

Hartlepool Local Plan Examination

 **Matter 8:
High Tunstall & Quarry Farm**

**Net Developable Area of High Tunstall
Allocation Site**

Prepared by Prism Planning
For Tunstall Homes Ltd.

Introduction

With reference to Housing Allocation HSG5, High Tunstall Strategic Housing Site, attached overleaf is a copy of the up-to-date masterplan (Revision P) submitted to Hartlepool Borough Council as part of the current planning application for the site (ref: H/2014/0428), with the net developable areas of housing denoted.

The planning application description is “outline application with all matters reserved for residential development comprising up to 1,200 dwellings of up to two and a half storeys in height and including a new distributor road, local centre, primary school, amenity open space and structure planting”. The site is described as “Land South of Elwick Road, High Tunstall, Hartlepool”.

During the Examination the Inspector queried the developable area of the site given the statement at criterion 1 of Policy HSG5 that “no more than 69.1ha of land will be developed for new housing and associated transport infrastructure”.

As indicated on the annotated plan overleaf, the net developable area of land for housing has been calculated and agreed with Mathew King of Hartlepool BC at 52.94 hectares, the areas of housing forming four distinct parts of the site. This calculation is comparable with that of the Council as indicated in the Deliverability Risk Assessment (EX/HBC/64). At the top of page 84, Appendix 2: Individual Economic Viability Assessments - Market Quality Greenfield (Urban Edge) Housing Development – Costs, the Council indicate the developable area of land for housing to amount to 50 hectares, which we submit is comparable to our calculation. Hartlepool planning officers accept this. The 69.1 hectare figure referred to in Policy HSG5 does not represent the net developable area of land for housing.

The net developable area, as calculated by Prism Planning and agreed by the Council equates to a housing density of 22.7 dwellings per hectare. While this density may appear low, it should be borne in mind that the overall development is anticipated to include self-build housing. For example, current hybrid application by Story Homes and Tunstall Homes (phase 1 of the development) includes 55 plots on 5.39 hectares of land, equating to a housing density of 10.2 dph. The self build housing will be provided as low density executive housing. The remainder of the site is to be built out as market quality housing.

For the avoidance of doubt, the calculation of the net developable land for housing excludes the distributor road, the primary school, the local centre (shown north west of the primary school), the areas of SANGS, other areas of amenity open space and structure planting, the areas of SUDS and the undeveloped area of land in the north east corner of the site north of the farm.

It should also be pointed out that the masterplan drawing attached overleaf is illustrative only, save for the Story Homes development indicates towards the north east corner, the current application for which seek full planning permission.

