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# **Hartlepool Local Plan 2017 Examination in Public – Matter 4 - Jobs Growth, Employment Policies and Employment Land Supply**

Response on behalf of Wynyard Park  
Ltd

September 2017



## 1. Issue 1- Does the Plan set out a positively prepared strategy for the delivery of economic development and jobs?

### **Question 3 – Has the employment forecasting assumed health related jobs associated with the hospital proposal at Wynyard Park?**

- 1.1 As clarified within WPL's representations to the Publication Draft Plan, the hospital proposal will not be delivered at WP due to the withdrawal of third party funding. The land has returned to the ownership of WP. As such, employment forecasting will not need to take health related jobs into account.

### **Question 8 – Are the employment sites realistically deliverable? Has the Plan retained any employment sites with little or no reasonable prospect of being used for that purpose?**

- 1.2 WPL's position regarding the suitability of the site for employment land (EMP1) has been established in previous representations; in particular the Publication Draft representation. In short, WPL do not consider there to be demand for this allocation at present. However, WPL note the recent reduction of the EMP1 allocation. Please see WPL's response to Matter 4, Question 10 below and Matter 9 for further comments in relation to EMP1.

### **Question 10 – Is the ELR assessment of Wynyard Park reasonable?**

- 1.3 As stated above, WPL's position regarding EMP1 has been established in representations since the Issues and Options Stage of the plan in July 2014. However, in specific response to the Employment Land Review (ELR) assessment, WPL do not consider the assessment of Wynyard Business Park at page 126 of the ELR to be entirely accurate. It is noted that this assessment was undertaken in December 2014 and is approaching three years old, however, the accompanying comments noted in the site assessment table against site 29 "Wynyard Business Park" (which includes the EMP1 allocation and the entire Wynyard Park site) states that the owners "*remain committed to a development which includes a significant element of B1 employment*". WPL are currently unable to make such a commitment having previously raised concerns in their representations regarding the level of demand for B1 office space. In response to these concerns a further 21 ha of land has been de-allocated at EMP1 between the Preferred Options Stage of the Plan and the Publication Stage.
- 1.4 With regard to the site appraisal criterion for the assessment (which answers the questions raised in Figure 5 (page 119) of the ELR), the answers are generally correct. However, WPL considers that the answers to questions 2.1 and 3.3 are inaccurate. The ELR assessment table under criteria 2.2 states that the site would not be allocated for employment uses against current sustainability criteria taking into account public transport, freight access and

environmental impacts. Whilst WPL have raised concerns regarding demand for B-class development within the plan period, the site has been identified as being suitable for development prior to and within the previous plan period and again within the current plan period (as supported by an outline consent for a mixed use development). As the site develops, measures have been taken to enhance the sustainability of the site, including the provision of a shuttle bus service (please see WPL's response to Matter 9) and the strategic location adjacent to the A19 provides ease of access to and from the site for all forms of development.

- 1.5 Furthermore, the answer of "yes" to criteria 3.3 which queries whether the site "*forms part of a comprehensive or long term development which depends on the site being developed for employment uses*" is also inaccurate. Whilst the planning history of the site includes outline consents for employment development and a more recent resolution to grant planning consent for a mixed use residential and office development (H/2013/0033), WPL do not consider the future development of the site for housing to be dependent upon the delivery of B-class employment uses, rather the two allocations are mutually exclusive and would be delivered separately should the demand for new B1 office space arise. Moreover, WPL consider that additional employment land would not be required in order to make WP sustainable as the neighbouring Wynyard Business Park at Stockton already provides a considerable quantum of prestige employment space with associated job opportunities<sup>1</sup>. Furthermore, accommodation within the existing business park has started to diversify and has planning consent for other facilities including a pub/restaurant, gym and dentist which would also serve future residential development at Wynyard Park and enhance the general sustainability of the area.
- 1.6 Notwithstanding these comments on an ELR assessment undertaken in 2014, as stated above WPL have since confirmed that whilst they maintain concerns regarding the deliverability of this allocation, they note the reduction in the allocated employment land and request that this be continually reviewed in relation to market demand as required by paragraph 22 of the NPPF.
- 1.7 Please see WPL's response to Matter 9 for further comments regarding the EMP1 allocation.

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<sup>1</sup> Circa 3,600 jobs