

Land at 'Nine Acres', Hart Village

Planning & Development Brief

Hartlepool Borough Council

December 2016



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1. Introduction

- 1.1** This development brief seeks to assist the marketing of the ‘Nine Acres’ site, Hart Village, which falls within the Rural West Ward of Hartlepool. The purpose of the brief is to secure a high quality residential development with open space provision on the 3.06ha (30,600m²) site. The site boundary is shown in Figure 1 (below) and Figure 2 (see appendix 1).
- 1.2** The development brief is intended to support the Council’s aspirations for residential development (up to 30no. units) of the site. Through identifying opportunities, constraints and considerations, this brief will provide clear planning and design guidance for potential purchasers and developers in order to secure a high quality scheme.

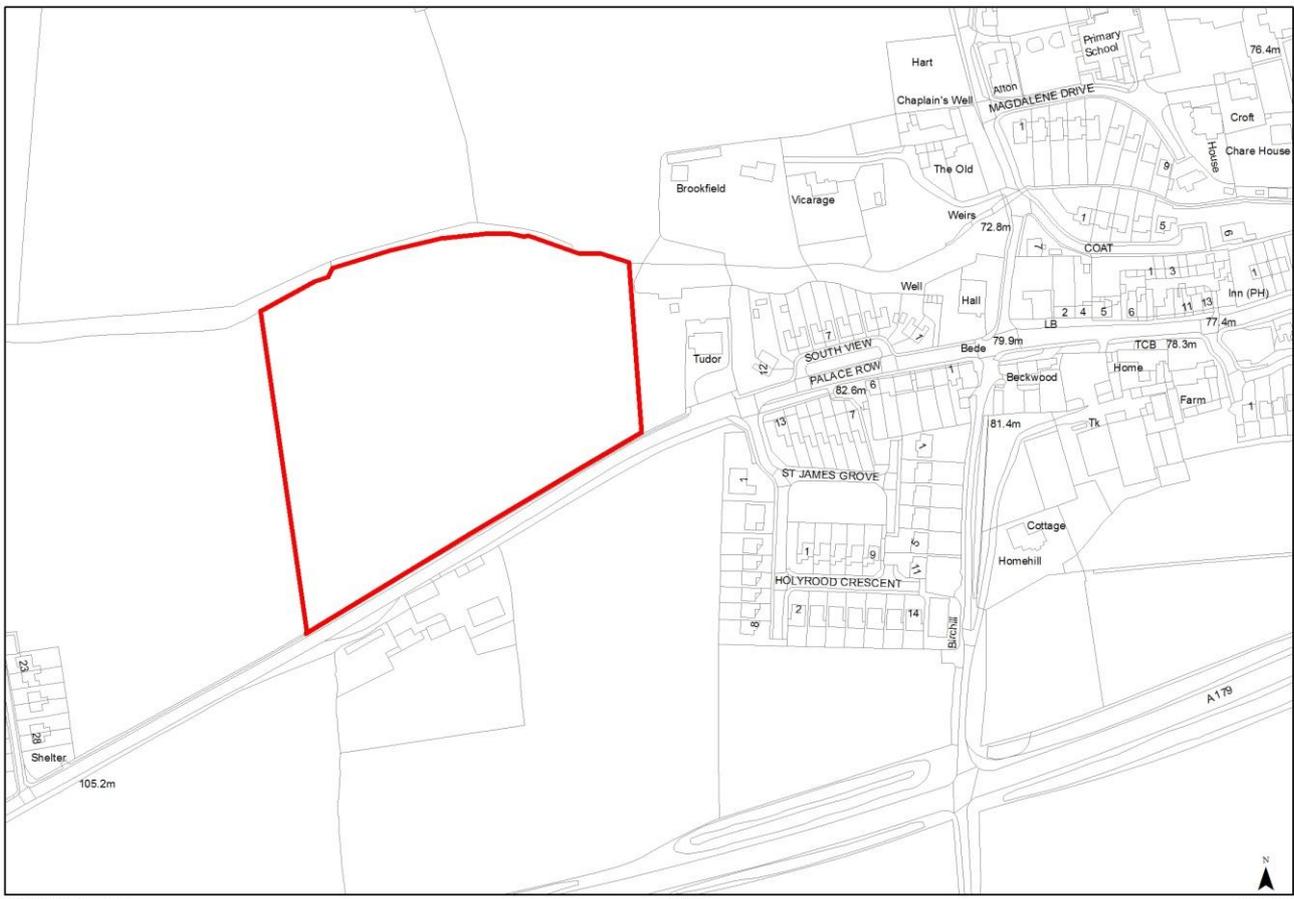


Figure 1 – development site boundary in wider context of Hart Village

2. What is the Council looking for?

2.1 The Council, through working with partners, is seeking to achieve a new high quality and sustainable residential development that will contribute positively to the surrounding area and assist in allowing the village to grow in an organic and linear pattern. The overall site area (3.06ha) is to accommodate;

- Private residential development with 18% (minimum) on-site affordable housing;
- No more than 2.2ha of the site area will be developed for residential development;
- The remaining land should be developed as green infrastructure, informal open space and recreational and leisure land.



Figure 3 – development site boundary in wider context of Hart Village (aerial)

3. The Proposed Site – ‘Nine Acres’

3.1 Location, Context and Connectivity

- 3.1.1 The ‘Nine Acres’ development site (thereafter referred to as ‘the Site’) relates to an existing agricultural field (approx. 3.06ha in area) immediately to the west of Hart Village, Hartlepool.
- 3.1.2 Hartlepool is located in the North East of England and forms part of the Tees Valley sub-region.
- 3.1.3 Hartlepool is served by the Durham Coast rail line that provides connections to the East Coast Main Line, the Trans Pennine rail network and the Grand Central direct service from Hartlepool to London. The development site is an approximately 12 minute drive from the town’s railway station.
- 3.1.4 The bus network within Hartlepool is of high standard, linking many parts of the Borough to the town centre, other key locations and to other surrounding areas such as Stockton, Darlington, Durham, Middlesbrough, Newcastle and Sunderland.
- 3.1.5 Hartlepool has a relatively congestion-free internal road network with excellent access direct from the town centre to the A19 strategic road network via the A689 dual carriageway and the A179.
- 3.1.6 The town lies within about 18 miles of the Durham Tees Valley International Airport whilst Newcastle International Airport is a 50 minute drive away.

3.2 Site Context

- 3.2.1 Hart Village is a small village located to the north west of the urban core of Hartlepool with a strong sense of community spirit, often generated by events within the village hall.
- 3.2.2 The Site is connected to the urban core of Hartlepool via the A179 road or Hart Lane.
- 3.2.3 Hart Village is served by two public houses, a primary school and a Grade I Listed Church (St Mary Magdalene’s), all of which play an important part of community life. The additional residential development would assist in protecting the viability of local services including contributions towards school places and

provision of a new formal play for the village, likely to be provided near to the school.

- 3.2.4 The Site, owned by the Council, is currently classed as agricultural land and covers an area of approximately 3.06ha (30,600m²). The land and adjacent fields are currently tenanted by a farmer.
- 3.2.5 The defined Hart Village development limits form the boundary to the east with residential properties located beyond. Agricultural fields are present beyond the field boundaries to the north and to the west with small clusters of housing in both directions as illustrated on Figure 2. A highway runs to the south with further fields beyond. The site features a gently undulating gradient with the land generally sloping from south to north.
- 3.2.6 Photos of the site can viewed in Appendix 2.

3.3 *Site History*

- 3.3.1 The site is currently as classed as greenfield land (agriculture) and there are no known planning applications relating to this site.

4. Potential Constraints

The following matters are intended to provide a general overview of the main planning matters that would need to be considered and satisfactorily addressed as part of any planning application;

4.1 National and Local Plan Policies

- 4.1.1 Within the current Hartlepool Local Plan (2006) the Site lies outside of the defined limits to development, although at present, given the lack of a five year housing supply, this policy is not currently being used until a five year supply can be demonstrated and therefore the development would need to be considered in the context of the National Planning Policy Framework, in particular paragraph 14 and the planning policies set out in Appendix 3.
- 4.1.2 It must be appreciated that the five year land supply situation is subject to constant change and whilst in the short term the Council cannot demonstrate a five year supply, should in the future the Council be able to demonstrate the supply, the policy situation could change.
- 4.1.3 The Site has been included as a proposed 'allocated' housing site for approximately 30 dwellings within the Council's Local Plan 'Preferred Options' document (draft Policy HSG8a). The Council is hopeful that the Local Plan will be adopted in early 2018. As the preparation of the Local Plan progresses the emerging policies in the Plan will start to hold "weight" in decision making. It is anticipated that upon Publication (in December 2016) the policies will start to be used in decision making and at that point the site would be considered as a deliverable housing site contributing to the five year housing land supply.
- 4.1.4 The Site is also outlined within the Rural Neighbourhood Plan although this is for a reduced density (23 dwellings). Notwithstanding the difference in dwelling numbers, the agreed principle of residential development helps ensure general conformity between the documents and indicates a degree of local support for the scheme.
- 4.1.5 Bearing in mind the planning policy situation in the short and long term, in principle residential development is suitable on the site.

4.2 Agricultural Land Classification

- 4.2.1 The development site is classed as having a 'Very Good' Agricultural Land classification whereby national planning policy would generally not support significant development of such land unless it is necessary. In this instance, the Council considers that a limitation on development of the site for up to 30 dwellings (and up to 2.2ha of residential development within the Site) would not

amount to significant development, taking into account the retained parcel of land within the Site (for open space) and the adjacent parcels of land for agricultural use.

4.2.2 As indicated above, the development site is currently tenanted by a farmer on a temporary basis. It is understood that the tenancy agreement is due to end in May 2017.

4.3 *Heritage and Conservation*

4.3.1 Hart Village contains a number of designated heritage assets including a Grade I Listed Building (St Mary Magdalene Church) and Scheduled Monuments which contribute to the character and setting of the village. The development site would need to consider any direct impacts on the setting of such heritage assets through a full assessment, in the form of a Heritage Assessment/Statement.

4.4 *Flood Risk and Drainage*

4.4.1 The latest flood map from the Environment Agencies website (Figure 4) illustrates that there are no areas of significant flood risk on or around the site.

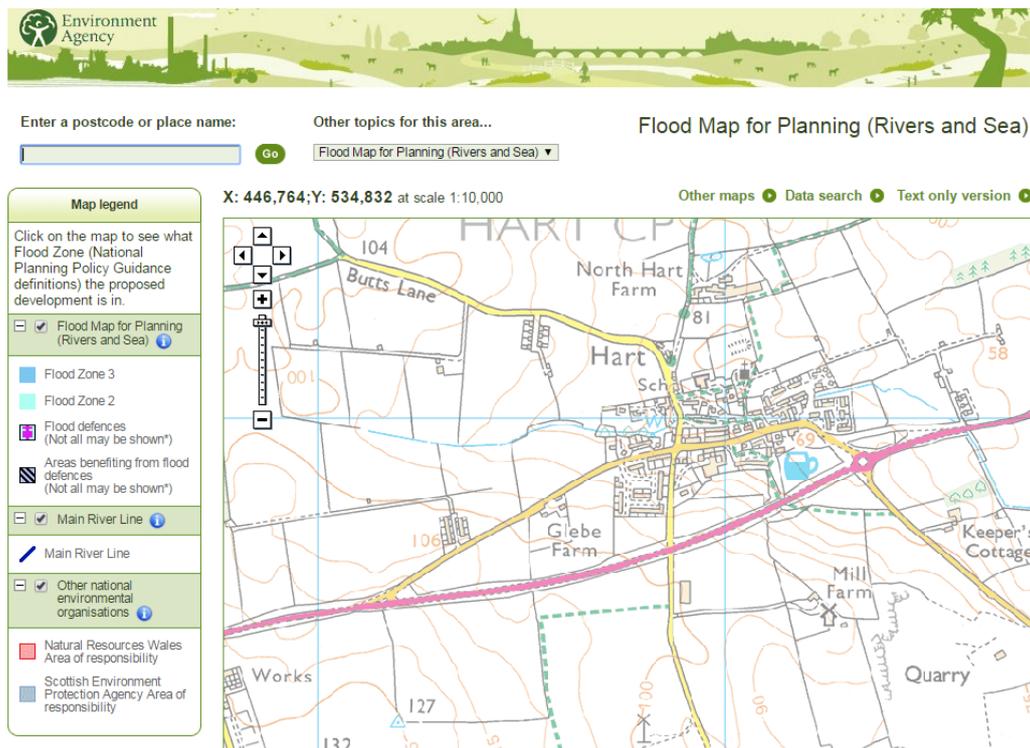


Figure 4 – latest flood mapping data from EA website (site accessed Nov 2016)

4.4.2 The site does however exceed 1ha in area and therefore a Flood Risk Assessment would need to accompany any planning application. Although flooding is not identified as a risk, due regard should be had to the likelihood of increased surface water run off (which should be restricted to the green field rate), and the Council would encourage the use of sustainable urban drainage systems in the

first instance to reduce the amount of runoff going into the existing drainage network.

4.5 *Archaeology*

- 4.5.1 Based on archaeological work within the adjacent fields and surrounding areas, an archaeological field evaluation for this area would need to be undertaken. This would define the significance of any archaeological remains and assess the impact of the proposed development upon them, to allow a reasonable planning decision to be made.

4.6 *Ecology and Landscaping*

- 4.6.1 There are unlikely to be any significant ecological issues on the development site itself.
- 4.6.2 The beck that runs along the northern boundary of the development site would need a suitable buffer. There would also be a requirement for biodiversity enhancements, such as strengthening the northern boundary wildlife corridor with hedge and/or tree planting, plus the provision of bird (swift) and bat boxes on new houses.
- 4.6.3 A Habitat Regulations Assessment Stage 1 screening will be needed to assess the potential for an increase in recreational disturbance on the Teesmouth and Cleveland Coast Special Protection Area and the birds which make up its interest features. Some form of mitigation may be required, such as the provision of on-site Suitable Alternative Natural Green Space and/or a financial contribution to manage and/or warden the SPA.

4.7 *Highway matters*

- 4.7.1 There are potential concerns with road safety at the Western Access to the A179 owing to the close proximity to the junction. It is considered that residents wishing to access the A19 would utilise this junction rather than travel back through Hart and use the eastern access. A potential scheme for junction improvements may be required, to which a developer contribution towards the total cost of such works is likely to be required. The Council's Traffic and Transport section can be contacted on the details indicated within Appendix 4 should a prospective developer wish to discuss this further.
- 4.7.2 The existing footway between the site and Hart Village is a sub standard width and there would be a need for the footway to be widened to 2.0 metres along the full extent of the site.

4.8 Residential Amenity

4.8.1 A noise assessment would need to be submitted with the planning application due to the close proximity to the Hart Bypass and the A19.

4.9 Utilities and Services

4.9.1 It is assumed that a full range of utility services suitable for residential purposes are not available on site considering the nature of the current site.

4.9.2 Northumbrian Water is likely to require that any new development requiring additional connections to the public sewer system should be based on separate surface water facilities.

4.9.3 It should be noted that there are a number of low level electricity pylons run through the middle of the site and across the site frontage.

5. General Design Guidance

5.1 General design guidance and landscaping

- 5.1.1 The design and layout of the proposed residential development of the site should have due regard to the sites rural location, ensuring that any development is reflective of the surrounding area and of a suitable density so that the development does not significantly intrude into the countryside. It is considered that the provision of up to 30no. dwellings would be appropriate for this site (development on 2.2ha of the 3.06ha site).
- 5.1.2 The retention of the remaining site area for open space and existing hedgerows is important to soften the development site and retain the rural nature of the setting. Furthermore, following traditional field boundaries and maintaining landscape features will help reflect the area's local distinctiveness and assist in creating a sense of place. A Landscape and Visual Impact Assessment should accompany any submission.
- 5.1.3 Garden sizes should be commensurate to the size of each dwelling. A residential scheme would need to achieve the minimum separation distances as set out in the Council's Supplementary Planning Guidance.
- 5.1.4 Car parking provision for dwellings is set out in Supplementary Note 2.
- 5.1.5 There may be opportunities to make the development site a benefit to the community of Hart village and its two satellite housing communities of Burns Close (north) and Nine Acres (west) through potential footpath connections.

5.2 House Type

- 5.2.1 The 2015 Strategic Housing Market Assessment (SHMA) states that within the Hart Ward there is a need for 1-3 bedroom detached houses/cottages, 1-2 bedroom terraced properties, bungalows and flats. Any subsequent planning applications should ensure that a range of house types are provided on site that seek to meet the needs of the local residents. Comments in relation to affordable provision are made below.

5.3 Provision of open space

- 5.3.1 The area of public open space with a play facility should be meaningful; it should be of a size that allows for running games and possibly provide a focal point for meeting or opportunities such as picnic tables. Due regard should be had to the relationship with the open space and play facility and its proximity to the homes, the area should be naturally overlooked yet an appropriate distance from new homes to prevent and potential occurrences of disturbance.

6. What is expected of the Developer?

6.1 *Developer Contributions*

6.1.1 In the interests of providing sustainable development and in ensuring that the proposal is acceptable in planning terms the following contributions are likely to be required (at the time of publishing this document):

6.2 *Green infrastructure*

6.2.1 Given that there is a requirement to provide an area of open space then such provision would amount to a green infrastructure contribution and thus no financial sum would be required. However it would be requested that a developer looks at options to improve the Public Rights of Way network surrounding the village and/or improving the links from the existing village dwellings to the new open space facility (likely to be near to the primary school).

6.3 *Play*

6.3.1 As stated above the site should include open space; there is a requirement to provide a play facility as there is currently no equipped play facility within the village. It may be appropriate for formal play to be provided on an alternative site within the village such as adjacent to the school. This would be considered at the time of considering the planning application.

6.4 *Built Sports and Other Sports Provision*

6.4.1 In the interests of ensuring that residents have access to a variety of leisure opportunities, it is necessary to assist in improving the built sports facilities within the Borough which provide valuable social infrastructure for residents. As such, a sum of £250 per dwelling should be provided and will be directed towards improving Hart Village hall which runs a variety of health based classes and provides an invaluable facility to the village community.

6.4.2 Other contributions include £233.29 per dwelling towards a school playing pitch (which would require a community use agreement); £57.02 per dwelling towards tennis court provision; and £4.97 per dwelling towards bowling greens (town wide provision).

6.5 *Education*

6.5.1 The provision of and/or the improvement to education facilities is essential to ensure the sustainable growth in Hartlepool. Given that the dwellings are likely to house children, it is necessary to provide a contribution towards improving and/or extending the nearby primary school at Hart in order to increase capacity in the school. There are significant capacity issues at the school at present and

anticipated for future years. The education contribution is dependent on the number of dwellings proposed; based on a scheme for up to 30 dwellings, the following contributions would be required:

Primary Contribution of £88, 719.75*

Secondary Contribution of £54, 997.80*

*NB; The above financial contributions could be subject to change in line with HBC Education requirements, to be confirmed at the time of the planning application.

6.6 *Affordable housing*

6.6.1 One of the main issues that has been highlighted recently during consultations with residents at Hart is that affordable housing provision is needed in the village.

6.6.2 The Council is expecting that at least 18% of the dwellings provided on site are affordable. This is in line with the findings of the 2015 SHMA where it is considered that there is scope to provide affordable units on site, preferably 1-3 bedroom detached dwellings and smaller 1/2 bedroom dwellings, and older people's accommodation/bungalows.

6.6.3 Bearing in mind the affordable housing and elderly person's accommodation need in the local area, it is expected that these types of housing provision will be considered on the development site.

6.6.4 Given that the 18% affordable housing requirement equates to 5.4 dwellings (rounded to 5), the remaining '0.4 dwellings' contribution is likely to equate to an off-site financial contribution.

6.7 *Highway improvements*

6.7.1 As indicated above, contributions may be sought towards highway improvements within the vicinity of the site and improving public footpaths connecting the site to the existing footpath network.

6.8 *Ecological mitigation*

6.8.1 As part of the requisite Habitat Regulations Assessment to consider the adverse impacts on designated protected European Sites, a contribution to mitigate any impacts on such areas is likely to be requested. This could include the following: the provision of on-site Suitable Alternative Natural Green Space, a financial contribution to manage and/or warden the Special Protection Area, and resident information packs.

6.9 *Training and employment*

6.9.1 To assist in ensuring that Hartlepool's economy grows sustainably the Council 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 information on establishing a Training and Employment Charter can be gained by contacting the Council's Economic Development team; details can be found in the Useful Contacts section in Appendix 4.

6.10 Sustainability

6.10.1 The Council expects that any scheme incorporating 10 dwellings or more would secure, as a minimum requirement, 10% of their energy supply from decentralised and renewable or low carbon sources, unless, having regard to the type of development involved and its design.

6.10.2 To ensure that homes are energy efficient due regard should be had to the layout and orientation of properties in a bid to maximise solar gain. The Council would expect the dwellings to be built 10% above and beyond Building regulations standards.

6.11 Viability

6.11.1 Notwithstanding the above requirements that are considered necessary to make the development sustainable and ensure that it is acceptable in planning terms, the Council will have due regard to the viability of the scheme and the overriding need to provide new homes. The applicant would be advised to submit a full viability assessment if they are unable to meet with the requirements as set out above.

7 The Application Process

7.1 Pre-Planning Application Discussions

7.1.1 Developers should undertake pre-application discussions with the Council at the earliest possible opportunity in order to deliver appropriate development on the site. The Council operates a One Stop Shop (OSS) system which is a fee-based service whereby such proposals can be considered in detail and a composite response on relevant planning matters can be provided. In this instance, a fee of £300 would be applicable for a OSS request (a fee of £420 would be applicable for both a written request and a meeting or site visit.).

7.2 Validation/Submission Requirements

7.2.1 Should the requisite planning application be submitted in 'outline' form, the fee is based on the identified site area as a whole/the land that is within the red line boundary (including any parcels of open space, access roads etc); in this instance the fee for the 3.06ha site (rounded up to 3.1ha) would be £10, 217.00.

7.2.2 Please note that as a minimum, details of access have to be provided for outline applications where all other matters are reserved (appearance, scale, layout, landscaping). It is also advised that 'scale parameters' are provided in some form indicating maximum/minimum roof heights/eaves heights of the proposed dwellings.

7.2.3 Should an application be submitted in 'full' (as opposed to in 'outline') the fee would be £11, 550.00.

7.2.4 The following plans and information would be required for either an 'outline' application or a 'full' application (unless stipulated otherwise);

- A location plan - the scale should typically be 1:1250 or 1:2500
- Details of the proposed access should be provided on a proposed scale plan at 1;100, 1;200 or 1;500.
- An existing block plan at 1;500 or 1;1000
- A proposed block plan at 1;500 or 1;1000
- Any other supporting plans
- A 'full' application would need to be accompanied by proposed elevations and floor plans at a scale of 1;50 or 1;100.

In terms of other validation requirements that have been indicated within the Development Brief, any application should be accompanied by the following;

- A Design and Access Statement -this statement should explain the design principles and concepts that have been applied to particular aspects of the proposal – these are the amount, layout, scale, landscaping and appearance of the development.
- A Flood Risk Assessment and drainage strategy including consideration of a SUDS scheme
- A Landscape and Visual Impact Assessment
- A Noise Assessment
- A Habitat Regulations Assessment Stage 1 screening
- An Archaeological field evaluation- this would take the form of a geophysical survey followed by trial trenching
- A Heritage Statement including an assessment on the impacts upon the setting of heritage assets.

7.3 *Building Regulations*

7.3.1 Hartlepool Borough Council offers a service of inspection under the Building Regulations; contact details can be found in Appendix 4.

Appendix 1 (Figure 2) - 'Nine Acre' development site boundary (red) at 1:2500 scale



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Scale 1:2500 @ A4

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Appendix 2: Site photos



a) View from west to east, across site frontage.



b) View from south to north across site



c) View across site frontage



d) View from east to west across site frontage

Appendix 3: Planning Policy

National Policy

Any future development proposals need to take into account:

National Planning Policy Framework (NPPF)

(and associated National Planning Practise Guidance)

Development Plan Policy: Local Plan

Any future development proposals need to take into account the following policies from the Hartlepool Local Plan adopted 2006, including saved policies as of April 2009:

General Environmental Principles

GEP1 General Environmental Principles

GEP2 Access for All

GEP3 Crime Prevention by Planning and Design

GEP9 Developers' Contributions

GEP10 Provision of Public Art

GEP12 Trees, Hedgerows and Development

Housing

Hsg5 Management of Housing Land Supply

Hsg9 New Residential Layout – Design and Other Requirements

Transport

Tra 16 Car Parking Standards

Recreation and Leisure

Rec2 Provision for Play in New Housing Areas

The Rural Area

Rur18 Rights of Way

The Green Network

GN3 Protection of Key Green Space Areas

A new Local Plan for Hartlepool is currently being developed, the expected timetable is working towards adoption in early 2018, with Consultation on the Publication Document in November 2017 to which the following draft policies will be applicable; HSG8a – Hart Village Housing Developments (Nine Acres)

Hartlepool Rural Neighbourhood Plan

Any future development proposals need to take into account the Supplementary Planning Document (SPD):

- Transport Assessments and Travel Plans SPD
- Green Infrastructure SPD and Action Plan
- Planning Obligations SPD

Appendix 4: Useful Contacts

The following officers within Hartlepool Borough Council would be useful points of contact with regard to discussing elements identified in the Brief:

| Department | Contact Name | Telephone | Email |
|---------------------------------------|---------------------|------------------|------------------------------------|
| Planning (Development Control) | Daniel James | 01429 284319 | daniel.james@hartlepool.gov.uk |
| Planning Policy | Fiona Riley | 01429 523532 | fiona.riley@hartlepool.gov.uk |
| Heritage and Countryside | Sarah Scarr | 01429 523275 | sarah.scarr@hartlepool.gov.uk |
| Archaeology | Rachel Grahame | 01429 523457 | Rachel.grahame@hartlepool.gov.uk |
| Building Control | Garry Hutchison | 01429 523290 | garry.hutchison@hartlepool.gov.uk |
| Highways | Peter Nixon | 01429 523244 | peter.nixon@hartlepool.gov.uk |
| Drainage and Flooding | Kieran Bostock | (01429) 284291 | kieran.bostock@hartlepool.gov.uk |
| Estates | Philip Timmins | 01429 523228 | philip.timmins@hartlepool.gov.uk |
| Countryside Access | Chris Scaife | 01429 523524 | chris.scaife@hartlepool.gov.uk |
| Public Protection | Adrian Hurst | 01429 523323 | adrian.hurst@hartlepool.gov.uk |
| Economic Development | Antony Steinberg | 01429 857081 | Antony.steinberg@hartlepool.gov.uk |
| Northumbrian Water Ltd | Laura Kennedy | 0191 419 6767 | laura.kennedy@nwl.co.uk |