

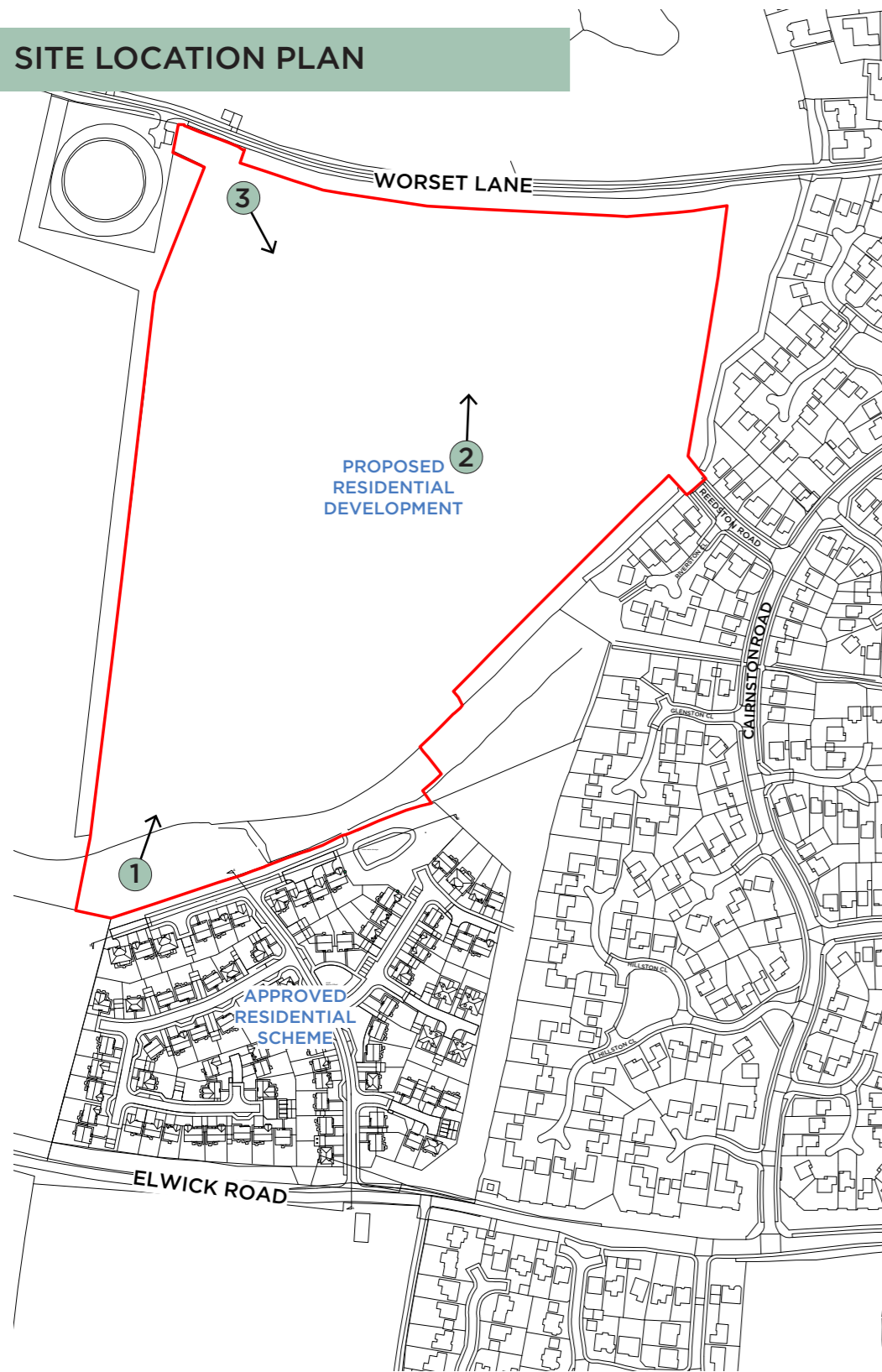
# WELCOME

## THE SITE

Thank you for taking the time to visit us today. The purpose of this exhibition is to provide you with information on the proposals seeking outline planning permission for up to 220 dwellings along with associated access.

The site extends to 11.3 hectares (27.9 acres) and is located to the north of Elwick Road, Hartlepool, adjacent to the site recently granted planning permission at appeal for 81 dwellings. It is considered that the proposed site, as with the approved site, is sustainable and has been identified in Hartlepool Borough Council's Strategic Housing Land Availability Assessment (SHLAA) as a deliverable/developable site to help the Council meet their ongoing need for housing in the Borough.

To progress an appropriate development scheme Cecil M Yuill Ltd have instructed a consultant team to assess all aspects of the site. The assessment work by the team is ongoing, however findings to date have been considered and form the basis of the information being presented at this exhibition. In progressing the development proposals for the site, views of the community are being sought to identify key issues, constraints and opportunities that could be incorporated within the final design of the scheme with many of the consultants at the exhibition today to answer any questions you may have.



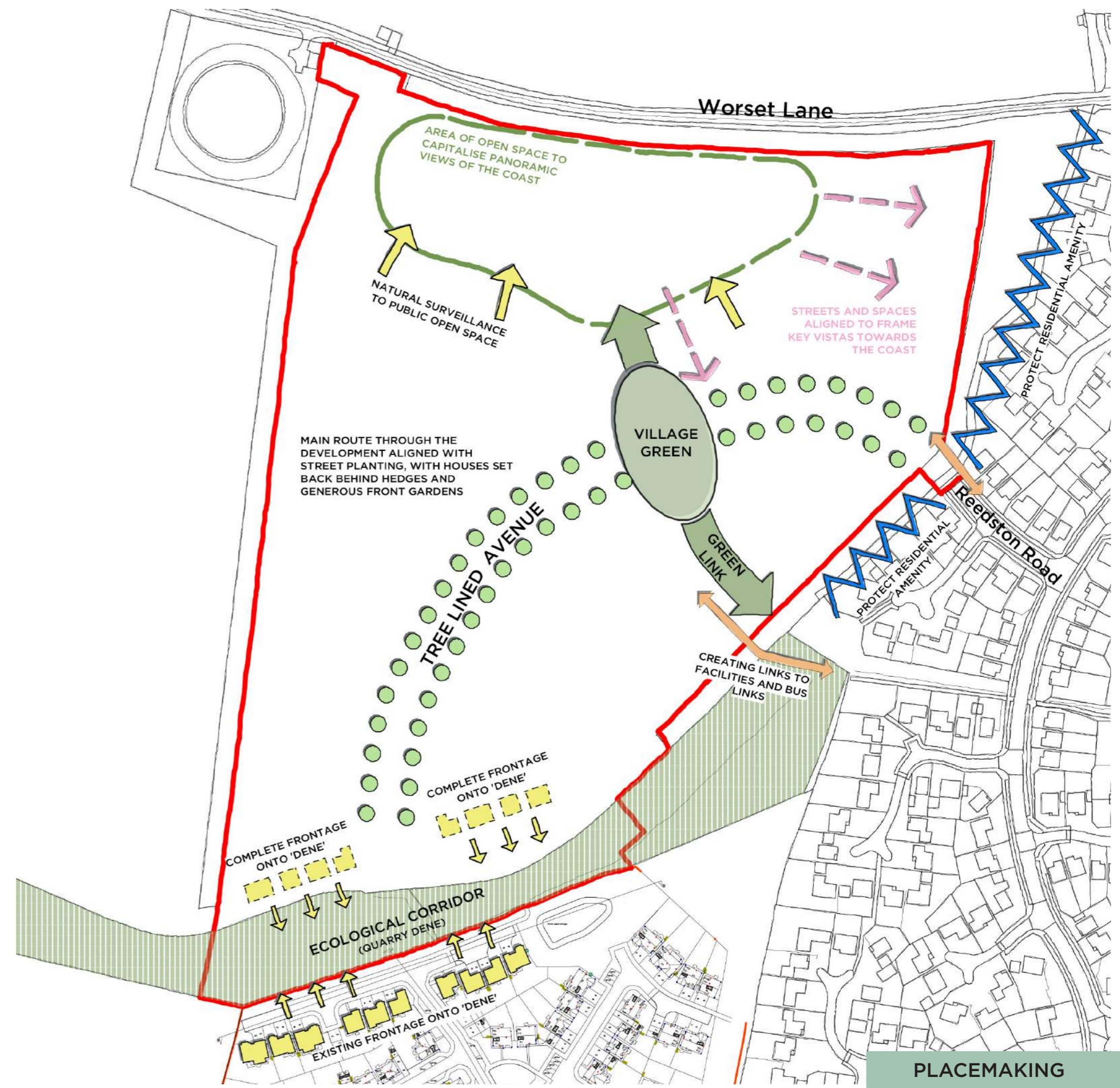
VIEW FROM THE SOUTHERN EDGE OF THE SITE, LOOKING NORTH



VIEW FROM THE CENTRE OF THE SITE LOOKING NORTH TOWARDS WORSET LANE



VIEW FROM THE NORTH OF THE SITE LOOKING SOUTH AND EAST TOWARDS THE HARTLEPOOL COASTLINE



## DESIGN OBJECTIVES

After gaining an understanding of the place and the opportunities presented by the site, this allowed us to identify a set of design objectives which will help guide the design of the masterplan.

- 1) Create a high quality residential development that accommodates a good mix of housing types which is in keeping with the appearance, scale and massing of its surrounding area.
- 2) Create a development that exploits sites attractive features of the site, such as the existing attractive views towards the coast by strategically positioning areas of open space and through the alignment of streets.
- 3) Retain and enhance the existing Quarry Dene by ensuring it becomes an important ecological corridor with attractive dwellings fronting onto this area.
- 4) Create safe, attractive and enjoyable pedestrian links within the site towards important destinations east of the site, ensuring a well-integrated scheme.
- 5) Create a place that is easy to understand by developing a clear hierarchy of streets and positioning buildings to frame views and the end of streets to form locally distinctive landmarks.

## TRANSPORT & ACCESS

The site is very well located in terms of the availability of sustainable travel options and proximity to key services and facilities. High frequency buses travel along Cairnston Road to the east of the site and the majority of dwellings will be within a short walking distance of the bus stops serving these routes.

The proposed access to the site will be via the continuation of Reedston Road westwards into the site, designed to provide safe and suitable ingress and egress into the site for vehicles and pedestrians.

The access proposals include the provision of a gateway feature immediately within the entrance to the site in the form of a raised table, designed to help minimise vehicle speeds as they enter and exit the site from Reedston Road. The existing Public Right of Way which runs along the eastern boundary will be incorporated into the site access arrangements and the proposed raised table will be located at the point where the existing footpath crosses the new access road, to emphasise the location of pedestrians using the path.

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 which show that the road network surrounding the site does have capacity to carry the additional traffic movements associated with the proposed residential development.

Discussions with Hartlepool Borough Council and Highways England regarding their proposals for the A19 junctions at Elwick are ongoing. The proposed access strategy has been devised to focus traffic movements away from the Elwick junctions.

## LANDSCAPE

The site is concealed to a large extent in views from public roads and footpaths by the local topography and existing tree cover. Well established boundary vegetation along Worset Lane restricts views into the site but at the highest point in the north west corner of the site, a break in the hedge gives extensive panoramic views south eastward across the site to the coast and to Teesside.

The landscape strategy for the development has ensured that existing boundary vegetation enclosing the site is retained on all sides. The depth of woodland is to be increased on the eastern boundary to strengthen the buffer strip between the development and existing housing.

A large area of open space has been provided on the higher ground at the northern end of the site and this has enabled us to make the most of the dramatic long distance views to the coast. This open space (which could be managed as wildflower meadow) connects with the main body of existing woodland on the site's south eastern boundary via a green corridor. This linear open space would contain a 'village green' and could accommodate a naturalistic play space.

As part of this development, there is scope to improve opportunities for informal recreation by establishing pedestrian links between the existing public right of way west of the existing housing, with the green open space along the valley corridor.

## SERVICES

An existing foul sewer runs along the south/south-eastern boundary of the site and requires a 6.3 metre easement. Therefore, it was important that the layout of the site was carefully designed to incorporate the foul sewer and ensure that no built form is located along this easement.

Similarly, an medium gas pressure main runs through the eastern part of the site in a south to north direction. This requires a 10m 'no build' easement, providing the opportunity to align a street in this location.

A reservoir exists to the north west corner of the site which is well screened by existing vegetation.

## ECOLOGY

Ecology surveys carried out on site have identified that the most ecologically valuable areas of the site are the boundary hedgerows and plantation woodlands, and the shallow valley in the south of the site. The agricultural field which is the main area of the site to be developed is of low ecological value.

The boundary hedgerows and woodlands are to be retained and in some areas increased in width by additional planting of local native species. The main site access route and emergency access route require the removal of small sections of woodland and hedgerow but these areas have been minimised and the emergency access route has been located to avoid the removal of any of the boundary woodland on the northern boundary of the site and at a point where the hedgerow is species-poor.

There is opportunity to increase the biodiversity value of the central areas of the site through appropriate landscaping and inclusion of bat and bird boxes to encourage roosting bats and nesting birds. The development lighting scheme will be designed to avoid unnecessary illumination of the boundary hedgerows and woodland to avoid impacts on foraging and commuting bats or on nesting birds.

## TREES

The retention, protection, and enhancement of the trees and woodlands is paramount to the design evolution. The trees and woodland belts have been surveyed in full accordance with British Standards, and each aspect of the proposals is considered with regard its potential to impact on these valuable natural assets with mitigation and enhancement strategies being an essential part of the ongoing design process. Therefore an 8m clearance will be maintained between the woodland belts and any proposed habitable living space to ensure clearance and light levels are maintained in the future without conflict arising between the trees and the residents.

## DRAINAGE

Surface flows will be directed through Sustainable Urban Drainage Systems (SUDS) to the watercourse on the southern boundary of the site having first been attenuated to no more than the green-field equivalent run-off for all storm durations. This ensures the site itself does not flood nor does it exacerbate any off-site flooding issues.

The developer will look to improve the existing culverting arrangements / headwall entrance to the watercourse outlet to ensure any existing issues are mitigated to the maximum. All attenuation in this location will be provided in the form of oversize pipes and be below ground to ensure no issues of above ground run-off will be experienced. This approach in principle has already been agreed with Hartlepool Borough Council as the Lead Local Flood Authority for the area.

Foul flows can be accommodated in the adjacent public sewer network and pre-development discussions with Northumbrian Water Ltd have confirmed that capacity exists within their system to accommodate the foul flows.

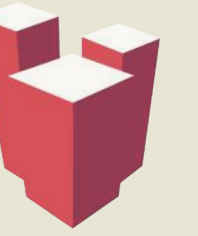
## ARCHAEOLOGY

A programme of archaeological assessment has been undertaken involving a desk-based assessment and a geophysical survey. The site lies approximately 200m southwest from the core of the deserted medieval village of High Throston and is likely to have formed part of the outlying agricultural fields. The geophysical survey confirmed the presence of ridge and furrow agricultural features and traced the sequence of former field boundaries and sub-divisions of the field present on Ordnance Survey mapping 1857-1939. The County Archaeologist has confirmed that, on the basis of these findings, no trial trenching is required.

# THE PROPOSAL



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## WHAT COULD THE DEVELOPMENT LOOK LIKE?



## WHAT HAPPENS NEXT?

NOVEMBER 2015  
PUBLIC CONSULTATION

MARCH 2016  
OUTLINE PERMISSION DECISION

LATE NOVEMBER / EARLY DECEMBER 2015  
OUTLINE PLANNING APPLICATION SUBMITTED

### HOW CAN YOU LET US KNOW YOUR VIEWS?

Fill in a comments form here today or alternatively write / email to:

'Quarry Farm Consultation' C/O Signet Planning, 26 Apex Business Village, Annitsford, Newcastle Upon Tyne, NE23 7BF or [info@signetplanning.com](mailto:info@signetplanning.com) before 24th November 2015.

Following today's event you can also view these consultation boards again via the consultation zone on [www.signetplanning.com/consultation-zone](http://www.signetplanning.com/consultation-zone).

# THANK YOU FOR COMING