

Site Photos



View of existing tree belt and site



View of eastern site boundary



View of Elwick Road looking west along south site boundary



View of Elwick Road looking east along south site boundary



Woodland path adjacent to eastern site boundary



View of precedent housing on adjacent development



Site location

Site Context

The proposed application site was previously promoted as a housing site through the emerging Hartlepool Local Plan. As a result of this the Inspector, following the Examination in Public, recommended modifications to the Plan in order ensure it was sound, with one of these being the allocation of the application site for approximately 100 executive dwellings. As such, whilst the Plan was subsequently withdrawn, it has been confirmed that the principle of housing on the site is considered acceptable.



Proposed Site Plan

View of tree belt and site



Site set into local context.



Aerial view of massing model



Design principles



Aerial view



Aerial view



Street View

The proposed scheme is for a new low density residential development of up to 100 dwellings. The proposal covers a site area of just under 4.5 hectares or 11 acres. The site provides a natural extension to the existing built up area on the western edge of Hartlepool. The scheme is designed as a low density executive-housing led development, which will have a rural edge and suburban character feel with an emphasis on 'top-end' housing. The scheme includes a range of 3, 4 and 5 bedroom properties which will be predominantly detached with a small element of semi-detached properties. The housing will be two storey and traditional in style and form. A provision for affordable housing will be included within the scheme albeit that the type and numbers of dwellings are yet to be agreed with Hartlepool Borough Council.

The intention is to seek outline planning consent based upon a low density development of approximately 18 dwellings per hectare. The outline application will set an upper limit on the number of dwellings and it will leave all matters reserved with the exception of access. The scheme presented illustrates the rural edge theme and scale of the proposed development. There will be wide spaces between plots and areas of incidental open space within the development which will create a strong emphasis on landscaping and establish leafy rural feel to the development.

In preparing the proposal a detailed assessment of the existing site constraints has been undertaken. This includes a tree survey, ecology surveys, transport assessment and a flood risk assessment. These reports all confirm that the site is fully deliverable and developable now. They have also established a series of constraints upon the site which have informed the illustrative design proposal. The features which have been built into the scheme include:-

- The site access point which has been designed to provide safe and suitable ingress and egress into the site for vehicles and pedestrians from Elwick Road. The location of the access accounts for visibility splays, site levels and will include works to form a protected right hand turn lane into the site. The proposals will , extend and improve existing pedestrian links both along Elwick Road and along the public footpath to the east of the site and also include a proposal to extend the 30 mph speed limit zone westwards along Elwick Road, together with other gateway features to control vehicle speeds on the approach to the town.
- A series of traffic surveys has been undertaken, to determine how the existing road network around the site operates. The impact of the traffic that will be generated by the proposed scheme has been assessed at a number of critical local junctions agreed with the Council. These assessments show that the road network surrounding the site does have capacity to carry the additional traffic movements associated with the proposed small scale residential development. A Travel Plan will also be prepared to support the development, promoting sustainable travel patterns for future residents.
- The scheme provides an 8m environmental buffer between the edge of development and the existing woodland along the southern, eastern and northern boundaries. This provides an extension to the existing wildlife corridor with additional planting and reduces the impact of light spill into the established woodland areas and wildlife movement routes.
- There are no existing flooding issues on site
- The scheme will provide an on-site play provision the location and type of facility is yet to be agreed but it is likely that this will include an equipped area for toddlers and young children.

Should the scheme receive planning approval then the applicant will make a financial contribution towards: Local leisure provision, green infrastructure and education through a section 106 agreement with the council.