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Report

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Hartlepool Local Plan 2017 Examination in Public – Matter 7 – Housing Supply

Response on behalf of Wynyard Park
Ltd

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1. Issue 1 - How does the Plan meet the full OAN for market and affordable housing in the housing market area, including identifying a supply of specific, deliverable sites?

Question 2 – Does the Plan, as submitted, set out a realistic range of land allocations, mindful of the five year requirement followed by the 6-10 year requirement for the point of adoption?

- 1.1 With specific reference to allocations at WP, evidence of delivery is set out in response to Matters 2 and 9. In summary, yes, WP has already demonstrated that it is a popular market location and that developers are capable of delivering a high specification development as shown through the existing Taylor Wimpey developments and through the completion of 101 dwellings in Hartlepool to-date, which are either occupied or exchanging contracts. Across WP as a whole including Stockton 154 dwellings have been completed with circa 150 occupied.
- 1.2 As stated in answer to Matter 2, plans 1, 2, 3 and 4 as appended to these statements demonstrate the extent of existing construction works, planning consents and live applications which span a large area of the site already. Indeed, appended in response to Matter 9 are letters from Taylor Wimpey, Barratt David Wilson, Avant Homes and Story Homes which support the allocation of additional land at Wynyard Park. Each of these developers are capable of delivering a full mix of house types as required by HSG2. This evidence provides WPL and Council officers with confidence moving forward that development at WP will be delivered successfully and a vital contribution made toward the OAN for market and affordable housing.

Question 4 – What are the assumptions about the scale and timing of supply and rates of delivery? Are they realistic? Does the SHLAA establish realistic assumptions?

- 1.3 WPL have provided a site specific response for HSG6 under Matter 9.

Question 10 – Should the annual housing requirement figure be staggered to reflect the focus on large strategic sites? (i.e. lower figures in the early years of the plan period, increasing later?) Are the lead-in times and delivery rates for Wynyard realistic?

- 1.4 WPL have no objection to a staggered approach to the annual housing requirement as a whole as some allocations within the plan may require lead in times in prior to reaching peak levels of delivery. This will also guard against scenarios where development contrary to the development plan comes forward due to a failure to deliver against the projected housing land supply early in the plan period.

- 1.5 However, with specific reference to WP, the HSG6 allocation will deliver quickly. As stated in response to Matter 2, there is currently full planning consent for 581 dwellings across HBC and SBC. Based on feedback provided by housebuilders and self-build plot sales rates from WPL it is expected that these consents will be completed between 2019 and 2022 with the latter completion date for sites starting construction in 2017 rather than 2015. Road infrastructure is now being constructed on site in conjunction with approved self-build development which facilitates access for housebuilders seeking to develop allocated land under HSG6 and it is intended that a steady build process will now continue moving forward. WP is an established “live” site delivering housing and as such long lead in times are avoided.
- 1.6 Mindful of the on-going demand for self-build development which is proposed to be catered for by live applications within part of HSG6 (the Lyndhurst, Rose Garden as shown on the feasibility plan appended to Matter 9) and the introduction of small scale builders to the site such as the development company named Joseph Homes (Almshouses), there is a demonstrable ability to accommodate up to six housebuilders on site at once (including Taylor Wimpey, Barratt David Wilson, Avant, Story Homes, Joseph Homes and all self-build contractors). The projected delivery rates identified in Matter 2 for volume housebuilders anticipate an average of 25 to 28 dwellings per annum per developer, but in some cases, as seen with Taylor Wimpey, Barratt and Avant a number of years will yield 30 dwellings and the average delivery rates are only reduced due reduced delivery rates at the beginning and end of each individual development. Based on above, the following basic assumptions are made (excluding the impact of self builds or smaller scale builders):

Assuming a higher (but not unachievable) development rate of 30 dwellings per annum.

- The HSG6 allocation of 732 could be completed within circa 6 years, assuming a scenario of at least four volume housebuilders on site together (120 dwellings per annum).
- The allocation could be delivered in circa 8 years assuming a conservative scenario where at least three volume housebuilders are on site together (90 dwellings per annum);

Assuming a standard development rate of 28 dwellings per annum.

- Four volume housebuilders on site together could complete the allocation within circa 6.5 years (112 dwellings per annum).
- Three volume housebuilders on site together could complete the allocation within circa 8.5 years (84 dwellings per annum);

Assuming a slightly lower development rate of 26 dwellings per annum

- Four volume housebuilders on site together could complete the allocation in circa 7 years (104 dwellings per annum);

- Three volume housebuilders on site together could complete the allocation in circa 9 years (78 dwellings per annum)

- 1.7 If the above scenarios were to include the presence of self-builders, the current projected rate of self-build development to be delivered in the short term (at an average of an additional 14 dwellings per annum) would increase the number of builders on site and could further accelerate delivery for a period of time until this demand is met. Live applications for further self-build development demonstrates that demand is anticipated beyond the 70 dwellings currently consented and that delivery would continue beyond 2022.
- 1.8 Given the confirmed letters of interest from volume housebuilders, it is considered very unlikely that WPL would be reliant upon a single housebuilder at a time or self-build contractors and smaller scale builders alone and as such we consider the scenarios set out above to be appropriate. This would suggest that the HSG6 allocation will be delivered in the short to medium term within the plan period. The yield will prove to be higher than that which is shown in the 2015 SHLAA it is envisaged that the majority of development will come forward well within a ten year period as expected. It is also evident that should there be some slippage on delivery for any unanticipated reason, there would be sufficient time to recover this within the plan period. With this in mind, WPL do not consider it necessary to alter the annual housing requirement figures to increase provision in the later years of the plan.