

## **Matter 15 – Plan Viability**

Please note the Council is assembling additional evidence on plan-wide viability (see Council letter of 25 May 2017 (EX/HBC/12)). This will be made available on the Examination website after 18 August 2017. The Inspector will pose supplementary questions in due course which will be circulated in advance of the hearing session.

[Not had time to see if the updated documents have been placed on the website.](#)

**Issue 1** – Has the preparation of the Plan ensured that collectively its policies and proposals are viable and deliverable? (NPPF paragraphs 173-177). Is there a reasonable prospect that necessary infrastructure to support the Plan’s proposals will be delivered in a timely fashion? Hartlepool Local Plan Examination 2017

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Q1 Is the Council’s evidence on infrastructure and viability, up-to-date and robust? Does it demonstrate that the Plan, as submitted, is deliverable in this regard? Is it consistent with the advice in the Planning Practice Guidance on ‘Viability and Plan Making’<sup>11</sup>

Q2 Does the viability assessment work take account of all the Plan’s policy requirements? Does it show that there would be a competitive return to developers and landowners?

Q3 In addition to funding from development, how will other agencies and organisations will be involved in delivering this spatial Plan? What level of commitment/agreement is there? Are there review mechanisms given the changeable nature of funding? Explain what funding is currently secured and what funding gap remains.

Q4 Are there contingencies for the potential non-delivery of infrastructure? Is the Plan sufficiently flexible to deal with this?

Q5 Is Policy QP1 justified, effective, positively prepared and consistent with national policy? Does it reflect available viability evidence?

Q6 It has been submitted that 1455 dwellings (sites HSG5, 5a and 7) will contribute to funding the Elwick bypass and grade separated junction resulting in a £12,400 contribution per dwelling. Is this a reasonable analysis? What about site HSG3(3)?

Q7 What is the intention of the Planning Obligations SPD, having regard to paragraph 153 of the NPPF?

Q8 Is the Council still contemplating the possibility of introducing CIL?

[What is CIL?](#)