



Hartlepool
Borough Council



Hartlepool Borough Council Local Plan

Authority Monitoring Report 2024/25

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EXECUTIVE SUMMARY

Introduction

This Authorities Monitoring Report (AMR) covers the financial year 2024/25 and is the seventh AMR of the 2018 local plan (adopted May 2018). The local plan covers the period 2016 to 2031, the assessment of policies covers this period.

The AMR is produced by Planning and Development Services on behalf of the council and relates to the period 1st April 2024 to 31st March 2025. It reviews the progress made on the implementation of the Local Development Scheme (LDS) and assesses the effectiveness of planning policies within the local plan and the extent to which they are being implemented. The LDS that relates to the adopted local plan was produced in December 2017, the LDS relating to delivery of a future local plan was produced in March 2025.

The planning policies assessed in this report, are those of the 2018 Hartlepool Local Plan. A list of the local plan policies is shown in appendix 1. Chapter 4 of this report details how the local plan policies have, overall, been effective in both the management of planning proposals and in the economic, social and environmental development of the borough.

Housing

In accordance with Part 8, 34 (3) of the Town and Country Planning (Local Planning) (England) Regulations 2012, Chapter 4 includes annual numbers of net additional dwellings which have been allocated in the local plan policy.

The local plan identifies an objectively assessed need (OAN) of 287 dwellings per annum which considers the predicted household projections over 15 years up to 2031. Added to the OAN is a backlog from previous years and aspirations of the Tees Valley Combined Authority to create more jobs and overcome economic development barriers of which housing is one as outlined in their Strategic Economic Plan (2016-2026). The average number of dwellings needed is 410 per annum for the 15-year period. The local plan housing numbers are phased over the 15 years, this allows for planning application and site preparation with lower numbers expected in years 1-5 increasing in years 6 to 10 and increasing further in years 11 to 15. This year the local plan sets a baseline delivery target of 400 dwellings per annum, and this is the second phase of the plan period (year 7 of 15). It also factors in a replacement of demolitions on housing market renewal (HMR) sites and an additional 20% affordable housing buffer.

This year, there is a net delivery of 470 dwellings (i.e. 467 new builds and 3 change of use). The net delivery is lower than last year but is above both the baseline housing target of 400 and the revised target of 464 dwellings/annum¹. It is also above the Objectively Assessed Need (OAN) of 287 dwellings/annum, and

¹ When considering the March 2025 five-year housing land supply that factors in housing backlog and a with the 5% buffer.

this is notably positive development again this year, like last year. The cumulative under delivery continues to decline and this year it is -36 compared to last year at -106.

There was a total of 166 new starts mainly from greenfield sites such as at Wynyard, Upper Warren, Marine Point, Quarry Farm 2, Elwick Park, Antler Park and Woodside Meadows in Seaton. Completions from these will add to next year's net completions and hence it is anticipated that the net annual delivery target will still be met and help reduce the cumulative under-delivery.

A total of 93 completed affordable homes (all new builds) was achieved this year and it remains higher than the local plan target of 74 affordable homes. The completions were mainly from existing large housing sites such as the Marine Point, Upper Warren, Woodside Meadows and Antler Park. A total of £363,000.00 S106 funds was received for offsite affordable housing this year (appendix 5) and £59 000 was spent on affordable housing schemes. Through the year, signed S106 agreements have secured a total of 67 onsite units (this includes 42 Discount Market Value (DMV) properties and £9,641.00 in money (appendix 6). It is anticipated there will be more delivery of affordable homes throughout next year from large housing sites as they continue to build out.

The overall averaged annual target of 400 dwellings is still considered to be an achievable figure meaning that there is currently no need to revise it or any of the housing policies. Housing policies are continually being implemented in accordance with the local plan and the housing targets are still considered to be achievable. There is therefore currently no need to revise any of the housing policies or any of the housing target figures.

Economy, Employment, Town Centre and Tourism

For the third year running, there is no net employment land uptake. However, there is 30.7 ha loss of allocated employment land to housing at Wynyard (application ref H/2022/0181). Available employment land has thus reduced to 164.5 ha from 195.2ha. There is no major negative, unjustified diversion of employment policies since precedence has been set for housing at Wynyard in previous years. There is therefore no need to revise and amend any of the employment policies.

For the past 6 years the vacancy rate in terms of floorspace has been increasing in the town centre. This year it is 24.8%, up from 19.6% last year. Lack of high-quality shops and vacancy rates in the town centre remains a challenge. Several shops closed, and this has significantly increased the vacancy rate this year. At the time of writing this report, Boyes departmental store opened doors to the public, but the additional floor space will be reported next year, and this will reduce vacancy rates next year provided existing open shops do not close.

Although the vacancy rate is higher this year, the retail and commercial policies are still considered to be performing as expected since the town centre continues to develop as a retail hub with E and F1 uses accounting for more than 50% of all uses in the town centre, followed by F2 uses in accordance with the local plan.

This indicates that appropriate planning permissions are being granted for town centre uses within the town centre and there is therefore no evident policy diversion. There is currently no need to amend any of the town centre retail and commercial policies as they continue being implemented

Tourism policies within the local plan identify the Town Centre, the Marina, the Headland and Seaton Carew as main tourism destinations and the policies encourage appropriate developments within these areas. However, rural tourism through recreation and leisure developments could be allowed under certain circumstances. Same as last year, there are no approved tourist-related planning applications this year. Building at the former Jackson's Landing for a new leisure centre is progressing well at the Marina. Tourism policies continue to be implemented and there is currently no need for an update.

Environmental Quality

Natural Environment

This year there has been no available data with regard to recorded loss or creation of biodiversity habitat. There were no losses or gains in the total area of habitat in international or national designated sites. It is still recommended that housing applications are more closely monitored to ensure compensation/mitigation measures are appropriately put in place to avoid losses of wildlife habitat as this is detrimental to the natural environment and biodiversity gain. Notwithstanding the above the natural environment policies are being implemented and there is currently no need to update them.

The quantity and type of green infrastructure lost or gained is not routinely measured or monitored, therefore no definitive measurement can be provided. However, funding for green infrastructure is secured through S106 developer contributions from planning applications and this can be routinely measured (appendices 5 and 6).

Countryside/Rural Area and the Historic Environment

The council continues to monitor applications for developments in the countryside, in particular isolated residential developments outside development limits through the New Dwellings Outside of Development Limits Supplementary Planning Document (SPD). There were no permitted unjustified residential developments in the countryside outside development limits hence the rural development policies continue to be implemented.

The council published a total of 10 historic buildings at risk this year. This highlights there are vulnerable heritage assets across the borough that still need attention. There has been no Conservation Area Appraisal this year but work is still on-going with regard to the Headland and Seaton Carew Conservation Area Management plans.

Waste and Renewable Energy

The total amount of waste arising this year increased in comparison to the previous year. The increase in waste could be attributed to more properties being serviced because of more house completions and families moving in during the year. Recycled/composted waste has decreased marginally from 27.71% last year to 27.2% this year. The council continues to communicate with residents and the wider community via Hartbeat magazine, the council's own website and social media, to help them to recycle/compost more of their waste. At the time of writing HBC are in the process of rolling out a new recycling programme, this will be reported in the next AMR and it is anticipated that recycling/composting will increase.

There were no approved planning applications for renewable energy this year. The two key areas for wind turbine development continue to be supported by robust policies that can be relied upon to determine any applications within them locations.

Sustainable Transport and Access to the Countryside

The local plan makes provision for the continued improvement of roads and development of a comprehensive network of cycle routes linking the main areas of the borough. The programme of cycleway improvements supported under the Tees Valley Combined Authority (TVCA) Local Growth Fund (LGF) 'Sustainable Access to Employment' programme concluded in 2021. The programme saw seven major projects completed linked to the Hartlepool Cycling Development Plan which is a constantly evolving document (www.hartlepool.gov.uk/cycleplan).

Following the successful LGF programme the council is currently working with TVCA on the Tees Valley Local Cycling and Walking Infrastructure Plan (LCWIP). This is a Tees Valley wide plan which includes Hartlepool. Key projects will be the development of cycling corridors.

Hartlepool schemes currently being explored are as follows:

- Transport Interchange to Headland (LCWIP scheme via City Region Sustainable Travel Settlement funding).
- Transport Interchange to Wolviston (LCWIP via CRSTS).
- A689 to Summerhill (LUF).
- A689/Victoria Road to Mill House area (LUF/MDC funding)
- Town Centre – Waterfront (LUF)

The above schemes are in various stages of development with 3 having been submitted to an Active Travel England Design Review Panel, and it was anticipated that all will be on site by autumn 2025. However, at the time of writing the report, these schemes are not on site yet and start date has been pushed back to winter / spring 2026.

In addition to these schemes HBC transport department are looking at carrying out improvements to the existing cycleway along the full length of Catcote Road (LUF). There is a proposal to implement a footway cycleway replacing the existing footway at the A689 Southwest Extension (Greatham Meadows) development

access to Dalton Back Lane and an informal crossing across the A689 to Greatham Back Lane.

No new roads have been constructed this year, however, there was one new cycleway constructed at the A689 Sappers Corner to Southwest Extension development access. It replaces the existing footway and is 472 metres long. At the A179 / A1086 / West View Road roundabout there has been a provision of 2 toucan crossings with pedestrian / cycleway links to existing pedestrian/ cycleway routes.

There has been 1.08 km of public rights of ways and 0.55 km of permissive paths created this year. Policy INF1 and INF2 continue being implemented and moving in the right direction hence there is no need for the policies to be reviewed. The council will continue to ensure the provision of a safe, efficient and sustainable transport network, accessible to all and to strengthen transport links with the Tees Valley sub-region, northeast region and beyond.

Neighbourhood Plans, Community Infrastructure Levy, Duty to Cooperate and S106 Developer Contributions

The Rural Neighbourhood Plan forms part of the development plan for Hartlepool and is available on the council website. Work on the Wynyard Neighbourhood Plan and the Headland Neighbourhood Plan has ceased with no known desire to recommence.

In fulfilling the requirements of section 33A of the Planning and Compulsory Purchase Act 2004 (Duty to co-operate in relation to planning of sustainable development) and as set out in the Town and Country Planning (Local Planning) (England) Regulations 2012, part 2, duty to cooperate, (4) (1); the council has continued to cooperate and actively engage with public bodies including the TVCA to develop strategic policies. Further details are available in appendix 3 of this report.

Whilst the council will keep the situation under review, the present stance is that the Community Infrastructure Levy (CIL) will not be taken forward within the borough. Further details on CIL are in appendix 4 of this report. Appendices 5 and 6 show the breakdown of the S106 funds; amounts received/secured, where they should be spent and the type of development they should be spent on.

Overall, as illustrated by the assessment above, all policies are performing in accordance with the local plan. There are no major policy diversions although 30.7ha of employment land was lost to housing at Wynyard reducing borough wide available employment land from 195.2 ha to 164.5 ha. Policies will continue to be monitored annually throughout the local plan period to ensure they are being implemented and that targets are also being met as planned and any poor performing or diverting policies will be flagged up and recommendations given.

1. INTRODUCTION

- 1.1 Government legislation requires all Local Planning Authorities to prepare a local plan monitoring report, the Authority's Monitoring Report (AMR). The AMR is prepared in accordance to the provisions of the Localism Act 2011 which have led to Regulation 34 in The Town and Country Planning (Local Planning) (England) Regulations 2012 prescribing minimum information to be included in monitoring reports, including net additional dwellings, net additional affordable dwellings, community infrastructure levy receipts, the number of neighbourhood plans that have been adopted, and action taken under the duty to co-operate. In essence it is a matter for each local planning authority to decide what to include in their AMR over and above the prescribed minimum information as outlined in The Town and Country Planning (Local Planning) (England) Regulations 2012.
- 1.2 This report is based on the ongoing monitoring of the local plan over the financial year (2024/2025) and will assist the council to spatially plan better for the borough. Where policies are failing the council will seek to find out why and look to address them so that they perform more appropriately in the future.

Planning Legislation

- 1.3 The Planning and Compulsory Purchase Act 2004 introduced a system of the Local Development Framework (LDF). The LDF comprises a portfolio of Local Development Documents which together deliver the spatial planning strategy for Hartlepool (see Diagram 1 below). Some documents are known as Local Development Documents (LDDs) and include Development Plan Documents (DPDs), Supplementary Planning Documents (SPDs) and Neighbourhood Plans.² The LDDs set out the spatial planning strategy for Hartlepool. The 2012 regulations³ set out what each LDF document should contain and the formal process they should go through.
- 1.4 The other documents that are within the LDF system, but are not termed LDDs, are:
- The Local Development Scheme (LDS) which sets out the programme for preparing LDDs.
 - The Statement of Community Involvement (SCI) which sets out how the council will involve residents and other interested persons and bodies in the planning process; and
 - The Authorities Monitoring Report⁴ (AMR) which assesses the implementation of the Local Development Scheme, the extent to which policies in the LDDs are being achieved, provides information with regard to CIL and sets out how the council has cooperated with other Local Authorities and relevant bodies.⁵

² Schedule 9, part 2 (6) (b) of the Localism Act amends 38 (3) of the Planning and Compulsory Purchase Act 2004 to include Neighbourhood Plans as LDD's.

³ Town and Country Planning (Local Planning) (England) Regulations 2012

⁴ Formally termed the Annual Monitoring Report in line with the Town and Country Planning (Local Development) (England) Regulations 2004, as amended.

⁵ Part 2, 4 of the Town and Country Planning (Local Planning) (England) Regulations 2012 sets out the bodies that the council must cooperate with.

Diagram 1: Hartlepool Local Development Framework

LOCAL DEVELOPMENT FRAMEWORK A portfolio of local development and other documents															
Local Development Documents										Other Documents					
Development Plan Documents				Supplementary Planning Documents											
Hartlepool Local Plan	Tees Valley Minerals & Waste DPD	Hartlepool Local Plan Policies Map	Neighbourhood Plans	Travel Plans and Transport Assessments SPD	Hartlepool Green Infrastructure SPD	Trees and Development SPD	Planning Obligations SPD	Shop Fronts SPD	Green Infrastructure SPD	Residential Design SPD	New Dwellings outside of Development Limits SPD	Seaton Carew Masterplan SPD	Public Rights of Way and Other Access SPD	Statement of Community Involvement	Authorities Monitoring Report
These documents will comprise the Development Plan for the area.				These documents help to give further information and detail to support the Development Plan Documents.								These Documents and the highlighted Development Plan Documents must be prepared.			

The Authorities Monitoring Report

1.5 Local planning authorities are required to examine certain matters in their Monitoring Reports.⁶ The key tasks for this monitoring report are as follows:

- Review progress in terms of the preparation of documents specified in the Local Development Scheme against the timetable and milestones in the scheme, identify any delays together with the reasons and setting out a timetable for revising the scheme (section 3).
- Assess the extent to which local plan policies are being implemented, including any justification for no implementation and identify steps that the council intend to take to secure policy is implementation. (Section 4).

⁶ Part 8 Town and Country Planning (Local Planning) (England) Regulations 2012.

- Contain details of any Neighbourhood Development Order or a Neighbourhood Development Plan that are being prepared or have been made (Appendix 4).
- Provide information regarding the progress of the Community Infrastructure Levy (appendix 5).
- Provide information regarding who the council has cooperated with in relation to planning of sustainable development (appendix 6).

1.6 In terms of assessing the implementation of policies, the Authorities' Monitoring Report should:

- identify whether policies need adjusting or replacing because they are not working as intended; identify any policies that need changing to reflect changes in national or regional policy; and
- set out whether any policies are to be amended or replaced.

1.7 In order to assess the effectiveness of planning policies, it is important to set out the social, economic and environmental context within which the policies have been formulated, the problems and issues they are intended to tackle, and the opportunities of which advantage can be taken to resolve such problems and issues. Section 2 of this report considers the key characteristics of Hartlepool and the matters to be addressed.

1.8 This report, considers the policies of the Hartlepool Local Plan adopted and the Tees Valley Minerals and Waste Core Strategy and the Policies and Sites DPD adopted in September 2011.

2 HARTLEPOOL – KEY CHARACTERISTICS, STATISTICS, PROBLEMS AND CHALLENGES FACED

- 2.1 The key contextual indicators used in this chapter describe the wider characteristics of the borough and provide the baseline for the analysis of trends, as these become apparent and for assessing in future authorities' monitoring reports, the potential impact future planning policies may have had on these trends.

Hartlepool & the Sub-regional Context.

- 2.2 The borough forms part of the Tees Valley along with the boroughs of Darlington, Middlesbrough, Redcar & Cleveland and Stockton-On-Tees.
- 2.3 Hartlepool is an integral part of the Tees Valley region. It is a retail service centre serving the borough and parts of County Durham, in particular Easington, Wingate and Peterlee. Over recent years the borough has developed as an office and tourism centre. The development of Seaton Carew Sea front, the Maritime Experience and the Marina forms an important component of coastal regeneration exploiting the potential of the coast as an economic and tourist driver for the region.

Hartlepool in the Local Context

- 2.4 The original settlement of Hartlepool dates to Saxon times. Originally an important religious settlement the town's early development resulted from the existence of a safe harbour and its role as a port for the city of Durham and subsequent grant of a Royal Charter from King John in 1201. The town as it is today has grown around the natural haven which became its commercial port and from which its heavy industrial base developed.
- 2.5 Hartlepool covers an area of approximately 9400 hectares (over 36 square miles). It is bounded to the east by the North Sea and encompasses the main urban area of the town of Hartlepool and a rural hinterland containing the five villages of Hart, Elwick, Dalton Piercy, Newton Bewley and Greatham. The main urban area of Hartlepool is a compact sustainable settlement with many of the needs of the residents in terms of housing, employment, shopping and leisure being able to be met within the borough. The Durham Coast railway line runs through the centre of the town and connects Hartlepool to Newcastle, the rest of Tees Valley, York and London. The A19 trunk road runs north/south through the western rural part of the borough, the A19 and the A1 (M) are readily accessed via the A689 and the A179 roads which originate in the town centre.

Population

- 2.6 The population of Hartlepool continues to increase; from 93,640 last year to 98,180 this year (table 1). This is the largest increase recorded in the past five years, and it indicates that more people moved into Hartlepool this financial year. Despite the increase, at 13.8% Hartlepool still has the lowest proportion of residents in the Tees Valley sub region (table 2).

Table 1: Population

Area	Population				
	2020/21	2021/22	2022/23	2023/24	2024/25
Darlington	107,400	107,800	108,200	108,200	112,489
Hartlepool	93,800	93,800	92,600	93,640	98,180
Middlesbrough	141,300	141,300	143,700	148,285	156,161
Redcar & Cleveland	137,200	137,200	137,000	137,175	139,228
Stockton	197,400	197,400	197,000.	197,348	206,800
Tees Valley Total	677,100	677,100	678,500	684.648	712,858
North East	2,680,800	2,680,800	2,646.800	2,731,853	2,760,678
Great Britain	65,185,700	65,185,700	65,121,700	68,682,962	69,300,000

Source: NOMIS, ONS Official Labour Market Statistics mid-year estimates 2024/25.

Table 2: Population Proportions in the Tees Valley Sub region.

Area	Proportion %				
	2020/2021	2021/2022	2022/23	2023/24	2024/25
Darlington	15.9	15.9	15.9	15.8	15.8
Hartlepool	13.9	13.9	13.6	13.7	13.8
Middlesbrough	20.9	20.9	21.2	21.7	21.9
Redcar & Cleveland	20.3	20.3	20.2	20.0	19.5
Stockton	29.2	29.2	29.0	28.8	29.0
Tees Valley Total	100	100	100	100	100

Source: NOMIS, ONS Official Labour Market Statistics mid-year estimates 2024/25.

2025 Index of Multiple Deprivation (IMD)

- 2.7 At the time of writing this report, the current 2019 IMD has been updated in October 2025. The previous IMD being that of September 2019. The English Indices of Deprivation measure relative levels of deprivation in 32,844 small areas or neighbourhoods, called Lower-layer Super Output Areas (LSOAs), in England.
- 2.8 The deprivation in its broadest sense is measured by assessing indicators relating to income, employment, health and disability, education, skills and training, barriers to housing and services, crime and the living environment and combining them into a single deprivation score for each small area in England. This allows each area to be ranked relative to one another according to their level of deprivation.

2.9 For Hartlepool, key points include:

- Average Rank of LSOAs: Hartlepool has improved slightly, moving from the 25th most deprived local authority in 2019 to the 30th in 2025. (This isn't widely used)
- Average Score Rank (commonly used summary): Hartlepool has worsened, moving from 10th most deprived to 6th most deprived nationally.
- Proportion of LSOAs in the Most Deprived 10% Nationally:
- In 2019: 36% of Hartlepool's LSOAs (10th highest nationally)
- In 2025: 42% of LSOAs (now 3rd highest, behind Middlesbrough and Birmingham).

NB – the above figures reflect relative deprivation. This does not necessarily mean Hartlepool has become more deprived in absolute terms, but rather that its position has worsened compared to other local authorities since the last release in 2019. It is also worth noting that although this is the 2025 IMD. Many of the underlying indicators are based on data from as early as 2021. A full list of the underlying indicators can be found here:

[https://assets.publishing.service.gov.uk/media/6900df8dab5cc9c8937994e6/File_8_IoD2025_Underlying I...](https://assets.publishing.service.gov.uk/media/6900df8dab5cc9c8937994e6/File_8_IoD2025_Underlying_I...)

Tourism Economy

2.10 As set out in the council Plan 2025 – 2030, the council's vision is that Hartlepool is a place that is “connected, sustainable, clean and green” and “is welcoming with an inclusive and growing economy providing opportunities for all”. The council published its first Town Investment Plan in 2020, followed by a Town Centre Masterplan in 2021 which set out the priorities for investment and the framework for a pipeline of regeneration which is successfully in delivery.

2.11 The town has strong attractions including a multi-million-pound 500 berth marina, arts and cultural venues, a comprehensive range of eating establishments predominantly situated in Hartlepool Marina, and historic visitor attractions. Hartlepool successfully hosted the internationally renowned Tall Ships Race in 2023, and the National Museum of the Royal Navy in partnership with the council continues to develop exciting expansion plans as part of a Waterfront Regeneration programme. The Museum of Hartlepool is in the design stages of being reimaged and expanded over the coming years, and the restoration of the historic paddle steamer ship, PS Wingfield Castle, on the waterfront is underway as the council invests and expands attractions and events to significantly boost visitor numbers.

2.12 The Town's Masterplan includes “Creating a new heart for Hartlepool” and the council is delivering £25m of renewal through five high profile, place-making capital projects under the government's Town Deal programme as part of a transformational programme of change. 2024/25 saw the successful completion of both a new Fabrication and Welding Institute at Hartlepool College of Further Education and a Civil Engineering Skills Academy on Brenda Road as part of new significant skills infrastructure. These two facilities have already enrolled and are training over 1900 learners. Progress continued restoring the derelict former

Wesley Chapel into a high-end boutique hospitality venue which will complete later in 2025, and this catalytic restoration project has in part led to private, external investment in adjacent vacant assets including hotel accommodation and business workspace. The new state of the art Health & Social Care skills academy launched in September 2024 continues to exceed its targets to train and qualify the next generations of skilled health professionals with over 800 students enrolled.

- 2.13 Proposals to Reimagine Middleton Grange Shopping Centre and create town centre multi-functional spaces remain in development in partnership with the Hartlepool Development Corporation with redevelopment expected to begin in Spring 2026. A further 8 phases of improvement around the impressive waterfront continue, with improved pedestrian links and cycleways in delivery at several locations and key links, as well as significant investment in wayfinding and legibility. These include new routes linking through to Highlight Leisure Centre opening in 2026, to Maritime Avenue, the train station, visitor attractions and the waterfront which will contribute to tourism and visitor development. These projects are all due for completion in the next 12 months from the time of writing this report.
- 2.14 The council is continuing the re-development of the Hartlepool Waterfront and in 2026 Hartlepool will see the opening of 'Highlight' the brand new, unique leisure and destination facility at Jacksons Landing.
- 2.15 Work continues to deliver a £33.5m 'Screen Industries Production Village' at the heart of the town with a series of vacant assets being restored and re-purposed in addition to a significant expansion of the existing Northern Studios. In partnership with The Northern School of Art and with significant funding from the UK Government and Tees Valley Investment Zone, planning permission has been secured in 2025 through the Hartlepool Development Corporation to deliver a transformational town centre project. This will see the restoration of the Grade II listed Shades Hotel and eight other heritage assets including Victoria Buildings on Tower Street, as well as improved public realm, to provide high end pre and postproduction space and support facilities for film and TV production when completed. The Studios will be expanded and workshop facilities and other infrastructure built, creating a critical mass of TV and film production and providing over 130 new jobs. Early phases of construction start late in 2025 and full main construction in the summer of 2026, with completion expected at the end of 2027.
- 2.16 The development and technical design of the Production Village is already encouraging significant external investment in neighbouring areas, such as the continuing renovation of empty properties in Scarborough Street delivering impressive accommodation, food and beverage offers. In Seaton Carew, the town's seafront has seen successful and popular seasons following the Coronavirus pandemic, with the completion of seafront and environmental improvements. The now vacant Longscar site at the heart of the seafront is earmarked for regeneration and will soon see Master planning and improvements to come in future years.
- 2.17 In terms of connectivity, the restoration and opening of the former redundant

Platform 2 at Hartlepool Station has now been completed providing improved and expanded rail facilities with a new entrance and exit to the Waterfront to follow as a next stage of development. The scheme led by Network Rail includes the installation of a pedestrian footbridge which has opened the new second platform and increased train capacity.

Economy and Employment

2.18 Like last year, the proportion of economically active people in Hartlepool continued to decrease from 70.9% to 69.2% this year (table 3). Concurrently, the number of economically inactive people, unemployed and workless households increased. In comparison to other local authorities in the Teesside, Hartlepool performs only better than Middlesbrough with Darlington remaining at the top.

Table 3: Labour Supply.

Area	Economically Active (16+ years)		Economically Inactive (16+ years)		Unemployed (16+ years)		Workless Households	
	Number	%	Number	%	Number	%	Number	%
Darlington	52,800	80.4	12,700	19.6	2,300	4.5	3,700	11.5
Hartlepool	40,100	69.2	17,400	30.8	2,100	5.3	5,500	19.1
Middlesbrough	64,200	71.4	25,200	28.6	3,900	6.1	9,200	21.8
Redcar & Cleveland	61,000	74.8	20,100	25.2	2,400	3.8	7,400	19.9
Stockton	99,100	78.0	27,000	22.0	4,200	4.2	8,300	14.9
Tees Valley	63,440	74.8	20,480	25.2	2,980	4.8	6,820	17.4
North East	-	74.0	-	26	-	4.4	154,000	18.5
Great Britain	-	78.5	-	21.5	-	3.9	2,862,100	13.9

Source: ONS Annual Population Survey 2024/25 (numbers are for those aged 16 and over, % are for those aged 16-64).

2.19 Table 4 illustrates the breakdown of percentage of working age population (16-64 years) in employment by main occupation groups. The proportion of people employed as managers, directors, senior officials, professional occupations, caring and leisure all decreased in comparison to last year. The rest of the occupation groups increased in proportion.

Table 4: Percentage of working age population (16-64 years) in employment by main occupation groups.

Socio-Economic Class	Area							
	Darlington	Hartlepool	Middlesbrough	Redcar & Cleveland	Stockton	Tees Valley	North East	Great Britain
Managers, directors, senior officials	8.2	6.0	5.4	7.5	10.6	7.5	8.1	11.1
Professional occupations	21.8	21.3	19.1	22.2	26.4	22.2	24.1	26.6
Associate professional & technical	11.2	12.1	11.7	13.2	14.5	12.5	15.6	15.1
Administrative and secretarial occupations	11.7	9.9	6.2	9.1	6.5	8.7	9.3	9.2
Skilled trades occupations	9.8	9.8	11	8.9	8.7	9.6	9.4	8.5
Caring, leisure & other	11.0	9.0	17.7	13.5	10.8	12.4	9.6	8.6
Sales and customer service occupations	7.2	7.5	8.9	8.3	6.2	7.6	6.6	5.6
Process plant and machine operatives	10.2	12.5	6.8	9.1	5.3	8.8	6.8	5.6
Elementary occupations	8.9	11.6	13.1	7.8	11.1	10.5	10.3	9.1

Source: NOMIS, Official Labour Market Statistics, 2025.

2.20

Under Universal Credit, a broader span of claimants are required to look for work than under Jobseeker's Allowance. As universal credit full service continues to be rolled out, the number of people recorded as being on the Claimant Count in Hartlepool has fallen down this year to 4.8% as shown in table 5.

Table 5: Unemployment Claimant Rate (% of the working age population claiming job seekers allowance).

Area	2021 Claimant Rate	2022 Claimant Rate	2023 Claimant Rate	2024 Claimant Rate	2025 Claimant Rate
Darlington	5.8	4.4	4.3	4.4	3.9
Hartlepool	6.8	5.1	5.1	5.0	4.8
Middlesbrough	8.5	6.0	5.9	6.5	6.1
Redcar & Cleveland	5.7	4.1	4.0	4.1	3.7
Stockton	5.4	4.2	4.0	4.4	4.1
Tees Valley Average	6.4	4.8	4.7	4.9	4.5
North East	5.7	4.1	4.1	4.4	3.9
Great Britain	5.0	3.7	3.7	4.3	4.0

Source: NOMIS, Official Labour Market Statistics, 2025

Health

2.21

Public Health England has been replaced by UK Health Security Agency and Office for Health Improvement and Disparities. They report that the

health of people in Hartlepool is generally worse than the England average. Hartlepool is one of the 20% most deprived districts/unitary authorities in England and approximately 28.6% (5,020) of children live in low-income families. Generally, life expectancy for men is lower than that of women (table 6). In terms of child health, in school Year 6, 26.7 % of children are classified as obese, worse than the average for England.

Table 6: Health statistics

	Darlington	Hartlepool	Middles Borough	Redcar	Stockton	Tees Valley	North east	Great Britain
Health and well being								
Healthy Living Cigarette Smokers (% of adults 18+ years)	7.9	13.5	18.6	13	7.0	12	11	11.9
Healthy weight prevalence in children at Year 6 age	63.3	57	59.2	59.5	60.2	59.8	60.1	-
Obesity prevalence in children at Year 6 age (% of children aged 10-11 classified as living with obesity)	20.7	26.7	25.6	25.2	24.6	24.6	24.5	-
Underweight prevalence in children at Year 6 age (% of children aged 10-11 classified as living with obesity)	1.3	1.4	1.0	1.7	1.2	1.3	1.3	-
Adult obesity prevalence (% of adults classified as living with obesity)	33.3	37.9	35.3	33	36.4	35	32.5	-
Disease and Preventable Mortality								
Cancer diagnosis at Stage 1&2 (new cases as a % of all new cases diagnosed at any known stage 2013-2021)	51.8	49.2	46.8	53.7	53.8	51.6	51.4	-
Preventable cardiovascular mortality age standardised mortality from cardiovascular diseases considered preventable for people under 75 per 100,000 people 2001-3, to 2021-23	31.8	36.4	42.6	34.7	30.2	35.1	-	--
Life Expectancy								
Female healthy life expectancy (average years expected to be lived in good health for females born during the year)	58	53.3	55	56.2	56.9	55.9	57.5	61.9
Male healthy life expectancy (average years expected to be lived in good health for males born during the year)	57.6	53.3	54.2	55.5	56.5	55.4	56.9	61.5

Source: ONS Official Labour Market Statistics 2025

Lifelong Learning and Skills

- 2.22 Table 7 shows qualifications statistics; the Regulated Qualifications Framework (RQF) level attained by the working age population i.e. the 16–64-year age for both males and females. In comparison to last year more people in Hartlepool attained higher level qualifications and those with lower-level qualifications decreased.

Table 7: Qualifications/no qualifications % of working age residents (16-64 years)

Area	Qualifications					No Qualifications
	RQF1+	RQF2+	RQF3+	RQF4+	Other	
Darlington	88.4	86.0	62.3	36.8	5.1	6.5
Hartlepool	84.3	83.1	58.4	34.9	4.0	11.7
Middlesbrough	87.4	82.3	58.5	37.6	3.4	9.2
Redcar	89.8	85.6	60.4	34.2	3.3	6.9
Stockton	89.4	84.7	60.4	40.2	3.1	7.5
Tees Valley	87.9	84.3	60.0	36.7	3.8	8.4
North East	87.1	84.1	62.5	39.4	2.9	10.0
Great Britain	88.9	86.5	67.6	47.2	4.3	6.8

Source: Office for National Statistics, 2025

Housing

Strategic Housing Market Assessment (2015)

- 2.23 The 2015 Hartlepool Strategic Housing Market Assessment (SHMA) study helped inform the production of the council's local plan and housing strategy. The SHMA shows the proportion of dwellings in each housing group as assessed (table 8).

Table 8: Property type and size of occupied dwellings across Hartlepool.

Property Type	No. Bedrooms (table %)					Total
	One	Two	Three	Four	Five/more	
Detached house	0.0	0.6	4.3	7.9	1.7	14.5
Semi-detached house	0.1	5.5	19.9	2.9	0.7	29.2
Terraced/town house	0.0	10.5	16.9	1.7	0.7	29.7
Bungalow	2.5	6.9	2.4	0.2	0.0	12.1
Maisonette	0.8	0.2	0.0	0.0	0.0	1.1
Flat/apartment	7.3	5.0	0.1	0.1	0.0	12.5
Other	0.5	0.4	0.0	0.0	0.0	0.9
Total	11.3	29.2	43.6	12.8	3.1	100

Source: Hartlepool Strategic Housing Market Assessment (2015)

- 2.24 Overall, the vast majority (74.1%) of properties are houses, 12.1% are bungalows, 13.6% are flats/apartments and maisonettes and 0.9% are other types of property including park homes/caravans. Of all occupied properties, 11.3% have one

bedroom, 29.2% have two bedrooms, 43.6% have three bedrooms and 15.9% have four or more bedrooms.

- 2.25 The imbalance in the housing stock is being addressed on a holistic basis through the local plan and the planned future housing market renewal (HMR) initiatives. The HMR initiatives for clearance and improvement will tackle problems associated with the existing older housing stock and new housing development. They will also help to change the overall balance of housing stock and provide greater choice.
- 2.26 Affordability is still a key issue in Hartlepool as highlighted in the 2015 Hartlepool Strategic Housing Market Assessment and the council is continuing to invest in more affordable housing in partnership with private developers and registered providers.

Current House Prices

Table 9: House prices (simple average) and house price index.

Area	£ per House Type				All property types	
	Detached	Semi detached	Terraced	Flat/maisonette	Average Price	House Price Index
Darlington	276,011	170,666	126,615	98,299	156,224	104.4
Hartlepool	234,831	140,856	102,100	76,872	130,749	102.3
Middlesbrough	254,071	151,732	110,609	80,088	141,214	105.9
Redcar	251,561	153,873	117,644	82,824	149,367	103.2
Stockton	278,526	163,018	127,431	89,955	170,296	104.9
Tees Valley	259,000	156,029	116,880	85,608	149,570	104.1
North East	296,226	173,901	141,798	108,914	168,088	115.5
Great Britain	441,341	274,980	231,787	199,844	272,494	103.1

Source: Land Registry (<http://landregistry.data.gov.uk/app/ukhpi>), as at 31st March 2025.

- 2.27 Table 9 shows house prices and House Price Index (HPI) for the five local authorities in the Tees Valley as well as regional and national (i.e. Great Britain). House prices are expressed in terms of simple average price for each house type. The simple average is calculated quarterly taking the sum value of all sales transactions divided by the total number of sales transactions (within a 3-month period). In comparison to last year, house prices in Hartlepool have increased across the board for all house types. However, they remain the lowest and cheapest to purchase.
- 2.28 A House Price Index (HPI) is a weighted, repeat-sales index, meaning that it measures average price changes in repeat sales or re-financings on the same properties. Since the HPI index only includes houses with mortgages within the conforming amount limits, the index has a natural cap and does not account for ‘jumbo’ mortgages which are for large luxury type of housing. The HPI calculation is based on Land Registry data and the figure is adjusted for sales of differing mixes of house types.

Community Safety

2.29 This year Cleveland Police recorded an overall decrease in crime. Total recorded crime in Hartlepool decreased by 4.6% which equates to 671 less offences than last year. However, it is noted that there was an increase in some crime categories and those will be the main focus for crime reductions throughout next year:

- Robbery (which was up by 33.7%)
- Shoplifting (up 40.9%)
- Weapon Offences (up 28.2%)

NB - The figures above Initially paint a poor picture however, it's not the full story, as we've seen some good gains with Burglary Dwellings down 26%, Theft from Person is down 29.5% and Stalking & Harassment cases are down 22.8%.

Table 10: Notifiable offences recorded by the police 2023/24

	Crime Type	2022/23	*2023/24	Change number)	Change (%)
Publicly Reported Crime (Victim Based Crime)	Violence against the person	11393			
	Homicide	4			
	Death/serious injury by driving	3			
	Violence with injury	1225			
	Violence without injury	1926			
	Stalking and Harassment	2314			
	Sexual Offences	398			
	Rape	141			
	Other sexual offences	257			
	Robbery	106			
	Business robbery	11			
	Personal robbery	95			
	Acquisitive Crime	3840			
	Burglary – residential	686			
	Burglary – business & community	143			
	Bicycle Theft	114			
	Theft from the Person	67			
	Vehicle Crime (Inc Inter.)	609			
	Shoplifting	1331			
	Other Theft	890			
	Criminal Damage & Arson	1577			
	Public Order Offences	1675			
Police Generated Offences (Non - Victim Based Crime)	Drug Offences	355			
	Trafficking of drugs	102			
	Possession/Use of drugs	253			
	Possession of Weapons	107			
	Misc. Crimes Against Society	404			
TOTAL RECORDED CRIME IN HARTLEPOOL		13934			

Source Community Safety, Hartlepool Borough Council.

*2023/24 data breakdown is not available.

The Environment

- 2.30 Hartlepool has a rich environmental heritage and very diverse wildlife habitats. The built, historic and natural environment within Hartlepool plays host to a wide range of buildings, heritage assets including archaeological remains, wildlife habitats, geological and geomorphological features, landscape types and coastal vistas.

The Built Environment

- 2.31 The town has a long maritime tradition and a strong Christian heritage with the twelfth century St Hilda's Church, on the Headland (a Grade I Listed Building) built on the site of a seventh century monastery. Some of the medieval parts of borough, on the Headland are protected by the Town Wall constructed in 1315; the Town Wall is a Scheduled Ancient Monument and Grade I Listed Building. There are eight conservation areas within the borough and 201 Listed Buildings, eight Scheduled Ancient Monuments and one Protected Wreck. One of the town's Victorian parks (Ward Jackson Park) is included on the list of Registered Parks & Gardens.

Geological & Geomorphological Features

- 2.32 The geology of Hartlepool comprises two distinct types:
1. The north of the borough sits on the southern reaches of the Durham Magnesian Limestone Plateau, which is of international geological importance. Although the Magnesian Limestone in Hartlepool is generally too far below the overlying soils to give rise to the characteristic Magnesian Grassland flora found further north, it is exposed in several quarries and road cuttings and forms a spectacular gorge in West Crimdon Dene along the northern boundary of the borough.
 2. The southern half of the borough sits on Sherwood Sandstone from the Triassic period; a rare exposure on the coast at Long Scar & Little Scar Rocks is a Regionally Important Geological Site. Of more recent geological origin is the Submerged Forest SSSI, which underlies Carr House Sands and is intermittently exposed by the tide. This area of waterlogged peat has yielded pollen, mollusc and other remains, which have been used to establish the pattern of sea-level change in Eastern England over the past 5,000 years.

Wildlife Characteristics

- 2.33 The borough is bordered on the east by the North Sea and features extensive areas of attractive coastline including beaches, dunes and coastal grassland. Much of the inter-tidal area of the coast is internationally important for its bird species and is protected as Teesmouth & Cleveland Coast Special Protection Area/Ramsar site. There are nationally protected Sites of Special Scientific Interest at Hart Warren, the Hartlepool Submerged Forest and Seaton Dunes and Common. Other areas of the coast include part of the Teesmouth National Nature Reserve and Sites of Nature Conservation Interest. Hartlepool only has one inland

Site of Special Scientific Interest (SSSI), Hart Bog. This is a small area which has four distinct plant communities and is of particular botanical interest.

- 2.34 The prominent location of Hartlepool Headland, as a first landfall on the east coast, makes it of national significance for the birdwatching community. Inland is an attractive, rolling agricultural landscape including areas of Special Landscape Value. Interspersed in this landscape are a number of fragmented but nevertheless diverse and important wildlife habitats. There are six Local Nature Reserves in the borough and 40 non-statutory geodiversity and biodiversity sites protected as Local Wildlife Sites (LWS) and Local Geological Sites (LGS).
- 2.35 In addition to internationally important numbers of shorebirds, the borough contains some notable examples of wildlife species: grey and common seals are frequent along the coastline with the latter breeding in Seaton Channel. The area of sand dunes, cliffs and grazing marsh along the coast support important species such as burnt tip orchid, northern marsh orchid, early marsh orchid, sea holly and other notable species. There is extensive priority woodland habitat in the Wynyard area and the northern denes.

Bathing Water

- 2.36 Seaton Beach covers an extensive area and attracts significant numbers of visitors for walking, bathing and windsurfing activities. Seaton Carew Centre and Seaton Carew North Gare (south) both meet the Bathing Water Directives guideline standard which is the highest standard and Seaton Carew North passed the imperative standard which is a basic pass.

Air Quality

- 2.37 Air quality in Hartlepool currently meets statutory standards with no requirement to declare any Air Quality Management Areas.

Culture and Leisure

- 2.38 Museums associated with Hartlepool's maritime heritage and other important cultural facilities including the art gallery and Town Hall theatre which are all located within the central part of the borough and comprise a significant focus for Hartlepool's growing tourism economy. In particular, the Hartlepool Maritime Experience is a major regional/national visitor attraction. There are a number of parks and recreation facilities throughout the town and three green wedges that provide important links between the countryside and the heart of the urban areas. On the fringes of the built-up area are three golf courses and a country park at Summerhill.

Future Challenges

2.39 Hartlepool has, over recent years, seen substantial investment, particularly from government funding streams; this investment has completely transformed the environment, overall prosperity and above all Hartlepool's image. The council wish to build on the previous successes but are faced with severe budget cuts. Below is an analysis of the main strengths, weaknesses, opportunities and threats facing the borough.

Table 11: Hartlepool SWOT Analysis

Strengths	Weaknesses	Opportunities	Threats
<ul style="list-style-type: none"> • Successful allocation of Enterprise Zones • Compactness of main urban area • Expanding population • Sense of community / belonging • Partnership working • Good track record in delivering physical regeneration • Diverse, high quality and accessible natural environment • Diverse range of heritage assets including the maritime, industrial and religious • Availability of a variety of high quality housing • Successful housing renewal • High levels of accessibility by road • Lack of congestion • Good local road communications • Direct rail link to London • Good local rail services • Active and diverse voluntary and community sector • Positive community engagement • Successful event management • Small business and SME development • Growth of visitor market • High quality tourist attractions • High quality expanding educational facilities. 	<ul style="list-style-type: none"> • Perceived image • Location off main north-south road corridor • High deprivation across large areas of the town • Low employment rates and high level of worklessness • Legacy of declining heavy industrial base • Small service sector • Imbalance in the housing stock • Shortage of adequate affordable housing • Poor health • Low level of skills • High crime rates • Exposed climate • Range and offer of retail facilities • Reductions in public resources have affected regeneration and employment levels. 	<ul style="list-style-type: none"> • Young population, possible asset for future prosperity • Can improve the economy and the growing house choice thus improving the recent stabilisation of population levels • Availability of land to enable diversification of employment opportunities • Potential for development of major research, manufacturing and distribution facilities on A19 corridor • Potential for further tourism investment • Potential for integrated transport links • Major high quality employment opportunities at Victoria Harbour, Queens Meadow and Wynyard Park • Success of Tall Ships races and opportunity to bid for the event in the future • Plans for development of Tees Valley Metro • Established housing market renewal programme • New state of the art hospital site in Wynyard • Potential New Nuclear Power Station • Renewable Energy and Eco Industries • Developing indigenous business start-up and growth • New government guidance in the form of the NPPF and CIL regulations. 	<ul style="list-style-type: none"> • Closure of major employer/s • Expansion of area affected by housing market failure • Climate change and rising sea levels • Lack of financial resources / budget deficits • Increasing car ownership and congestion • Loss of Tees Crossing Project • Access to New hospital • Competition from neighbouring out of town retail parks • Competition from outlying housing markets • Uncertainty in relation to council budgets • Uncertainty in relation to government funding programmes.

Source Hartlepool Local Plan (2018)

2.40 The main challenges this year and the coming years are similar to those in previous years. In particular Hartlepool is challenged by further public expenditure cuts which are still having to be made, meaning that local services will have to be further scaled down and operated on a more constrained budget. Job losses across the borough are a real threat to the local economy and this is likely to lead

to an increase in the number of people seeking welfare benefits in the coming years. Despite the expenditure cuts Hartlepool will continue to support the development of the local economy and to address the imbalance in the housing stock (including the lack of affordable housing) so as to at least maintain the population at its current level and to ensure that the borough remains sustainable and an attractive place to live, work and play.

- 2.41 Planning policies: enable an improvement in the range of housing available (both through demolition and replacement of older terraced housing and provision of a range of new housing); enable the diversification of the local economy and the growth in tourism; encourage the provision of improved transport links and seeks to improve the built and natural environment which will all assist in achieving this aim and improve the quality of life within Hartlepool.
- 2.42 Through policies in the local plan and various other strategies and incentives the council will continue to seek ways to achieve higher economic growth rates in Hartlepool in order to bridge the gap with more prosperous authorities in the region and provide greater opportunities and prosperity for residents.
- 2.43 The attraction and retention of highly skilled workers is viewed as critical to regional and sub-regional economic success, the council will work with other Tees Valley authorities to ensure the right housing and environmental conditions are available to contribute to population growth and the attraction of key highly skilled workers to the region.

3 IMPLEMENTATION OF THE HARTLEPOOL LOCAL DEVELOPMENT SCHEME

- 3.1 The Planning and Compulsory Purchase Act 2004 (as amended) (the 2004 Act) introduced a new way of plan making and set out that Local Planning Authorities should produce a suite of planning documents known as the Local Development Framework (LDF) (diagram 1). The Local Development Scheme (LDS), forms part of Hartlepool's LDF. An LDS is required under section 15 of the 2004 Act. It sets out a programme for the preparation of documents relating to spatial planning in Hartlepool. It is specifically concerned with documents being prepared over the next five years (February 2025 – February 2030). The LDS that relates to this report was approved by Regeneration Services Committee in February 2025 and it will be reviewed as necessary when circumstances change.
- 3.2 Planning policies for Hartlepool are set out in the following Development Plan Documents (DPDs):
- Hartlepool Local Plan which sets out the spatial vision, spatial objectives, strategic policies and allocations for the area.
 - Hartlepool Local Plan Policies Map which depicts what planning policies apply to parcels of land across the borough.
 - The 2011 Tees Valley Minerals and Waste Core Strategy and DPD which contain policies relating to land allocations and policies for assessing minerals and waste application.
 - The 2018 Hartlepool Rural Neighbourhood Plan that sets out the spatial vision, spatial objectives and strategic policies and allocations for the identified rural area.
- 3.3 The Supplementary Planning Documents (SPD) adopted in Hartlepool are:
- Transport Assessments & Travel Plans SPD (January 2010).
 - Trees and Development SPD (2013).
 - Green Infrastructure SPD (February 2014).
 - Shop Fronts SPD (2014).
 - New Dwellings outside of Development Limits (August 2015).
 - Seaton Carew Regeneration SPD (September 2015).
 - Planning Obligations SPD (November 2015).
 - Residential Design SPD (2019).
 - Public Rights of Way SPD (2020).
- 3.4 It is not a statutory requirement to include the SPDs within the LDS, however, in the interests of providing residents and stakeholders a clear view, below is a list of what documents were set out in the LDS as currently being updated.
- Planning Obligations SPD (2015).
 - Public Rights of Way SPD (2020).
- 3.5 The council are working on a residential design code SPD, that will set out a clear vision for how housing and housing areas should be designed, consultation took place in 2024, and the council received a great insight into what residents want.
- 3.6 Other documents that comprise the Local Development Framework include:

- Local Development Scheme (LDS) – which sets out the details of each of the Local Development Documents to be commenced over the next five years and the timescales and arrangements for their preparation.
- Authorities Monitoring Report (AMR)– assessing the implementation of the Local Development Scheme and the extent to which policies in Local Development Documents are being achieved.
- Statement of Community Involvement (SCI) – which sets out the policy for involving the community and key stakeholders both in the preparation and revision of local development documents and with respect to planning applications. The SCI will be updated in 2025, and all local development documents will be prepared in accordance with the arrangements set out in the SCI.

Implementation of the 2025 Local Development Scheme

3.7 Table 12 details the timetable for the 2025 LDS outlining key dates for different stages and delivery of the LDS’s main DPD document; the current local plan which is due for an update.

Table 12: Timetable of the Hartlepool Local Plan (2030).

Table 1: LOCAL PLAN TIMEFRAME FOR ADOPTION	
OVERVIEW	
Role and content	To set out the vision and spatial strategy for Hartlepool and the objectives and primary policies for meeting the vision.
Geographical Coverage	Borough-wide
Status	Development Plan Document
Conformity	Must comply with legislation, reflect the Hartlepool Community Strategy and be in general accordance with the National Planning Policy Framework.
TIMETABLE / KEY DATES	
Stage	Date
Evidence base Production and pre consultation	2025 – December 2027
LP programme (January 2028 – June 2030)	
Evidence base update	January 2028 – May 2028 (5 months)
Drafting stage	June 2028 – September 2028 (4 months)
Consultation and on draft (including editing sessions)	October 2028 – December 2028 (3 months)
Amendments to the draft and Submission for examination	January - April 2029 (4 months)
Public Hearings	July 2029 (3 months after submission)
Inspector’s Interim Findings	September 2029
Redrafting Stage and Consultation on Main Mods	October – December 2029

Inspector's Fact Checking Report	February 2030
Inspector's Final Report	April 2030
Adoption	June 2030
ARRANGEMENTS FOR PRODUCTION	
Lead Organisation	Hartlepool Borough Council
Management arrangements	The local plan will be approved by Neighbourhood Services Committee during the various stages of consultation and ratified by full Council prior to adoption.
Resources Required	Primarily internal staffing resources with use of consultants if necessary for any special studies required.
Community and Stakeholder Involvement	In accordance with the Statement of Community Involvement.
POST PRODUCTION / REVIEW	
<p>The effectiveness of the policies in the local plan will be assessed in the Authorities Monitoring Report. The local plan may be amended in the following circumstances:</p> <ul style="list-style-type: none"> • A significant review of the Community Strategy • A significant amendment to the Council's Corporate direction • Policies failing against the Monitoring Framework Associated with the local plan – this may trigger a partial update of a particular area of the plan or a full update. 	

Source: Hartlepool Borough Council Local Development Scheme February 2025.

3.8 The evidence base production and pre-consultation is due to commence in the next financial year.

4 ASSESSMENTS OF POLICIES

Introduction

- 4.1 This section of the Authorities Monitoring Report (AMR) assesses the implementation and effectiveness of current planning policies contained in the local plan. The local plan covers the period 2016 to 2031 therefore assessment of policies will use baseline information as of April 1st, 2016. A comparison will be made between the measured actual effects of policies, baseline information and predicted effects as outlined in the Sustainability Appraisal of the local plan policies. This comparison will form the basis of how the policies are performing. Targets and indicators to measure policy performance have been chosen in-line with the adopted monitoring framework as outlined in appendix 12 of the local plan.
- 4.2 The 2012 Regulations⁷ outline the minimum information to be contained in the AMR and these will all be reported accordingly. Specifically, Local Planning Authorities (LPAs) are required to provide information on annual numbers of net additional dwellings, net affordable dwellings as specified in any local plan policy within the monitoring period and since the date the policy was first published, adopted or approved.
- 4.3 This section considers the vision and objectives of the local plan along with the policies (see appendix 1) relating to these objectives and some related output indicators for assessing the effectiveness of the policies. A selected number of targets have been included in this report.

Hartlepool Local Plan Objectives, Policies and Indicators

The Hartlepool Local Plan Vision is that:

“Hartlepool by 2031 will be a more sustainable community having achieved the substantial implementation of its key regeneration areas as set out within the Hartlepool Vision; raised the quality and standard of living; increased job opportunities through developing a strong, diverse and thriving local economy which contributes positively to the sub-regional economy; maximised quality housing choices and health opportunities to meet, in full, the current and future needs of all residents. The built, historic and natural environment will have been protected, managed and enhanced, and will contribute to making Hartlepool a safe and attractive place to live, and an efficient and sustainable transport network will integrate its communities within the Tees Valley City Region and beyond. The town will have become a focal destination for visitors and investment.”

In the context of this vision, the strategy for the local plan covers four broad themes each with associated spatial objectives, main policies flowing from the objectives, core output indicators to measure policy performance and targets where set.

⁷ Part 8, 34 (3) of the Town and Country Planning (Local Planning) (England) Regulations 2012.

Table 13: local plan themes, objectives, policies, targets and core output indicators (2016-2031).

'Hartlepool's Ambition' Themes	Spatial Objectives for the Local Plan	Local Plan Policies	Core Output Indicators & Targets (if set)
<p>Jobs and the Economy, Lifelong Learning and Skills.</p>	<ol style="list-style-type: none"> 1. To diversify the economic base of Hartlepool and promote an entrepreneurial culture to create more employment opportunities for local people. 2. To develop Hartlepool as a destination of choice for inward investment. 3. To enhance the tourism offer. 4. To support the development of educational and training facilities that will develop a skilled workforce. 5. To facilitate development in the key investment areas in the borough. 6. To continue to protect and enhance the vitality and viability of the Town Centre. 	<p>LS1, INF1, INF2, INF5, CC3, HSG3-8, EMP1, EMP2, EMP3, EMP4, EMP5, RC1 – RC21, NE1, .NE2, LT1, LT2, LT3, LT4, LT5, LT6, RUR5</p>	<p>Targets:</p> <ul style="list-style-type: none"> - 1950m² of retail/community floorspace - Create 4350 net new jobs (290 jobs/annum) <p>Core Output Indicators</p> <p>LE1: Total gross amount of additional employment floor space by use class (B1/B2/B8)</p> <p>LE2: Total gross amount of employment floor space lost to non-employment developments</p> <p>LE3: Amount of employment land developed by type (Brownfield or Greenfield)</p> <p>LE4: Available employment land (ha)</p> <p>LE5: Vacancy rates in the Town Centre (number and gross floor space area of empty units)</p> <p>LE6: Number, Type &, Location of permitted applications for tourism/leisure/educational/training facilities</p> <p>LE7: Completed gross floorspace or area for tourism/leisure/educational/training facilities</p>
<p>Strengthening Communities, Community Safety, Housing, Health and Wellbeing</p>	<ol style="list-style-type: none"> 7. To make Hartlepool a safer place by reducing crime and the fear of crime and anti-social behaviour. 8. To support growth in the housing sector and improve the choice, quality and affordability of all types and tenures of housing. 9. To strengthen social cohesion and reduce inequalities by protecting and encouraging access to local facilities. 10. To encourage healthier and more sustainable lifestyles. 	<p>INF3, INF4, QP3, QP4, QP5, HSG1-13, NE1, NE2, NE3, NE5, NE6</p>	<p>Targets:</p> <ul style="list-style-type: none"> - 6150 new dwellings (410/annum (15 year average) - Of which 74/annum should be affordable and 65/annum should be from HMR sites <p>Core Output Indicators</p> <p>H1: Housing delivery (and demolitions) at HMR sites</p> <ul style="list-style-type: none"> - 1a: Number of new dwellings on HMR Sites - 1b: Number of Demolitions on HMR sites - 1c Net dwellings delivered on HMR sites <p>H2: Annual Net Housing Delivery (excludes demolitions and replacements on HMR sites)</p> <ul style="list-style-type: none"> - 2a:net delivery in previous years - 2b:net additional for the reporting year - 2c:Housing delivery target - 2d Actual Net Delivery (per reporting year) - 2e Cumulative Delivery (over local plan period)

			<p>H3: Number and types of affordable dwellings delivered</p> <p>H4: Housing types completed</p>
<p>Environment (excluding Transport) Culture and Leisure</p>	<p>11. To protect, promote and enhance the quality and distinctiveness of the borough's natural, rural and built environment.</p> <p>12. To protect and enhance the borough's unique <i>historic environment</i>, cultural heritage and coastline.</p> <p>13. To reduce the causes and minimise the impacts of climate change.</p> <p>14. To maximise the re-use of previously developed land and buildings.</p> <p>15. To reduce the causes and minimise impacts of climate change in particular through the delivery of renewable and low carbon energy development. To provide a safe, attractive and well-designed environment.</p>	<p>LS1, CC1, CC2, CC3, CC4, CC5, QP4, QP7, HSG3, NE1, NE2, NE3, NE4, NE5, NE6, EMP6, RUR1, LT2, LT3, HE1, HE2, HE3, HE4, HE5, HE6, HE7</p>	<p>E1: Changes to sites designated for conservation as a result of planning permissions (i.e. international sites, national sites and local wildlife sites)</p> <p>E2: Quantity & type of green infrastructure gained/enhanced/lost through planning permissions (ha)</p> <p>E3: Amount of wildlife habitat lost/gained as a result of planning permissions (ha)</p> <p>E4: Amount of ancient woodland habitat lost/gained as a result of planning permissions (ha)</p> <p>E5: Amount of priority species lost/gained as a result of planning permissions (ha/number)</p> <p>E6: Amount of municipal waste arising and % recycled</p> <p>E7: Number and capacity of permitted and installed renewable energy developments</p> <p>E8: Number of approved planning applications in rural areas</p> <p>E9: Types of approved developments in rural areas</p> <p>E10: Number of locally listed buildings and structures</p> <p>E11: Number of locally listed buildings /structures at risk</p> <p>E12: Number of conservation area appraisals taken</p>
<p>Environment (Transport)</p>	<p>16. To ensure the provision of a safe, efficient and sustainable transport network, accessible to all.</p> <p>17. To strengthen transport links with the Tees Valley sub-region, region and beyond.</p>	<p>LS1, INF1, INF2</p>	<p>T1: Number & lengths of roads created/ improved to reduce congestion</p> <p>T2: Number & lengths of cycleways created, improved or lost</p> <p>T3: Number, Types & lengths of public walkways and coastal routes created, diverted improved or lost</p>

Source: Hartlepool Local Plan 2018 – 1st three columns.

4.4 The core output indicators and set targets have been selected to ensure they follow the SMART principle i.e. they are Specific, Measurable, Achievable and Realistic and have a Time element. Data relating to the indicators is collected and collated annually. It will be analysed and compared to the baseline information and predicted effects from the Sustainability Appraisal. A commentary will be given to indicate how the policies are performing and whether they are being implemented.

- 4.5 Policies can divert from their intended objectives while monitoring over a period. It is important to note that policy diversion does not necessarily mean policy failure but instead point out unintended policy consequences which can either be positive or negative. Unintended consequences act as trigger points to consider policy review. The review will depend on the nature and extent of the policy diversion and whether there is any justification for the diversion or not. All policies that divert from their intended path will be flagged up for possible review and intervention measures to be taken.
- 4.6 The next section assesses the policies under the following sub-sections:
- A) Local Economy (Output Indicators LE1-LE7)
 - B) Housing (Output Indicators H1-H5)
 - C) Environmental Quality (Output Indicators E1-E7)
 - D) Historic Environment and Rural Area (Output Indicators HR1-HR5)
 - E) Transport and Infrastructure (Output Indicators T1-T3)

A LOCAL ECONOMY

- 4.7 This section assesses policies that impact on the local economy covering all land allocated or designated for employment, i.e. industrial, commercial, retail, education, leisure and tourism.

Employment Objectives and Policies

Local Plan Spatial Objectives 1, 2 and 5: To diversify the economic base of Hartlepool and promote an entrepreneurial culture to create more employment opportunities for local people; to develop Hartlepool as a destination of choice for inward investment and to facilitate development in the key investment areas in the borough.

Related Policies

- Identification and criteria for business development at a prestige industrial site Wynyard Business Park (**EMP1**), and a high-quality industrial site Queens Meadow (**EMP2**)
- Identification and allocation of sites for a wide range of general employment uses including light and general industry at Oakesway, Longhill/Sandgate, Usworth Rd/Park View West, Sovereign Park, Brenda Road, Tofts Farm East/Hunter House, Tofts Farm West, Graythorp Industrial Estate, Zinc Works Road (**EMP3**).
- Identification and criteria for specialist industrial development at Hartlepool Port, West of Seaton Channel, Philips Tank farm, South Works, North Graythorp, Graythorp Waste Management and Able Seaton Port (**EMP4**)
- Identification and safeguarding of land for a nuclear power station at Zinc Works Road/North Gare/Seaton Snook/Able Seaton Port areas (**EMP5**)

Local Plan Spatial Objectives 3, 4 and 6: To continue to protect and enhance the vitality and viability of the Town Centre, enhancing the tourism offer and supporting the development of educational and training facilities that will develop a skilled workforce.

Related Policies

- Identifying and defining a hierarchy of retail and commercial centres that will offer a variety of sites that are economically attractive, diverse and in appropriate sustainable locations and/or locations where connectivity can easily be enhanced throughout the borough (**RC1**)
- Protecting, supporting and enhancing the retail character of the Town Centre ensuring that development is in accordance with policy RC1 and that the Town Centre is the sequentially preferable location for main town centre uses (**RC2**)

- Supporting, protecting and encouraging diversification of commercial and retail development in the Edge of Town Centers (**RC4-RC11**), Retail Parks (**RC12-RC15**) and Local Centers (**RC16**)
- Developing, supporting, enhancing and protecting leisure and tourism facilities including high quality accommodation and cultural assets to build on successful regeneration schemes in designated tourist areas across the borough including sustainable rural tourism (**LT1-LT6, RUR5**).

Industrial Policies Assessment

- 4.8 A significant number of industries in Hartlepool are located in the southern part of Hartlepool, and this area is known as the Southern Business Zone (SBZ). The SBZ is a key employment area and a major driver of economic prosperity for the Tees Valley sub-region. A list of all allocated industrial sites is shown in table 14. The amount of developed land and available land on each site is also shown, and this will be reviewed each year to give an indication of land take up for employment purposes.
- 4.9 The council adopted the Targeted Training and Employment Charter in 2007. The Charter considered education and employment levels in the borough and discussed actions that would seek to bring more people into employment. At the time there were insufficient training opportunities either in educational establishments or apprenticeships within the development industry and this led to a shortage of a skilled workforce in Hartlepool.
- 4.10 To address the skills shortage The Charter allows the council to incorporate training and employment matters into development proposals and local plan policy QP1 (Planning Obligations) enshrines this requirement within planning policy.
- 4.11 On many proposals the council has required developers to sign up to a training and employment charter that would ensure that the development undertakes steps to ensure local people are employed. These charters are secured via a section 106 legal agreement and monitored by Planning Services and Economic Development.
- 4.12 In light of the increase in opportunities within educational establishments and apprenticeships schemes, it is considered that gap in upskilling residents has been filled by the industry and thus the training and employment charters are no longer considered necessary and thus Planning Services will cease to include them within legal agreements.
- 4.13 The Employment Land Review (ELR) endorsed by the council's Regeneration Services Committee in January 2015 has been used as evidence for the adopted local plan and as material consideration whilst making planning decisions. Based on the ELR findings and recommendations, the adopted local plan reveals a realistic baseline supply of 197.2ha of available employment land from 19 sites across the borough and these have been allocated and safeguarded for employment purposes until 2031.

4.14 Table 14 shows the sites allocated for employment (industrial) and shows employment land uptake rate. For the third year running, there is no net employment land uptake. However, there is 30.7 ha loss of allocated employment land to housing at Wynyard (application ref H/2022/0181). Available employment land has thus reduced to 164.5ha from 195.2ha. There is no major negative, unjustified diversion of employment policies since precedence has been set for housing at Wynyard in previous years. (table 14). The information on table 14 will be used as a baseline for comparison as policies get implemented and developments happen over the course of the plan period up to 2031.

Table 14: Available allocated employment land 2024/25

Name	Market Segment	Allocated Uses	Policy Number	Site Area (ha)	Developed/ Committed (ha)	Reserved Land (ha)	Available Land (ha)
Brenda Road East	general employment land	B1,potentially B2,B8 in certain circumstances	EMP3e	3.1	3.1	0	0.0
Graythorp Waste Management	specialist industrial site	B2,potentially polluting or harzadous development	EMP4f	4.1	0.0	0	4.1
Graythorp Industrial Estate	general employment land	B1,potentially B2,B8 in certain circumstances	EMP3h	13.1	13.1	0	0.0
Graythorp Yard/Able Seaton Port	specialist industrial site	B1,potentially B2,B8 in certain circumstances	EMP4g	47.8	0.0	47.8	0.0
Longhill /Sandgate	general employment land	B1,potentially B2,B8 in certain circumstances	EMP3b	73.8	72.8	0	1.0
North Graythorp	specialist industrial site	B2,potentially polluting or harzadous development	EMP4e	28.1	14.5	0	13.6
Oakesway	general employment land	B1,potentially B2,B8 in certain circumstances	EMP3a	38.8	20.2	0	18.6
Park View West	general employment land	B1,potentially B2,B8 in certain circumstances	EMP3c	19.2	17.4	0	1.8
Philiphs Tank Farm	specialist industrial site	B2,potentially polluting or harzadous development	EMP4c	150.4	47.0	103.4	0.0
Queen's Meadow	high quality employment site	B1,potentially B2,B8 in certain circumstances	EMP2	65.0	20.3	0	44.7
South Works	specialist industrial site	B1,potentially B2,B8 in certain circumstances	EMP4d	131.3	110.8	20.5	0.0
Sovereign Park	general employment land	B1,potentially B2,B8 in certain circumstances	EMP3d	20.9	9.5	0	11.4
The Port	specialist industrial site	B1,potentially B2,B8 in certain circumstances	EMP4a	106.0	45.9	0	60.1
Tofts Farm East/Hunter House	general employment land	B1,potentially B2,B8 in certain circumstances	EMP3f	44.2	43.6	0	0.6
Tofts Farm West	general employment land	B1,potentially B2,B8 in certain circumstances	EMP3g	34.1	25.9	0	8.2
Usworth Road	general employment land	B1,potentially B2,B8 in certain circumstances	EMP3c	14.1	13.7	0	0.4
West of Seaton Channel	specialist industrial site	B2,potentially polluting or harzadous development	EMP4b	77.1	33.1	44	0.0

Wynyard Park	prestige employment site	B1,potentially B2,B8 in certain circumstances	EMP1	30.7	30.7	0	0.0
Zinc Works Road	general employment land	B1,potentially B2,B8 in certain circumstances	EMP3i	3.0	3.0	0	0.0
Total Area (ha)				904.8	493.9	215.7	164.5

Source: Hartlepool Borough Council 2025

- 4.15 This year there has been no recorded additional employment floorspace or employment land uptake in allocated industrial land.
- 4.16 Several core output indicators have been selected to measure the effectiveness of the policies which seek to diversify and improve the economy and employment opportunities. These include measures relating to business, leisure and tourism development within the borough.

Core Output Indicator (B1/B2/B8)	LE1: Total gross amount of additional employment floor space by use class
Core Output Indicator developments	LE2: Total gross amount of employment floor space lost to non-employment developments
Core Output Indicator	LE3: Amount of employment land developed by type (Brownfield or Greenfield)
Core Output Indicator	LE4: Available employment land (ha)

Table 15: Completed Employment Floorspace 2024/25

	E(g)(i)	B2	B8	Other	Total
LE1: Gross additional employment floor space (m ²)					
	0	0	0	0	0
LE2: Gross employment floor space lost (m ²)					
	0	0	0	0	0
LE3: Total amount of employment land developed by type					
Greenfield (m ²)	0	0	0	0	0
Brownfield (m ²)	0	0	0	0	0
LE4: Available employment land (ha) = *195.2 – 0 (total lost) = 195.2					

*Available employment land as at Table 14

Source: Hartlepool Borough Council 2025

- 4.17 The council is currently working closely with the Hartlepool Development Corporation (HDC) to bring economic development to the town and for this year there is no notable developments that have taken place. However, there are live planning applications from the HDC in areas across the town, notably at Queens meadow Business Park. The Tees Valley Local Growth Plan is also progressing well, and it envisaged that it would help steer economic development in the town.
- 4.18 To date there has been no recorded employment land uptake at the allocated prestigious employment site Wynyard. As the years progress, Wynyard continues to attract more housing developments as evidenced by various housing applications received at the site. However, it is important to note that planning decisions should be made in accordance with the development framework.

- 4.19 To comply with policy Hsg6 of the Hartlepool Local Plan, development at Wynyard must accord with an approved Masterplan. The Wynyard Masterplan is material consideration and should be adhered to. The Wynyard Masterplan gives a detailed framework for development at Wynyard in a way which enables the delivery of the local plan policies. The Wynyard Masterplan was endorsed by Regeneration Services Committee in October 2019 and adopted by Stockton on Tees Borough Council (who jointly produced the Masterplan) in late 2019.
- 4.20 At the time of writing this report, the nuclear power station has received funding and commissioned to be replaced with one of the same sizes; this will create lots of jobs for the town. There will be no overall loss or gain in employment floor space since the replacement is like for like. At the time it is replaced there is likely to be a short/medium term increase in employment in terms construction jobs associated with the overlap between decommissioning of the existing plant and creation of the new one. It is highly likely that there will be new supplier chain businesses created within this period of decommissioning and building of a new power station. Employment policies are being delivered and there is currently no need for their revision.

Town Centre and Town Centre Uses

- 4.21 The Town Centre continues to be the primary retail and commercial centre in the borough. In accordance with policy **RC1**, the council will seek to diversify, support and protect the town centre as the sequentially preferable location for main town centre uses which include:
- Shops - E(a)
 - Financial and Professional Services - E(b)
 - Food and Drink - E(c)
 - Drinking Establishments - (Sui Generis)
 - Hot Food Takeaways - (Sui Generis)
 - Business - E(g)
 - Hotels (C1)
 - Non-residential institutions - E(e-f) and F1
 - Assembly and Leisure - E(d) and F2(c-d)
 - Theatres and Nightclubs - E(d) and F2(c-d)
 - Residential (C2, C2a, C3 and C4)

The above use classes came into effect in September 2020; they can be accessed on the following link:

https://www.planningportal.co.uk/info/200130/common_projects/9/change_of_use

- 4.22 Information on vacancy rates provides a useful indication of the viability of the town centre. Each year the council carries out a retail and commercial uses survey in March/April covering all allocated retail areas, commercial areas and any other uses in the borough. The result from the annual survey is used to monitor business activity in the borough. Core output indicator **LE5** in the local plan has been selected to monitor vacancy rates and town centre uses.

Table 16: Vacancy Rates in the Town Centre 2024/25.

	2020/21	2021/22	2022/23	2023/24	2024/25
Total number of retail units	478	477	476	476	476
Total number of vacant units	113	111	106	118	145
Vacancy Rate (%)	23.6	23.3	22.3	24.8	30.1
Total Floor Space (m ²)	138,963	138,893.9	136,710.41	136,710.2	136,710.2
Vacant Floor Space (m ²)	21,055	22,347.7	22,619.4	26,846.7	33,894.2
Vacancy Rate (%)	15.2	16.1	16.5	19.6	24.8

Source: Hartlepool Borough Council, Annual Retail and Commercial Uses Survey, March 2024/25.

- 4.23 For the past 5 years (as shown on table 16) the vacancy rate in terms of floorspace has been increasing. This year the vacancy rate is 24.8%, up from 19.6% last year. Lack of high-quality shops and vacancy rates in the town centre remains a challenge. Several shops closed, and this has significantly increased the vacancy rate this year. At the time of writing this report, Boyes departmental store is refitting to open a branch in Hartlepool. This should reduce vacancy rates next year provided existing open shops do not close.
- 4.24 There is a considerable number of smaller businesses opening and shutting down in a short space of time as seen in the retail survey. The continued increase in the vacancy rates points that the retail sector still has not recovered post Covid 19 pandemic and retail activity continues to decline with properties remaining vacant for long periods of time. It is however noted that some shops are seasonal, opening only during a certain time of the year to clear or sell goods and services for events and shutting down for the rest of the year.
- 4.25 Despite the notably high vacancy rate, retail policies continue to perform as expected because the town centre continues to develop as a retail hub with E and F1 uses accounting for more than 50% of all uses in the town centre, followed by F2 uses. All uses in the town centre are as allocated in the local plan and are in accordance with the retail policies. There is no evident diversion of policy performance.
- 4.26 There have been no town centre uses completions recorded outside of the town centre, edge of town centre, or local centre boundaries. This indicates further that town centre policies are being implemented with appropriate planning permissions being granted for town centre uses within the town centre. There is therefore no need to update any of the town centre retail policies.

Tourism and Leisure Policies Assessment

- 4.27 Tourism has become very important to the Hartlepool economy, the developments at the Marina and Seaton Carew acting as main catalysts to its success. The local plan identifies the Town Centre, the Marina, the Headland and Seaton Carew as main tourism destinations and outlines related policies.

4.28 Rural tourism in terms of holiday accommodation, camping sites and caravan sites also contributes towards a good tourism offer in the borough. The borough has in the past years seen a growth in the number of planning applications being determined for holiday cottages mainly in the countryside.

LE6: Number, Type &, Location of permitted applications for tourism/leisure/educational/training facilities.

LE7: Completed gross floorspace or area for tourism/leisure/educational/training facilities.

4.29 Like last year, there were no determined planning applications for tourism both in the rural and urban areas (table 17).

Table 17: Planning permissions granted for tourism, leisure, education and training developments 2024/25.

General Location	Site / Location	Development	Development progress
Town Centre	None	None	None
Edge of town centre	None	None	None
Other Urban areas	None	None	None
Marina area	None	None	None
Headland	None	None	None
Seaton Carew	None	None	None
-Countryside/Rural Area	None	None	None

Source: Hartlepool Borough Council, Development Control, approved planning permissions 2024/25

B. HOUSING

4.30 This section assesses the implementation of housing policies.

Local plan Spatial Objectives 2, 3 & 4: To support growth in the housing sector and improve the choice, quality and affordability of all types and tenures of housing and to encourage healthier and more sustainable lifestyles.

Related Policies

- Ensuring that new housing provision in the borough is delivered through housing sites that have already been permitted and newly identified sites as allocated in the local plan (**HSG1, HSG3-HSG8**).
- Ensuring that all new housing, and/or the redevelopment of existing housing areas, contributes to achieving an overall balanced housing stock that meets local needs and aspirations, both now and in the future (**HGS2**).
- Seeking to deliver affordable housing in respect of all applications or proposals for C3 residential developments that consist of a gross addition of 15 dwellings or more. The affordable housing target of 18% will be sought on all sites above the 15-dwelling threshold (**HSG9**).
- Tackling the problem of the imbalance of supply and demand in the existing housing stock through co-ordinated programmes including Housing Market Renewal. Priority will be given to the housing regeneration areas in central Hartlepool identified in the Hartlepool Housing Strategy (**HSG10**).
- Setting out the criteria for residential annexes and residential extensions (**HGS11-12**).
- Seeking contributions/planning obligations from developers where viable and deemed to be required to address affordable housing provision and fund the HMR programme as set out in the Planning Obligations Supplementary Planning Document (**QP1**).

Housing Policies Assessment

- 4.31 The current Strategic Housing Market Assessment (SHMA, 2015) identifies an objectively assessed need (OAN) of 287 dwellings per annum which takes into account the predicted household projections over the plan period of 15 years (2016 to 2031); a backlog from previous years; and aspirations of the Tees Valley Combined Authority to create more jobs and overcome economic development barriers of which housing is one as outlined in their Strategic Economic Plan (2016-2026). The adopted local plan therefore sets an aspirational 15-year average housing target of **410 net dwellings per annum** which also factors in a replacement of demolitions on Housing Market Renewal (HMR) sites and an additional 20% affordable housing buffer. The HMR initiative identifies a total of 1950 dwellings to be demolished over the plan period at a replacement rate of 50%. Therefore, a total of 975 dwellings (i.e. 65 per annum) will be required from HMR sites over the plan period.
- 4.32 Since demolitions from HMR sites have already been accounted for in the 410 15 year average dwellings/annum delivery rate, actual demolitions from HMR sites

during the plan period will be excluded in calculating the net housing delivery. Demolitions and delivery from HMR sites will therefore be monitored separately from the rest of other housing sites to avoid double counting in working out total annual demolitions.

Core Output Indicator **H1**: Housing delivery (and demolitions) at HMR sites

- **H1a**: number of new dwellings on HMR sites
- **H1b**: Number of Demolitions on HMR sites
- **H1c**: Net dwellings delivered on HMR sites (H1a-H1b=H1c)

Core Output Indicator **H2**: Annual Net Housing Delivery (excludes demolitions and replacements on HMR sites)

- **H2a**: net delivery in previous years
- **H2b**: net additional for the reporting year
- **H2c**: Housing delivery target
- **H2d** actual net delivery
- **H2e** Cumulative Delivery (over Local Plan period).

Housing targets

Table 18: Housing Targets

	Total net housing required 2016-2031	Source of plan target
Baseline Housing Target	410 per annum (15 year average)	Hartlepool Borough Council Local Plan
Phased Delivery Target for the reporting year	400 per annum	Table 7 of the Hartlepool Local Plan and Hartlepool Borough Council Local Plan Housing Delivery Report (2020)
Revised Delivery Target	464 per annum	Table 3 of the Housing Delivery Report and 5-year housing land supply

Source: Hartlepool Borough Council 2018 Local Plan.

- 4.33 Table 18 above shows that the overall baseline housing delivery target over the plan period is 410 dwellings/annum. However, it is important to note that the local plan has phased the baseline housing delivery target with lower housing delivery in years 1 to 5 increasing in year 6 to 10 and increasing more in years 11 to 15.
- 4.34 The revised target has also been calculated to demonstrate the supply, availability of housing land in the borough and how the housing requirement will be met up to 2028/29 considering changing economic circumstances, previous years' under delivery and a 5% buffer.
- 4.35 Table 19 shows that there have been 12 dwellings (mainly bungalows) delivered on the Carr & Hopps HMR site. The site is now built out as of this year. These were the last remaining dwellings since the demolition of old stock dwellings took place prior to adoption of the local plan.

Table 19: Housing delivery and demolitions at HMR sites 2024/25.

HMR Site Location/Name	Number of new dwellings on HMR sites (H1a)	Number of Demolitions on HMR sites (H1b)	Net dwellings delivered on HMR sites (H1c)
Carr & Hopps (Rodney Street)	12	None	10

Source: Hartlepool Borough Council 2025.

- 4.36 Table 20 shows information on indicator H2 and will be used to demonstrate the annual net delivery of housing as set out in policy HSG1.

Table 20: Annual net housing delivery

Core Output Indicator H2		2018/19 1	2019/20 2	2020/21 3	2021/22 4	2022/23 5	2023/24 6	2024/25 7
H2a	Net additional dwellings in previous years	371	254	161	351	507	585	
H2b	Net additional dwellings for the reporting year							470
H2c	Housing delivery target (Local Plan)	350	350	350	400	400	400	400
H2d	Actual net Delivery (per reporting year)	+21	-96	-189	-49	+107	+185	+70
H2e	Cumulative Delivery (over local plan period)	-64	-160	-349	-398	-291	-106	-36

Source: Hartlepool Borough Council 2025; NB: In relation to actual and cumulative delivery + denotes above target delivery and – (minus) under delivery.

- 4.37 In 2024/25 there is a net delivery of 470 dwellings (i.e. 467 new builds and 3 change of use). The net delivery is lower than last year but is also above both the baseline housing target of 400 and the revised target of 464 dwellings/annum. It is also above the Objectively Assessed Need (OAN) of 287 dwellings/annum, and this is notably positive development again this year, like last year. The cumulative under delivery continues to decline and this year it is -36 compared to last year at -106 (table 20).
- 4.38 The house building rate slightly declined this year in comparison to last year. The new build completions were mainly from existing large sites Wynyard housing development sites, Upper Warren, Marine Point, Quarry Farm 2, Antler Park and Woodside Meadows in Seaton. In addition to the ongoing building progress on various housing sites, this year there is a total of 166 starts (i.e. 164 new build, 2 conversions) mainly from Greenfield sites hence expected completions from these new starts will add on to next year's net completions. It is anticipated that some of the strategic housing sites allocated in the adopted local plan may obtain planning permission. It is therefore expected that housing delivery will continue to increase next year and meet the delivery target.
- 4.39 The overall 15 year average annual target of 410 dwellings is still considered to be achievable, the cumulative under delivery is low and given that a number of sites are building out across the borough at a healthy rate the council expect the under

delivery to be met within the next reporting year. In light of the recorded figures and professional assumptions the council consider that there is currently no need to revise it or any of the housing policies. For further information on housing delivery and the 5-year supply position please refer to the 2024/29 Housing Review and Five-Year Supply document which is available on the council's website on following link:

[5 Year Housing Land Supply Review | Hartlepool Borough Council](#)

Core Output Indicator **H3**: Number and types of affordable dwellings delivered.

Core Output Indicator **H4**: Housing types completed.

4.40 Affordable housing is defined as follows:

- *Social rented homes* are owned by either local authorities or registered providers (RP). These organisations charge a rent which is set by government guidelines through the national rent regime.
- *Affordable rent* is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable). As local market rents vary from place to place, these are measured by the amount of local housing allowance administered in a particular area.
- The term '*intermediate housing*' includes Discounted Market Sales and a range of routes to home ownership for those who could not achieve home ownership through the market as set out in Annex 2 of the National Planning Policy Framework's (NPPF).

4.41 The SHMA identifies a need for delivery of 144 affordable dwellings per annum. However, due to viability issues the local plan only requires 18% of the 410 net 15-year average delivery targets and this equates to an average of 74 affordable units per year.

4.42 Table 21: Number and types of affordable dwellings delivered (H3).

Year	Type			
	Social rent	Intermediate tenure Shared Ownership	Affordable rent	Total
2024/2025	8	40	45	93
2023/2024	35	40	80	155
2022/2023	0	33	63	96
2021/2022	7	53	80	140
2020/2021	0	0	26	26
2019/2020	22	0	52	74
2018/2019	0	0	62	62
2017/18	20	0	16	36

Source: Hartlepool Borough Council, March 2025.

4.43 Table 21 shows that this year there is a total of 93 completed affordable homes (all new builds). For the fourth-year running, it is above the local plan target of 74 affordable homes and is positive development for the borough. The completions

were mainly from large housing sites such as the Marine Point, Upper Warren and Antler Park. Thirteen Group own over 50% of the completed affordable homes. The council will continue to support the delivery of additional affordable housing through building on council-owned land, partnership working with Registered Providers in the borough and through securing affordable housing contributions as part of private residential developments.

- 4.44 A total of £363,000.00 S106 funds was received for offsite affordable housing this year (appendix 5) and £59 000 was spent on affordable housing schemes. Through the year, signed S106 agreements have secured a total of 67 onsite units (this includes 42 DMVs) and £9,641.00 in money (appendix 6). It is anticipated there will be more delivery of affordable homes throughout next year from large housing sites as they continue to build out.

Table 22: Housing types completed (Indicator H4).

Type		2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25
Flat/apartment	gross	8	8	15	65	18	4	0
	% gross	2.1	3.1	8.9	18.5	3.6	0.7	0
Terraced house	Gross	103	41	27	12	44	94	64
	% gross	27.4	16.1	16.1	3.4	8.7	16.1	13.6
Semi-detached house	Gross	71	39	31	62	118	187	152
	% gross	18.9	15.3	18.5	17.7	23.3	32	32.3
Detached house	Gross	162	150	80	151	283	270	213
	% gross	43.1	58.8	47.6	43.0	55.8	46.1	45.3
Bungalow	Gross	32	17	15	61	44	30	41
	% gross	8.5	6.7	8.9	17.4	8.7	5.1	8.72

Source: Hartlepool Borough Council, 2025.

- 4.45 There is a steady flow in the delivery of detached houses in Hartlepool since the adoption of the local plan as shown in table 22. At 45.3%, detached houses still account for most dwelling types completed and flats/terraced houses the least, there were no flats completed this year.

C. ENVIRONMENTAL QUALITY

- 4.46 This section analyses policies related to the borough's environment (i.e. natural, built, rural and historic environment). Policies that seek to improve the environment and quality of life by adapting, minimising and mitigating against the effects of climate change will also be analysed in this section.

Local Plan Spatial Objectives 11, 12, 13, 14, 15: To protect, promote and enhance the quality and distinctiveness of the Borough's natural, rural, built and historic environment and to mitigate against the impacts of climate change.

Related Policies

- Protecting, managing and enhancing the borough's natural environment and green networks ensuring that sites designated for nature conservation are protected and unharmed by permitted developments (**NE1-7**).
- Protecting, managing and enhancing the rural area (**RUR1-6**).
- Protecting, managing and enhancing the borough's historic environment (**HE1-7**).
- Working with partner organisations, developers and the community to help minimise and adapt to climate change, in particular to minimise flooding risk and encourage reduction, reuse and recycling of waste (**CC1, CC2, QP7, EMP4f**).
- Encouraging renewable and low carbon energy generation, strategic wind turbine developments and large scale solar photovoltaic developments (**CC3, CC4, CC5**).

Natural Environment Policies Assessment

Core Output Indicator **E1**: Changes to sites designated for conservation as a result of planning permissions (i.e. international sites, national sites and local wildlife sites)

Core Output Indicator **E2**: Quantity & type of green infrastructure gained/enhanced/lost through planning permissions (ha)

Core Output Indicator **E3**: Amount of wildlife habitat lost/gained as a result of planning permissions (ha)

Core Output Indicator **E4**: Amount of ancient woodland habitat lost as a result of planning permissions (ha)

Core Output Indicator **E5**: Amount of priority species lost/gained as a result of planning permissions (ha/number)

- 4.47 The Local Wildlife Site (LWS) 'High Newton Hanzard Verges' was noted as being de-designated by the Natural Assets Working Group of the Tees Valley Local Nature Partnership (TVLNP) in the previous ARM. It has been destroyed incrementally over several phases of Wynyard housing development. Some compensatory habitats were secured; however, the replacement habitats are not of a quality that will ever become a LWS. The habitat of the destroyed LWS was Lowland Meadow which is a Priority habitat under section 41 of the Natural

Environment and Rural Communities (NERC) Act 2006. There is no available data with regard to recorded losses or additions to biodiversity habitat.

- 4.48 The quantity and type of green infrastructure lost or gained is not routinely measured or monitored, therefore no definitive measurement can be provided. However, the most frequently lost habitat types are Arable, Species-poor Grassland and Scrub. The habitats most frequently created as compensation are Amenity Grassland, Formal Planted Beds, Copses (native deciduous woodland), Hedges, Ponds and occasionally Wild Bird Cover Crops. When determining planning applications, the aim is to achieve 'No Net Loss' of biodiversity and some Biodiversity Gain. Funding for green infrastructure is secured through S106 developer contributions from planning applications, and this can be routinely measured. This year a total of £70,000 has been received and £58,000 was received for ecological mitigation (appendix 5). Appendix 6 shows signed S106 developer contributions during the year; £607,850.00 was secured for green infrastructure and £5,000.00 secured for ecological mitigation.
- 4.49 Ancient woodland is an 'irreplaceable habitat' due to the length of time required for the habitat to develop its intrinsic value. As such, creation of this habitat is not feasible. This year there have been no recorded losses of ancient woodland.
- 4.50 Priority species are those listed as 'of principal importance for the purpose of conserving biodiversity' under the provisions of section 41 of the Natural Environment and Rural Communities Act (NERC) (2006). There are a total of 943 priority species, including algae, fungi, non-vascular and vascular plants, invertebrates, fish, amphibians, reptiles, birds and mammals.
- 4.51 It is not possible to understand losses and gains across all Priority Species because of development. Instead, assessment focuses on identifying and preventing potential for significant harm, which could include losses to Priority species populations. When determining planning applications, the aim is always to minimise losses and secure gains. However, some Priority species are more frequently adversely impacted than others and the following are likely to be suffering long-term adverse impacts from development: brown hare, hedgehog, common toad, dingy skipper butterfly, wall butterfly and small skipper butterfly.
- 4.52 The suite of ground nesting arable birds (often referred to as 'farmland birds') are particularly vulnerable to development on arable land. These include lapwing, skylark, meadow pipit and yellow wagtail, all of which are likely to be suffering long-term adverse impacts from development.
- 4.53 Obtaining definitive counts of numbers of animals using an area of land, or likely to be affected by a proposed development, is often impractical due to the cost and time involved in undertaking the required surveys. Instead, survey effort is focused on identifying the most important areas for biodiversity, often concentrating on legally protected species and NERC Act species. Absolute counts are rarely obtained unless legally protected species licencing is required.

Core Output Indicator **E6**: Amount of municipal waste arising and % recycled.

Core Output Indicator **E7**: Number and capacity of permitted and installed renewable energy developments.

Table 23: The amount of household municipal waste arising.

Indicator E6	Landfill	Incineration with E.F.W.	Incineration without E.F.W.	Recycled/Composted	Other	Total Waste Arising	% Recycled/composted
2024/25	885	27,517	Nil	10,344	Nil	38,005	27.2
2023/24	270	26,604	Nil	10,217	Nil	36,821	27.7
2022/23	1,888	23,985	Nil	11,116	Nil	36,989	30.1
2021/22	511.48	26,742.37	Nil	12,892.90	Nil	39,552.21	32.6
Tonnes	2020/21	643	26,307	Nil	11,625	38,575	30.1
	2019/20	714.01	25,377.37	Nil	13,217.08	39,308.46	33.62
	2018/19	172.61	26,952.91	Nil	12,921.85	39,765.64	32.5
	2016/18	619.3	31,591.08	Nil	14,313.85	46,524.06	30.77

Source: Hartlepool Borough Council, 2025.

4.54 According to table 23; the total amount of waste arising this year increased in comparison to the previous year and recycled/composted waste continued to decrease from 27.71% last year to 27.2% this year. The increase in waste could be attributed to more properties being serviced because of more house completions and families moving in during the year.

4.55 The council continues to communicate with residents and the wider community via Hartbeat magazine, the council's own website and social media, to help them to recycle more of their waste.

Table 24: The amount of renewable energy generation by installed capacity and type 2024/25.

Core Output Indicator E7	Wind Onshore	Solar photovoltaics	Hydro	Biomass						Total
				Landfill gas	Sewage sludge	Municipal (& industrial) solid waste combustion	Co-firing of Biomass with fossil fuel	Animal biomass	Plant biomass	
Applications Permitted & installed capacity in MW	Nil	Nil	nil	nil	Nil	Nil	Nil	nil	nil	nil
Completed installed capacity in MW	Nil	Nil	nil	nil	Nil	Nil	Nil	nil	nil	nil

Source: Hartlepool Borough Council approved planning permissions 2024/25

- 4.55 At the time of writing it is noted that a council motion was discussed on 8th May 2025 with regard to the protection of residential amenity from inappropriately sited onshore wind turbines. The motion set out concerns that the local plan does not offer adequate protection to residents from the impacts of large-scale onshore wind turbines and suggested that separation distances could be introduced into policy and/or an SPD. While the motion did stress that the council fully supports the shift toward renewable energy, it stressed that renewable provision must not come at the cost of public wellbeing, visual landscape, or residential amenity.
- 4.56 This AMR sets out that there have been no renewable energy planning applications approved (table 25). The key policy for the determination of wind turbine development is policy CC4 (Strategic wind turbine developments), policy CC4 allocates two areas for strategic wind turbine development within the borough (High Volts area near Hart Village and the Brenda Road area). Policy CC4 sets out parameters in relation to mega watt capacity and tip height. The policy does not set out separation distances between turbines and dwellings as this is not supported by Government policy as such an approach does demonstrate positivity and flexibility. A case by case approach with regards to separation distances is considered to be more cost effective, proportionate and still allows for impacts upon residential amenity to be addressed and this is the approach that policy CC4 and the local plan as a whole takes.
- 4.57 Policy CC4 is considered to be in accordance with national policy, it has been tested at appeal and there is no evidence to suggest that it is failing and cannot be relied upon to make effective decision in the future. Policy CC4 does not require updating, if applications are submitted then the council will continue to use the policy and any other material considerations to determine such proposals.

Rural area Development Policies Assessment

E8: Number of approved planning applications in rural areas.
E9: Types of approved developments in rural areas.

- 4.58 The information shown on table 25 relates to planning applications approved for development on land outside the limits to development (urban fence and village envelopes). There are no approved developments outside development limits this year, as shown on table 25.

Table 25: Developments approved outside limits to development 2018-2025.

Developments Approved	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25
Agricultural buildings	0	0	1	0	0	0
New dwellings – no agricultural justification	0	0	0	0	0	0
New dwellings associated with agricultural existing developments	0	0	0	0	0	0

New dwellings associated with rural business developments	0	0	0	0	0	0
Extensions to existing dwellings	0	0	0	0	0	0
Temporary residence in connection with rural business	1	0	0	1	0	0
Replacement dwellings	0	0	0	0	0	0
Residential conversions of rural buildings	0	0	0	0	0	0
Business conversions of rural buildings (buildings for business)	0	0	0	0	0	0
Extensions of gardens	0	0	0	0	0	0
Recreational and leisure uses	1	1	1	0	0	0
Extensions and other works relating to existing businesses	1	1	0	1	0	0
New buildings associated with business	0	0	1	1	1	0
Telecommunications development	0	0	0	0	0	0

Source: Hartlepool Borough Council, 2025

4.59 The adopted New Dwellings Outside Developments Limits SPD (2015) continues to assist preserve the countryside from unwanted, unsustainable and unjustified developments of isolated dwellings. The purpose of the SPD is to prevent the proliferation of isolated residential developments in unsustainable locations in the rural area and potentially reduce the compactness of the urban area. The rural development policies continue to be implemented, therefore there is no need to amend them.

Historic Environment Policies Assessment

E10: Number of locally listed buildings and structures.

E11: Number of locally listed buildings /structures at risk.

E12: Number of conservation area appraisals taken.

4.60 The National Heritage 'At Risk Register' includes a Grade I church in Hartlepool i.e. St Hilda church on the Headland. In addition, two Scheduled Ancient Monuments are considered to be at risk i.e. Heugh coastal artillery battery northwest of Heugh Lighthouse in the Headland and Low Throston deserted medieval village. Three conservation areas in Hartlepool also appear on the 'At Risk Register', these are Headland, Park and Seaton Carew.

Table 26: Numbers of listed buildings at risk 2024/25.

Grade	Buildings at risk
Grade I	Church of St Hilda, High Street, Headland
Grade II	Shades, 16 Church Street
	Church of St Paul, St Paul's Rd
	Beacon Tower, East End of North Pier
	Friarage Manor House, Friar Street
	Throston Engine House, Old Cemetery Rd
	Former Wesley Methodist Church, Victoria Road
	Steel Workers Ward Memorial, Westbourne Rd Social Club
	Church of St Mary, Durham Street
	Former Yorkshire Bank, 65 Church Street

Source: Hartlepool Borough Council, 2025

- 4.61 A derelict buildings and sites working group has been established for many years. The Working Group seeks to bring back into use and/or improve a priority list of buildings which does include some of the buildings from the list in table 26. The council has continued to work with owners to assist in bringing buildings back into use and/or improving them for safety reasons or so that they do not appear an eyesore on Hartlepool's Street scene.
- 4.62 Work on the Former Wesley Methodist Church on Victoria Road is ongoing. It has a listed building consent and planning permission for change of use to upper floors of main building and annex building into 36-bed hotel; change of use of upper ground floor of main building to mixed A3/A4 Use (restaurant and bar); change of use of lower ground floor of main building to form 5no. commercial units (to be in flexible A1 Use (retail), A2 Use (financial and professional services), A3 Use (restaurants and cafes) or A4 Use (drinking establishment. Remedial works on the building have commenced and maintenance improvements are ongoing.
- 4.63 The council hopes that by publishing an annual 'Heritage at Risk' register, vulnerable heritage assets across the borough will be highlighted and this could raise their profile and potentially introduce them to a new audience who may be able to resolve the problems individual heritage assets are suffering from. As part of the document case studies will be provided where buildings are removed from the list to provide examples of heritage assets where successful solutions have been found to provide inspiration to other owners in a similar situation.
- 4.64 Conservation area appraisals and management plans were formally agreed for the Headland and Seaton Carew in March 2025.

D. SUSTAINABLE TRANSPORT AND ACCESS TO THE COUNTRYSIDE

- 4.65 This section analyses policies related to the provision and improvement of the transport network in the borough. Such a network can offer access to employment opportunities as well as leisure and community facilities and can have the added benefit of reducing congestion and carbon emissions through reducing car usage. The transport and connectivity policies in the local plan have been prepared within the context of the transport challenges and ambitions of the wider Tees Valley sub-region.

Local Plan Spatial Objectives 16, 17: To ensure the provision of a safe, efficient and sustainable transport network, accessible to all and to strengthen transport links with the Tees Valley sub-region, region and beyond.

Related Policies

- Working with key partners, stakeholders and other local authorities to deliver an effective, efficient and sustainable transport network, within the overall context of aiming to reduce the need to travel (**INF1**).
- Delivering sustainable transport in Hartlepool by maximising the level of sustainable access to areas of development, particularly through good quality public transport services, safe and attractive well-lit pedestrian and cycle routes and by developing further opportunities for sustainable modes of transport to serve existing communities throughout the borough (**INF2**).
- Protecting and enhancing the countryside and coastal areas and to make them more accessible for the benefit of the residents and visitors to the borough (**INF2**).

Core Output Indicator **T1**: Number & lengths of roads created, improved to reduce congestion.

Core Output Indicator **T2**: Number & lengths of cycleways created, improved or lost.

Core Output Indicator **T3**: Number, Types & lengths of public walkways and coastal routes created, diverted improved or lost.

Transport Policies Assessment: Cycleways and Roads

- 4.66 The local plan makes provision for the continued improvement of roads and development of a comprehensive network of cycle routes linking the main areas of the borough. The programme of cycleway improvements supported under the Tees Valley Combined Authority (TVCA) Local Growth Fund (LGF) 'Sustainable Access to Employment' programme continues to plan the construction of cycleways across the borough in accordance to the Hartlepool Cycling Development Plan which is a constantly evolving document (www.hartlepool.gov.uk/cycleplan).
- 4.67 Following the successful LGF programme the council is currently working with TVCA on the Tees Valley Local Cycling and Walking Infrastructure Plan (LCWIP).

This is a Tees Valley wide plan which includes Hartlepool. Key projects will be the development of cycling corridors.

4.68 Hartlepool schemes currently being explored are as follows:

- Transport Interchange to Headland (LCWIP scheme via City Region Sustainable Travel Settlement funding).
- Transport Interchange to Wolviston (LCWIP via CRSTS).
- A689 to Summerhill (LUF).
- A689/Victoria Road to Mill House area (LUF/MDC funding)
- Town Centre – Waterfront (LUF)

4.69 The above schemes are in various stages of development with 3 having been submitted to an Active Travel England Design Review Panel, and it was anticipated that all will be on site by autumn 2025. However, these schemes are not on site yet and start date has been pushed back to Winter / spring 2026.

4.70 In addition to these schemes the transport department is looking at carrying out improvements to the existing cycleway along the full length of Catcote Road (LUF). There is a proposal to implement a footway cycleway replacing the existing footway at the A689 southwest development access to Dalton back Lane (section 106 works) and an informal crossing across the A689 to Greatham back Lane.

4.71 This year one new cycleway has been constructed at the A689 Sappers Corner to southwest development access (section 278 works). It replaces the existing footway and is 472 metres long (table 27). At the A179 / A1086 / west view Road roundabout there has been a provision of 2 toucan crossings with pedestrian / cycleway links to existing pedestrian/ Cycleway routes. (section 278 works).

Table 27: Roads and cycleways 2024/25

			Created/New	Diverted	Extinguished	Improved
2024/25	Cycleway	Name	A689 Sappers Corner to southwest development access	None	None	None
		Length(m)	472	None	None	None
	Roads	Name Length (m)	None	None	None	None
2023/24	Cycleway	Name	Merlin Way Implementation of Footway / Cycleway connecting Upper Warren with Local Centre	None	None	None
		Length (m)	253	None	None	None
		Name	Marina Way to Seaton Promenade	None	None	None
	Length (m)	381	None	None	None	
	Roads	Name Length (m)	None	None	None	None

2022/23	Cycleway	Name Length (m)	None	None	None	None
	Roads	Name Length (km)	None	None	None	None
2021/22	Cycleway	Name Length (m)	None	None	None	None
	Roads	Name Length (km)	None	None	None	None
2020/21	Cycleway	Name	A689 Cycleway/Walkway (east side) from Brenda Road roundabout to Windermere Road	None	None	A689 Cycleway/Walkway (west side) from Brenda Road roundabout to Burn Road roundabout
		Length (m)	300	None	None	1,180
	Roads	None	None	None	None	None
2019/2020	Cycleway	Name	None	None	None	1) A689 to Brenda Road cycleway/walkwayupgrade 2) Bishop Cuthbert Access Improvements
		Length (m)	None	None	None	1) 1020 2) 2950
	Roads	Name Length (km)	None	None	None	None
2018/2019	Cycleway	Name	Brenda Road cycle lanes	None	None	NCN14 upgrade North Burn to Cowpen Bewley
		Length (m)	6 900	None	None	670
		Name	Queens Meadow	None	None	None
		Length (m)	475	None	None	285
		Name	Oakesway	None	None	None
	Length (m)	50	None	None	None	
Roads		None	None	None	None	

Source: Hartlepool Borough Council, 2025.

Transport Policies Assessment: Walkways and Coastal Paths

- 4.72 The council will continue to improve access to the countryside and furniture within the countryside so that a more inclusive network will be available to a broader user base. This entails creation of new footpaths and improvement works to the network of existing footpaths. The enacted Marine and Coastal Access Path Act 2009 placed a duty for a coastal path to be created along the whole of the English coastline. The first section of the England Coastal Path is in place between the North Gare car park at Seaton Carew and Sunderland. The council continues to support initiatives to extend the England Coastal Path southwards from its current terminus at North Gare car park. Table 28 shows developments in relation to Indicator T3.
- 4.73 Table 28 shows that 1.08 km of public rights of ways and 0.55 km of permissive paths have been created this year. Policy INF2 continues being implemented and moving in the right direction hence there is no need for the policy to be reviewed. The council will continue to ensure the provision of a safe, efficient and

sustainable transport network, accessible to all and to strengthen transport links with the Tees Valley sub-region, northeast region and beyond.

Table 28: Walkways and Coastal Paths 2024/25

Core Output Indicator T3						
	Type of Walkway	Created (km)	Diverted (km)	Extinguished	Improved (km)	Locations of paths changed throughout the year
2024/25	Public Rights of Way	1.08	0.63	0.08	0.21	Hartlepool 25 and 7, Hartlepool 3, Hartlepool 43, Greatham 22, Elwick 7
	Permissive Paths	0.55	0.00	0.00	0.50	Pentagon north, Wynyard Park Merlin Way to Kingfisher Close
	Permissive Paths	0.00	0.00	0.00	1.2	Graythorpe Industrial Estate to Venator Hartlepool Golf Club
2023/24	Public Rights of Way	0	0	0	2.4	Dalton Piercy 3, Elwick 7, Hartlepool 8
	Permissive Paths	0	0	0	0.76	Seaton Walkway, Springwell Community woodland
	England Coast Paths	0	0	0	1.68	Greatham Creek to Conoco Phillips, Seaton golf Club
2022/23	Public Rights of Way	0.45	0	0	1.26	Thorn Tree Lane, Greatham Public Bridleway No 1a, Seaton Parish Public Footpath No.16, Hartlepool
	Permissive Paths	0	0	0	0.69	Brierton Lane to Summerhill Permissive Bridleway
	England Coast Paths	0	0	0	2.8	Hartlepool Golf Club, Marine Point Spion Kop Cemetery to Marine Drive, Yacht Club Seaton Common
2021/22	Public Rights of Way	0	0.28	0	0.36	Public Footpath No.3,Dalton Piercy Public Byway No.30, Bilingham Parish Public Byway No.3, Seaton Public Byway No.5, Seaton Public Footpath No.31, Hartlepool Public Byway No.1a, Seaton
	Permissive Paths	0	0	0	0.96	Seaton Walkway, Tees Road
	England Coast Paths	0	0	0	1.28	Old Cemetery Rd, Yacht Club
2020/21	Public Rights of Way	0.4	0.75	0	0.4	Public Footpath No.23 Greatham Public Footpath No.31 Hartlepool Public Footpath No.11Seaton Public Footpath No.3 Dalton Piercy
	Permissive Paths	0	0	0	0	

	England Coast Paths	0	0	0	0.65	Greatham Creek, Brenda Road and Graythorp Industrial Estate
2019/20	Public Rights of Way	0	0	0	0	
	Permissive Paths	0	0	0	0.75	Springwell Community Woodland, Clavering
	England Coast Paths	5.17	0	0	0.3	Tees Road/A178 – Graythorp Industrial Estate, Conoco Phillips, Greatham Creek

Source: Hartlepool Borough Council, 2025.

5. CONCLUSION AND RECOMMENDATIONS

- 5.1 This year, there is a net delivery of 470 dwellings (i.e. 467 new builds and 3 change of use). The net delivery is lower than last year but is above both the baseline housing target of 400 and the revised target of 464 dwellings/annum. It is also above the Objectively Assessed Need (OAN) of 287 dwellings/annum, and this is notably positive development again this year, like last year. The cumulative under delivery continues to decline and this year it is -36 compared to last year at -106.
- 5.2 There is a total of 166 new starts mainly from Greenfield sites such as Wynyard housing development sites, Upper Warren, Marine Point, Quarry Farm 2, Elwick Park, Antler Park and Woodside Meadows in Seaton. Completions from these will add on to next year's net completions. It is anticipated that some of the strategic housing sites allocated in the local plan may obtain planning permission. It is therefore expected that housing delivery will continue to increase next year and continue to meet the annual delivery target.
- 5.3 The overall averaged annual target of 410 dwellings is still considered to be an achievable, therefore there is currently no need to revise it or any of the housing policies.
- 5.4 A total of 93 completed affordable homes (all new builds) was achieved this year and it remains higher than the local plan target of 74 affordable homes. The completions were mainly from existing large housing sites such as the Marine Point, Upper Warren, Woodside Meadows and Antler Park. Thirteen Group own over 50% of the completed affordable homes. A total of £363,000.00 S106 funds was received for offsite affordable housing this year (appendix 5) and £59 000 was spent on affordable housing schemes. Through the year, signed S106 agreements have secured a total of 67 onsite units (this includes 42 DMVs) and £9,641.00 in money (appendix 6). It is anticipated there will be more delivery of affordable homes throughout next year from large housing sites as they continue to build out.
- 5.5 The council will continue to support the delivery of additional affordable housing through building on council-owned land, partnership working with Registered Providers in the borough and through securing affordable housing contributions as part of private residential developments.
- 5.6 Housing policies are continually being implemented in accordance with the local plan and the housing targets are still considered to be achievable. There is therefore currently no need to revise any of the housing policies or any of the housing target figures.
- 5.7 For the third year running, there is no net employment land uptake. However, there is 30.7 ha loss of allocated employment land to housing at Wynyard (application ref H/2022/0181). Available employment land has thus reduced to 164.5ha from 195.2ha. There is no major negative, unjustified diversion of employment policies since precedence has been set for housing at Wynyard in

previous years. There is therefore no need to revise and amend any of the employment policies.

- 5.8 For the past 5 years the vacancy rate in terms of floorspace has been increasing in the town centre. This year it is 24.8%, up from 19.6% last year. Lack of high-quality shops and vacancy rates in the town centre remains a challenge. Several shops closed, and this has significantly increased the vacancy rate this year. At the time of writing this report, Boyes departmental store opened doors to the public, but the additional floor space will be reported next year, and this will reduce vacancy rates next year provided existing open shops do not close.
- 5.9 Although the vacancy rate is higher this year, the retail and commercial policies are still considered to be performing as expected since the town centre continues to develop as a retail hub with E and F1 uses accounting for more than 50% of all uses in the town centre, followed by F2 uses in accordance with the Local Plan. This indicates that appropriate planning permissions are being granted for town centre uses within the town centre and there is therefore no evident policy diversion. There is currently no need to amend any of the town centre retail and commercial policies as they continue being implemented.
- 5.10 Tourism policies within the local plan identify the Town Centre, the Marina, the Headland and Seaton Carew as main tourism destinations and the policies encourage appropriate developments within these areas. However, rural tourism through recreation and leisure developments could be allowed under certain circumstances. Same as last year, there are no approved tourist-related planning applications this year. Building at the former Jackson's Landing progressing well at the Marina (i.e. erection of a leisure and community building including swimming pools, fitness suites, studios, cafe and ancillary spaces, external landscaping including public events space, car parking, vehicle drop off/collection and infrastructure improvements). Tourism policies continue to be implemented and there is currently no need for an update.
- 5.11 This year there has been available data with regard to loss or creation of biodiversity habitat. There were no losses or gains in the total area of habitat in international or national designated sites. It is still recommended that housing applications are more closely monitored to ensure compensation/mitigation measures are appropriately put in place to avoid losses of wildlife habitat as this is detrimental to the natural environment and biodiversity gain. Notwithstanding the above the natural environment policies are being implemented and there is currently no need to update them.
- 5.12 The total amount of waste arising this year increased in comparison to the previous year and recycled/composted waste continued to decrease from 27.71% last year to 27.2% this year. The increase in waste could be attributed to more properties being serviced because of more house completions and families moving in during the year. The council continues to communicate with residents and the wider community via Hartbeat magazine, the council's own website and social media, to help them to recycle more of their waste. Messages centre on what can and cannot be recycled and bins do not get collected if waste is mixed up.

- 5.13 Like last year, there were no permitted unjustified residential developments in the countryside outside limits to development hence the rural development policies continue to be implemented.
- 5.14 No new roads have been constructed this year, however, there is one new cycleway constructed at the A689 Sappers Corner to southwest development access (section 278 works). It replaces the existing footway and is 472 metres long. At the A179 / A1086 / west view Road roundabout there has been a provision of 2 toucan crossings with pedestrian / cycleway links to existing pedestrian/ Cycleway routes. (section 278 works).
- 5.15 There has been 1.08 km of public rights of ways and 0.55 km of permissive paths created this year. Policy INF1,2 continue being implemented and moving in the right direction hence there is no need for the policies to be reviewed. The council will continue to ensure the provision of a safe, efficient and sustainable transport network, accessible to all and to strengthen transport links with the Tees Valley sub-region, northeast region and beyond.
- 5.16 Overall as illustrated by the assessment of the local plan policies, all policies are performing in accordance with the Local Plan, there are no evident policy diversions although employment land take up remains static and available employment remains the same year on year. It is recommended to consider de-allocating some of the employment land in the next local plan. Policies will continue to be monitored annually throughout the local plan period to ensure they are being implemented and that targets are also being met as planned and any poor performing or diverting policies will be flagged up and recommendations given.

Appendix 1: Adopted Local Plan Policies

Theme	Policy	Policy Code
The Locational Strategy	Locational Strategy	LS1
Minimising and Adapting to Climate Change	Minimising and adapting to Climate Change Reducing and Mitigating Flood Risk Renewable and Low Carbon Energy Generation Strategic Wind Turbine Developments Large Scale Solar Photovoltaic Developments	CC1 CC2 CC3 CC4 CC5
Infrastructure	Sustainable Transport Network Improving Connectivity in Hartlepool University Hospital of Hartlepool Community Facilities Telecommunications	INF1 INF2 INF3 INF4 INF5
Quality of Place	Planning Obligations Compulsory Purchase Orders Location, Accessibility, Highway Safety and Parking Layout and Design of Development Safety and Security Technical Matters Energy Efficiency Advertisements	QP1 QP2 QP3 QP4 QP5 QP6 QP7 QP8
Housing	New Housing Provision Ensuring a Sufficient Supply of Housing Land Overall Housing Mix Urban Local Plan Sites The South West Extension Strategic Housing Site High Tunstall Strategic Housing Site Quarry Farm Housing Site Wynyard Housing Developments Elwick Village Housing Development Hart Village Housing Developments Affordable Housing Housing Market Renewal Extensions to Existing Dwellings Residential annexes Gypsy and Traveller Provision	HSG1 HSG1a HSG2 HSG3 HSG4 HSG5 HSG5a HSG6 HSG7 HSG8 HSG9 HSG10 HSG11 HSG12 HSG13
Strengthening the Local Economy	Prestige Employment Site Wynyard Business Park Queen's Meadow Business Park General Employment Land Specialist Industries Safeguarded land for new Nuclear Power Station Underground Storage	EMP1 EMP2 EMP3 EMP4 EMP5 EMP6
Protecting, Managing and Enhancing the Rural Area	Development in the Rural Area New Dwellings Outside of Development Limits Farm Diversification Equestrian Development Rural Tourism Rural Services	RUR1 RUR2 RUR3 RUR4 RUR5 RUR6

Retail and Commercial Development	Retail and Commercial centre Hierarchy The Town Centre Innovation and Skills Quarter Avenue Road / Raby Road Edge of Town Centre Area The Brewery and Stranton Edge of Town Centre Area East of Stranton Edge of Town Centre Area Lynn Street Edge of Town Centre Area Mill House Edge of Town Centre Area Park Road West Edge of Town Centre Area West Victoria Road Edge of Town Centre Area York Road South Edge of Town Centre Area The Marina Retail and Leisure Park West of Marina Way Retail and Leisure Park Trincomalee Wharf Retail and Leisure Park Tees Bay Retail and Leisure Park The Local Centres Late Night Uses Area Hot Food Takeaway Policy Main Town Centre Uses on Employment Land Business Uses in the Home Commercial Uses in Residential Areas	RC1 RC2 RC3 RC4 RC5 RC6 RC7 RC8 RC9 RC10 RC11 RC12 RC13 RC14 RC15 RC16 RC17 RC18 RC19 RC20 RC21
Leisure & Tourism Development	Leisure and Tourism Tourism Development in the Marina Development of Seaton Carew Tourism Accommodation Caravan Sites and Touring Caravan Sites Business Tourism, Events and Conferencing	LT1 LT2 LT3 LT4 LT5 LT6
Historic Environment	Heritage Assets Archaeology Conservation Areas Listed Buildings and Structures Locally Listed Buildings and Structures Historic Shopping Parades Heritage at Risk	HE1 HE2 HE3 HE4 HE5 HE6 HE7
Natural Environment and Green Networks	Natural Environment Green Infrastructure Green Wedges Ecological Networks Playing Fields Protection of Incidental Open Space : Landscaping along main transport corridors	NE1 NE2 NE3 NE4 NE5 NE6 NE7

Appendix 2: Neighbourhood Development Orders and Neighbourhood Development Plans

Hartlepool Rural Plan

The Hartlepool Rural Plan was adopted in December 2018 and now forms part of the Development Plan for Hartlepool. It can be accessed at the council website using the following link:

https://www.hartlepool.gov.uk/downloads/download/589/03_hartlepool_rural_neighbourhood_plan

The Headland Neighbourhood Plan

The Headland Neighbourhood Planning Group secured a grant through the Supporting Communities in Neighbourhood Planning Programme to assist them with delivering events and to raise awareness about Neighbourhood Planning but also to commission some consultancy support to develop their Neighbourhood Planning policies. A first draft of the plan has been prepared and the group has reviewed it. This process involved consultation with the local community on current issues and priorities to bring the document up-to-date. The group was successful in obtaining a grant via Locality to undertake the consultation and to commission the council to produce a proposals map. The works were complete prior to 2020 but development of the plan has ceased.

Wynyard Neighbourhood Plan

The Wynyard Neighbourhood Plan Working Group, a sub-committee of the Wynyard Residents Association accessed funding from the Supporting Communities in Neighbourhood Planning Programme to support the initial stages of plan development. The group commissioned the services of a consultant to assist with the preparation of a first draft of the plan. They also secured the support of consultants Aecom (via Locality) to prepare a masterplan for the Wynyard Neighbourhood Plan area.

The policies of the plan have been drafted and the group previously undertook a consultation exercise with residents in the plan area prior to completing the first draft of the plan. Consultation in relation to the early stages of plan development included a household survey conducted within the Neighbourhood Plan boundary and through a number of local community events and workshops. Work on the plan has not progressed for several years.

Appendix 3: Duty to Cooperate

This section reflects the requirements of section 33A of the Planning and Compulsory Purchase Act 2004⁸ (Duty to co-operate in relation to planning of sustainable development) in relation to the time period covered by this report.

The Duty to co-operate requires:

- councils and public bodies to ‘engage constructively, actively and on an ongoing basis’ to develop strategic policy
- councils to have regard to the activities of the other bodies; and
- councils to consider joint approaches to plan making.

The bodies that the council must cooperate with are set out in the Town and Country Planning (Local Planning) (England) Regulations 2012, part 2, duty to cooperate, (4) (1).

As a small local authority we recognise the benefits of working collectively with our partners both across Hartlepool and within the wider Tees Valley and North East region.

We play a key role in a number of cross sector partnerships within Hartlepool including:

- Health and Wellbeing Board
- Safer Hartlepool Partnership
- Children’s Strategic Partnership
- Economic Regeneration and Tourism Forum
- Town Deal Board

We also play an active role within the Tees Valley Combined Authority, the Cleveland Local Resilience Forum and the Teeswide Safeguarding Adults Board.

The council have been involved in the establishment of the largest Integrated Care Partnership (ICP) in the Country, covering 13 local authorities. We have influenced the governance structure so that there are 4 Integrated Care Boards (ICBs) including one for the Tees Valley and are currently working with ICB officers regarding how it will operate at a Place level. The Leader of the council will sit on the ICP representing elected members.

Officers and elected members also work closely with colleagues across the region through a number of theme based networks including those related to adult social care, children’s services, finance, transport, nature, planning, equality and health scrutiny.

Preparation of the Hartlepool Local Plan

⁸ PACA as updated by section 110 of the 2011 Localism Act

The Inspectors final report was received on the 13th April 2018 and the local plan was adopted by full council on the 22nd May 2018.

During preparation of the local plan, a series of meetings were held with Stockton on Tees Borough Council to discuss key cross boarder issues that arose regarding housing, employment and transport at Wynyard. A statement of common ground was established and this was referred to during the examination stage of the local plan. Officers will continue to hold cross border meetings and targeted sessions with many stakeholders of a strategic nature during the implementation of the local plan should strategic issues arise.

Co-operation Relating to the Evidence Base

Hartlepool Borough Council commissioned various reports from consultants as well as produced its own work which fed into the evidence base for the local plan. A number of these evidence studies have been carried out jointly or in liaison with the other Tees Valley local authorities where the issue was strategic and crossed the administrative boundary. All Tees Valley local authorities were consulted in the production of all our evidence base work.

Summary of Co-operation in Relation to the Local Plan

Organisation	Nature of Co-operation
Environment Agency	Formally consulted at Issues and Options, Preferred Options, Publication stages of the plan production and at the Main Modifications Stage. Were partners in the development of key evidence base documents including the SHLAA, Water Cycle Study, SFRA Level 1 and Level 2, the SFRA update and the Strategic Sequential Test and the Local Infrastructure Plan.
English Heritage	Were formally consulted at the Issues and Options, Preferred Options, Publication stages of the plan production and at the Main Modifications Stage. Were consulted on key evidence base documents including the SHLAA and the Strategy for the Historic Environment.
Natural England	Were formally consulted at Issues and Options, Preferred Options, Publication stages of the plan production and at the Main Modifications Stage. Were consulted in the production of many of the evidence base documents including the SHLAA, SFRA Level 1 and 2, Tees Valley Green Infrastructure Plan. Key partner in the development of the English Coastal Path.
Civil Aviation Authority	Were formally consulted at Issues and Options, Preferred Options and Publication stages of the plan production.
Homes and Communities Agency (and more latterly Homes England)	Were formally consulted at Issues and Options, Preferred Options, Publication stages of the plan production and at the Main Modifications Stage.
Highways England	Were formally consulted at Issues and Options, Preferred Options, Publication stages of the plan production and at the Main Modifications Stage. Regular meetings have been held with regional representatives of the HA. Highways England has been instrumental in the production of many of the evidence base documents including the Local Infrastructure Plan, the SHLAA etc. Key partner in the management of development at Wynyard. Involved in the preparation and a signatory in a number of Statements of Common Ground.

North Tees & Hartlepool Primary Care Trust	Were formally consulted at Issues and Options, Preferred Options, Publication stages of the plan production and at Main Modifications Stage and for many of the evidence base documents.
The Office of Rail Regulation	Were formally consulted at Issues and Options, Preferred Options, Publication stages of the plan production and at Main Modifications Stage and for many of the evidence base documents
Marine Management Organisation	Were formally consulted at Issues and Options, Preferred Options, Publication stages of the plan production and at Main Modifications Stage and for many of the evidence base documents
Tees Valley LEP (and the Combined Authority)	Were formally consulted at Issues and Options, Preferred Options, Publication stages of the plan production and at Main Modifications Stage and for many of the evidence base documents
Tees Valley Local Authorities	Continuous Informal Engagement and statutory consultations. Formal and informal Engagement at DPO, Planning Managers and Directors of Place Meetings. Engagement at Tees Valley Infrastructure Group. Production of joint evidence base documents. Cross border liaison meeting held with Stock-on Tees Borough Council On-going co-operation with Stockton-on-Tees Borough Council regarding the management of development at Wynyard.
Durham County Council	Were formally consulted at Issues and Options, Preferred Options, Publication stages of the plan production and at Main Modifications Stage A cross border liaison meeting was held with Durham County Council on 12th April, 2016.
Parish Councils	Were formally consulted at Issues and Options, Preferred Options, Publication stages of the plan production and at Main Modifications Stage.
Cleveland Police	Were formally consulted at Issues and Options, Preferred Options, Publication stages of the plan production and at Main Modifications Stage.
The Coal Authority	Were formally consulted at Issues and Options, Preferred Options, Publication stages of the plan production and at Main Modifications Stage.
National Grid	Were formally consulted at Issues and Options, Preferred Options, Publication stages of the plan production and at Main Modifications Stage.
Northern Gas Networks	Were formally consulted at Issues and Options, Preferred Options, Publication stages of the plan production and at Main Modifications Stage.
Anglian Water	Were formally consulted at Issues and Options, Preferred Options, Publication stages of the plan production and at Main Modifications Stage.
Sport England	Were formally consulted at Issues and Options, Preferred Options, Publication stages of the plan production and at Main Modifications Stage.

Appendix 4: Community Infrastructure Levy (CIL)

The main reason for introducing a CIL is that it would provide a means of securing developer contributions from all qualifying developments to ensure funds are available to cover the cost of new infrastructure required to enable development and to help give clarity to developers on what they will be required to contribute as part of a development. However, paying the compulsory CIL levy would be subject to viability of the development and will be charged on a scale of rates.

Whilst the council will keep the situation under review, the present stance is that CIL will not be implemented within the borough. The Local Authority, as part of the adoption of the Planning Obligations SPD (November 2015), undertook an assessment of viability on different size development types across the borough, using evidence from viability assessments which have taken place over the past couple of years. The assessments built in the requested developer contributions and looked at varying levels of affordable housing to ascertain a deliverable affordable housing target for the SPD and Local Plan.

The assessments illustrated that the affordable housing need of 44% left developments unviable. A range of scenarios were looked at which identified that a target for affordable housing of 18% should be set.

In undertaking the work and in assessing viability of developments over the past couple of years, it has become apparent that there is very little viability on Brownfield sites within the urban area and to apply CIL to those would render them unviable and therefore prohibit development in the borough. Even on Greenfield sites both within and on the edge of the urban area viability has had to be considered, and has differed, on a site-by-site basis. As such it is not considered that the adoption of CIL in the current market conditions would be viable and would likely constrain future housing growth within the borough due to concerns over viability of developments.

This position was highlighted at the local plan examination and it was confirmed to the Planning Inspector that CIL would not be taken forward as part of the local plan and that s106 agreements would continue to be used to secure planning obligations where viable. A Deliverability Risk Assessment was produced to support the local plan and illustrate the deliverability of certain types of development when contributions were factored in. This was agreed by developers at the examination.

Appendix 5: Developer Contributions S106 received funds 2024/25

Amount of money in £000s
(thousands)

Type of contribution	*Opening balance as of 1st April 2024	Amounts received in 2024/25	Adjusted Total	Actual Expenditure	*Actual committed balance remaining as of 31st March 2025
**** Affordable Housing	1,131	363	1,494	59	1,435
Bus Stop	0	0	0	0	0
Coastal	132	26	158	0	158
Cycleways & Interchange	1,305	246	1,551	76	1,475
*****Ecological Mitigation	207	58	265	0	265
Education	3,324	1,777	5,101	0	5,101
Green Infrastructure	113	70	183	59	124
Health	159	103	262	0	262
Highways	2,640	0	2,640	0	2,640
Highways General	37	504	541	0	541
Maintenance	0	0	0	0	0
**Offsite Recreational	66	0	66	6	60
Play	118	6	124	3	121
Public Art	5	0	5	0	5
***Restoration-security bond	100	0	100	0	100
Sports	241	87	328	137	191
Traffic Calming	9	0	9	0	9
TOTAL	9,587	3240	12,827	340	12,487

Source Hartlepool Borough Council, 2025

*Balances relate to amounts received and earmarked for purposes specified in developer agreements but not yet transferred to a budget/scheme. However further expenditure is in the process of being planned and committed.

** To be used in vicinity of the Britmag site including but not limited to Central Park.

*** Held as security in case of any remedial action required during the operational life of the Wind Turbine.

**** All affordable housing contributions are earmarked for additional HRA houses.

***** This includes £27k for 'Dog Control orders' however if the measures are not needed then the funds are repayable.

Off Site - part of these contributions are included in the Capital NIP scheme Budget Project 7440

Sports also includes contributions for Playing Pitches, Tennis Courts and Bowling Greens

Highways S106 balance of £2,640m is included on the CIP appendix for Elwick scheme in the rephased forecast.

Appendix 6: Developer Contributions S106 signed agreements 2024/25

Application No	Date of Agreement	Contribution (£s)												
		AH	BG	BS	CF	EC	EDP	EDS	EMP	GI	HW	Play	PP	TC
H/2022/0405	25/03/2025									7,000.00				
H/2015/0283	27/02/2025	5 onsite	248.50	12,500.00		5,000.00	295,132.50	96,739.72		12,500.00		12,500.00	11,664.50	2,851.00
H/2022/0181	25/02/2025				482.50 NHS				150,000.00					
H/2022/0470	07/02/2025													
H/2023/0315	27/01/2025													
H/2023/0012	20/12/2024		44.73	2,250.00						2,250.00			2,099.61	513.18
HMDC/2023/0019	30/09/2024							11,591.84		8,000.00				
H/2021/0096	11/09/2024												1,399.74	342.12
H/2022/0046	11/09/2024	2 DMVs												
H/2014/0405	20/06/2024	61 onsite		200,000.00			3,726,300.00	2,434,287.24			1,200,000.00	190,547.60		
H/2021/0572	25/04/2024									564,000.00				
H/2019/0491	23/04/2024									13,850.00				
H/2021/0204	22/04/2024	9,641.00						1,931.97	2,888.55	250.00		250.00	233.29	57.02
TOTAL (£s) Secured		67 onsite £9,641.00	293.23	214,750.00	482.50 NHS	5,000.00	4,021,432.50	2,544,550.77	152,888.55	607,850.00	1,200,000.00	203,297.60	15,397.14	3,763.32

Source Hartlepool Borough Council, 2024/25.

Key:

- GI - Green Infrastructure
- EC - Ecology
- BS – Built Sport facilities
- BG - Bowling Greens
- PP – Play Pitches
- TC- Tennis Courts
- AH - Affordable Housing
- HW - Highways
- EDP - Education Primary
- EDS – Education Secondary
- EMP - Employment