. Finally there are various powers available to the council under the relevant public health and highway acts should incidents arise.

1.231 Subject to the inclusion and consideration of the appropriate mitigation measures (as detailed in the submitted Noise Assessment) and the other above identified planning conditions, it is considered that the proposed development would

not adversely affect the amenity of existing and future occupiers (including neighbours in Quarry Farm Phase 2) in terms of noise disturbance or dust/odours so significantly as to warrant a reason to refuse the application in this instance.

Neighbour Amenity Conclusion

1.232 Taking account of the above considerations regarding overlooking, outlook, overbearing appearance and private amenity space, as well as noise and disturbance, it is considered a scheme can come forward in the reserved matters application(s) to demonstrate that the proposal is acceptable in terms of amenity and privacy for all existing and future occupants of nearby and neighbouring properties and land users (including those within the proposed development site).

FLOOD RISK & DRAINAGE

1.233 Objections have been received in respect of surface water drainage and an increased risk of flooding. Policy CC1(3) of the HLP (2018) sets out that development should incorporate appropriate measures to minimise flood risk such as SuDS (Sustainable Drainage Systems) and/or the use of porous materials and water retention and recycling. Policy CC2 of the HLP requires all proposals to demonstrate how they will minimise flood risk. Policy QP7(3) of the HLP sets out that all development will be required to incorporate sustainable construction and drainage methods.

1.234 The application site is an agricultural field predominately located within Flood Zone 1 although parts of the site are within an area of flood extent for surface water flooding. A Flood Risk Assessment and Drainage Strategy has been submitted in support of the application.

1.235 The Council's Engineering Consultancy have confirmed that the proposal is acceptable subject to the inclusion of a pre-commencement planning condition for each phase of development (as well as a planning obligation within the s106 legal agreement) to ensure that a detailed surface water drainage scheme (and details of SuDS) is submitted to and approved by the Local Planning Authority to include full details of surface water management and maintenance. The Council's Engineering Consultancy have also provided comments in respect of peak flow control, volume control and highway drainage, and it is anticipated that these would be satisfactorily accommodated within the proposed drainage scheme. It is also expected that details of any above ground SuDS (for example a SuDS basin) would be included as part of an appropriate reserved matters application.

1.236 Northumbrian Water has advised both foul that surface flows should discharge to the existing combined sewer and has requested a planning condition to secure foul and surface water drainage being carried out within strict accordance with the submitted Flood Risk Assessment and Drainage Strategy. Planning conditions are recommended in this respect. In addition, an informative can relay the advice from Northumbrian Water regarding the expected discharge of foul and surface water to the applicant.

1.237 Anglian Water have raised a query regarding their assets in the application site boundary. Although Hartlepool Water have requested a planning condition, it is considered that consideration of assets can be achieved through the reserved matters application(s). However, an informative can relay these comments to the applicant.

1.238 The Environment Agency have confirmed no objections in respect of flood risk or surface water drainage, however have provided comments in respect of foul water, which can be relayed to the applicant via an informative.

1.239 Subject to the inclusion of these planning conditions and the necessary planning obligation in the s106 legal agreement, the development is considered to be acceptable with regards to flood risk and drainage.

CONTAMINATED LAND

1.240 The Council's Engineering Consultancy have confirmed no objection in respect of contaminated land, subject to a planning condition to ensure further and intrusive investigation on the site is undertaken in accordance with the submitted Phase 1 Preliminary Investigation Report. Accordingly, such a condition (that would apply to each phase) is duly recommended and the development is considered to be acceptable in this respect as a result.

1.241 The Environment Agency have confirmed no objections in respect of contaminated land, however have provided comments in respect of land contamination risk and management, which can be relayed to the applicant via an informative.

OTHER PLANNING MATTERS

Footpath Connections/Public Rights of Way

1.242 The submitted indicative proposed site layout plan indicates proposed footpath and cycle connections from the application site to Worset Lane (north) as well as the existing Quarry Farm phase 2 development to the east of the site. The submitted Access Plan indicates proposed footpaths along Elwick Road between the proposed access into the development and the existing residential development at Woodhouse Lane (Quarry Farm phase 1), as required by the Council's Traffic and Transport team. The Council's Countryside Access has confirmed that the proposals would not affect any nearby public rights of way and/or permissive paths within the vicinity, and therefore the application is considered acceptable in this respect.

1.243 The Council's Countryside Access Officer raised a query regarding the proposed footpath through the centre of the site (linking Phases 2 and 3 on the indicative phasing plan), and any resultant impacts on the LWS. Following discussions with the case officer, the Council's Countryside Access Officer has confirmed that the proposed fencing around the LWS would be sufficient in this respect. It is considered prudent to secure details of the treatment of the LWS come forward with any reserved matters application and subject to this, the application is considered to be acceptable in this respect.

Archaeology

1.244 Following initial comments from Tees Archaeology, the applicant provided an archaeological evaluation and photographic survey report which demonstrates little archaeological potential across the site. Tees Archaeology have raised no objections, subject to the requirement for interpretation panels to be installed to the quarry. This can be secured by planning condition, which is recommended accordingly. Subject to this planning condition, the proposal is considered to be acceptable in this respect.

Crime, Fear of Crime and Anti-Social Behaviour

1.245 Objectors have raised concerns with respect to the proposal resulting in an increase in crime/fear of crime, anti social behaviour (ASB) and vandalism.

1.246 Whilst there is no evidence to link such issues to the proposed development, any potential problems arising from this behaviour would need to be dealt with by the appropriate authorities such as the Police or the HBC Community Safety and Engagement team and such concerns would not be of sufficient weight to warrant refusal of the application. A consultation response from Cleveland Police has been received which advises how the applicant could achieve Secured By Design standards. This advice can be relayed to the applicant via an informative and it is anticipated that this would be considered in further detail at the reserved matters stage should the outline application be approved.

1.247 The provisions of Section 17 of the Crime and Disorder Act 1998 have therefore been taken into account in the preparation of this report. In view of the above, it is considered that the proposed development would not harm the living conditions of neighbouring occupiers, with particular reference to antisocial behaviour, crime and the fear of crime. As such, it would not be contrary to Local Plan Policy QP5 and would accord with the guidance in the NPPF (2024), in this respect.

Waste

1.248 The Tees Valley Joint Minerals and Waste Development Plan Document (2011) requires all major developments to produce a waste audit. A pre-commencement planning condition (for each phase of development) can secure this.

1.249 A consultation response has been received from HBC Waste Management confirming no objections to the proposal, and providing advice regarding the provision of necessary waste receptacles and collection requirements throughout the proposed development. This can be relayed to the applicant via an informative.

1.250 No objections have been received from either HBC Public Protection or HBC Traffic and Transport in respect of servicing and access to refuse storage. It is expected that the reserved matters application would provide details of waste storage provision. The proposal is therefore considered to be acceptable in this respect.

OTHER MATTERS

Fire Safety and Access

1.251 Cleveland Fire Brigade has provided advice for the applicant with respect to fire safety and access. These matters, including the provision of a sprinkler system, are principally a consideration for the building regulations process, which the Council's Building Control section has confirmed the application is subject to. Notwithstanding this, an informative to make the applicant aware of this advice is recommended accordingly.

Northern PowerGrid and Northern Gas Networks

1.252 Both Northern PowerGrid and Northern Gas Networks have been consulted on the application and whilst no objections have been received from Northern PowerGrid, Northern Gas Networks have raised concerns and an objection that the proposals would have the potential to impact upon their assets and have requested clarification.

1.253 It is noted from the indicative layout that no built development interferes with the identified Major Accident Hazard Pipeline (Cowpen Bewley-Naisberry) and this is reflected in the Health and Safety Executive (HSE) planning web advice app response (where they do not advise against the proposal). The applicant has also provided a response to the queries raised by Northern Gas Networks indicating that the proposal includes no occupied buildings within 28m of the identified pipeline and that subject to the grant of the outline planning permission, the reserved matters submission(s) would include a fixed layout which Northern Gas Networks would be consulted upon again to ensure that it accords with their pipeline/easement requirements. Notwithstanding this, an updated consultation response was sought and the consultation period has since lapsed without any further comments being received at the time of writing. Should any comments be received before the planning committee meeting, they will be tabled or otherwise considered by officers. However, officers consider that such matters could be suitably considered and addressed as part of the reserved matters submission where the final layout would need to demonstrate compliance with any necessary separation distances to the infrastructure and an informative is recommended to relay such a requirement to the applicant.

1.254 The HSE, via its planning web advice app in the usual way, have advised that they 'do not advise against' the proposed development, and therefore they do not need to be consulted further.

1.255 Property depreciation and the sales particulars of nearby residential development schemes are not material planning considerations.

PLANNING BALANCE AND OVERALL CONCLUSION

1.256 It is acknowledged that the application site is outside the limits to development as identified by Policy LS1 of the Hartlepool Local Plan Policies Map (2018).and the proposed development would result in a number of identified adverse impacts.

1.257 Notwithstanding these concerns, in view of the identified economic, environmental and social benefits of the scheme, it is, on balance, considered that the benefits of the scheme, and in particular the significant benefit of improvements to highways infrastructure that would enable them to come forward sooner than they otherwise would, leading to reduced congestion in this area of Hartlepool, would demonstrably outweigh the site being beyond the development limits and other adverse impacts, particularly when such concerns are considered in the overall planning balance for the development and that that the proposal would constitute a sustainable form of development and a logical extension to the urban area of Hartlepool, when considered against the development plan (HLP, 2018) and the NPPF (2024) as a whole.

1.258 It is further anticipated that a scale of development could come forward (as proposed) that would achieve a satisfactory form that would not adversely impact upon the character and appearance of the surrounding area subject to the consideration of the scale, layout, appearance and landscaping as part of the reserved matters. It is further considered that the proposal would not result in significant adverse impacts on the amenity or privacy of neighbouring land users or future occupiers of the proposed dwellings. The proposal is considered to be acceptable in respect of all other material considerations including highway safety and car parking, ecology, trees, and surface water drainage and contaminated land.

1.259 Subject to the identified conditions and the completion of a section 106 legal agreement to secure the financial contributions and planning obligations (as detailed above), the proposal is, on balance, considered to be acceptable and is recommended for approval.

EQUALITY DUTY

1.260 The Council has a duty to have regard to the impact of any proposal on those people with characteristics protected by the Equality Act. Officers have had due regard to Sec 149(1) (a) and (b) of the Equality Act 2010 and considered the information provided by the applicant, together with the responses from consultees and other parties, and determined that the proposal would have no material impact on individuals or identifiable groups with protected characteristics. Accordingly, no changes to the proposal were required to make it acceptable in this regard.

CRIME AND DISORDER ACT IMPLICATIONS

1.261 The Crime and Disorder Act 1998 requires local authorities to consider crime and disorder reduction in the exercise of all their duties, activities and decision-making. Matters of crime, fear of crime and anti-social behaviour are considered in detail in the relevant section of this report. Overall and for the reasons set out in the report, the proposal is considered, on balance, to be acceptable when having regard to Section 17 of the Crime and Disorder Act 1998. There are no Section 17 implications.

REASON FOR DECISION

1.262 It is considered by Officers that the proposal in the context of relevant planning policies and material planning considerations is acceptable as set out in the Officer's Report.

RECOMMENDATION – APPROVE, subject to consideration by officers of any further comments from Northern Gas Networks and subject to the consideration of the awaited consultation response from Natural England on the updated HRA; and subject to a section 106 legal agreement to secure financial contributions and obligations towards:

- HRA mitigation including wardening to mitigate likely recreational disturbance to the interest features (£250 per dwelling, £118,750 total);
- Highway infrastructure (£12,396.01 per dwelling, £5,888,104.75 total);
- Green infrastructure (£250 per dwelling, £118,750 total, to be directed towards the closest allotments);
- Play (two play parks, with a 25 year maintenance contribution or the commitment to hand the facility over to a management company);
- Built sports (£250 per dwelling, £118,750 total, towards borough wide provision);
- Playing pitches (£233.29 per dwelling, £110,812.75 total, towards borough wide provision);
- Tennis courts (£57.02 per dwelling, £27,084.50 total, towards borough wide provision);
- Bowling greens (£4.97 per dwelling, £2,360.75 total, towards the bowling green facilities within the borough);
- Primary contribution (£1,404,798.15 based on a pupil yield of 21.5/100 dwellings and a cost of £13,755.00 per school place);
- Secondary contribution (£917,758.16 based on a pupil yield of 13.7/100 dwellings and a cost of £14,102.00 per school place);
- NHS Tees Valley contribution of £100,000 to deliver services across practices in Hartlepool;
- On site Affordable housing (7% affordable dwellings, of which 70% affordable rent and 30% intermediate tenure);
- Training and employment charter;
- Provision, maintenance and long term management of new footpaths and footpath connections;
- Provision, long term maintenance and management of play areas;
- Provision, long term maintenance and management of landscaping, open space, and biodiversity measures;
- Provision, long term maintenance and management of surface water drainage infrastructure at the application site;

and subject to the following planning conditions:

1. Application for the approval of the reserved matters (referred to below) and the commencement of development, shall be as follows. The first reserved matters application shall be made to the Local Planning Authority not later than 3 years

from the date of this planning permission and the development so approved shall be begun not later than 2 years from the date of approval of the last reserved matters of that phase. Thereafter, all subsequent phased reserved matters applications shall be made to the Local Planning Authority not later than 5 years from the date of this permission and the development so approved shall be begun not later than the expiration of 2 years from the final approval of the last reserved matters relating to each phase.
For the avoidance of doubt.

2. Approval of the details of the Layout (including internal pedestrian and highway layout), Scale and Appearance of the building(s) and the Landscaping of the site (hereinafter called the "reserved matters"), shall be obtained in writing from the Local Planning Authority.
In order to ensure that these details are satisfactory.
3. The details submitted at the reserved matters stage shall be in general conformity with Dwg. No. 07 Rev E (Proposed Illustrative Site Layout, scale 1:1250, received by the Local Planning Authority on 25/07/2023); Dwg. No. ITM15669-GA-017 Rev A (Access Arrangements, received by the Local Planning Authority on 06/03/2025); and Dwg. No. 5 Rev E (Application Masterplan, scale 1:2500, received by the Local Planning Authority on 10/11/2025).
In the interests of the proper planning of the area.
4. The permission hereby granted shall permit the phased development of the site and unless otherwise indicated all other conditions shall be construed accordingly. Prior to the submission of the first "reserved matters" application, a Phasing Plan shall be submitted to and approved in writing by the Local Planning Authority. The Phasing Plan shall identify the phasing of all development, infrastructure, landscaping including strategic landscaping, the local centre, the means of access/pathways/cycleways, enclosures and gates, public and amenity open space, treatment of the Local Wildlife Site (LWS), and play facilities of the development hereby approved. Thereafter the development (and subsequent submission of the Reserved Matters) shall be undertaken in accordance with the Phasing Plan so approved unless some variation is otherwise agreed in writing by the Local Planning Authority.
To ensure the coordinated progression of the development and the provision of the relevant infrastructure and services to each individual phase.
5. The development hereby approved shall be carried out in accordance with the following:
Dwg. No. 01-1 Rev B (Site Location Plan, scale 1:5000), received by the Local Planning Authority on 15th January 2021; and
Dwg. No. ITM15669-GA-017 Rev A (Access Arrangements), received by the Local Planning Authority on 6th March 2025.
For the avoidance of doubt.
6. The total development hereby approved shall not exceed the following maxima:
Up to 475 residential dwellings (C3 Use Class);
Up to 400sqm retail floorspace falling within Use Class E(a), E(b) and/or E(e) of

the Town and Country Planning (Use Classes) Order 1987 (as amended, including by the Use Classes (Amendment) (England) Regulations 2020). For the avoidance of doubt.

7. No development on any phase shall commence until details of existing and proposed levels of the site (within and outwith the site) including finished floor levels of the dwellings and buildings to be erected, sections through the site and any adjacent land/buildings, and any earth retention measures, have been submitted to and approved in writing by the Local Planning Authority. The phase of development shall thereafter proceed in accordance with the agreed levels. To ensure that the development safeguards the visual amenity of the area and the living conditions of the neighbouring residents in accordance with Policies QP4, QP5 and LS1 of the Hartlepool Local Plan (2018).
8. No part of the development hereby approved shall be constructed on any phase until construction of the new grade separated junction (comprising erection of bridge structure and of new highway North of Elwick Village linking to the existing highway) has commenced on site. No dwelling on any phase shall be occupied until the new grade separated junction (comprising erection of bridge structure and of new highway North of Elwick Village linking to the existing highway) is fully open to traffic, to the satisfaction of the Local Highways Authority (Hartlepool BC) in consultation with the Highways Authority for the A19. In the interests of highway and pedestrian safety and to accord with the provisions of Policy INF2 of the Hartlepool Local Plan 2018.
9. Unless otherwise agreed in writing by the Local Planning Authority in consultation with the Highways Authority for the A19, Travel Plan monitoring shall continue until it has been demonstrated that the travel patterns of the development are in line with the travel plan targets as shown in Table 6.2 of the "Quarry Farm Phase 3, Hartlepool Travel Plan" (reference: JO/VE/ITM15669-002A R, received by the Local Planning Authority on 27/10/2020). In the interests of highway and pedestrian safety and to ensure that the travel patterns of the development are in line with the objectives of the Travel Plan, in line with PPG (2014).
10. Prior to the commencement of any phase of the development hereby approved, a Construction Traffic Management Plan shall be submitted to and approved in writing by the Local Planning Authority (in consultation with the Highway Authority for the A19).
The plan shall include as a minimum:
 - Construction phasing;
 - Construction routing plans (where achievable, construction traffic shall not travel through Elwick Village, and shall use alternative routes when travelling to and from site);
 - Permitted construction traffic arrival and departure times.
 Thereafter all construction activity in respect of any phase of the development hereby approved shall be undertaken in full accordance with such approved details unless otherwise approved in writing by the Local Planning Authority (in consultation with the Highways Authority for the A19).
In the interests of highway and pedestrian safety.

11. The vehicular and pedestrian access (and associated visibility splays and footway connections) to the development hereby approved shall be completed in accordance with Dwg. No. ITM15669-GA-017 Rev A (Access Arrangements), received by the Local Planning Authority on 06/03/2025) prior to the first occupation of any of the dwellinghouses hereby approved unless an alternative timescale is otherwise agreed in writing with the Local Planning Authority. To ensure a satisfactory form of development and in the interests of highway safety.
12. No part of the development hereby approved shall be occupied until details of a footway to be constructed on the northern side of Elwick Road between the Quarry Farm bus stop and the existing footway at the junction with Woodhouse Lane (as indicated on Dwg. No. ITM15669-GA-017 Rev A (Access Arrangements), received by the Local Planning Authority on 06/03/2025), have been first submitted to and agreed in writing with the Local Planning Authority. Thereafter, the agreed scheme shall be implemented prior to the first occupation of any of the dwellinghouses hereby approved, unless an alternative timescale is otherwise agreed in writing with the Local Planning Authority. In the interests of highway and pedestrian safety.
13. No part of the development hereby approved shall be occupied until details to extend the existing 30mph speed limit along Elwick Road (within vicinity of the site) have been first submitted to and agreed in writing with the Local Planning Authority. Thereafter, the agreed scheme shall be implemented prior to the first occupation of any of the dwellinghouses hereby approved, unless an alternative timescale is otherwise agreed in writing with the Local Planning Authority. In the interests of highway and pedestrian safety.
14. Prior to the commencement of development details of a system of street lighting on Elwick Road which covers the extent of the site access (and a timetable for implementation) shall be first submitted to and approved in writing by the Local Planning Authority. The street lighting shall thereafter be provided in accordance with the details and timetable so approved unless some variation is subsequently agreed in writing with the Local Planning Authority. In the interests of highway and pedestrian safety.
15. Prior to the commencement of development details of a scheme for the provision and location of bus stop infrastructure improvements (as indicated on Dwg. No. ITM15669-GA-017 Rev A (Access Arrangements), received by the Local Planning Authority on 06/03/2025) to the east bound bus stop at Quarry Farm shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of hardstanding, a bus shelter and low floor kerbing, and a timetable for the delivery of the infrastructure improvements. The scheme shall thereafter be provided in accordance with the details and timetable so approved unless some variation is subsequently agreed in writing with the Local Planning Authority. In the interests of sustainable travel, highway and pedestrian safety.

16. Prior to the commencement the development, details of a scheme for traffic calming measures within the approved site, including a timetable for their implementation, shall be submitted to and approved in writing by the Local Planning Authority. The traffic calming measures shall thereafter be provided in accordance with the details and timetable so approved unless some variation is subsequently agreed in writing with the Local Planning Authority.
In the interests of highway and pedestrian safety.
17. Notwithstanding the submitted information and prior to the commencement of each phase of the development, a site specific Waste Audit which shall identify the amount and type of waste which is expected to be produced by the development, both during the construction phase and once it is in use, shall be submitted to and agreed in writing with the Local Planning Authority. The Waste Audit shall set out how this waste will be minimised and where it will be managed, in order to meet the strategic objective of driving waste management up the waste hierarchy, and shall include a timetable for implementation.
Thereafter, the development shall be carried out in accordance with the agreed details.
To ensure a satisfactory form of development, in the interests of visual amenity and the amenities of neighbouring occupiers, and to ensure compliance with the requirement for site specific detailed waste audit in accordance with Policy MWP1 of the Tees Valley Joint Minerals and Waste Development Plan Document 2011.
18. Notwithstanding the submitted details, no development of any phase shall commence until detailed proposals for the provision of public open space and a minimum of two play areas including details of their phasing, location and design/specification, landscaping, play equipment, surfacing, means of enclosures, and a timetable for their provision have been submitted to and approved in writing by the Local Planning Authority for that phase. The play facilities shall be provided in accordance with the approved details and timetable.
In the interests of public health and delivering a sustainable development and in order to ensure that the play areas are provided in a planned and appropriate manner.
19. No development of any phase shall take place (including demolition, ground works, vegetation clearance) until a Construction Environmental Management Plan (CEMP: Biodiversity) and timetable for implementation has been submitted to and approved in writing by the Local Planning Authority. The CEMP (Biodiversity) shall include method statements for the avoidance, mitigation and compensation measures as detailed in Section 5 (Recommendations) of the Ecological Assessment by OS Ecology, Project Number 23072, dated September 2024 and received by the Local Planning Authority on 25th October 2024. The CEMP (Biodiversity) shall include the following:
 - i) works completed to a precautionary method statement for common toad;
 - ii) A pre-commencement check for nesting birds shall be undertaken by a suitably experienced ornithologist if vegetation clearance or building demolition is undertaken between March and August inclusive;

- iii) A bat sensitive light strategy;
- iv) physical screening in some locations;
- iv) Any excavations left open overnight will have a means of escape for wildlife that may become trapped in the form of a ramp at least 300mm in width and angled no greater than 45°.

Thereafter the approved CEMP shall be adhered to and implemented throughout the construction period and strictly in accordance with the approved details.

In the interests of avoiding or mitigating ecological harm.

20. No development of any phase shall commence unless and until a Habitat Management and Monitoring Plan (HMMP) to ensure that the approved development provides the delivery of the Biodiversity Net Gain (BNG) as detailed in the 'Landscape Ecological Management Plan (LEMP)' by OS Ecology (Project Number 23072, dated September 2024, and received by the Local Planning Authority 20/09/2024) has been submitted to and approved in writing by the Local Planning Authority.
- The HMMP shall include:
- details of habitat retention, creation and enhancement sufficient to provide the delivery of the net gain proposed in the LEMP;
 - the provision of arrangements to secure the delivery of the net gain proposed in the LEMP (including a timetable for their delivery);
 - a management and monitoring plan (to include for the provision and maintenance of the net gain proposed in the LEMP for a period of at least 30 years or the lifetime of the development (whichever is the longer). Thereafter, the scheme shall be implemented in full accordance with the requirements of the agreed scheme and timetable for delivery.
- To provide biodiversity management and biodiversity net gain in accordance with paragraphs 8, 186 and 193 of the NPPF (2024) and Policy NE1 of the Hartlepool Local Plan (2018).
21. No development on any phase shall take place until a detailed scheme for the provision, long term maintenance and management of all landscaping within that phase of the site has been submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall, where achievable, include the mitigation measures detailed in the document 'Landscape Ecological Management Plan (LEMP)' 'by OS Ecology (Project Number 23072, dated September 2024) received by the Local Planning Authority 20/09/2024 and Section 5 (Recommendations) of the Ecological Assessment (by OS Ecology, Project Number 23072, dated September 2024 and received by the Local Planning Authority on 25/10/2024).
- The scheme shall specify sizes, types and species, indicate the proposed layout and surfacing of all open space areas, include a programme of the works to be undertaken, and be implemented in accordance with the approved details and programme of works. Thereafter the agreed scheme shall be provided in accordance with the approved details. All planting, seeding or turfing comprised in the approved details of landscaping within the curtilage of individual residential dwellings shall be carried out in the first planting season following the occupation or completion of each individual dwelling (whichever is sooner). All planting, seeding or turfing comprised in the approved details of landscaping

for all other areas (out with the residential curtilages) including open space within the site shall be carried out in the first planting season following the occupation of the dwellings or completion of development of that phase, whichever is the sooner. Any trees plants or shrubs which within a period of 5 years from the completion of the development hereby approved, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of the same size and species, unless the Local Planning Authority gives written consent to any variation.

In the interests of visual amenity and the amenities of future occupiers and in the interests of biodiversity and ecology.

22. Notwithstanding the submitted information and prior to the commencement of any phase of the development, an Arboricultural Impact Assessment and Method Statement for the protection of any trees/hedgerows/landscaping within that phase, which shall be in general conformity with document 'Arboricultural Impact Assessment, Arboricultural Method Statement, and Preliminary Tree Protection Plan', document reference: ARB/AE/823c, dated December 2024 and received by the Local Planning Authority on 10/12/2024, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, and prior to any equipment, machinery or materials being brought onto the site for the purposes of the development hereby approved, the agreed scheme for the protection and retention of the retained trees shall be implemented on site and thereafter retained until the completion of the development of that phase. Nothing shall be stored or placed in any area fenced in accordance with this condition. Nor shall the ground levels within these areas be altered or any excavation be undertaken without the prior written approval of the Local Planning Authority. Any trees that are found to be dead, dying, severely damaged or diseased as a result of site works shall be replaced with trees of such size and species as may be specified in writing by the Local Planning Authority in the next available planting season.
In the interests of the health and appearance of the existing trees and the visual amenity of the area and surrounding area.
23. Development on any phase shall be implemented in line with the drainage scheme contained within the submitted document entitled "Flood Risk Assessment and Drainage Strategy" (document reference 17N1042 Rev B, prepared by Billingham George and Partners, dated 7 August 2020, received by the Local Planning Authority on 27/10/2020). The drainage scheme shall ensure that foul flows discharge to the foul sewer at manhole 3306 and ensure that surface water discharges to the existing watercourse.
To prevent the increased risk of flooding from any sources in accordance with the NPPF.
24. Notwithstanding condition 23, no development on any phase shall take place until a detailed design and associated management and maintenance plan of surface water drainage for that phase based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development has been submitted to and approved in writing by the Local Planning Authority.

The surface water drainage design should demonstrate that the surface water runoff generated during rainfall events up to and including the 1 in 100 years rainfall event, to include for climate change and urban creep, will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The approved drainage system shall be implemented in accordance with the approved detailed design prior to the occupation of any part of that phase subsequently managed and maintained for the lifetime of the development in accordance with the agreed details.

The scheme to be submitted shall demonstrate that the surface water drainage system(s) are designed in accordance with the standards detailed in the Tees Valley SuDS Design Guide and Local Standards (or any subsequent update or replacement for that document).

To prevent the increased risk of flooding; to ensure the future maintenance of the sustainable drainage system, to improve and protect water quality and improve habitat and amenity.

25. Notwithstanding the submitted information, no development in any phase shall commence until a scheme that includes the following components to deal with the risks associated with contamination of the site has been submitted to and approved in writing by the Local Planning Authority:

1. Site Characterisation

An investigation and risk assessment, in addition to any assessment provided with the planning application, shall be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme shall be subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment shall be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings shall include:

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to:
 - a. human health,
 - b. property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - c. adjoining land,
 - d. groundwaters and surface waters,
 - e. ecological systems,
 - f. archaeological sites and ancient monuments;
- (iii) an appraisal of remedial options, and proposal of the preferred option(s).

This shall be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

2. Submission of Remediation Scheme

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment shall be prepared, and is subject to the approval in writing of the Local Planning Authority. The

scheme shall include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme shall ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

3. Implementation of Approved Remediation Scheme

The approved remediation scheme shall be carried out in accordance with its terms prior to the commencement of development unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority shall be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a validation report that demonstrates the effectiveness of the remediation carried out shall be produced, and is subject to the approval in writing of the Local Planning Authority.

4. Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it shall be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment shall be undertaken in accordance with the requirements of 1 (Site Characterisation) above, and where remediation is necessary a remediation scheme shall be prepared in accordance with the requirements of 2 (Submission of Remediation Scheme) above, which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a validation report shall be prepared in accordance with 3 (Implementation of Approved Remediation Scheme) above, which is subject to the approval in writing of the Local Planning Authority.

5. Long Term Monitoring and Maintenance

A monitoring and maintenance scheme to include monitoring the long-term effectiveness of the proposed remediation over a period of 10 years, and the provision of reports on the same shall be prepared, both of which are subject to the approval in writing of the Local Planning Authority.

Following completion of the measures identified in that scheme and when the remediation objectives have been achieved, reports that demonstrate the effectiveness of the monitoring and maintenance carried out shall be produced, and submitted to the Local Planning Authority.

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

6. Extensions and other Development Affecting Dwellings.

If as a result of the investigations required by this condition landfill gas protection measures are required to be installed in any of the dwelling(s) hereby approved, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that Order with or without modification), the dwelling(s)

hereby approved shall not be extended in any way, and no garage(s) shed(s), greenhouse(s) or other garden building(s) shall be erected within the garden area of any of the dwelling(s) without the prior written consent of the Local Planning Authority.

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

26. Prior to the commencement of any phase of the development hereby approved, details of proposed interpretation panels (providing information in respect to features of the Local Wildlife Site and Quarry) including construction materials and finish and a timetable for implementation shall be submitted to and agreed in writing by the Local Planning Authority. The interpretation panels shall thereafter be provided in accordance with the approved details and the agreed timetable.

In the interests of visual amenity and heritage assets.

27. Notwithstanding the submitted information and prior to the commencement of any phase of the development hereby approved, details of proposed hard landscaping and surface finishes (including the Access, proposed car parking areas, footpaths and any other areas of hard standing to be created) shall be submitted to and approved in writing by the Local Planning Authority. This shall include all external finishing materials, finished levels, and all construction details confirming materials, colours, finishes and fixings. Thereafter, the development shall be carried out in accordance with the agreed details. To enable the Local Planning Authority to control details of the proposed development, in the interests of the visual amenity of the area and highway safety.

28. Notwithstanding the submitted information and prior to the commencement of any phase of the development hereby approved, details of all walls, fences and other means of boundary enclosure shall be submitted to and approved in writing by the Local Planning Authority. The details for each phase shall, where achievable, include the provision a 10cm² square Hedgehog access hole at ground level within dividing garden fences, to allow free passage of Hedgehogs through gardens and into wildlife corridors. Thereafter, the development shall be carried out in accordance with the agreed details.

In the interests of visual amenity and the amenity of the occupiers of the site, and the ecology of the area.

29. Prior to the commencement of each phase of development, details of the provision for refuse storage shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, provision shall be made for the storage of refuse in accordance with the agreed details prior to the occupation or completion (whichever is sooner) of the identified dwellings or buildings, for the lifetime of the development hereby approved.

To ensure a satisfactory form of development.

30. A Construction Management Plan shall be submitted to and agreed in writing with the Local Planning Authority, prior to the commencement of development on each phase, to agree the routing of all HGVs movements associated with the construction phases, effectively control dust emissions from the site remediation and construction works, this shall address earth moving activities, control and treatment of stock piles, parking for use during construction and measures to protect any existing footpaths and verges, vehicle movements, details of the wheel washing facilities to be put in place to minimise the transference of mud onto the highway (these shall be sited on hard standing), road sheeting of vehicles, offsite dust/odour monitoring and communication with local residents. The approved Construction Management Plan shall thereafter be adhered to at all times during the construction period unless some variation is otherwise agreed to by the local planning authority.
In the interests of the amenities of the area and highway safety.
31. Prior to the commencement of each phase of the development hereby approved, details of a Noise Attenuation Scheme for that phase shall be submitted to and approved in writing by the Local Planning Authority, as specified in the Noise Assessment Report (report No. 0002, version V1, dated October 2020 and received by the Local Planning Authority on 27/10/2020). The Noise Attenuation Scheme shall be prepared by a suitably qualified consultant/engineer and shall take into account the provisions of BS 8233:2014 "Guidance on Sound Insulation and Noise Reduction for Buildings" (or as otherwise subsequently amended). The approved scheme shall be implemented, and verification that the measures identified in the scheme have been implemented shall be provided prior to the occupation of any of the dwellings identified in the scheme and shall be permanently retained thereafter unless some variation is otherwise agreed in writing by the Local Planning Authority.
For the avoidance of doubt and in the interests of the amenity of future occupiers.
32. Prior to the commencement of development on any phase of the development, details of integral bat roosting box bricks (suitable for crevice roosting bats) to be provided to 50% of the dwellings within that phase, and integral universal bird nesting bricks to 50% of the dwellings within that phase, to be installed in a south or east facing sides of each of the dwellings within that phase of the development, including the exact location, specification and design, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the bat box bricks and bird nesting bricks shall be installed strictly in accordance with the details so approved prior to the occupation or completion of each of the individual dwellings within each phase of the development, whichever is the sooner, and shall be maintained for the lifetime of the development hereby approved.
To provide an ecological enhancement for protected and priority species, in accordance with section 15 of the NPPF (2024).
33. Prior to the commencement of any phase of the development hereby approved, a report shall be first submitted to and approved in writing by the Local Planning Authority that demonstrates how the use of onsite renewable energy

infrastructure will provide 10% of the development within that phase's predicted energy supply. The development shall thereafter be constructed/installed in line with the approved scheme prior to the residential occupation or completion (whichever is sooner) of the identified dwellings hereby approved.
In the interests of promoting sustainable development and in accordance with the provisions of Local Plan Policy QP7 and CC1.

34. Prior to the commencement of any phase of the development hereby approved, details of electric vehicle charging apparatus, including identifying the dwellings/location of the apparatus for that phase shall be submitted and approved in writing by the Local Planning Authority. Thereafter and prior to the occupation or completion (whichever is sooner) of the identified dwellings, the agreed scheme shall be implemented on site.
In the interests of a satisfactory form of development and in accordance with the requirements of Local Plan Policy CC1.
35. No construction/building works or deliveries shall be carried out except between the hours of 08.00 am and 6.00 pm on Mondays to Fridays and between 09.00 am and 1.00 pm on Saturdays. There shall be no deliveries or construction activity including demolition on Sundays or on Bank Holidays.
To avoid excessive noise and disturbance to the occupants of nearby properties.
36. The commercial premises (Use Classes E(a), (b) and/or (e)) hereby approved shall only be open to the public between the hours of 07:00 and 23.30 on any day.
In the interests of the amenities of the occupants of neighbouring properties.
37. Deliveries to the commercial premises (Use Classes E(a), (b) and/or (e)) hereby approved shall only take place between the hours of 07:00 and 21.00 on any day.
In the interests of the amenities of the occupants of neighbouring properties.

BACKGROUND PAPERS

1.263 Background papers can be viewed by the 'attachments' on the following public access page:

<https://planning.hartlepool.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=141042>

1.264 Copies of the applications are available on-line:

<http://eforms.hartlepool.gov.uk/portal/servlets/ApplicationSearchServlet>

CONTACT OFFICER

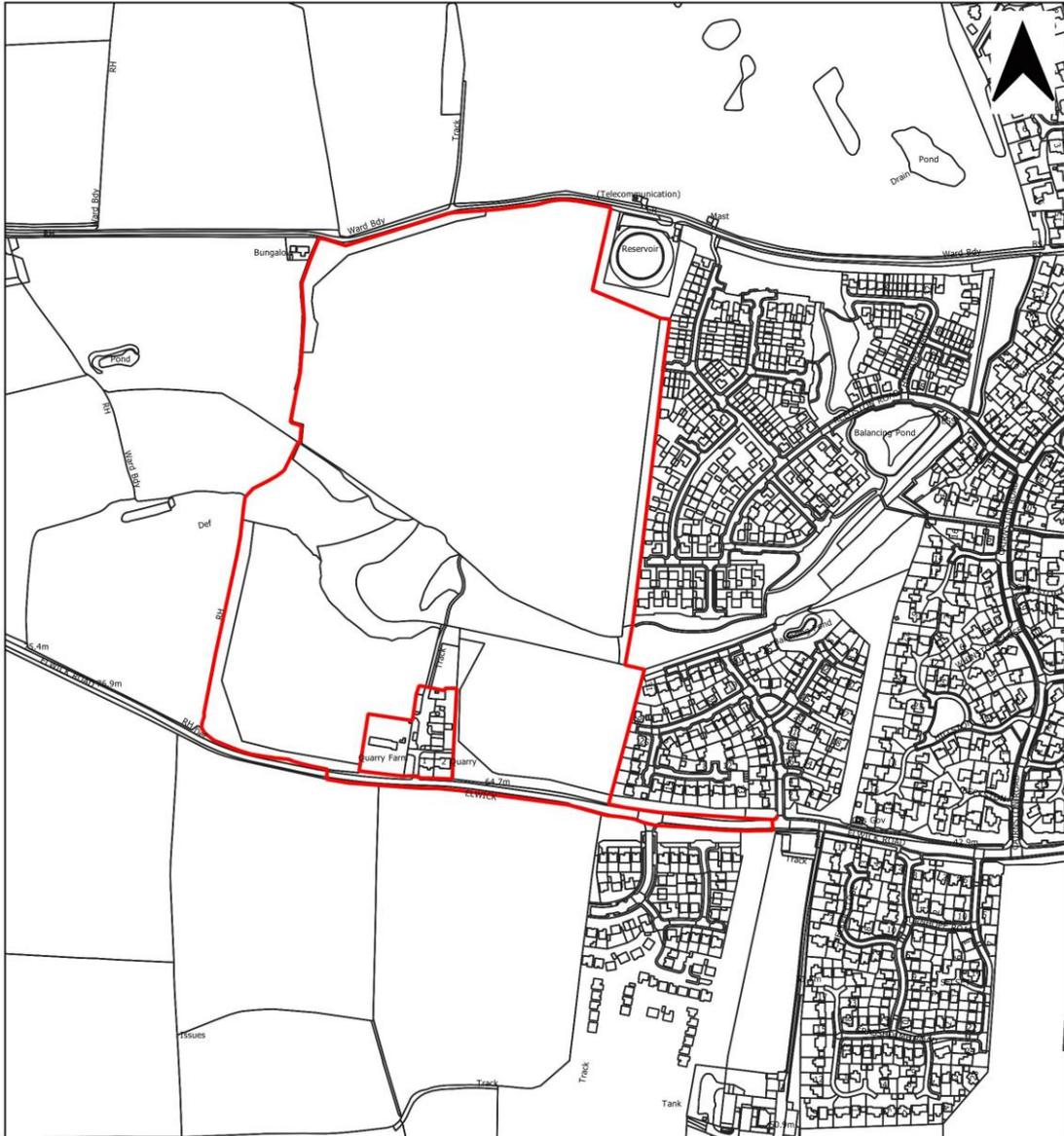
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Land At Quarry Farm, Elwick Road, Hartlepool



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<h2>HARTLEPOOL BOROUGH COUNCIL</h2>	DRAWN LH	DATE 07/10/2025
	Scale 1:6000	
Dept of - Development, Neighbourhoods and Regulatory Services Civic Centre, Victoria Road, Hartlepool TS24 8AY	DWG.NO H/2020/0387	REV

No: 2.
Number: H/2025/0126
Applicant: MR ANDREW GALLAGHER CARE OF OFFICE 501
 SUNDERLAND SR1 3QD
Agent: FITZ ARCHITECTS LTD OLD SCHOOL SIMPSON
 STREET SUNDERLAND SR4 6DR
Date valid: 22/05/2025
Development: Application for subdivide existing C3 dwelling house to
 3no. apartments to include the retrospective installation of
 dark grey uPVC windows to all openings and the
 proposed installation of 1no. velux rooflight within the side
 facing roofslope and 1 no, velux rooflight within the rear
 roofslope.
Location: 20 GLADSTONE STREET HARTLEPOOL

PURPOSE OF REPORT

2.1 An application has been submitted for the development highlighted within this report accordingly Hartlepool Borough Council as Local Planning Authority is required to make a decision on this application. This report outlines the material considerations in relation to the proposal and presents a recommendation.

BACKGROUND

2.2 The following planning history is considered to be relevant to the current application site;

H/1983/0444 - Change of use from dwelling house to 3 flats and erection of first floor fire escape to rear – Approved 02/12/1983.

H/2006/0159 - Change of use from 3 apartments to single dwellinghouse – Approved 24/04/2006.

2.3 It is understood from the HBC building control records for the property that a 'regularisation application' was completed in December 2025 in respect to both the retrospective window replacement and the conversion of the property to 3 apartments.

PROPOSAL

2.4 This application seeks planning permission for the subdivision of the existing dwelling house (C3 Use) to 3 apartments (C3 Use) to include the retrospective installation of dark grey uPVC windows to all openings and the proposed installation of 1 rooflight within the side facing roof slope and 1 rooflight within the rear roof slope of No 20 Gladstone Street.

Replacement windows

2.5 Windows to the front elevation (including those in the turret feature of the roofline), rear elevation (including those in the existing two storey offshoot) and side (east) elevation have been replaced with uPVC windows with top hung opening mechanisms in most cases. The windows, including the associated sills and lintels, are finished (or painted) in a dark grey colour. There has also been 2 rooflights installed, one to the side (east) elevation and one to the rear (south) elevation of the main roof line. These elements are therefore considered to be retrospective.

Subdivision from a dwellinghouse to 3no. apartments

2.6 In respect to the change of use of the dwelling to facilitate 3 apartments, since the validation of this application, it is understood that such works have also been completed (as referenced in the Background section of this report) and therefore this element of the application will also be considered retrospective.

2.7 The ground floor would accommodate apartment 1 and would be a 2 bedroom apartment. The apartment would feature 2 bedrooms, 1 bathroom, living room/kitchen and would have an internal space of approximately 61sqm.

2.8 The first floor would accommodate apartment 2, that would be a 2 bedroom apartment (albeit one room, previously a bedroom, is shown as a 'study'). The apartment would feature 2 bedrooms, 1 bathroom, living room/kitchen and a study and would have an internal space of approximately 67sqm.

2.9 The second floor would accommodate a 1 bedroom apartment, which would feature 1 bedroom, storage, a living room/kitchen and a bathroom and would have an internal space of approximately 55sqm.

2.10 All three apartments are proposed to gain access from the main front door and via a communal hall way with access to the staircase for the upper floor apartments. The property is served by an existing enclosed yard (which the proposed ground floor apartment would have direct access to from the rear elevation). The applicant's agent has confirmed that waste storage (6 wheelie bins) would be contained within the existing enclosed rear yard and it is anticipated that the 2 upper floor apartments would access to this waste storage albeit externally and via the rear/side access gate to the yard (clarification has been sought from the applicant's agent on this matter at the time of writing).

2.11 With the exception of the retrospective window changes (including installed roof lights), no other external alterations are proposed to facilitate the conversion to the three apartments. Notwithstanding this, one of the objections received during the consultation process raises comments regarding 2 vents (or flues) that project above the eastern elevation of the main roof slope (towards the rear of the property). It appears that an existing vent/flue (1 of 2) has been removed to accommodate the installed roof light (that forms part of this application) and it appears a new/second vent/flue (black in colour) has been installed. Such works (new vent/flue installation) have been highlighted to the applicant's agent (that planning permission is likely to be required) but such works do not form part of the consideration of this current application.

2.12 The application is being considered at planning committee due to the number of objections received (more than 2).

SITE CONTEXT

2.13 The application site relates to 20 Gladstone Street a three storey, end of terraced dwelling in a residential area within the Headland and Harbour ward of Hartlepool. The application site is located within the Headland Conservation Area and the dwelling is subject to an Article 4 Direction which removes certain permitted development rights.

2.14 The property features a projecting gable element as well as a 'turret' element to its roofline (forming the second floor). The host property is also served by two storey offshoot to the rear and an enclosed yard space. To the front (north) the application site is bounded by the highway of Gladstone Street with properties no. 17 and 19 Gladstone Street beyond, to the side (west) by 18 Gladstone Street, to the rear (south) by nos. 11 and 13 Olive Street and to the side (east) and beyond the alleyway by 22 Gladstone Street. An alleyway runs to the side and rear of the property.

2.15 There is no existing in curtilage car parking to serve the host property.

PUBLICITY

2.16 The application was advertised by way of a press advert, a site notice and eight neighbour notification letters. To date, two responses have been received in the form of objections.

2.17 The objections can be summarised below:

- Parking for residents is becoming increasingly strained, a parking impact survey should be carried out
- There are 2 vent pipes to the rear and roof lights which do not seem in keeping with the building, given the strict guidelines that apply to all other exterior features for buildings in the conservation area.
- Overburdening of local infrastructure
- Erosion of community character – the conversion would introduce a transient population, and diminish the strong sense of community
- Residential amenity – the shift from a single household to multiple occupants is likely to increase noise levels, comings and goings and general disturbance
- Conflict with planning policy
- It would set a negative precedent
- Impact on property values.

2.18 During the course of considering the proposal, amended plans were received to address anomalies on the proposed plans and the description was also amended. A 21 day re-consultation was undertaken. To date, one further response (three in total) has been received in the form of objection.

2.19 The response can be summarised below:

- The street is residential with small families, this HMO would signify a significant change to the streets character
- The only way a HMO would be acceptable would be to introduce parking permits to the area
- Hopes that the uPVC window would set precedence for future UPVC window installations.

2.20 Background papers can be viewed via the 'click to view attachments' link on the following public access page:

<https://planning.hartlepool.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=167107>

2.21 The period for publicity has expired.

CONSULTATIONS

2.22 The following consultation replies have been received:

HBC Heritage and Open Spaces Manager: The application site is located in the Headland Conservation Area which is recognised as a designated heritage asset. Policy HE1 of the Local Plan states that the Borough Council will seek to preserve, protect and positively enhance all heritage assets.

When considering any application for planning permission that affects a conservation area, the 1990 Act requires a local planning authority to pay special attention to the desirability of preserving or enhancing the character or appearance of the area. The National Planning Policy Framework (NPPF) goes further in seeking positive enhancement in conservation areas to better reveal the significance of an area (para. 219, NPPF). It also looks for local planning authorities to take account of the desirability of new development making a positive contribution to local character and distinctiveness (paras. 203 & 210, NPPF).

Further to this at a local level, Local Plan Policy HE3 states that the Borough Council will, 'seek to ensure that the distinctive character of conservation areas within the Borough will be conserved or enhanced through a constructive conservation approach. Proposals for development within conservation areas will need to demonstrate that they will conserve or positively enhance the character of the conservation areas.'

The Headland Conservation area forms the original settlement of Hartlepool, established during the seventh century as a religious centre and later becoming important as a port. Its unique character derives from its peninsula location and from the Victorian domestic residential architecture.

Two-storey is the most common building height in the Headland but those buildings on the main frontages to the sea front are often three storey. Most houses have made use of the attic space with light and ventilation provided by traditional skylights and a wide variety of roof dormer designs. The majority of dwellings have single or two storey rear offshoots. Rear yards are enclosed with high brick walls. The larger houses have front gardens enclosed by low walls, originally topped with railings.

The proposal is the subdivision from dwelling house to 3no. apartments and installation of new dark grey uPVC windows (retrospective) along with the installation of 1no. Velux rooflights to both side elevations.

In principle there are no objections to the subdivision of use.

With regards to the windows the detail and standard joinery evident on the Headland contributes to its unique character. Windows are usually vertical sliding sash containing a single pane of glass, sometimes divided by a single vertical glazing bar. Horns are also evident on sash windows for decoration and strength. Some of the earlier type of multi-paned sash windows are found on lesser windows on rear elevations or to basements.

Historic England's document, 'Traditional Windows; Their Care, Repair and Upgrading' states, UPVC windows, 'are assembled from factory-made components designed for rigidity, thermal performance and ease of production. Their design, detailing and operation make them look different to traditional windows.' It further notes that the, 'different appearance and character' of such windows in comparison to historic windows means they are, 'unsuitable for older buildings, particularly those that are listed or in conservation areas.'

UPVC as a material has a smoother more regular surface finish and colour, and the ageing process differs significantly between UPVC and painted timber. The former retains its regularity of form, colour and reflectivity with little change over time. Newly painted timber is likely to go through a wider range of change and appearance over time. Therefore both UPVC windows will differ significantly in appearance both at the outset and critically as they age from elements constructed in wood.

Further to this a timber window has tenoned corner joints and the panes of glass are held by putty. The glazing beads and mitred corner joints found in UPVC windows are unlike the putty beads and tenoned corner joints of a timber window. It is these small but significant details that contribute to the special character of a timber sash window and thus to the appearance of a conservation area.

In this instance the UPVC windows are top open and are designed to mimic the appearance of a sash window. The windows are grey and differ significantly from a timber sliding sash window in that they have a wider frame, and the profile is flatter, as they tilt open, rather than slide. In addition the Headland Conservation Area is noted for its painted timber, and this is often seen in white sashes with the frame painted a contrasting colour.

Whilst it is accepted that there were UPVC windows installed within the property previously, and more widely there are other buildings in the vicinity with such windows, each case is considered on its own merits. Further more para 219 of the NPPF looks to better reveal the significance of the area through opportunities for enhancement, such as this, where the opportunity could have been used to replace the windows with something more appropriate to the conservation area. It is therefore considered that this element of the application would cause less than substantial harm. The exception to this is the two casement windows to the rear of

the property, where it is accepted that a modern intervention has taken place in the past and therefore a sash style window is unlikely to be accommodated.

The use of glass slates and conservation rooflights can be seen within the Headland conservation area. Whilst there would be no objections to the proposed rooflight on the side elevation, that to the rear of the property appears, overly large. This is to illuminate a landing, where a window already exists. It is suggested that further consideration should be given to omitting this element or replacing it with a smaller, conservation rooflight of a similar size to those found elsewhere on the building.

Whilst the principle of the change of use is accepted it is considered that the retrospective windows, with the exception of the two to the rear, and the proposed Velux rooflight would cause less than substantial harm to the significance of the Headland Conservation Area

HBC Ecology: Holding objection pending a retrospective Preliminary Roost Assessment being conducted.

The property is a Victorian end-terrace with features such as sash-style windows, fascias, rainwater goods, and brickwork that, prior to recent works, were described in the Heritage Statement as being in “a state of disrepair leading to ingress and building fabric performance issues to all sides of the building.” These features are consistent with roosting potential for crevice- and void-dwelling bat species.

Retrospective works including window replacement, re-pointing, and installation of rooflights are high-risk activities for disturbing or destroying bat roosts. No ecological information has been provided to demonstrate the absence of bats or their roosting features prior to these works.

In line with the precautionary principle, it is recommended that a retrospective Preliminary Roost Assessment (PRA) is undertaken by a licensed bat ecologist to assess the likelihood that bats or their roosts were present and potentially affected by the works.

If roosting features or evidence of bats are identified, further emergence/re-entry surveys may be required (season permitting), and an EPS licence may be necessary from Natural England.

Until such information is submitted, it is not possible for the Local Planning Authority to discharge its duty under the Conservation of Habitats and Species Regulations 2017 or the Wildlife and Countryside Act 1981 (as amended).

HRA Attached (*summarised below*).

Likely Significant Effect triggering Habitats Regulations Assessment

This Change of Use (CoU) application requires a Habitats Regulation Assessment (HRA) for the Likely Significant Effects (LSE) of Nutrient Neutrality and Increased Recreational Disturbance.

The HRA is provided below

Habitats Regulations Assessment stage 1 screening

Nutrient neutrality

Is sewage disposed of via the public sewer systems of either Seaton Carew or Billingham WwTW?	Yes, Seaton Carew	Connection to the WwTW is in the project design and is an embedded feature considered at screening. (see below)
Will surface runoff occur?	No	The development is within an urban context, meaning there will be no significant change to the surface water regime.

Recreational disturbance

Is Recreational disturbance accounted for by the Hartlepool Local Plan Coastal Mitigation Scheme?	No	HRA Appropriate Assessment required (see below).
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Habitats Regulations Assessment stage 2 Appropriate Assessment (summarised)

Introduction

Following a Habitats Regulations Assessment (HRA) stage 1 screening, the requirement for a HRA stage 2 Appropriate Assessment (AA) has been triggered. As the competent authority, Hartlepool Borough Council has a legal duty to safeguard European Sites.

HRA Stage 2 - Appropriate Assessment

European Sites and issues requiring Appropriate Assessment

The HRA stage 1 screening for Likely Significant Effect (LSE), screened in the following European Sites:

Teesmouth and Cleveland Coast SPA and Ramsar

Northumberland Coast SPA and Ramsar

Durham Coast SAC

That HRA stage 1 screening screened in the following LSE:

Increased recreational disturbance.

This AA assesses whether increased recreational disturbance causes an Adverse Effect on Integrity of the Site (AEOI) and if so if this can be removed through mitigation.

Mitigation

The Hartlepool Local Plan policy 'HSG1 New Housing Provision', provides allocated sites for major residential development (ten or more dwellings). These were collectively HRA assessed as part of the Hartlepool Local Plan HRA, and their

mitigation is dealt with by the Hartlepool Coastal Mitigation Scheme (the 'Scheme'). Additional recreational visits to the coast are mitigated by funding and SANGS elements – the funding being based on a per-house financial allocation. The Hartlepool Local Plan aspiration is for 6,150 new houses and the value of the Hartlepool Coastal Mitigation Scheme is calculated as £424,000. The Scheme is periodically reviewed to ensure it remains robust.

All major, non-allocated housing developments, all small-scale housing developments (nine or fewer dwellings) and all Change of Use (CoU) applications which increase the number of dwellings [collectively referred to as windfall sites] are not directly covered by the Hartlepool Local Plan HRA/ Hartlepool Coastal Mitigation Scheme and (due to the *People Over Wind Ruling*) must be Appropriately Assessed in their own right.

However, provision to mitigate windfall housing developments is indirectly built into the Hartlepool Coastal Mitigation Scheme.

The Hartlepool Coastal Mitigation Scheme was designed so that: A windfall housing development greater than nine dwellings can use the same funding formula (to provide a financial contribution to the Scheme) to meet its HRA AA mitigation requirements.

Developments of nine or fewer dwellings (including CoU), are mitigated by the financial contributions made by allocated housing development projects, whose contributions include a built-in contingency measure to cover the housing applications for nine or fewer dwellings.

Conclusion

This application, involving a Change of Use (CoU) from a single dwelling (C3 use) to 3no. apartments, is classified as a windfall project. It is mitigated by the built-in contingency measures provided by allocated housing developments within the Hartlepool Coastal Mitigation Scheme. This contribution is indirectly funded by the collective contingency provisions of allocated housing schemes in Hartlepool. Therefore, increased recreational disturbance will not cause an Adverse Effect on Integrity (AEOI) to any European Site. This project is compliant with the Habitats Regulations.

Natural England must be consulted on the HRA Appropriate Assessment.

Updated comments received 02/01/2026 upon receipt of Preliminary Bat Roost Assessment:

On the basis of the submitted report I am happy to remove my holding objection.

Natural England: DESIGNATED SITES [EUROPEAN] – NO OBJECTION
SUBJECT TO SECURING APPROPRIATE MITIGATION

This advice relates to proposed developments that falls within the 'zone of influence' (ZOI) for one or more European designated sites, such as Northumbria Coast SPA and Teesmouth and Cleveland Coast SPA. It is anticipated that new residential

development within this ZOI is 'likely to have a significant effect', when considered either alone or in combination, upon the qualifying features of the European Site due to the risk of increased recreational pressure that could be caused by that development. On this basis the development will require an appropriate assessment.

Your authority has measures in place to manage these potential impacts in the form of a strategic solution Natural England has advised that this solution will (in our view) be reliable and effective in preventing adverse effects on the integrity of those European Site(s) falling within the ZOI from the recreational impacts associated with this residential development.

This advice should be taken as Natural England's formal representation on appropriate assessment given under regulation 63(3) of the Conservation of Habitats and Species Regulations 2017 (as amended). You are entitled to have regard to this representation.

Natural England advises that the specific measures (including financial contributions) identified in the strategic solution can prevent harmful effects from increased recreational pressure on those European Site within the ZOI.

Natural England is of the view that if these measures are implemented, they will be effective and sufficiently certain to prevent an adverse impact on the integrity of those European Site(s) within the ZOI for the duration of the proposed development.

The appropriate assessment concludes that the proposal will not result in adverse effects on the integrity of any of the sites as highlighted above (in view of its conservation objectives) with regards to recreational disturbance, on the basis that the strategic solution will be implemented by way of mitigation.

Having considered the assessment, and the measures proposed to mitigate for all identified adverse effects likely to occur as a result of the proposal, Natural England advises that we concur with the assessment conclusions. If all mitigation measures are appropriately secured, we are satisfied that there will be no adverse impact on the sites from recreational pressure.

If the Habitats Regulations Assessment (HRA) has not been produced by your authority, but by the applicant, it is your responsibility (as the competent authority) to produce the HRA and be accountable for its conclusions. We provide the advice enclosed on the assumption that your authority intends to adopt this HRA to fulfil your duty as competent authority.

Natural England should continue to be consulted on all proposals where provision of site specific SANGS (Suitable Alternative Natural Green Space) or other bespoke mitigation for recreational impacts that falls outside of the strategic solution is included as part of the proposal. We would also strongly recommend that applicants proposing site specific infrastructure including SANGs seek pre application advice from Natural England through its Discretionary Advice Service. If your consultation is regarding bespoke site-specific mitigation, please reconsult Natural England putting 'Bespoke Mitigation' in the email header.

Reserved Matters applications, and in some cases the discharge/removal/variation of conditions, where the permission was granted prior to the introduction of the Strategic Solution, should also be subject to the requirements of the Habitats Regulations and our advice above applies.

HBC Waste Management: We require that suitable waste provision is in place at the site. This includes, but is not limited to, provision for general waste (minimum of 240 litres per dwelling), recycling (minimum of 240 litres per dwelling) and food waste (minimum of 23 litres per dwelling). Therefore, storage space must be adequate to accommodate the above requirements.

Landlords are responsible for providing the necessary receptacles for waste disposal. For 5 or less occupants this would be one x 240ltr for general waste and one x 240ltr waste for recycling, for 5 or more occupants this would be one x 360ltr bin for general waste and one x 360ltr for recycling. Receptacles can be purchased by calling 01429 523333. Any extra waste created by the residents would be classed as commercial waste and would be the responsibility of the landlords to arrange for the disposal as commercial waste.

Residents must ensure that bins are presented at the required collection point for 7.30am on the day of collection and returned to the property after they have been serviced. Collection days can be found at www.hartlepool.gov.uk/findmybinday

Waste must be stored within the property boundary, and must only be placed out for collection on the day stated by the Council. Waste must not be stored on the highway, including in a back street.

Updated comments following confirmation of bin provision, dated 03/09/2025:

6 bins is acceptable.

HBC Traffic and Transport: The site is located within a terraced street with no off street parking available.

There would be a small increase in parking demand for the proposed 3 flats compared to a single dwelling. I would not consider this to be severe. I would therefore have no objections

HBC Public Protection: No comments to make.

Updated comments received 15/07/2025:

Any issues with regards to noise insulation will be dealt with under building regulations.

Cleveland Police: I would like to make you aware that Cleveland Police operate the "Secured by Design" initiative. This is a scheme which promotes the inclusion of architectural crime prevention measures into new projects and refurbishments. Full information is available within the SBD Residential Guide 2025 Guide at www.securedbydesign.com

I encourage contact from applicant/agent at earliest opportunity, if SBD Certification is not achievable you may incorporate some of the measures to reduce the opportunities for crime and anti-social behaviour.

Once a development has been completed the main opportunity to design out crime has gone. The local Designing Out Crime Officer should be contacted at the earliest opportunity, prior to submission and preferably at the design stage.

The Secured by Design Residential Guide highlights that the concepts and approach adopted within this guide can be used to influence strategic planning policies, in support of Paragraph 102a of the NPPF.

The National Planning Policy Framework 2024 paragraph 96(b), which states that Planning policies and decisions should aim to achieve healthy, inclusive, and safe places which are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion...

The National Planning Policy Framework 2024, paragraph 135(f) which states that "Planning policies and decisions should ensure that developments create places that are safe, inclusive and accessible... and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience".

Local Plan section Q5: Relating to Safety & Security states, The Borough Council will seek to ensure that all developments are designed to be safe and secure.

Developers will be expected to have regard to the following matters, where appropriate: 1) Adhering to national safety and security standards as set out by central government. 2) Be developed in a way that minimises crime and the fear of crime, amongst other things, incorporating Secured by Design principles as appropriate. Proposals relating to residential development should be in accordance with the Residential Design SPD.

Another material consideration is Section 17 of The Crime and Disorder Act 1998.

Further information on the Secured By design initiative can be found on www.securedbydesign.com

Although not an SBD requirement, Hartlepool along with many other areas nationwide suffers from offences of metal theft. These include copper piping, boilers, cables, and lead flashing. Buildings under construction are particularly vulnerable. I recommend that alternative products be utilized where possible. Many new builds are now using plastic piping where building regulations allow and alternative lead products.

A good management plan is essential for premises that have more than one dwelling within and is for rental purposes should permission be granted, and often absent landlords can also impact on the effective management and running of the premises.

Chief Fire Officer: Cleveland Fire Brigade offers no representations regarding the development as proposed.

Cleveland Fire Brigade is fully committed to the installation of Automatic Fire Suppression Systems (AFSS) in all premises where their inclusion will support fire

safety, we therefore recommend that as part of the submission the client consider the installation of sprinklers or a suitable alternative AFS system.

Further comments may be made through the building regulation consultation process as required.

HBC Housing Standards: Not Object

HBC Building Control: Building Control have received a Regularisation application for the work described.

Update 06/03/2026:

2.23 HBC Building Control have verbally advised that a regularisation application for building regulations has been approved in respect to both the retrospective window replacement and the conversion of the property to 3 apartments. They have also advised that this includes the provision of sound insulation between the floors of the apartments although sound insulation measures are not required between party walls in this instance owing to the thickness of the existing party walls.

HBC Estates: No comments to make.

HBC Landscape Architect: There are no landscape issues with the proposed CoU.

HBC Community Safety and Engagement: No comments received.

Headland Parish Council: I have had no objections to this planning application from members of Headland Parish Council.

Civic Society: No comments received.

PLANNING POLICY

2.24 In relation to the specific policies referred to in the section below please see the Policy Note at the end of the agenda.

Hartlepool Local Plan

2.25 The following policies in the adopted Hartlepool Local Plan 2018 are relevant to the determination of this application:

Hartlepool Local Plan 2018

HE1: Heritage Assets

HE3: Conservation Areas

HE7: Heritage at Risk

CC1: Minimising and adapting to climate change

LS1: Locational Strategy

QP3: Location, Accessibility, Highway Safety and Parking

QP4: Layout and Design of Development

QP5: Safety and Security

QP6: Technical Matters

SUS1: The Presumption in Favour of Sustainable Development

National Planning Policy Framework (NPPF)(2024)

2.26 In December 2024 the Government issued a revised National Planning Policy Framework (NPPF) replacing the 2012, 2018, 2019, 2021 and 2023 NPPF versions. The NPPF sets out the Government's Planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system. The overriding message from the Framework is that planning authorities should plan positively for new development. It defines the role of planning in achieving sustainable development under three overarching objectives; an economic objective, a social objective and an environmental objective, each mutually dependent. At the heart of the Framework is a presumption in favour of sustainable development. For decision-taking, this means approving development proposals that accord with an up-to-date development plan without delay or, where there are no relevant development plan policies or the policies which are most important for determining the application are out-of-date, granting permission unless policies within the Framework provide a strong reason for refusal or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits. The following paragraphs are relevant to this application:

PARA001: Role of NPPF

PARA002: Determination of applications in accordance with development plan

PARA003: Utilisation of NPPF

PARA007: Achieving sustainable development

PARA008: Achieving sustainable development

PARA009: Achieving sustainable development

PARA010: Achieving sustainable development

PARA011: The presumption in favour of sustainable development

PARA012: The presumption in favour of sustainable development

PARA039: Decision making

PARA048: Determining applications

PARA056: Planning conditions and obligations

PARA057: Planning conditions and obligations

PARA116: Highway matters

PARA131: Achieving well-designed places

PARA135: Achieving well-designed places

PARA137: Achieving well-designed places

PARA139: Achieving well-designed places

PARA167: Planning for climate change

PARA203: Considering heritage assets

PARA208: Considering heritage assets

PARA210: Considering heritage assets

PARA212: Considering heritage assets

PARA215: Considering heritage assets

PARA219: Considering heritage assets

PARA231: Implementation

Supplementary Planning Documents

Residential Design Guide Supplementary Planning Document (2019).

2.27 **HBC Land Use Policy:** No comments or objections to the proposal.

PLANNING CONSIDERATIONS

2.28 The main issues for consideration in this instance are the appropriateness of the proposal in terms of the policies and proposals held within the Development Plan and in particular the principle of development, the impact of the development on the character and appearance of the existing dwelling and conservation area, the impact on the amenity and privacy of neighbouring properties, highway safety, ecology, crime and anti-social behaviour and other material considerations. These and any other planning matters are considered below.

PRINCIPLE OF DEVELOPMENT

2.29 The application includes the subdivision of the existing residential dwelling to three apartments (also a residential use), which is located within the development limits and within a predominantly residential area. The application site is within close walking distance to existing shops and services, as well as the local public transport network. On this basis, the application site is considered to be a sustainable location. It is also of note that the application site has historically benefited from planning permission to operate as three separate apartments, which was subsequently changed back into a single dwelling in 2006. The Council's Land Use Policy section were consulted on the application and have raised no objections in principle to the proposed development.

2.30 Subject to the consideration of other material considerations as considered below, the principle of development is considered acceptable in this instance.

IMPACT ON CHARACTER AND APPEARANCE OF EXISTING BUILDING AND SURROUNDING CONSERVATION AREA

2.31 The application site is located in the Headland Conservation Area, which is a designated heritage asset. Policy HE1 of the Local Plan states that the Borough Council will seek to preserve, protect and positively enhance all heritage assets.

2.32 Furthermore, when considering a planning application which affects a conservation area, Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority to pay special attention to the desirability of preserving or enhancing the character or appearance of the area.

2.33 Local Plan Policy HE3 states that the Council will seek to ensure that the distinctive character of Conservation Areas within the Borough will be conserved or enhanced through a constructive conservation approach. Proposals for development within Conservation Areas will need to demonstrate that they will conserve or positively enhance the character of the Conservation Areas.

2.34 NPPF Paragraph 219 goes further in seeking positive enhancement in conservation areas to better reveal the significance of an area. NPPF Paragraphs 203 and 210 require Local Planning Authorities to take account of the desirability of new development making a positive contribution to local character and distinctiveness.

2.35 Policy QP4 (Layout and Design of Development) of the Hartlepool Local Plan (2018) requires, amongst other provisions, that proposals should be of an appropriate layout, scale and form that positively contributes to the Borough and reflects and enhances the distinctive features, character and history of the local area as well as respecting the surrounding buildings, structures and environment. In a similar fashion, paragraph 135(c) of the NPPF states that developments should “sympathetic to local character and history, including the surrounding built environment and landscape setting...” whilst paragraph 139 notes “Development that is not well designed should be refused, especially where it fails to reflect local design policies...”.

Use/Subdivision from a dwellinghouse to 3no. apartments

2.36 With respect to the creation of 3 apartments and notwithstanding the external alterations (replacement windows that are considered further below), it is recognised, that character is not something that is purely physical and the nature of how a use operates can impact on the character of a site and the wider surrounding area. Whilst the use (3 apartments) is still a residential use, it is accepted that there is a potential to impact the feel of the area, including the area to become more transient. Whilst the immediate street is largely made up from single unit two storey terraced street houses, it is understood that no. 10 Gladstone Street is made up of 3 flats (as approved under application H/1982/0198). Furthermore and as previously acknowledged, the host dwelling has previously benefitted from permission to have been converted into 3 apartments.

2.37 The 3 apartments would continue to serve a residential use and therefore given the immediate proximity of other residential uses in vicinity including the neighbouring properties and that no objections have been received from the Council’s Head of Heritage and Open Spaces in respect to this element of the application, overall, the proposal is considered not to adversely affect the character and appearance of the existing building or that of the surrounding conservation area as to warrant a refusal of the application.

Replacement Windows

2.38 This application also seeks retrospective permission for the replacement windows to the front, rear and side (east) elevations, as well as installed rooflights (as described in the Proposal).

2.39 The Headland Conservation area forms the original settlement of Hartlepool, established during the seventh century as a religious centre and later becoming important as a port. Its unique character derives from its peninsula location and from the Victorian domestic residential architecture. With reference to the window detail within the Headland, both the standard and level of detail are considered to

contribute to the Headland's unique character. Windows are usually vertical sliding sash containing a single pane of glass, sometimes divided by a single vertical glazing bar and horns are also evident on sash windows to add decoration and strength. Canted bay windows are also a feature of the Headland, sometimes running up the front elevation from basement to attic, or in other instances forming a single projecting oriel window at first floor.

2.40 The Council's Head of Service for Heritage and Open Spaces has provided comments that the replaced uPVC casement windows differ significantly from the traditional vertical sliding sash windows. The Head of Service for Heritage and Open Spaces has explained that on a traditional window, horns are evident on sash windows for decoration and strength, and corner joints and the panes of glass are held by putty. In the case of the uPVC windows installed, they are top open and are designed to mimic the appearance of a sash window, however they are finished in a dark grey colour and differ significantly from a timber sliding sash window, in that they have a wider and flatter frame, which tilt open rather than slide. In addition, the Headland Conservation Area is noted for its painted timber, and this is often seen in white sashes with the frame painted a contrasting colour.

2.41 Having regard to the top hung opening mechanism, material and finishing colour of the windows installed when compared to the replaced traditional sliding sash windows, and taking into account the detailed comments of the Council's Head of Service for Heritage and Open Spaces, it is considered that the installed windows differ significantly to those expected of the character and appearance of such a property within the conservation area. As a result, the windows are considered to jar with traditional windows that would be found within the Conservation Area.

2.42 The concerns regarding both the top hung opening mechanism and use of inappropriate materials is also supported by a recently dismissed appeal decision for retrospective windows that were installed within a property in the same Headland Conservation Area (Appeal Ref: APP/H0724/W/23/3330638, decision dated 08/01/2024) with the Inspector being clear that such plastic windows with top hung openings cannot and do not replicate the form and appearance of traditional, timber sliding sash windows. The Inspector noted that he was *"easily able to differentiate them from the timber sliding sash windows in the rest of the building, even at a distance. This is largely due to their much flatter sectional profile and the smoother texture of the frames. Patently, the difference would be even more pronounced when the windows are in an open position, with the top lights jutting out from the building. Consequently, the installed windows do not satisfactorily replicate the appearance of traditional timber sliding sash windows and appear incongruous, such that they constitute a harmful change to this building and the HCA as a whole"*.

2.43 It is considered that the same concerns apply to the current application where the effect of the installed unauthorised windows is clearly notable and the changes are considered to be unacceptable for the reasons detailed above. It is however noted that the exception to this are the two installed casement windows to the ground and first floor of the main rear elevation of the property, where the Council's Head of Service for Heritage and Open Spaces notes that modern intervention appears to have taken place in the past and therefore a sash style window is unlikely to be accommodated.

2.44 In addition to this, one smaller roof light has been installed to the side (east) elevation of the main property (adjacent to an existing similar sized roof light, of which there is no known history but appears to have been in place for some time) to which the Council's Head of Service for Heritage and Open Spaces raises no objections. A larger rooflight has been installed to the rear roof slope of the property. Objections have been raised from the Council's Head of Service for Heritage and Open Spaces due to the size of this, as modern roof lights are much larger and considered to detract from the historic roof scape due to their size, profile and positioning.

2.45 In accordance with the aforementioned NPPF paragraphs and the identified Local Plan Policies, the identified harm must be weighed against any clear public benefits. It should be noted that the National Planning Practice Guidance defines public benefits as 'anything that delivers economic, social or environmental objectives as described in the NPPF', and which are 'of a nature or scale to benefit the public at large and not just be a private benefit'. There has been no information provided by the applicant to identify any clear public benefits that would outweigh or justify the identified harm.

2.46 Whilst consideration is given to the most recent update to the NPPF (in December 2024) where at paragraph 167 it requires Local Planning Authorities to give significant weight to improvements to existing buildings to support energy efficiency, which would potentially include replacement windows, it also cautions that where the proposals would affect heritage assets, the other relevant policies within the Framework still apply. In addition, Section 72 of the 1990 Act sets out that special consideration shall be given to the consideration to the desirability of preserving or enhancing the character or appearance of that area. Therefore, only limited weight can be given to paragraph 167 of the NPPF (2024) in this instance.

2.47 Whilst there may be some environmental benefits gained through an enhancement of a property's thermal efficiency and upkeep to its fabric, this would be of solely private benefit to the applicant (and occupiers of the building) and therefore does not weigh in favour of the proposals. Furthermore, it is considered that any benefits should they exist (none have not been readily identified by the applicant), they would not outweigh or justify the harm caused by the proposed development. Finally, Officers are not persuaded that any (public) benefits could not be achieved by a proposal, which would be less harmful to the significance of the designated heritage asset i.e. through the use of appropriate materials and detailing.

2.48 In view of the above and in line with the relevant NPPF paragraphs and identified Hartlepool Local Plan policies, great weight is given the preservation and enhancement of the heritage assets, whilst there are no clear public benefits that are considered to outweigh the inappropriate and unsympathetic materials. Based on the above and the comments from the Council's Head of Service for Heritage and Open Spaces, the identified unauthorised uPVC windows are considered to result in less than substantial harm to the Headland Conservation Area by virtue of design, detailing and use of inappropriate materials and this harm has not been demonstrably outweighed by any clear public benefits. As a result, the unauthorised windows in the front, side and rear (with the exception of the 2no. installed casement

windows in the main rear elevation, and 1no. side/east elevation rooflight) are considered to be unacceptable and therefore warrant a reason for the refusal of the planning application on such grounds.

2.49 It is acknowledged that the wider surrounding area does contain properties that feature uPVC windows. The presence of other uPVC windows within the conservation area is not disputed, rather it is unsympathetic alterations such as this that have resulted in the conservation area be classed as 'at risk' and more pressing need to ensure future developments are appropriate. Notwithstanding the fact all applications should be determined on their own particular merits, the presence of poor quality developments elsewhere is not considered sufficient reason to warrant causing further harm to the character and appearance of the conservation area.

2.50 The Headland Conservation Area is considered to be at risk due to the cumulative loss of traditional details such as timber windows and doors. Policy HE7 of the Local Plan sets out that the retention, protection and enhancement of heritage assets classified as 'at risk' is a priority for the Borough Council. Development of heritage assets which will positively conserve and enhance these assets removing them from being classified as at risk and addressing issues of neglect, decay or other threat will be supported, although in this instance, having regard to the above considerations, the development as carried out is considered to cause threat to the integrity of the heritage asset of the Headland Conservation Area.

2.51 It is considered that the installed fenestration results less than substantial harm to the designated heritage asset (NPPF, para 215) by virtue of the design, detailing and use of inappropriate materials (and the loss of traditional timber windows/details which contributed to its significance). No information has been provided to demonstrate that this harm will be outweighed by the public benefits of the proposal nor would the requirements of paragraph 167 of the NPPF (energy efficiency) outweigh this harm. Consequently the proposed works as carried out are considered to be unacceptable and are recommended for refusal of the planning application accordingly.

IMPACT ON AMENITY AND PRIVACY OF NEIGHBOURING PROPERTIES

2.52 Policy QP4 (Layout and Design of Development) of the Hartlepool Local Plan (2018) requires that proposals should not negatively impact upon the amenity of occupiers of adjoining or nearby properties by way of general disturbance, overshadowing and visual intrusion particularly relating to poor outlook, or by way of overlooking and loss of privacy. These requirements are reiterated in the Council's adopted Residential Design SPD (2019).

2.53 The following minimum separation distances must therefore be adhered to:

- Provide and maintain separation distances of at least 20m from habitable room to habitable room.
- Provide and maintain separation distances of at least 10m from habitable room to non-habitable room and/or gable end.

2.54 The proposal is for a retrospective subdivision of the dwellinghouse to 3no. apartments and replacement windows to the front, rear and side (east) elevations, as

well as installed rooflights. It is noted that the application site is located within a residential area and the surrounding area consists of residential properties.

2.55 Whilst it is acknowledged that the separation distances between the front elevation of the host property and the front elevations of the nearest properties to the front (north, in particular No's 17 and 19 Gladstone Street) and the separation distances between to the rear elevation of the host property and the rear elevations of the nearest properties to the rear (south, along Olive Street) do not meet the distances as set out in Policy QP4 (and that of aforementioned SPD), significant consideration and weight are given to the established residential use of the application site, the established separation distances and relationships between the host building and surrounding properties and therefore to the established urban 'grain' of the properties where such distances and relationships are common within the wider area.

2.56 It is noted from the submitted floor plans that Apartment 1 (the ground floor flat) would continue to have a kitchen/living room to the front, and 2no. bedrooms to the rear rooms. Apartment 2 (the first floor flat) would continue to have the same layout, with the kitchen/living room to the front (and above the kitchen/living room of Apartment 1), and 2no. bedrooms to the rear rooms, with the only change being converting a study to a bedroom in the smaller front room (albeit it is considered to remain as a habitable room). Apartment 3 (second floor flat) would have a kitchen/living room and bathroom to the front, a bedroom to the rear. In all instances the habitable rooms in the existing layout would continue to serve habitable rooms.

2.57 Notwithstanding the 2 additional roof lights (considered further below), it is considered that the proposed scheme would not adversely affect the existing separation distances or relationships between the established footprint of the existing property and the surrounding neighbouring properties. It is considered that the windows would continue to serve habitable rooms (where identified) and the apartments would not be an over intensification of the rooms that the existing windows serve.

2.58 As part of the proposal, 2 new rooflights have been installed, one to the side (eastern) roof slope serving a storage room, and one to the rear (southern) roof slope, serving a landing, which are both considered to be non-habitable rooms in planning terms.

2.59 With regards to properties to the rear and those that are beyond the alleyway directly to the rear (no. 11 and 13 Olive Street), consideration is given to its positioning within the roof space as well as the remaining separation distance where the roof light would be no closer than the existing main rear elevation windows (and therefore the established relationship).

2.60 Further consideration is given to the 'fall back' position, whereby a non-opening rooflight could be inserted into the roof slope of a dwelling (unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed) under permitted development. The proposed rooflight to the rear would be approximately 2.8 metres above the floor level and on this basis, the proposal would fall under the accepted parameters of permitted

development (notwithstanding the Article 4 Direction in the conservation area removing such rights to protect the character and appearance of the conservation area).

2.61 In view of the above, it is considered that the works carried out to the replacement windows (and additional rooflights) would not have a significant negative impact on or worsen the existing, established relationships in respect to the privacy of neighbouring occupiers to the rear in terms of overlooking.

2.62 Regarding the additional side (east) rooflight installed, the neighbouring property to the side at no. 22 Gladstone Street was observed to have a blank side (west) elevation. It is considered that no direct views would be achievable (over and above the existing relationships) from windows in the front, side and rear of the proposal towards windows in the front, side or rear elevations of No 22. Further consideration is given to the 'fall back' position, whereby a non-opening rooflight could be inserted into the roof slope of a dwelling (unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed) under permitted development. The proposed rooflight to the side would be approximately 2.2 metres above the floor, on this basis, the proposal would fall under the parameters of permitted development. As such, it is considered that the proposal would not result in an adverse loss of privacy in terms of overlooking for No 22.

2.63 As noted above, it is acknowledged that the replacement windows to the front and rear elevations would not achieve the requisite separation distances to the nearest properties to the front and rear respectively. However, given the above context, and existing relationships whereby the proposals would not alter the footprint of the property, it is considered the replacement windows would not significantly affect the established relationship and therefore would not result in a significant loss of amenity or privacy for neighbouring properties or future occupiers of the flats in terms of overshadowing, overbearing, loss of outlook or overlooking.

2.64 In respect to the amenity of future occupiers of the apartments, on the basis of the proposed floor plans, it is considered that the proposed apartments would afford future occupiers an acceptable level of amenity, with sufficient living space and adequate levels of natural light. It is further considered that the minimum gross internal floor areas of the proposed apartments would accord with the Nationally Described Space Standards. HBC Housing Standards were consulted did not raise any objections to the proposal.

2.65 It is noted that the property benefits from a small yard area, where the only direct access would be afforded to the ground floor apartment. Whilst it is recognised that the upper floor apartments would have limited access to the rear yard area (likely to be for access to waste storage only), the space is considered to have limited benefits for garden recreation purposes and therefore would not result in an unacceptable loss of privacy for occupiers of the ground floor flat which presents habitable room windows onto the enclosed yard area. Furthermore, consideration is given to the application site being located within walking distance to areas of open space (including Moor Parade and the sea front). Overall and for the above reasons, including the maintained separation distances and relationships to neighbouring

properties, it is considered that the proposal would not result in an adverse loss of amenity and privacy for future occupiers as to warrant a refusal of the application.

2.66 The Council's Public Protection section has been consulted on the retrospective change of use and have confirmed no objections (or any requirements) for the proposal. As noted above a building control regularisation application has been approved and this is understood to take account of the provision of suitable sound insulation measures. In the above context, Officers consider that should any noise issues arise (particularly through noise transference) that they would be best considered and dealt with through separate environmental legislation.

2.67 Overall, it is considered that the proposed development would not lead to an adverse loss of amenity and privacy for neighbouring properties (or future occupiers) in terms of outlook, overbearing, overlooking or noise disturbance when considered against the provisions of Policy QP4 of the Hartlepool Local Plan (2018) and the those of the NPPF (2024) and would therefore not warrant a reason for the refusal of the application in this instance.

ECOLOGY

2.68 The Council's Ecologist was originally consulted on the application and requested a retrospective Preliminary Roost Assessment be conducted.

2.69 The features of the property, were outlined in the Heritage Statement as being in "a state of disrepair leading to ingress and building fabric performance issues to all sides of the building." These features are consistent with roosting potential for crevice- and void-dwelling bat species. HBC Ecology have recommended that a Preliminary Roost Assessment (PRA) is undertaken by a licenced bat ecologist to assess the likelihood that bats or their roosts were present and potentially affected by the works.

2.70 Following the submission of a Preliminary Bat Roost Assessment which confirmed the building is considered to be a negligible risk with regards to roosting bats and no further survey work is required, the HBC Ecologist has removed their objection confirming the proposal is now acceptable in this respect.

2.71 The Council's Ecologist has also completed a Stage 1 Habitat Regulation Assessment (HRA) to consider any Likely Significant Effects (LSE) on the Teesmouth & Cleveland Coast SPA (and Ramsar) arising from nitrate enrichment and increased recreational disturbance.

2.72 Due to the proposed creation of additional overnight accommodation (i.e. additional bedrooms), it is necessary to consider any Likely Significant Effects of the proposals as a result of nutrient neutrality. The application form states that the public mains sewer is to be used and as a result, all additional nutrient pollution will be processed by the Seaton Carew Waste Water Treatment Works and HBC Ecology have advised that any Likely Significant Effects from the application can be screened out at Stage 1 of the Habitats Regulations Assessment.

2.73 HBC Ecology have undertaken an HRA Stage 1 and HRA Stage 2 (Appropriate Assessment) to take account of the potential for recreational disturbance and any Likely Significant Effects on the designated sites and have concluded this would be mitigated by the Hartlepool Coastal Mitigation Scheme and there would be no Adverse Effect on the Integrity of any designated site. Natural England have been consulted on the Appropriate Assessment.

2.74 Natural England note that HBC have measures in place to manage these potential impacts in the form of the identified strategic solution. Natural England has therefore confirmed their agreement with the HRA and raise no objections to the proposal.

2.75 Having regard to the comments of the Council's Ecologist and of Natural England, it is considered that the proposed development would not lead to any likely significant effects on the designated sites (or the identified species of bat) in terms of ecological impact and the proposed development is considered acceptable in this respect.

HIGHWAY SAFETY AND CAR PARKING

2.76 Given the existing layout of the site and resulting restrictions, there are no proposed off-street parking as part of the development. HBC Traffic and Transport has confirmed that while there would be a small increase in parking demand for the proposed 3 flats compared to a single dwelling, it is not considered to be severe (in the context of paragraph 116 of the NPPF). The Council's Traffic and Transport team have therefore raised no objections in relation to highway or traffic concerns. The proposed development is considered to be acceptable in this respect.

OTHER PLANNING MATTERS

Crime and the Fear of Crime

2.77 Section 17 of the Crime & Disorder Act (1998) requires the planning system to give consideration to implications for crime and anti-social behaviour. Cleveland Police was consulted on the proposal and provide advice regarding Secured by Design principles and reducing opportunities for crime and anti-social behaviour which can be relayed to the applicant by way of an informative. HBC Community Safety have not offered any comments or objections in respect of the proposal. The proposal is therefore considered acceptable in this regard.

Waste Management

2.78 The proposals would allow for secure storage of 6 bins in the enclosed rear yard, to which no objections have been received from appropriate technical consultees including HBC Waste Management. The proposals are therefore considered to be acceptable in this regard.

OTHER MATTERS

Fire Safety

2.79 Cleveland Fire have confirmed they would make any comments on issues such as means of escape as part of the required Building Regulations application consultation.

Other matters

2.80 With respect to objections/concerns regarding devaluation, these are not material planning consideration and therefore have not been considered.

2.81 Furthermore, the proposal does not seek planning permission for a HMO (House in Multiple Occupation) and therefore no consideration can be given to this comment.

CONCLUSION

2.82 It is considered that whilst the subdivision of the dwelling to 3no. apartments is acceptable, the introduction of windows of non-traditional design and materials and a roof light to the rear of a non-tradition design and size cause less than substantial harm to the significance of the conservation area by virtue of the design, detailing and use of materials. Furthermore, insufficient information has been provided to demonstrate that this harm is outweighed by any public benefits. It is therefore considered the development detracts from the character and appearance of the Headland Conservation Area, contrary to policies HE1 and HE3 of the Hartlepool Local Plan (2018) and paragraphs 135, 139, 203, 210, 212, 215, and 219 of the National Planning Policy Framework 2024.

EQUALITY DUTY

2.83 The Council has a duty to have regard to the impact of any proposal on those people with characteristics protected by the Equality Act. Officers have had due regard to Sec 149(1) (a) and (b) of the Equality Act 2010 and considered the information provided by the applicant, together with the responses from consultees and other parties, and determined that the proposal would have no material impact on individuals or identifiable groups with protected characteristics. Accordingly, no changes to the proposal were required to make it acceptable in this regard.

CRIME AND DISORDER ACT IMPLICATIONS

2.84 In this instance, there are no Section 17 implications.

REASON FOR DECISION

2.85 It is considered by Officers that the proposal in the context of relevant planning policies and material planning considerations is not acceptable as set out in the Officer's Report.

RECOMMENDATION – REFUSE for the following reason:

1. In the opinion of the Local Planning Authority, it is considered that the installation of uPVC windows to the front, side and rear elevations (with the exception of the 2no. windows to the main rear/south elevation and the installation of the 1no. rooflight to the rear/south), cause less than substantial harm to the designated heritage asset (Headland Conservation Area) by virtue of the design, detailing and use of inappropriate materials. It is further considered that there is insufficient information to indicate that this harm would be outweighed by any public benefits of the development. The proposal is therefore contrary to policies HE1, HE3 and HE7 of the Hartlepool Local Plan (2018) and paragraphs 135, 139, 203, 210, 212, 215, and 219 of the National Planning Policy Framework (2024).

BACKGROUND PAPERS

2.86 Background papers can be viewed by the 'attachments' on the following public access page:

<https://planning.hartlepool.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=167107>

2.87 Copies of the applications are available on-line:

<http://eforms.hartlepool.gov.uk/portal/servlets/ApplicationSearchServlet>

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<p>HARTLEPOOL BOROUGH COUNCIL</p>	<p>DRAWN LH</p>	<p>DATE 24/02/2026</p>
	<p>Scale 1:300</p>	
<p>Dept of - Development, Neighbourhoods and Regulatory Services Civic Centre, Victoria Road, Hartlepool TS24 8AY</p>	<p>DWG.NO H/2025/0126</p>	<p>REV</p>

POLICY NOTE

The following details a precis of the overarching policy documents referred to in the main agenda. For the full policies please refer to the relevant document, which can be viewed on the web links below;

HARTLEPOOL LOCAL PLAN 2018

<https://www.hartlepool.gov.uk/localplan>

HARTLEPOOL RURAL NEIGHBOURHOOD PLAN 2018

[https://www.hartlepool.gov.uk/downloads/file/4876/hrnp_2016-2031 -
_made version - december 2018](https://www.hartlepool.gov.uk/downloads/file/4876/hrnp_2016-2031_-_made_version_-_december_2018)

MINERALS & WASTE DPD 2011

[https://www.hartlepool.gov.uk/info/20209/local_plan/317/tees_valley_minerals
_and_waste_development_plan_documents_for_the_tees_valley](https://www.hartlepool.gov.uk/info/20209/local_plan/317/tees_valley_minerals_and_waste_development_plan_documents_for_the_tees_valley)

REVISED NATIONAL PLANNING POLICY FRAMEWORK (NPPF) 2024

[https://www.gov.uk/government/publications/national-planning-policy-
framework--2](https://www.gov.uk/government/publications/national-planning-policy-framework--2)

ILLUSTRATIVE EXAMPLES OF MATERIAL PLANNING CONSIDERATIONS

Material Planning Considerations	Non Material Considerations
<i>Can be taken into account in making a planning decision</i>	<i>To be ignored when making a decision on a planning application.</i>
<ul style="list-style-type: none"> • Local and National planning policy 	<ul style="list-style-type: none"> • Political opinion or moral issues
<ul style="list-style-type: none"> • Visual impact 	<ul style="list-style-type: none"> • Impact on property value
<ul style="list-style-type: none"> • Loss of privacy 	<ul style="list-style-type: none"> • Hypothetical alternative proposals/sites
<ul style="list-style-type: none"> • Loss of daylight / sunlight 	<ul style="list-style-type: none"> • Building Regs (fire safety, etc.)
<ul style="list-style-type: none"> • Noise, dust, smells, vibrations 	<ul style="list-style-type: none"> • Land ownership / restrictive covenants
<ul style="list-style-type: none"> • Pollution and contaminated land 	<ul style="list-style-type: none"> • Private access disputes
<ul style="list-style-type: none"> • Highway safety, access, traffic and parking 	<ul style="list-style-type: none"> • Land ownership / restrictive covenants
<ul style="list-style-type: none"> • Flood risk (coastal and fluvial) 	<ul style="list-style-type: none"> • Private issues between neighbours
<ul style="list-style-type: none"> • Health and Safety 	<ul style="list-style-type: none"> • Applicants personal circumstances (unless exceptional case)
<ul style="list-style-type: none"> • Heritage and Archaeology 	<ul style="list-style-type: none"> • Loss of trade / business competition (unless exceptional case)
<ul style="list-style-type: none"> • Biodiversity and Geodiversity 	<ul style="list-style-type: none"> • Applicants personal circumstances (unless exceptional case)
<ul style="list-style-type: none"> • Crime and the fear of crime 	
<ul style="list-style-type: none"> • Planning history or previous decisions made 	

(NB: These lists are not exhaustive and there may be cases where exceptional circumstances require a different approach)