

Hartlepool Local Plan Examination 2017

Submission on behalf of Tunstall Homes Ltd

Response to Inspector's Matters, Issues and Questions

September 2017

Matter 2 – Spatial (Locational) Strategy

Issue 1 – Does the overall spatial strategy for the Plan present a positive framework which is consistent with national policy and will contribute to the achievement of sustainable development?

Q4 Is the Plan strategy over-reliant on a small number of large strategic sites?

- So far as concerns the High Tunstall scheme, the development will not be undertaken by a single house-builder or outlet but by a number of house-builders. Indeed, part of the High Tunstall site, itself the subject of a current application for outline planning permission, is the subject of current hybrid application by Story Homes/Tunstall Homes for 153 units (full permission, Story Homes) and 55 self-build plots (outline permission, Tunstall Homes). Avant Homes are in negotiations and currently preparing a scheme for 100 units within the site; and Wynyard Homes (presently developing a scheme of 39 executive units adjacent to the eastern edge of the site) will take a further 100 units. It should be added that Tunstall Homes have received a lot of interest for the self-build element of the hybrid application currently awaiting determination.
- The question may be more pertinent to the allocation under HSG4 (The South West Extension Strategic Housing Site). Persimmon's Homes application for 144 dwellings (full permission) and 1,116 dwellings (outline permission) was reported to HBC's Planning Committee meeting of 20th January 2016, where it was resolved to approve the applications subject to conditions and the completion of a S106 agreement. The agreement still has not been completed and no progress on the development has been made 20 months on.

Q5 Does the Plan strike an appropriate balance of growth at the two strategic locations of High Tunstall and Wynyard? Does the balance need to be adjusted (up or down) at either location for sustainability and/or delivery reasons?

- The Plan does strike an appropriate balance of growth and the balance does not need to be adjusted. Although not needed to ensure viability, Tunstall Homes can provide extra land for housing delivery to the immediate west and south of the allocation site for which they have options. The original masterplan submitted with the planning application (validated in October 2014) referred to 2,000 units on a larger site. At the request of HBC, the site area was reduced and the number of units reduced to 1,200. The number of units

could be increased by a further 400 on the additional land under option. This is less than originally envisaged due to the increased requirement for open space.

Q6 Does the locational strategy, in combination with Policies RUR1 and RUR2, provide an appropriate spatial strategy for the rural areas? Is it overly restrictive and is there an alternative, more flexible approach that would allow the rural areas to make an appropriate contribution to ensuring a deliverable housing supply?

- No, yes, yes. The Strategic Gap notation to the immediate west and south of the High Tunstall allocation would prevent the provision of the additional 400 units referred to above. Furthermore, the Elwick by-pass could open up land to the north of the village for housing development.

Q7 Would the delineation of 'limits to development' and the identification of a strategic gap restrict sustainable development? What would be a reasonable alternative policy that would provide sufficient certainty to communities and developers as well as efficient and effective decision-making?

- Quite possibly as discussed in our responses to Q5 & Q6. Perhaps the additional 400 units referred to could be shown to be allocated in a 'housing reserve site', which would only be developable once the High Tunstall scheme had been built out?