



**HARTLEPOOL BOROUGH COUNCIL:
REGENERATION AND NEIGHBOURHOODS**

Strategic Housing Land Availability Assessment 2014

**Draft Final Report
December 2014**

**Hartlepool Borough Council,
Regeneration and Neighbourhoods,**

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1. INTRODUCTION

- 1.1 One of the Government's stated objectives is to increase the supply of housing in order to meet growing demand, support economic growth and create sustainable communities in places where people want to live.
- 1.2 The planning system plays a crucial role in achieving this aim and the Government requires local planning authorities to carry out an assessment of land availability to identify a future supply of land that is suitable, available and achievable for housing development. The Strategic Housing Land Availability Assessment (SHLAA) is a key element in this process and this report, prepared in accordance with national policies and guidance, identifies future suitable sites to ensure that there will be enough land available to continuously meet Hartlepool's housing needs over a fifteen year timescale.
- 1.3 The SHLAA does not allocate any sites for development and the inclusion of a particular site does not necessarily mean that it would be granted planning permission or allocated for development in the Local Plan. It is, however, an important document which will be used as part of the evidence base for the new Local Plan. The Local Plan will set out how the Council will plan and distribute new housing provision over the coming years.

2. POLICY CONTEXT

National Planning Policy Framework

- 2.1 The National Planning Policy Framework (NPPF) outlines national planning policies for delivering the Government's housing objectives increasing housing supply.
- 2.2 Specifically section 6, Delivering a wide choice of homes, paragraph 47 and paragraph 159 set out the key guidance for SHLAA production.

NPPF Paragraph 47 states:

“To boost significantly the supply of housing, local planning authorities should:

- *Use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in this Framework, including identifying key sites which are critical to the delivery of the housing strategy over the plan period;*
- *Identify and update annually a supply of specific deliverable (to be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans) sites sufficient to provide five years worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land;*
- *Identify a supply of specific, developable (to be considered developable, sites should be in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged) sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15;*

Paragraph 159 states:

“Local planning authorities should have a clear understanding of housing needs in their area. They should:

- *Prepare a Strategic Housing Land Availability Assessment to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the plan period.”*

National Planning Practice Guidance (NPPG)

2.3 Through its Planning Portal the Government has made planning practice guidance available online. This includes guidance on housing land availability assessment, and states that each assessment should:

- Identify sites and broad locations with potential for development
- Assess their development potential
- Assess their suitability for development and the likelihood of development coming forward (availability and achievability)

2.4 The guidance also emphasises the importance of working with key stakeholders during SHLAA preparation, including other local authorities in the relevant housing market area in line with the duty to cooperate.

2.5 The SHLAA has been prepared in full accordance with the NPPF and the NPPG.

Relationship of the SHLAA to planning applications and the Local Plan

2.6 The inclusion of a site in the SHLAA does not imply that the Council would grant planning permission for residential development. All planning applications for residential development will continue to be determined against the National Planning Policy Framework, current development plan policies and any other material planning considerations.

2.7 The SHLAA will be used to inform housing allocations in the Hartlepool Local Plan but will not determine the allocation of land for development. This is because not all sites considered in the SHLAA will be suitable for development due to policy and other constraints. The development plan allocates sites which most suitable to meet housing needs. Therefore inclusion of a site that is deliverable or developable does not mean that it will automatically be allocated in the Plan.

3. METHODOLOGY

3.1 The NPPG identifies five key stages in the preparation of a Strategic Housing Land Availability Assessment:

- **Stage 1 – site/broad location identification**, including review of information, call for sites and survey
- **Stage 2 – site/broad location assessment**, including suitability, availability, achievability and overcoming constraints
- **Stage 3 – windfall assessment**
- **Stage 4 – assessment review**, including assessment of development needs and draft trajectory
- **Stage 5 – final evidence base**, including deliverability and developability

3.2 Practice guidance recognises the importance of a joint approach to SLAA preparation, working with key stakeholders and other interested parties. The Borough Council kept neighbouring authorities informed on progress on the SHLAA through the Tees Valley development plans officer group and planning managers group, and areas of common interest were discussed. Representatives from authorities in County Durham and North Yorkshire attend the development plans officer group on a regular basis.

3.3 The Borough Council established a steering group to oversee and guide the preparation of the SHLAA. The steering group was made up of representatives from different areas of the housing sector and was inaugurated through contact with the Home Builders Federation (HBF) and the National Housing Federation (NHF). A number of local estate agents were also asked to join the group but all declined. Council officers with specialist development knowledge were also invited onto the steering group.

3.4 The steering group comprised representatives from:

- TaylorWimpey
- Persimmon Homes
- Bellway
- Gus Robinson Development
- Thirteen Group (a North East social housing organisation)
- Hartlepool Borough Council Planning Policy
- Hartlepool Borough Council Development Management
- Hartlepool Borough Council Estates
- Hartlepool Borough Council Housing Services

3.5 The SHLAA process was managed by the Council's planning policy team with additional work carried out by other internal Council teams as necessary.

Stage 1: Site/broad location identification

- 3.6 As suggested in the NPPF the fifteen year period covered by the SHLAA was divided into three periods of 5 years. Following practice in Hartlepool's previous SHLAA in 2010 a further 15+ year period has also been included.
- 3.7 Site definitions for each of the SHLAA time periods are shown in table 1 below.

Table 1 Categories for Deliverable and Developable sites

| Years | Housing Site Provision |
|----------------|---|
| 0 - 5 | Deliverable sites (land that is available now, in a suitable location and with a reasonable prospect that development is achievable within five years and the development of the site is viable); |
| 6 - 10 | Developable sites (sites should be in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged). |
| 11 - 15 | Developable sites available over a longer term period, or where specific sites cannot be identified, broad locations for future growth. |
| 15 + | Developable sites that may be built after the 15 year period |

- 3.8 The starting point for the assessment was to identify sites or locations throughout the Borough that may be able to accommodate new housing. At this stage there was no attempt to evaluate each site, but rather to include as many potential locations as possible. The following paragraphs illustrate the various sources of information used to draw up the list.

Call for Sites

- 3.9 In November 2013 the Council wrote to various landowners, agents and planning consultants to explain the SHLAA process and invite submissions of sites for consideration for future housing site allocations. A Public Notice advertising the call for sites was published in the Hartlepool Mail on 29th November 2013. A copy of this letter and public notice are attached in appendices 1 and 2. A total of 252 letters were sent out with a request to provide:

- A location plan:
- If possible, any known details of the site that might affect its suitability for housing:
- Access arrangements:
- Service/utility arrangements:
- Any known constraints (contamination, major infrastructure such as pipelines or overhead power lines and flooding) and,
- Current land use

- 3.10 Contact details were drawn from the Council's local consultees' database, from a list of local landowners and a list of local builders and agents provided by the development management section of those who had submitted planning applications in recent years. A meeting was also held with the Council's Countryside Access Officer to identify landowners in the rural area of the Borough. All of this information was drawn together to assemble a comprehensive list of over 250 contacts.
- 3.11 The call for sites was open for 6 weeks from 27th November 2013 until 7th January 2014.

Sites Identified by the SHLAA Study Team

- 3.12 Following the call for sites, and once all the submitted sites had been mapped to GIS and included in the assessment, an internal group of Council officers met to identify any additional sites. These included sites to fill in gaps between submitted sites and other land so that the survey was pragmatic and as complete as possible.
- 3.13 As well as identifying additional sites the following sources were examined for further sites/locations:
- The adopted Hartlepool Local Plan 2006:
 - Hartlepool Employment Land Review (December 2008) and its draft 2014 update
 - Hartlepool SHLAA 2010
 - Historic and Informal site queries

Sieving out the 'Show stoppers'

- 3.14 All of the sites submitted by external parties or included by the study group were subject to the following "Show stopping" constraints:
- Sites of Special Scientific Interest (SSSI)
 - Ramsar sites
 - Special Protection Areas (SPA)
 - Special Areas of Conservation (SAC)
 - National Nature Reserve (NNR)
 - Scheduled Ancient Monuments
 - Ancient Woodland
 - Health & Safety Executive (HSE) inner zones
 - Flood Risk Area – Zone 3b "Functional Floodplain"

Site information and constraints

- 3.15 In compiling the initial list of sites and locations, detailed site specific information was sought from the following organisations;

Table 2: Organisations Consulted for Site Information

| Statutory Consultees & Agencies | Specific Information Sought |
|--|--|
| Environment Agency | Flooding, coastal change |
| Highways Agency | Impact on the strategic road network |
| Sport England | Impact on playing pitches and facilities |
| English Heritage | Impact on heritage assets |
| Natural England | Impact on nature sites / habits |
| National Infrastructure | Significance of a national infrastructure projects |
| Health Providers | Current and future planned health facilities investment |
| Marine Management Organisation | Coastal impacts/issues |
| Cleveland Emergency Planning Unit | Advice regarding emergency plans |
| Utilities | |
| Hartlepool Water | Water capacity availability and future provision |
| Northumbrian Water | Sewage capacity availability and future provision. |
| Electricity Providers | Electricity capacity availability and future provision. |
| Gas Providers | Gas capacity availability and future provision. |
| Adjacent Local Authorities | |
| Stockton-on-Tees Borough Council | Cross boundary issues of relevant sites |
| Durham County Council | Cross boundary issues of relevant sites |
| Local Interest Groups | |
| Tees Valley Biodiversity Partnership | Impact on local wildlife sites / green networks |
| Tees Valley Archaeology | Impact on Archaeology |
| HBC Internal Services | |
| Engineers | Contamination, abnormal site conditions |
| Highways | Conformation of suitable access arrangements and impact on the local highway network |
| Estates | Availability of council land and market intelligence |
| Conservation | Impact on heritage assets |
| Ecology | Impact on nature sites and green networks |
| Public Protection | Environmental living impacts such as noise and general disturbance. |
| Others | |
| RSPB | Impact on protected birds and their habitats |

Sites with Extant Planning Permissions

- 3.16 Sites with extant planning permission were considered separately but not subject to detailed assessment. The Council produced a rolling estimate of predicted build rates from the list of extant planning permissions. Predicted build rates were based on past completions and took account of current housing market conditions to make a pragmatic and robust assessment of likely future delivery. For a full list of extant planning permissions see Appendix 5 which is accurate as of the end of November 2014.

Additional Sites

- 3.17 When the list of sites was established there were some which came into a 'minded to approve' category but had not been granted planning permission. These sites were included in the overall assessment but were subject to detailed assessment.

Site surveys (January to March 2014)

- 3.18 Site visits were undertaken for all sites identified in the site assessments (other than those listed in paragraphs 3.16 and 3.17). The sites were grouped according to geographical proximity and allocated to teams consisting of two council officers. Each team visited the sites (liaising with landowners if necessary), and recorded characteristics as set out in a standard pro forma. The following characteristics were recorded, or checked if they were previously identified in the desktop review:

- Site size;
- Site boundaries;
- Current use(s);
- Surrounding land uses(s);
- Character of surrounding area;
- Physical constraints, for example access, steep slopes, potential for flooding, natural features of significance and location of pylons;
- Initial assessment of whether the site is suitable for housing or housing as a mixed use development.

Stage 2: Site/broad location assessment

- 3.19 Following the site surveys and review of site information a database of initial assessments was produced and circulated to statutory consultees, utility providers, internal HBC services and other organisations identified in table 2. Detailed site comments are included in the full SHLAA database which is available to view on request. A summary is attached as appendix 4 to this report.

- 3.20 All responses were entered into a detailed database of information to allow initial assessments of the each site to be made by the Hartlepool Borough Council team.

Developer/Agent workshop (June 2014)

- 3.21 The database of sites was circulated to the SHLAA steering group in May 2014 for consideration and a workshop was held in June 2014. The workshop considered each site in turn and participants decided if they were satisfied with an initial assessment regarding suitability and availability. The workshop played a critical role in the assessment process and issues on sites were fully debated.

- 3.22 Participants were asked to provide their views on achievability, and specifically:

- Whether, and when, each site might be expected to come forward for development, given its location, characteristics and potential constraints; and
- The estimated number of dwellings which could be expected to be accommodated on the site.

- 3.23 All comments made by participants were recorded, the aim of the workshop being to come to an agreed view, where possible, of the overall achievability for each site. Minutes of the workshop were taken and agreed by the steering group.
- 3.24 The following paragraphs summarise the approach, agreed by the SHLAA steering group, to establishing the potential of each site.

Net Developable Area

- 3.25 Housing potential is estimated from the area available for development. On small sites, the whole of the site is normally available for housing, subject to general spacing, servicing arrangements and basic amenity requirements. On larger sites part of the area will normally need to be set aside to accommodate more substantial access roads and amenity open space. On very large sites it may be necessary to allow for other uses such as schools, community facilities and neighbourhood centres. A standard formula was applied to generate a net developable area from the site areas submitted and is shown in table 3.

Table 3: Net Developable Area

| Gross Site Area | Percentage Net |
|------------------|----------------|
| Less than 0.4 ha | 100% |
| 0.4 - 2.0 ha | 75 – 100% |
| More than 2.0 ha | 50 – 75% |

- 3.26 Using a mid point in the range was proposed for the SHLAA. However following consultation and input from the steering group it was agreed that for sites more than 2.0ha the figure should be 75% rather than a mid point of 62% to be more robust and realistic: The agreed percentages are shown in table 4.

Table 4: Agreed Net Developable Area Percentages

| Gross Site Area | Percentage Net |
|------------------|----------------|
| Less than 0.4 ha | 100% |
| 0.4 - 2.0 ha | 82% |
| More than 2.0 ha | 75% |

- 3.27 It was agreed at the workshop that larger greenfield sites should be reduced to form suitable sized housing areas where necessary. Areas of Flood Zone 3 were taken out and the relevant sites reduced to reflect this. The final net developable areas are presented in the SHLAA spreadsheet (appendix 4).

Density Multipliers

- 3.28 A standard density of 30 dwellings per hectare (dph) has been generally applied to the net developable area as the indicative minimum. Site density can be tailored to reflect the local housing policy and market, and existing stock. Where sites perform well in suitability terms, such as proximity to services, these can be increased. On some sites the density has been reduced as the local area characteristics mean the

site would be suitable for low density housing. Changes to individual sites were discussed and agreed at the developer workshop.

3.29 A summary of the parameters used to assess densities is:

- i) General rule of 30dph;
- ii) For town centre/fringe town centre areas 45 dph. Sites must perform well on proximity to services (see assessment database);
- iii) 40 dph in inner urban areas. Sites must perform well on proximity to services (see assessment database);
- iv) lower densities on certain sites as agreed at developer workshop i.e. low density housing less than 20dph.

Build Rates

3.30 Based on historical build rates, an indicative build rate of 35 units per year was considered appropriate. However on larger strategic sites more than one builder may be on site at the same time and this rate could be doubled or trebled depending on the number of builders. Again all assumptions were discussed and agreed at the steering group.

Approach to Suitability, Availability and Deliverability

3.31 Planning practice guidance requires an assessment of a sites' suitability, availability and deliverability to be made irrespective of the level of housing that is actually needed over the plan period. The Hartlepool SHLAA, in line with the guidance, identifies how much potential housing supply there is overall. The SHLAA database and outputs file demonstrate the total housing potential that is considered:

- Deliverable (0-5 years) – a site is available now, offers a suitable location for housing development, is viable and there is a reasonable prospect that housing will be delivered on the site within five years from the date of adoption of the Local Plan; and
- Developable (6-15 years) – a site should be in a suitable location for housing development, and there should be a reasonable prospect that it will be available for and could be developed at a specific point in time.
- Not currently developable (15+ years) – Where it is unknown when a site could be brought forward.

Suitability

3.32 Sites allocated in existing development plans for housing or with planning permission will generally be suitable though it may be necessary to assess whether circumstances have changed to alter their suitability. For other sites planning practice guidance proposes that the following factors should be considered and these guided the steering group's deliberations:

- Physical limitations or problems, for example access, flood risk, ground conditions
 - Potential impacts, including effect on landscapes and nature conservation
 - Appropriateness and likely market attractiveness for the development proposed
 - Contribution to regeneration priority areas
 - Environmental/amenity impacts on occupiers and neighbouring areas
- 3.33 The practice guidance states that when assessing sites against the adopted development plan, account should be taken of how up to date policies are and consider the appropriateness of identified constraints. As a result existing policy Rur1 (Urban Fence development limits) was not used to rule out sites.

Availability

- 3.34 A site is considered to be available for development when there is confidence that there are no legal or ownership problems. To be considered in years 0-5 evidence is needed that the owner is prepared to sell or develop.

Achievability

- 3.35 A site is considered to be achievable for development where there is a reasonable prospect that housing will be developed on the site at a particular point in time. It will be affected by:
- Market Factors: such as adjacent uses, economic viability of existing, proposed and alternative uses in terms of land values, attractiveness of the locality, level of potential market demand and projected rate of sales (particularly important for larger sites);
 - Cost Factors: including site preparation costs relating to any physical constraints, any exceptional works necessary, relevant planning standards or obligations, prospect of funding or investment to address identified constraints or assist development; and
 - Delivery Factors: including the developer's own phasing, the realistic build-out rates on larger sites (including likely earliest and latest start and completion dates), whether there is a single developer or several developers offering different housing products, and the size and capacity of the developer.

- 3.36 Overall site achievability allows the sites to be grouped in terms of deliverability (0-5 years, 6-10 years, 11-15 years and 15+ years) and suggest an indicative build rate as the sites develop out. This feeds into an overall SHLAA trajectory of sites.

Stage 3: Windfall assessment

- 3.37 The National Planning Practice Guidance states that a windfall allowance may be justified in the five year supply if a local planning authority can provide compelling evidence such as sites having become consistently available and will continue to provide a reliable source of supply. In Hartlepool windfall sites do arise but in view

of the number and scale of potential housing sites the steering group agreed that there was no need to include a windfall assessment in the SHLAA.

Stage 4: Assessment review

- 3.38 Following the steering group workshop a database of draft final outputs was produced giving total numbers of potential deliverable housing. The database was then re-circulated to the steering group. Comments on the re-circulated database were received only from Persimmon Homes. These were mainly of a minor nature and/or providing clarification and have been incorporated into the database where appropriate.
- 3.39 As part of this stage the NPPG states that the development potential of all sites can be collected to produce an indicative trajectory. The trajectory sets out how much housing can be provided, and at what point in the future. A trajectory of deliverable/developable SHLAA sites is provided in table 5.

Table 5: Trajectory of Deliverable/Developable SHLAA sites

| Ref | Site name | Yield | 0-5 years | 6-10 years | 11-15 years | 15+ years |
|--------------------|--------------------------------------|-------|-----------------|------------|-------------|-----------|
| Urban sites | | | | | | |
| 26 | Hartlepool Hospital | 200 | 140 | 60 | 0 | 0 |
| 27 | South of John Howe Gardens | 20 | 20 | 0 | 0 | 0 |
| 28 | Bruntoft Gardens | 25 | 25 | 0 | 0 | 0 |
| 30 | Brus Corner | 6 | 6 | 0 | 0 | 0 |
| 31 | Behind West View Road | 32 | 0 | 32 | 0 | 0 |
| 34 | Millpool Close | 6 | 6 | 0 | 0 | 0 |
| 35 | Romaine Park | 6 | 6 | 0 | 0 | 0 |
| 40 | Britmag South | 30 | 30 | 0 | 0 | 0 |
| 41 | Penrith Street | 17 | 17 | 0 | 0 | 0 |
| 51 | Caernarvon Grove | 9 | 9 | 0 | 0 | 0 |
| 53 | Carr Hoops | 70 | 70 | 0 | 0 | 0 |
| 54 | Mill House | 65 | 0 | 65 | 0 | 0 |
| 55 | Clarence Road | 12 | 12 | 0 | 0 | 0 |
| 56 | Jacksons Landing | 45 | 45 | 0 | 0 | 0 |
| 57 | Trincomalee Wharf | 57 | 57 | 0 | 0 | 0 |
| 59 | Council Depot | 45 | 0 | 45 | 0 | 0 |
| 60 | Surtees Street | 30 | 30 | 0 | 0 | 0 |
| 61 | Reed Street | 6 | 6 | 0 | 0 | 0 |
| 62 | Burbank Street | 1 | 1 | 0 | 0 | 0 |
| 63 | Briarfields | 34 | 34 | 0 | 0 | 0 |
| 64 | Meadowcroft | 17 | 14 ¹ | 0 | 0 | 0 |
| 80 | Marlowe Road | 12 | 12 | 0 | 0 | 0 |
| 81 | Chesterton Road | 20 | 0 | 0 | 20 | 0 |
| 82 | Blakelock Road | 15 | 0 | 0 | 15 | 0 |
| 83 | Oxford Road | 17 | 0 | 17 | 0 | 0 |
| 85 | Coronation Drive | 100 | 0 | 100 | 0 | 0 |
| 86 | Eaglesfield Road | 8 | 8 | 0 | 0 | 0 |
| 87 | Eskdale Road | 10 | 10 | 0 | 0 | 0 |
| 88 | Fraser Grove | 11 | 11 | 0 | 0 | 0 |
| 89 | Rossmere Way | 8 | 8 | 0 | 0 | 0 |
| 90 | Braemar Road | 8 | 8 | 0 | 0 | 0 |
| 91 | Argyle Road | 15 | 15 | 0 | 0 | 0 |
| 92 | Golden Meadows West | 24 | 24 | 0 | 0 | 0 |
| 93 | Golden Meadows East | 21 | 21 | 0 | 0 | 0 |
| 98 | Seaton Coach Park | 30 | 30 | 0 | 0 | 0 |
| 99 | Monkton Road | 9 | 0 | 9 | 0 | 0 |
| 105 | Station Road ² | 30 | 31 | 0 | 0 | 0 |
| 106 | Hill View | 12 | 12 | 0 | 0 | 0 |
| Rural sites | | | | | | |
| 1 | Hart Smallholdings West ³ | 15 | 0 | 0 | 0 | 15 |
| 2 | Glebe Farm West | 36 | 0 | 0 | 36 | 0 |
| 3 | Nine Acres | 75 | 0 | 75 | 0 | 0 |
| 4 | Glebe Farm East | 27 | 27 | 0 | 0 | 0 |
| 5 | Glebe Farm South | 36 | 0 | 36 | 0 | 0 |
| 6 | Home Farm | 18 | 0 | 0 | 18 | 0 |
| 8 | Butts Lane | 21 | 0 | 0 | 21 | 0 |
| 9 | East of Millbank Close | 22 | 22 | 0 | 0 | 0 |
| 10 | Hart Smallholdings East ⁴ | 15 | 0 | 15 | 0 | 0 |

¹ HBC minded to approve for 14 dwellings subject to s106 and confirmation from National Planning Casework Unit that it will not be called in.

² HBC minded to approve current application for 31 dwellings, subject to s106

³ Possible to develop some land but limited to 10-15 dwellings

⁴ Only suitable for small scale development adjacent to village

| Ref | Site name | Yield | 0-5 years | 6-10 years | 11-15 years | 15+ years |
|--------------------------|-----------------------------|-------|-------------|-------------|-------------|-------------|
| 12 | Clavering West ⁵ | 219 | 0 | 0 | 0 | 175 |
| 13 | West of Applewood Close | 20 | 0 | 20 | 0 | 0 |
| 14 | Nelson Farm East | 53 | 0 | 0 | 0 | 53 |
| 15 | Nelson Farm Central | 45 | 0 | 0 | 0 | 45 |
| 16 | Nelson Farm West | 308 | 0 | 0 | 0 | 308 |
| 17 | Nelson Farm North | 208 | 0 | 0 | 0 | 208 |
| 24 | North of Hart Reservoir | 170 | 0 | 0 | 0 | 170 |
| 43 | Potters Farm | 10 | 10 | 0 | 0 | 0 |
| 44 | North Farm | 50 | 50 | 0 | 0 | 0 |
| 45 | Naisberry Farm ⁶ | 700 | 0 | 0 | 0 | 175 |
| 46 | High Tunstall Farm | 1400 | 0 | 350 | 350 | 350 |
| 48 | East of Naisberry Farm | 350 | 0 | 175 | 175 | 0 |
| 49 | Quarry Farm | 300 | 140 | 160 | 0 | 0 |
| 65 | Tunstall Farm South | 400 | 0 | 175 | 175 | 50 |
| 66 | Tunstall Farm | 110 | 110 | 0 | 0 | 0 |
| 78 | North of Brierton Lane | 477 | 0 | 175 | 175 | 127 |
| 79 | Masefield Road | 60 | 60 | 0 | 0 | 0 |
| 100 | Claxton | 2500 | 495 | 700 | 700 | 700 |
| 102 | Sappers Corner | 60 | 60 | 0 | 0 | 0 |
| 103 | Ashfield Nurseries | 100 | 100 | 0 | 0 | 0 |
| 104 | Queensway | 74 | 74 | 0 | 0 | 0 |
| 108 | Newton Bewley South | 2400 | 0 | 0 | 0 | 350 |
| 112 | Wynyard Park North | 100 | 100 | 0 | 0 | 0 |
| 114 | Wynyard Park East | 250 | 0 | 250 | 0 | 0 |
| 115 | Wynyard Park South | 100 | 0 | 100 | 0 | 0 |
| Total urban sites | | | 718 | 328 | 35 | 0 |
| Total rural sites | | | 1248 | 2231 | 1650 | 2556 |
| Total all sites | | | 1966 | 2559 | 1685 | 2726 |

⁵ Major access issues – only two-thirds of yield

⁶ Can only be developed in conjunction with sites 46 & 48

- 3.40 The Borough Council has made an estimate of the expected contribution from sites with planning permission over the 5 years from 2015/16 to 2019/20. This amounts to a total of some 1,630 dwellings (net), an average of 326 dwellings per year.
- 3.41 The National Planning Policy Framework (paragraphs 47 & 48) states that local planning authorities should identify a supply of deliverable sites sufficient to provide five years worth of housing against their housing requirements. An evidence base document 'Future Housing provision in the Borough for the next 15 years – Hartlepool Borough Council, May 2014' updated an earlier document to reflect changes in completions and demolitions. The 'Future Housing Provision' document identified a 15 year requirement for approximately 4,800 net additional dwellings, equating to an annual average net requirement of some 320 dwellings.
- 3.42 As there has been a record of persistent under delivery of housing the Council accepts that there is a requirement, as set out in NPPF paragraph 47, to increase provision over the first 5 years by an additional 20% (brought forward from later in the plan period. This 'frontloaded' scenario increases the annual average net requirement to 384 dwellings over the first 5 years⁷.
- 3.43 The potential from developable/deliverable SHLAA sites taken together with the expected contribution from sites with planning permission suggest a net overall **theoretical** provision of 3,596 dwellings in the first 5 year period, equating to annual average of 720. This illustrates a potential ability to more than meet the requirement, allowing flexibility over the choice of the most appropriate sites from the SHLAA list to be allocated in the Local Plan.
- 3.44 Further work is underway through a Strategic Housing Market Assessment to provide an objectively assessed housing requirement for Hartlepool, and a separate report will be produced to consider a 5 year supply of deliverable housing sites taking account of updated information on clearances, completions and permissions. A list of extant planning permissions as at 30th November 2014 is provided as appendix 5.

Stage 5: Final evidence base

- 3.45 The NPPG states that an overall risk assessment should be made as to whether sites will come forward as anticipated. There are a number of risks associated with the delivery of housing sites – particularly larger sites. Limitations on public funding and resources continue to be a factor, particularly on major regeneration sites. However there are no major regeneration or redevelopment sites included in the SHLAA which are relying on significant public resources. Another major risk on larger sites often concerns the provision of satisfactory transport infrastructure and the implications for the local and strategic highway network. Where possible, and when there has been sufficient detailed information available, the steering group has taken access into account when looking at deliverability and timescales. However in some cases detailed costing of necessary infrastructure

⁷ Further background and context information can be found in 'Saved Policies 2006 Hartlepool Local Plan: Planning Policy Framework Justification', Hartlepool Borough Council, November 2014

requirements has not been available but the Council will, as part of its preferred options stage for the Local Plan, consider transport implications of development in more detail.

- 3.46 The Council is satisfied that throughout the SHLAA preparation and site assessment process the steering group, stakeholders, statutory consultees, and the Council have all identified any potential delivery risks to the sites assessed. The risks have been fully considered and the findings are reflected in the decision made on the delivery of each individual site.

Core outputs

- 3.47 The following core outputs are provided with this report:
- Maps showing the location of all sites within the Borough considered in the SHLAA – see appendix 3
 - A copy of the SHLAA sites spreadsheet indicating ownership, suitability, site size, build out rates by time period, and summarised comments agreed by the steering group – see appendix 4

4. REVIEW AND KEEPING THE ASSESSMENT UP TO DATE

- 4.1 This SHLAA will form a key element of the evidence base for the new Local Plan. However the position will continually change with the granting of new planning permissions, lapsing of others and existing permissions changing due to different house types or densities or land being developed for other uses. These will all effect potential future housing delivery.
- 4.2 Changes in housing market conditions can also affect the rate of progress on developing out existing sites and can delay (and in strong market conditions accelerate) the commencement of development on sites not yet started.
- 4.3 Hartlepool Borough Council continuously monitors housing completions and produces a quarterly report on housing delivery progress. This provides information on how sites are being developed across the Borough and facilitates an assessment on the progress outlined in the SHLAA. Housing progress is also reported as part of the Local Plan Annual Monitoring Report which considers the implications for the future direction of housing and related policies.
- 4.4 The SHLAA is a 'living' document that will be kept under regular review. As sites are developed they will drop out of the SHLAA and new ones will be surveyed and included when necessary.

Appendix 1: Copy of Public Notice



HARTLEPOOL BOROUGH COUNCIL

HARTLEPOOL LOCAL PLAN

Strategic Housing Land Availability Assessment (SHLAA) submission of sites for consideration.

The purpose of the SHLAA is to assess the potential of the Borough to accommodate housing development over a period of 15 years from the date of adoption of a new Local Plan. It will be used as an evidence base for the Council in planning for new housing in its Local Plan. It is wrong to assume that it in itself will determine whether a site should be allocated for housing development.

Hartlepool Borough Council is now asking those with an interest in land that they would like to see developed in the future (landowners, agents, house-builders etc) to submit sites for consideration as part of the SHLAA process. Suggested sites should be returned to the address below by **4pm on 7th January 2014:**

**Tom Britcliffe,
Planning Services,
Hartlepool Borough Council,
Hanson House,
Hanson Square,
Hartlepool,
TS24 7BT.**

Or emailed to planningpolicy@hartlepool.gov.uk

All submitted sites must include a location plan (ideally at a scale of 1:1250) and if possible any known details of the site that might affect its suitability for use as housing. This could include access arrangements, service/utility arrangements, any known constraints (contamination, major infrastructure such as pipelines or overhead power lines, flooding) and current use of the land.

The Council will write to all those who submit to let them know of the outcomes of the SHLAA process.

If you have any queries about this process or would like advice on submitting a site please contact Tom Britcliffe on 01429 523532.

Appendix 2: Copy of the Call for Sites Letter

Tom Britcliffe 01429 523532

27th November 2013

Dear Sir/Madam,

HARTLEPOOL LOCAL PLAN: Strategic Housing Land Availability Assessment (SHLAA) submission of sites for consideration.

Following the withdrawal of the Local Plan on the 17th October 2013, Hartlepool Borough Council has commenced work on its updated SHLAA. The SHLAA which will form part of the evidence base for a new Local Plan, which will ultimately replace the Hartlepool Local Plan (Adopted April 2006).

The SHLAA process will follow methodology developed previously when the SHLAA was last done in 2010 and reflects government guidance.

The SHLAA does not allocate sites for housing; it is purely a document to identify and support the delivery of sufficient land for housing. In particular the SHLAA will be relevant and influence the allocations for housing in the new Local Plan. The Local Plan will provide the strategy for growth for the Borough and spatially locate housing across the Borough to meet the growth needs over a 15 year period.

Hartlepool Borough Council is now asking those with an interest in land that they would like to see developed in the future (landowners, agents, house-builders etc) to submit sites for consideration as part of the SHLAA process. Suggested sites should be returned to the address below by **4pm on 7th January 2014**, giving a 6 week period from the date of this letter.

**Tom Britcliffe,
Planning Services,
Hartlepool Borough Council,
Hanson House,
Hanson Square,
Hartlepool,
TS24 7BT.**

Or emailed to planningpolicy@hartlepool.gov.uk

All submitted sites must include a location plan (ideally at a scale of 1:1250) and if possible any known details of the site that might affect its suitability for use as housing. This could include access arrangements, service/utility arrangements, any known constraints (contamination, major infrastructure such as pipelines or overhead power lines, flooding) and current use of the land.

Once the 7th January deadline has passed, suitable sites will be surveyed and tested according to a framework of:

- Suitability (is the site a suitable location for housing?),
- Availability (is it available now or is there a reasonable prospect of it becoming available?, and
- Achievability (is there a reasonable prospect of housing being achieved on this site?).

As part of the SHLAA process the sites will be assessed by both an in-house team of engineers/planners/surveyors as well as an external group that is anticipated to include representatives of the house building industry and social housing providers.

I will write to all those who submit sites by the end of 2014 to let them know of the outcomes of the SHLAA process.

To reiterate, the SHLAA process is to assess the potential of a District or Borough to accommodate housing development over a period of 15 years from the date of adoption. It will be used as an evidence base for the Council in planning for new housing and it is wrong to assume that it in itself will determine whether a site should be allocated for housing development.

If you have any queries about this process or would like advice on submitting a site please contact me on the above number.

Yours faithfully



Tom Britcliffe
Planning Policy Team Leader

Appendix 4

SHLAA Spreadsheet

Key

| | |
|--|--|
| | Deliverable |
| | Not deliverable |
| | Planning permission granted since survey date – figures included in planning permission database |

| Shlaa No | Site Name | Ownership | Suitable | Size | Yield | Notes | 0-5 Years | 6-10 Years | 11-15 Years | >15+ Years |
|----------|----------------------------|-----------|----------|------|-------|--|-----------|------------|-------------|------------|
| 20 | Blackwood Close | HBC | No | 0.1 | 3 | Retain as open space. | 0 | 0 | 0 | 0 |
| 21 | Hirdman Grove | HBC | No | 0.2 | 6 | Unsuitable due to constraints, highway infrastructure etc. | 0 | 0 | 0 | 0 |
| 22 | Clavering Road | HBC | No | 0.6 | 18 | Retain as open space. | 0 | 0 | 0 | 0 |
| 26 | Hartlepool Hospital | Private | Yes | 10.9 | 200 | Remove 100 with PP and reduce area from flood risk | 140 | 60 | 0 | 0 |
| 27 | South of John Howe Gardens | Private | Yes | 0.8 | 20 | | 20 | 0 | 0 | 0 |
| 28 | Bruntoft Gardens | HBC | Yes | 1.3 | 25 | Tight access between two dwellings. Affordable scheme only; limited developer interest. Yield reduced to 25. | 25 | 0 | 0 | 0 |
| 29 | Britmag North | Private | Yes | 21.5 | 374 | Britmag North, together with site 38 Britmag Central, have planning permission for 374 dwellings. | 0 | 0 | 0 | 0 |
| 30 | Brus Corner | HBC | Yes | 0.2 | 6 | Affordable scheme possible | 6 | 0 | 0 | 0 |
| 31 | Behind West View Road | HBC | Yes | 1.3 | 32 | Affordable housing only, surrounding dwellings have a limited life span and could need intervention as they cannot be brought up to decent home standard. The scheme would be better used for a comprehensive redevelopment of the wider site. | 0 | 32 | 0 | 0 |
| 32 | West View Road | HBC | No | 0.2 | 6 | Retain as open space. | 0 | 0 | 0 | 0 |
| 33 | Warren Road | HBC | No | 1 | 25 | Unsuitable due to close proximity of existing industrial uses | 0 | 0 | 0 | 0 |
| 34 | Millpool Close | HBC | Yes | 0.2 | 6 | Self build units or affordable units only. | 6 | 0 | 0 | 0 |
| 35 | Romaine Park | HBC | Yes | 0.2 | 6 | Self build units or affordable units only. | 6 | 0 | 0 | 0 |

| Shlaa No | Site Name | Ownership | Suitable | Size | Yield | Notes | 0-5 Years | 6-10 Years | 11-15 Years | >15+ Years |
|----------|----------------------------|-----------|----------|------|-------|---|-----------|------------|-------------|------------|
| 36 | Vincent Street | HBC | No | 1.3 | 32 | Unsuitable due to sports pitches. | 0 | 0 | 0 | 0 |
| 37 | Shields Terrace | HBC | No | 0.2 | 6 | Retain as open space. | 0 | 0 | 0 | 0 |
| 38 | Britmag Central | Private | Yes | 3.6 | 0 | Has planning permission, together with site 29 Britmag North, for a total of 374 dwellings. | 0 | 0 | 0 | 0 |
| 39 | Old Cemetery Road | HBC | No | 2.9 | 65 | Should be protected as open space, forming a vital link on the coastal route and also a valuable habitat for SPA birds. | 0 | 0 | 0 | 0 |
| 40 | Britmag South | Private | Yes | 1.2 | 30 | Initial work suggests a site which could be delivered within the 1st 5 years. | 30 | 0 | 0 | 0 |
| 41 | Penrith Street | HBC | Yes | 0.7 | 17 | Yield could be increased | 17 | 0 | 0 | 0 |
| 42 | Friarage | Trust | Yes | 0.8 | 36 | Application in for 38 so the yield should be increased accordingly. Planning permission 6/8/14 | 0 | 0 | 0 | 0 |
| 47 | The Spinney (Auckland Way) | HBC | No | 0.3 | 9 | This is a quality piece of open space (see photos) that should be retained | 0 | 0 | 0 | 0 |
| 50 | Pikeston Close | HBC | No | 0.2 | 6 | Quality piece of well maintained open space | 0 | 0 | 0 | 0 |
| 51 | Caernavon Grove | HBC | Yes | 0.3 | 9 | Can be used as an affordable housing development. Very attractive to the developer. | 9 | 0 | 0 | 0 |
| 52 | Glamorgan Grove | HBC | No | 0.1 | 1 | The site is not available and therefore should not be considered. | 0 | 0 | 0 | 0 |

| Shlaa No | Site Name | Ownership | Suitable | Size | Yield | Notes | 0-5 Years | 6-10 Years | 11-15 Years | >15+ Years |
|----------|------------------------|-----------|----------|------|-------|---|-----------|------------|-------------|------------|
| 53 | Carr Hopps | HBC | Yes | 2.2 | 70 | Due to existing ownership issues, where the Council is seeking to buy by agreement not fully completed. Increase yield to 70 due to central location | 70 | 0 | 0 | 0 |
| 54 | Mill House | HBC | Yes | 1.81 | 65 | Issues with regard to the relocation of the leisure centre, which has to be built first before the Mill House closes. There are small parcels of land which could be developed now but a comprehensive scheme would be better. Yield should be increased to 65 due to central location. | 0 | 65 | 0 | 0 |
| 55 | Clarence Road | HBC | Yes | 0.4 | 12 | Yield increase to 20 with possible student/older persons or affordable dwellings catering for an existing market. | 12 | 0 | 0 | 0 |
| 56 | Jacksons Landing | HBC | Yes | 2 | 45 | Yield could be increased to allow for some apartments/townhouses (yield up to 80) but the market is not there for apartments, not the right site for family houses. The future housing market will dictate housing product. | 45 | 0 | 0 | 0 |
| 57 | Trincomalee Wharf | Private | Yes | 2.3 | 57 | Yield could be increased to allow for some apartments/townhouses (yield up to 80 but need to remove the Travelodge car park) but the market is not there for apartments. The site could incorporate self build, 2 and 3 storey houses, yield to stay at 57. The future housing market will dictate housing product. | 57 | 0 | 0 | 0 |
| 58 | Sir William Grey House | HBC | No | 0.5 | 12 | Unsuitable | 0 | 0 | 0 | 0 |

| Shlaa No | Site Name | Ownership | Suitable | Size | Yield | Notes | 0-5 Years | 6-10 Years | 11-15 Years | >15+ Years |
|----------|-----------------------------|-----------|----------|------|-------|--|-----------------|------------|-------------|------------|
| 59 | Council Depot | HBC | Yes | 2 | 45 | Depot to be relocated with a site already identified. Will be included as part of a wider regeneration scheme including sites 59, 60 and 61 as part of the Vision. | 0 | 45 | 0 | 0 |
| 60 | Surtees Street | HBC | Yes | 0.6 | 30 | See site 59. Yield should be increased to 30. The site is in the first 5 years as there is currently definite developer interest. | 30 | 0 | 0 | 0 |
| 61 | Reed Street | HBC | Yes | 0.2 | 6 | See site 59. The site is in the first 5 years as there is currently definite developer interest. | 6 | 0 | 0 | 0 |
| 62 | Burbank Street | HBC | Yes | 0.04 | 1 | Self build only. | 1 | 0 | 0 | 0 |
| 63 | Briarfields | HBC | Yes | 1.4 | 34 | The yield is appropriate reflecting the house types. Good site that is easily marketed and developed. | 34 | 0 | 0 | 0 |
| 64 | Meadowcroft | Private | Yes | 1.4 | 17 | The yield should be reduced by 1/2 to reflect Conservation issues and current planning application. HBC minded to approve application subject to s106 agreement | 14 ⁸ | 0 | 0 | 0 |
| 70 | South East of Dalton Piercy | Private | Yes | 0.2 | 2 | Site available now and has outline planning permission | 0 | 0 | 0 | 0 |
| 80 | Marlowe Road | HBC | Yes | 0.5 | 12 | Housing market 2-3 bedroom family dwellings. | 12 | 0 | 0 | 0 |
| 81 | Chesterton Road | HBC | Yes | 0.6 | 20 | Yield could be increased to 20. | 0 | 0 | 20 | 0 |
| 82 | Blakelock Road | HBC | Yes | 2.2 | 15 | Yield reduced to 15 due to only allow the brownfield development to go. Problems with access | 0 | 0 | 15 | 0 |

⁸ HBC minded to approve subject to s106 and confirmation from the National Planning Casework Unit that the decision will not be called in.

| Shlaa No | Site Name | Ownership | Suitable | Size | Yield | Notes | 0-5 Years | 6-10 Years | 11-15 Years | >15+ Years |
|----------|---------------------|-----------|----------|------|-------|--|-----------|------------|-------------|------------|
| 83 | Oxford Road | Private | Yes | 0.7 | 17 | Too small for major builders so would only attract self builders and/or affordable. The housing market is very poor and there could be significant issues with regard to viability. | 0 | 17 | 0 | 0 |
| 84 | North of Tees Bay | HBC | No | 3.8 | 86 | Unsuitable for residential use | 0 | 0 | 0 | 0 |
| 85 | Coronation Drive | HBC | Yes | 21.2 | 100 | Definite developer interest and an agreement is in place. Yield should be decreased to 100 to reflect the only developable area which is south of Warrior Drive. The northern part of the site is undevelopable. | 0 | 100 | 0 | 0 |
| 86 | Eaglesfield Road | HBC | Yes | 0.2 | 8 | Should be developed in combination with site 87. Yield increased to 8. | 8 | 0 | 0 | 0 |
| 87 | Eskdale Road | HBC | Yes | 0.3 | 10 | Should be developed in combination with site 88. Yield increased to 10. | 10 | 0 | 0 | 0 |
| 88 | Fraser Grove | HBC | Yes | 0.3 | 11 | Yield increased to 11 bearing in mind existing dwellings. | 11 | 0 | 0 | 0 |
| 89 | Rossmere Way | HBC | Yes | 0.2 | 8 | Yield increased to 8. Self build or affordable only. | 8 | 0 | 0 | 0 |
| 90 | Breamar Road | HBC | Yes | 0.1 | 8 | Yield increased to 8. Self build or affordable only. | 8 | 0 | 0 | 0 |
| 91 | Argyle Road | HBC | Yes | 0.4 | 15 | Yield increased to 15. Self build or affordable only. | 15 | 0 | 0 | 0 |
| 92 | Golden Meadows West | HBC | Yes | 0.8 | 24 | In combination with site 93. Yield increased to 24. | 24 | 0 | 0 | 0 |
| 93 | Golden Meadows East | HBC | Yes | 0.7 | 21 | In combination with site 92. Yield increased to 21 | 21 | 0 | 0 | 0 |
| 94 | Seaton Lane North | HBC | No | 5.4 | 122 | Need to check the area as the site is not 5ha in size. Unsuitable due to constraints, size, shape etc. | 0 | 0 | 0 | 0 |
| 95 | Seaton Lane South | HBC | No | 0.3 | 9 | Unsuitable due to flood risk. | 0 | 0 | 0 | 0 |

| Shlaa No | Site Name | Ownership | Suitable | Size | Yield | Notes | 0-5 Years | 6-10 Years | 11-15 Years | >15+ Years |
|-------------------------------------|-------------------|-----------|----------|------|-------|--|------------|------------|-------------|------------|
| 96 | Brenda Road East | Private | No | 7.3 | 164 | Planning application in for 630 dwellings. There is no housing market interest in the site as a result it is not deliverable in the next 15 years. | 0 | 0 | 0 | 0 |
| 97 | Brenda Road South | Private | No | 0.9 | 22 | Not suitable for housing. | 0 | 0 | 0 | 0 |
| 98 | Seaton Coach Park | HBC | Yes | 0.5 | 30 | Part of master plan and vision for Seaton. Developer interest and are seeking to develop. Yield should be increased to 30 as flats/town houses are proposed. | 30 | 0 | 0 | 0 |
| 99 | Monkton Road | HBC | Yes | 0.3 | 9 | Issues with regard to buildings on the site. Can only develop part of site 100. | 0 | 9 | 0 | 0 |
| 105 | Station Road | Private | Yes | 1.2 | 30 | HBC minded to approve current application subject to s106 agreement | 31 | 0 | 0 | 0 |
| 106 | Hill View | HBC | Yes | 0.5 | 12 | Developer interest. Separation distances mean the yield is appropriate. | 12 | 0 | 0 | 0 |
| Totals for Urban SHLAA sites | | | | | | | 721 | 328 | 35 | 0 |

| Rural SHLAA sites (Outside current development limits) | | | | | | | | | | |
|---|--------------------------|-----------|----------|------|-------|---|---------------|----------------|-----------------|---------------|
| Shlaa No | Site Name | Ownership | Suitable | Size | Yield | Notes | 0-5 Dwellings | 6-10 Dwellings | 11-15 Dwellings | >15 Dwellings |
| 1 | Hart Small Holdings West | HBC | Yes 15+ | 60 | 15 | Possible to develop some land but that should be limited to 10/15 dwellings 15+ | 0 | 0 | 0 | 15 |
| 2 | Glebe Farm West | Private | Yes | 32 | 36 | Will have to come forward with sites 4 and 5, detached from the main village. Half yield due to constraints (noise etc) | 0 | 0 | 36 | 0 |
| 3 | Nine Acres | HBC | Yes | 6.6 | 75 | Need to reduce yield to accommodate stream. Half yield due to constraints, 10/15 dwellings may be appropriate but not 198, that would significantly destroy the character of the village and add a significant increase traffic | 0 | 75 | 0 | 0 |

| Shlaa No | Site Name | Ownership | Suitable | Size | Yield | Notes | 0-5 Years | 6-10 Years | 11-15 Years | >15+ Years |
|----------|------------------------------|-----------|----------|------|-------|---|-----------|------------|-------------|------------|
| 4 | Glebe Farm East | Private | Yes | 1.1 | 27 | | 27 | 0 | 0 | 0 |
| 5 | Glebe Farm South | Private | Yes | 3.1 | 36 | Need to one in with site 4 due to access, half yield due to noise constraints. | 0 | 36 | 0 | 0 |
| 6 | Home Farm | Private | Yes | 3.6 | 18 | quarter yield due to constraints | 0 | 0 | 18 | 0 |
| 7 | Raby Arms | Private | Yes | 1.1 | 23 | Planning permission granted on appeal 8/8/14 | 0 | 0 | 0 | 0 |
| 8 | Butts Lane | Private | Yes | 1.7 | 21 | half yield due to constraints and buffer to protect countryside | 0 | 0 | 21 | 0 |
| 9 | East of Millbank Close | Private | Yes | 0.9 | 22 | | 22 | 0 | 0 | 0 |
| 10 | Hart Small Holdings East | HBC | Yes | 21.2 | 15 | Quarter yield due to constraints, church etc Some small scale (5/10/15) development may be suitable where the site adjoins the village boundary. | 0 | 15 | 0 | 0 |
| 11 | Clavering Community Woodland | Private | No | 8.5 | 191 | Not achievable without significant environmental damage and unsuitable. | 0 | 0 | 0 | 0 |
| 12 | Clavering West | Private | Yes 15+ | 14.6 | 219 | Major concerns with access, no information to look at. Two thirds yield. | 0 | 0 | 0 | 175 |
| 13 | West of Applewood Close | Private | Yes | 0.8 | 20 | 1-5 years if the ransom strip can be sorted out, if not 6 - 10 years. | 0 | 20 | 0 | 0 |
| 14 | Nelson Farm East | Private | Yes | 4.7 | 53 | same as site 12, half yield due to buffer | 0 | 0 | 0 | 53 |
| 15 | Nelson Farm Central | Private | No | 2 | 45 | Possible to come forward as a long term plan, other sites would need developing before this one. Ownership issues? | 0 | 0 | 0 | 45 |
| 16 | Nelson Farm West | Private | No | 13.7 | 308 | Can only be developed if area to the east comes first, Could only come forward later in the plan period if at all. | 0 | 0 | 0 | 308 |
| 17 | Nelson Farm North | Private | No | 9.4 | 208 | Can only be developed if area to the east comes first, Could only come forward later in the plan period if at all. | 0 | 0 | 0 | 208 |
| 18 | Seaview | Private | No | 8.3 | 187 | unsuitable due to topography | 0 | 0 | 0 | 0 |

| Shlaa No | Site Name | Ownership | Suitable | Size | Yield | Notes | 0-5 Years | 6-10 Years | 11-15 Years | >15+ Years |
|----------|-------------------------|-----------|----------|------|-------|---|-----------|------------|-------------|------------|
| 19 | Hart Station | Private | Yes | 2.2 | 25 | Would be available in the first five years. Has an environmental designation. | 0 | 0 | 0 | 0 |
| 23 | Upper Warren | Private | Yes | 38.2 | 500 | Has Planning Permission | 0 | 0 | 0 | 0 |
| 24 | North of Hart Reservoir | Private | No | 15.1 | 170 | 15+ because of Quarry, | 0 | 0 | 0 | 170 |
| 25 | Hart Reservoir | Private | No | 8.4 | 189 | Unsuitable due to the reservoir. | 0 | 0 | 0 | 0 |
| 43 | Potters Farm | Private | Yes | 0.6 | 10 | Yield reduced to 10. Could be developed in conjunction with site 44 if possible to provide a secondary access, but could come forward independently. | 10 | 0 | 0 | 0 |
| 44 | North Farm | Private | Yes | 3 | 50 | Yield should be reduced to 50 to reflect the house types that would be proposed for the site. | 50 | 0 | 0 | 0 |
| 45 | Naisberry Farm | Private | Yes 15+ | 34.4 | 700 | Can only be developed in conjunction with 46 and 48 to create effective access. | 0 | 0 | 0 | 175 |
| 46 | High Tunstall Farm | Private | Yes | 62.8 | 1400 | Available now. Could be developed over the whole plan period as such a large site. Would require a local centre and primary school, along with dedicated access road to the A179. High quality, low density market with predominant 3 bedroom offer. Off site affordable housing. | 0 | 350 | 350 | 350 |
| 48 | East of Naisberry Farm | Private | Yes | 15.7 | 350 | Available now. Could only be developed in later years as part of a strategic site with No46. Also see comments for 46. | 0 | 175 | 175 | 0 |
| 49 | Quarry Farm | Private | Yes | 42 | 300 | Planning application in for 80 dwellings on the south east corner of the site. Yield should be reduced to 300 due to the on-site constraints. | 140 | 160 | 0 | 0 |

| Shlaa No | Site Name | Ownership | Suitable | Size | Yield | Notes | 0-5 Years | 6-10 Years | 11-15 Years | >15+ Years |
|----------|-----------------------------|-----------|----------|------|-------|--|-----------|------------|-------------|------------|
| 65 | Tunstall Farm South | Private | Yes | 26.9 | 400 | Developers suggest the access is proposed from Summerhill Lane not Valley Drive. Site 66 would need to be developed first in an ideal world. The yield would need to be significantly reduced to incorporate flood alleviation schemes etc; 400 would be more achievable. | 0 | 175 | 175 | 50 |
| 66 | Tunstall Farm | Private | Yes | 8.5 | 110 | Planning application in for 110, yield should reflect this. | 110 | 0 | 0 | 0 |
| 67 | Dalton Piercy to Summerhill | Private | No | 63.3 | 1899 | Not suitable due to isolated location. | 0 | 0 | 0 | 0 |
| 68 | North East of Dalton Piercy | Private | No | 1.2 | 30 | Unsustainable location, no services etc. | 0 | 0 | 0 | 0 |
| 69 | North West of Dalton Piercy | Private | No | 1 | 25 | Unsustainable location, no services etc. | 0 | 0 | 0 | 0 |
| 71 | South West of Dalton Piercy | Private | No | 1.9 | 47 | Unsustainable location, no services etc. | 0 | 0 | 0 | 0 |
| 72 | Three Gates North | Private | No | 1.8 | 44 | Unsustainable location, no services etc. | 0 | 0 | 0 | 0 |
| 73 | Three Gates Central | Private | No | 0.9 | 22 | Unsustainable location, no services etc. | 0 | 0 | 0 | 0 |
| 74 | Three Gates South | Private | No | 0.8 | 20 | Unsustainable location, no services etc. | 0 | 0 | 0 | 0 |
| 75 | Brierton Farm | Private | No | 44.5 | 1000 | Unsustainable location, no services etc. | 0 | 0 | 0 | 0 |
| 76 | Brierton Quarry | Private | No | 3.9 | 88 | Significant constraints etc. Unsustainable location, no services etc. | 0 | 0 | 0 | 0 |
| 77 | Meadow Bungalow | Private | No | 1.5 | 37 | Unsustainable location, no services etc. | 0 | 0 | 0 | 0 |
| 78 | North of Brierton Lane | Private | Yes | 21.2 | 477 | Site has been improved in marketability terms by the nearby Eaglesfield Road site. Housing market would be popular with 2-3 bedroom family houses. Should include site 79 if possible to create a wider development site area in an ideal year. The site can only come forward when site 100 to the south develops to create the housing market as it is too detached currently. | 0 | 175 | 175 | 127 |

| Shlaa No | Site Name | Ownership | Suitable | Size | Yield | Notes | 0-5 Years | 6-10 Years | 11-15 Years | >15+ Years |
|----------|-----------------------|-----------|----------|------|-------|--|-----------|------------|-------------|------------|
| 79 | Masefield Road | HBC | Yes | 6.6 | 60 | Yield would need to be reduced to 60 due to the planting and landform. Housing market would be 2-3 bedroom family dwellings, is risky due to existing housing markets nearby. | 60 | 0 | 0 | 0 |
| 100 | Claxton | Private | Yes | 186 | 2500 | Yield is too high and should be reduced to approximately 2,500 due to site constraints. Application to be submitted soon with definite developer interest. | 495 | 700 | 700 | 700 |
| 101 | Claxton Quarry | HBC | No | 6.6 | 149 | Unsuitable due to contamination. | 0 | 0 | 0 | 0 |
| 102 | Sappers Corner | Private | Yes | 5.3 | 60 | Yield reduced to 60 to only include the eastern half which adjoins the village | 60 | 0 | 0 | 0 |
| 103 | Ashfield Nurseries | Private | Yes | 9 | 100 | Definite housing market for the site with developer interest. The access needs to be clarified before development starts. The yield should be reduced to 100 to reflect the village. | 100 | 0 | 0 | 0 |
| 104 | Queensway | Private | Yes | 3.3 | 74 | Definite housing market for the site with developer interest. The access needs to be clarified before development starts. The yield is acceptable. | 74 | 0 | 0 | 0 |
| 107 | Newton Bewley North | Private | No | 10.8 | 243 | Too isolated from the main urban area, with issues with access onto A689. | 0 | 0 | 0 | 0 |
| 108 | Newton Bewley South | Private | Yes | 107 | 2400 | Stockton not interested in the development. Put in 15+ | 0 | 0 | 0 | 350 |
| 109 | Springwell House Farm | Private | No | 41 | 1000 | Unsuitable due to access and proximity to services. | 0 | 0 | 0 | 0 |
| 110 | Close Farm East | Private | No | 9.6 | 216 | Unsuitable due to access and proximity to services. | 0 | 0 | 0 | 0 |
| 111 | Close Farm West | Private | No | 12.8 | 288 | Unsuitable due to access and proximity to services. | 0 | 0 | 0 | 0 |

| Shlaa No | Site Name | Ownership | Suitable | Size | Yield | Notes | 0-5 Years | 6-10 Years | 11-15 Years | >15+ Years |
|---|--------------------|-----------|----------|------|-------|--|-------------|-------------|-------------|-------------|
| 112 | Wynyard Park North | Private | Yes | 9 | 100 | Subject of an outline planning permission. Yield needs to be reduced to 100 to reflect house types proposed. | 100 | 0 | 0 | 0 |
| 113 | Wynyard Park West | Private | No | 3.2 | 72 | Land is available now but not considered achievable without significant detrimental impact on a Local Wildlife Site and special landscape area. Unsuitable due to constraints. | 0 | 0 | 0 | 0 |
| 114 | Wynyard Park East | Private | Yes | 38.3 | 250 | The site has planning permission for 200 dwellings. Yield should be 1/2 to 250 due to house types proposed, so a total of 450 on the site.. | 0 | 250 | 0 | 0 |
| 115 | Wynyard Park South | Private | Yes | 8.8 | 100 | Yield reduced 100. Prestige Employment Land. | 0 | 100 | 0 | 0 |
| 116 | Wynyard Woods | Private | Yes | 31.8 | 134 | Planning Permission Granted for 134 executive homes July 2014 | 0 | 0 | 0 | 0 |
| Total for Rural SHLAA sites | | | | | | | 1248 | 2231 | 1650 | 2556 |
| Total Borough SHLAA Housing capacity | | | | | | | 1969 | 2559 | 1685 | 2556 |

Appendix 5

EXTANT PLANNING PERMISSIONS (at 30th November 2014)

| Site ref | Site name | 15/16-19/20 | 20/21-24/25 | 25/26-29/30 | Post 15 years |
|----------|------------------------------|-------------|-------------|-------------|---------------|
| H65 | Block 16 Coral Ho | 1 | 0 | 0 | 0 |
| H68 | Block 23 Mansion Ho | 25 | 15 | 0 | 0 |
| H83 | Block 29 Marina | 0 | 0 | 0 | 48 |
| H69 | Block 27 Trafalgar Ho | 6 | 0 | 0 | 0 |
| H82 | Block 28 Marina | 0 | 0 | 0 | 20 |
| H81 | Block 26 Marina | 0 | 0 | 0 | 20 |
| H85 | Block 32 Marina | 0 | 0 | 0 | 36 |
| H86 | Mixed use Maritime Ave | 14 | 40 | 0 | 0 |
| H87 | S of Maritime Ave | 0 | 0 | 0 | 400 |
| H84 | Block 31 Marina | 0 | 0 | 0 | 24 |
| H76 | Block 18 Marina | 0 | 0 | 0 | 16 |
| H75 | Block 17 Marina | 0 | 0 | 0 | 16 |
| H77 | Block 19 Marina | 0 | 0 | 0 | 60 |
| H78 | Block 20 Marina | 0 | 0 | 0 | 18 |
| H79 | Block 24 Marina | 0 | 0 | 0 | 19 |
| H80 | Block 25 Marina | 0 | 0 | 0 | 48 |
| H39 | 145 Stockton Rd | 4 | 0 | 0 | 0 |
| H7 | Owton Manor Ho | 3 | 0 | 0 | 0 |
| H92 | United Reform Church | 4 | 0 | 0 | 0 |
| H53 | Headway | 25 | 0 | 0 | 0 |
| H99 | Middle Warren 9A (Persimmon) | 2 | 0 | 0 | 0 |
| H91 | Union Ho | 3 | 0 | 0 | 0 |
| H23 | Jesmond Rd/Heather Grove | 17 | 0 | 0 | 0 |
| H123 | North Farm | 14 | 0 | 0 | 0 |
| H139 | Chester Hotel | 4 | 0 | 0 | 0 |
| H142 | Pangbourne | 1 | 0 | 0 | 0 |
| H149 | Crest Identity | 4 | 0 | 0 | 0 |
| H148 | Park Ho | 1 | 0 | 0 | 0 |
| H145 | 2-4 Whitby St | 4 | 0 | 0 | 0 |
| H156 | Eaglesfield Rd | 17 | 0 | 0 | 0 |
| H158 | Manor House Farm | 4 | 0 | 0 | 0 |
| H151 | Cumbria Walk | 2 | 0 | 0 | 0 |
| H152 | Former Mission Hall Burbank | 4 | 0 | 0 | 0 |
| H155 | 29 Hutton Ave | 2 | 0 | 0 | 0 |
| H154 | Lambs House Farm | 1 | 0 | 0 | 0 |
| H161 | Mayfair | 159 | 0 | 0 | 0 |
| H170 | Crookfoot Farm | 1 | 0 | 0 | 0 |
| H166 | Perth St Regeneration | 45 | 0 | 0 | 0 |
| H172 | Overlands plot A | 1 | 0 | 0 | 0 |
| H173 | Eden Park Self Build | 7 | 0 | 0 | 0 |
| H174 | Jones Rd (Supported Hsg) | 42 | 0 | 0 | 0 |
| H175 | 31 South Rd | 4 | 0 | 0 | 0 |
| H176 | Sussex & Oxford St | 10 | 0 | 0 | 0 |
| H179 | Close Farm Cottage | 3 | 0 | 0 | 0 |
| H181 | Middle Warren 9 | 140 | 0 | 0 | 0 |

| | | | | | |
|---------------|---|-------------|------------|-----------|------------|
| | Phase 15 | | | | |
| H171 | Middle Warren 9 (Former PU10 site) Phase 16 | 8 | 0 | 0 | 0 |
| H214 | Percy St | 2 | 0 | 0 | 0 |
| H182 | 70-71 Millpool & 1-2 Somersby Cl | 4 | 0 | 0 | 0 |
| H183 | 41/43 York Rd | 4 | 0 | 0 | 0 |
| H187 | Brierton Farm | 1 | 0 | 0 | 0 |
| H188 | Land at Tanfield Rd | 22 | 0 | 0 | 0 |
| H190 | Adj Seaton Carew Nursery Sch | 35 | 0 | 0 | 0 |
| H189 | Wynyard Park | 125 | 23 | 0 | 0 |
| H193 | Middle Warren 9 B2 | 73 | 0 | 0 | 0 |
| H194 | 38 Church St | 3 | 0 | 0 | 0 |
| H196 | 39 Wharton Terr | 2 | 0 | 0 | 0 |
| H191 | Former Henry Smith Sch | 100 | 13 | 0 | 0 |
| H197 | Havelock Centre | 13 | 0 | 0 | 0 |
| H198 | Former Brierton Sch | 107 | 0 | 0 | 0 |
| H199 | Foggy Furze Lib | 30 | 0 | 0 | 0 |
| H185 | Former Mas Agraa Palace | 9 | 0 | 0 | 0 |
| H201 | Claremont | 28 | 0 | 0 | 0 |
| H180 | 19-21 Tankerville St | 7 | 0 | 0 | 0 |
| H136 | Morrison Hall | 8 | 0 | 0 | 0 |
| H209 | 120 Alma St | 2 | 0 | 0 | 0 |
| H210 | 51 Stockton Rd | 3 | 0 | 0 | 0 |
| H57 | Niromax | 8 | 0 | 0 | 0 |
| H207 | Springwell Flats | 10 | 0 | 0 | 0 |
| H203 | Upper Warren | 210 | 290 | 0 | 0 |
| H211 | Southbrooke | 8 | 0 | 0 | 0 |
| H213 | Raby Gardens | 33 | 0 | 0 | 0 |
| H215 | N of A689 | 100 | 100 | 0 | 0 |
| H212 | 20 Owton Manor Lane | 1 | 0 | 0 | 0 |
| H220 | Creosote Works | 0 | 0 | 0 | 108 |
| H45 | Tunstall Court | 14 | 0 | 0 | 0 |
| H221 | 301 Stockton Rd | 4 | 0 | 0 | 0 |
| H216 | Wynyard Woods West | 80 | 54 | 0 | 0 |
| H223 | Three Gates Farm | 2 | 0 | 0 | 0 |
| H104 | Hartlepool Hospital | 60 | 40 | 0 | 0 |
| H218 | Friarage | 38 | 0 | 0 | 0 |
| H217 | Woodcutter PH | 14 | 0 | 0 | 0 |
| H219 | Raby Arms | 23 | 0 | 0 | 0 |
| H222 | Priory Farm | 2 | 0 | 0 | 0 |
| H224 | 28 York Rd | 3 | 0 | 0 | 0 |
| H225 | Britmag | 140 | 175 | 59 | 0 |
| Totals | | 1910 | 750 | 59 | 833 |