

# Hartlepool Local Plan Examination 2017

## Submission on behalf of Tunstall Homes Ltd

### Response to Inspector's Matters, Issues and Questions

September 2017

#### Matter 15 – Plan Viability

**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?

Tunstall Homes Ltd wish only to respond in respect of Question 1.

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 (PPG Paragraphs 005-015 starting at Reference ID:05-015-20140306)?

- So far as concerns HSG5, the conclusions of the Council's Deliverability Risk Assessment (August 2017) accord with the Viability Assessment (revised April 2016) submitted by Advanced Development Consultants Ltd on behalf of Tunstall Homes Ltd as part of the latter's current planning application (H/2014/0428) for 1,200 homes and associated infrastructure and local facilities on land south of Elwick Road, High Tunstall (subject to two corrections which have since been acknowledged by the Council<sup>1</sup>).
- To that extent Tunstall Homes can respond affirmatively to all 3 questions.

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<sup>1</sup> The Council accepts that on pp 37 and 38 the references respectively to "Transport Access - High" and "Overall Delivery Risk - Low/Medium" should in each case state instead "Low". The proposed development would be accessed from Elwick Road (phase 1, the Story/Tunstall Homes development of 208 dwellings, directly with remainder via the new distributor road off Elwick Road) and via land entirely under the control of Tunstall Homes, as shown on the attached proposed masterplan.

This assessment of "Low" would be consistent, too, with the assessment for Quarry Farm (p.39).