Hartlepool Borough Council
Local Development Framework

Authorities Monitoring Report

2014 - 2015

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<u>List of supporting information</u>

EXECUTIVE SUMMARY

Introduction

This Authorities Monitoring Report (AMR) is produced by Planning Services on behalf of the Council and relates to the period 1st April 2014 to 31st March 2015. It reviews the progress made on the implementation of the Local Development Scheme (LDS) and generally assesses the effectiveness of planning policies and the extent to which they are being implemented. The LDS that relates to this report was produced in August 2014.

The planning policies assessed in this report, are those of the Hartlepool Local Plan adopted in April 2006. A list of the 2006 Local Plan policies saved beyond April 2009 as per direction of the Secretary of State in 2008 is shown in Appendix 1 and can also be accessed on the Council's website.

Chapter 4 of this report details how the Local Plan policies have, on the whole, 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 specified in a Local Plan policy. The net opening stock of housing as at the start of this year was 42 530 dwellings and net closing stock was 42 906. There was therefore a net addition of 376 dwellings in the year compared to last year's 84. The 2015 Hartlepool Strategic Housing Market Assessment (SHMA) was adopted in March 2015 and sets a net additional housing delivery target of 300-325 dwellings per annum. This year's net additional dwellings total is above the set net delivery target. Up to date, the borough has under delivered by a cumulative total of 453 which is an improvement from last year's under delivery of 529 dwellings.

Policy Hsg5 sets a target of housing development to be provided on previously developed land and through conversions (60% by 2008 and 75% by 2016). The percentage of gross additional dwellings on previously developed land has fluctuated over the years. This monitoring year it is 37.8% and this is a decrease compared to last year's 42%. This is because most completions are from Greenfield sites and just a few on previously developed land which tend to be less viable to develop and tend to have more issues associated with contamination.

As the existing Local Plan does not include deliverable sites for housing and due to the authority being unable to demonstrate a 5 year housing land supply, a large number of housing applications have been received for housing developments on Greenfield sites, some of which have been given permission. It is anticipated that the proportion of new dwellings delivered on previously developed land will significantly decrease in the future as only a relatively small number of urban Brownfield SHLAA sites are considered deliverable within the Local Plan period. However, once a new Local Plan is adopted there will not be a requirement to meet a specific Brownfield target as this is not required. Policy

Hsg5 is therefore not being implemented. The new policy should be in line with current guidance contained in National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG).

The Council has put in place the Empty Homes Strategy (EHS) to bring back to residential use empty properties in the Borough. Currently there is a total of 938 empty homes across the borough. Phase 1 of the empty homes project aims at bringing back into use 100 empty properties mainly in the York Road and Murray Street areas. This year there has been a total of 84 homes completed and the previous year there were only 19, and 6 prior to that. More empty homes are being brought back into use therefore the EHS is progressing well and is expected to remain so in the coming years.

With the completion and adoption of the Hartlepool Strategic Housing Market Assessment (March 2015), the annual affordable housing net target in the borough has now gone up to 144 dwellings per annum as opposed to the previous 88 identified in the Tees Valley SHMA (2012). The net additional affordable housing delivery this year is 39 and is well below that and the previous target. However the total affordable completions have increased this year in comparison to last year in which only 24 affordable homes were delivered.

According to Policy Hsg6, housing will be approved and provided as part of a mixed use development in the regeneration areas of the Headland and Victoria Harbour. The 2006 Local Plan states that development at the strategic site will develop as follows:

- Headland - 50 dwellings in the period 2005-2011
- Victoria Harbour - 550 dwellings by 2005-2011
  - 900 dwellings in the period 2011-2016

There have been no dwellings developed on either sites up to date and since 2009 the land owners indicated their intentions not to proceed with the anticipated mixed use development and expressed their intention to focus on port-related development including offshore wind and sustainable energy solutions. Although the site would have provided a significant number of dwellings, on Brownfield land within the urban limits, the council are fully supportive of the land owners' intentions to retain the land for employment purposes. Therefore Policy Hsg6 cannot be implemented. The new Local Plan will allocate sites to provide housing in deliverable locations and will allocate the Port Land for employment use.

Economy, Employment, Town Centre

Economic activity has continued to improve again this year with notably more commercial floorspace completed in comparison to last year. More businesses moved into Queen's Meadow Enterprise Zone i.e. Applus RTD relocated from Stockton, Hart Biologicals have taken an additional unit, Propipe have also built a further unit on their site, and the HCA have completed their development of 21 industrial units. Last year the total additional commercial floorspace completion was 652.8$m^{2.}$ This year it is 3702m^2 of which 3.5% is from previously developed land. Similar to last year, Queens Meadow Enterprise Zone contributed the most completions with over 90% of the additional floor space. The reduced business rates incentive is encouraging business investment in Hartlepool as seen at Queen Meadow EZ. All additional commercial floor space is from allocated industrial locations and this indicates that industrial policies are still considered robust and have over the report period fulfilled their function in directing industrial activity to allocated employment areas and thus protecting the rest of the borough for other land uses.

The Employment Land Review (ELR) was adopted by the Council in January 2015. According to the ELR (2015), the total available employment land this year is 409.7 ha from a total of 17 employment sites. The highest proportion of land available is at Wynyard, Northburn, Queens Meadow and Victoria Harbour whilst much of the remaining land comprises small parcels of land within substantially developed industrial estates.

The ELR (2015) recommends de-allocations/re-allocations of some sites judged unlikely to come forward such as Golden Flatts, parts of Wynyard, parts of Victoria Harbour (the strip of land next to the railway line), parts of Tees Bay, the whole of Former Centura and the whole of Northburn Electronics Park. When these de allocations are taken on board, a realistic supply of available employment land then adjusts from 409.7 ha to 258 ha.

However it is important to note that the ELR's recommendations have not been taken into account in reporting the total available employment land. This will be formally done through the emerging Local Plan (2017) hence the total available employment land will most likely change upon completion and adoption of the Local Plan (2017).

This year's vacancy rate in the town centre has reduced to 11.9% from last year's 12.3%. There is a slight increase in retail activity as evidenced by a reduction in the number of vacant retail units in comparison to last year. This year a high quality department store, TJ Hughes moved into the town centre in September 2014. The town centre remains viable but the challenge of shops closing down and mainly getting replaced by low quality shops still remains.

Tourism, Natural Environment

Tourism policies remain robust with tourism applications being determined in designated tourist areas within the borough. Small scale tourist-related applications associated with the rural area have been determined in a bid to support farm diversification and the rural economy i.e. holiday cottages next to the fishing ponds Dalton Piercy rural area.

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A total of just over 4ha of woodland was cleared on the Manorside housing site in Wynyard. Of this, 1.2 ha was part of an Ancient Woodland Site hence a loss of 1.2ha of habitat has been recorded this year. Last year there was a loss of 2ha of woodland from Newton Hanzard at Wynyard. It is of concern that there seems to be no compensation or mitigation measures put in place against loss of habitat to housing developments in the Borough. This is something that needs closer monitoring and could be addressed at the stage of planning application determination. On a positive note, there is no change to the areas of designated international or national sites or of priority habitats or number of designated local nature reserves. No priority species were adversely affected by planning decisions during the year hence wildlife policies WL2, WL5, WL7, and WL3 remain robust.

Waste, Minerals

The amount of waste going to landfill increased this year whereas that incinerated and that recycled/composted decreased. However, total waste arising this year has decreased compared to last year. The Minerals and Waste DPD 2011 (M&W DPD) allows for 40% of household waste to be recycled or composted from 2011 rising to 46% in 2016. Hartlepool this year has 33.6% of its waste recycled/composted and this is below target of 40%.

Discussions on monitoring of the Minerals and Waste (M&W) DPDs commenced in 2012/2013 in cooperation with neighbouring local authorities in the Tees Valley, but this has not been successfully implemented due to work commitments hence it has not been possible to consolidate the joint monitoring report as per joint plan.

Quality of life

A total of four developments outside the limits to developments were determined and approved this year; two relating to holiday cottages in the countryside and two for development of 81 dwellings at Quarry Farm and 23 at Raby Arms on the periphery of Hart Village. Although Quarry Farm and Raby Arms are outside development limits, permission was granted on appeal on the basis of the NPPF’s direction on the Council’s lack of a 5 year housing supply.

Last year nine developments were approved outside development limits, and the previous year twelve were approved. It is therefore evident that policies that seek to protect and enhance diversification in the countryside are just starting to perform as expected but however still need closer monitoring from isolated residential developments to secure their success rate. Closer monitoring of isolated residential developments outside development limits will be achieved through the New Dwellings Outside of Development Limits SPD.

The Council continues 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 year a 1km right of way has been created between Elwick 28 and Elwick 29 public rights of ways. Improvement works on condition and access have been carried out on Hartlepool 3, Hartlepool 9 and Seaton 5. No rights of ways have been extinguished or diverted this year.

There have been no new cycle routes created, neither have any been linked to the Local Transport Plan or as part of a planning approval. Policy Tra5 of the 2006 Local Plan makes provision for the continued development of a comprehensive network of cycle routes linking the main areas of the borough. This policy may need reviewing since its implementation has stalled for the past six years

No Conservation Area Appraisals were completed this year.

Neighbourhood Plans, Community Infrastructure Levy, Duty to Cooperate

Three neighbourhood plans have been confirmed in the borough, i.e. Headland, Wynyard and the Rural neighbourhood plans (Appendix 4). Further details on progress can be viewed on the following link:
http://www.hartlepool.gov.uk/info/1004/planning_policy/108/planning_policy/5
The Community Infrastructure Levy (CIL) is currently being explored (Appendix 5) and the details of co-operation by the Local Planning Authority are contained within Appendix 6.

INTRODUCTION

1.1 Government legislation requires all local planning authorities to prepare a monitoring report. This Authorities Monitoring Report (AMR) is prepared in accordance to the new provisions of the Localism Act 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 borough over the past financial year and will assist us plan better for the borough. Where policies are failing we will seek to find out why and look to address them so that ultimately we know what the residents need and want and therefore we can aim to deliver it.

Planning Legislation

1.3 The Planning and Compulsory Purchase Act 2004 introduced a new system of development planning. In light of the Act, planning documents are being prepared and incorporated into a 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.[1] LDDs will set out the spatial planning strategy for Hartlepool and progressively replace the adopted Hartlepool Local Plan 2006 and associated Supplementary Planning Guidance. The 2012 regulations[2] 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) (adopted 2010) sets out how the Council will involve residents and other interested persons and bodies in the planning process; and

[1] 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.
[2] Town and Country Planning (Local Planning) (England) Regulations 2012

- The Authorities Monitoring Report[3] (AMR) which assesses the implementation of the Local Development Scheme, the extent to which policies in the LDD are being achieved, provides information with regard to CIL and sets out how the Council has cooperated with other Local Authorities and relevant bodies.[4]

Diagram 1: Hartlepool Local Development Framework

<table>
<tr><td colspan="14">LOCAL DEVELOPMENT FRAMEWORK
A portfolio of local development and other documents</td></tr>
<tr><td colspan="11">Local Development Documents</td><td colspan="3" rowspan="2">Other Documents</td></tr>
<tr><td colspan="3">Development Plan Documents</td><td colspan="8">Supplementary Planning Documents</td></tr>
<tr><td>Hartlepool Local Plan</td><td>Tees Valley Minerals & Waste DPD</td><td>Hartlepool Local Plan Proposals Map</td><td>Travel Plans and Transport Assessments SPD</td><td>Hartlepool Green Infrastructure SPD</td><td>Trees and Development SPD</td><td>Planning Obligations SPD</td><td>Shop Fronts SPD</td><td>Residential Design SPD</td><td>New Dwellings outside of Development Limits SPD</td><td>Seaton Carew Masterplan SPD</td><td>Neighbourhood Plans</td><td>Statement of Community Involvement</td><td>Authorities Monitoring Report</td></tr>
<tr><td colspan="3">These documents will comprise the Development Plan for the area and ultimately replace the 2006 Local Plan.</td><td colspan="8">These documents help to give further information and detail to support the Development Plan Documents.</td><td colspan="3">These Documents and the highlighted Development Plan Documents must be prepared.</td></tr>
</table>

<u>The Authorities Monitoring Report</u>

1.5 Local planning authorities are required to examine certain matters in their Monitoring Reports[5]. The key tasks for this monitoring report are as follows:

- Review actual progress in terms of the preparation of documents specified in the Local Development Scheme against the timetable

[3] Formally termed the Annual Monitoring Report in line with the Town and Country Planning (Local Development) (England) Regulations 2004, as amended.
[4] Part 2, 4 of the Town and Country Planning (Local Planning) (England) Regulations 2012 sets out the bodies that the council must cooperate with.
[5] Part 8 Town and Country Planning (Local Planning) (England) Regulations 2012

and milestones set out in the scheme, identifying if any are behind timetable together with the reasons and setting out a timetable for revising the scheme (Section 3).

- Assess the extent to which planning policies are being implemented, including any justification as to why policies are not being implemented and any steps that the council intend to take to secure that the policy is implemented. This assessment will be of the saved policies from the 2006 adopted Local plan (Section 4).
- Contain details of any Neighbourhood Development Order or a Neighbourhood Development Plan that are being prepared or have been adopted within the borough (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 such 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 therefore gives consideration to the key characteristics of Hartlepool and the problems and challenges to be addressed.

1.8 This report for the period 1st April 2014 to 31st March 2015 gives consideration to the policies of the Hartlepool Local Plan adopted in April 2006 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 will 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. The key characteristics reflect the outcomes and objectives set out in the Community Strategy (2014) in so far as they relate to spatial planning. The document can be viewed on the Hartlepool Partnership website: (http://www.hartlepoolpartnership.co.uk/).

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. Over recent years the borough has developed as an office and tourism centre. The development of 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 back 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 The borough of 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 Information from Tees Valley Unlimited (Table 1) shows that the population of Hartlepool has slightly increased from 92 028 (Tees Valley Unlimited, midyear estimates 2013) to 92 670. Hartlepool has the lowest number of residents in the Tees Valley and Stockton-on-Tees has the highest. There are 47 450 males and 45 220 females. The number of those in the working age group i.e. 16-64 years is 58 290.

Table 1: Population

Area	Population	Proportion,% (Tees Valley)
Darlington	105 390	15.8
Hartlepool	**92 670**	**13.9**
Middlesbrough	138 930	20.9
Redcar & Cleveland	134 950	20.3
Stockton	193 190	29.0
Tees Valley Total	***665 130***	***100.0***
North East	***2 610 480***	**-**
England	***56 948 230***	-

Source: Tees Valley Unlimited (TVU), mid 2013 estimate

2010 Index of Multiple Deprivation

2.9 Hartlepool is currently ranked by the Index of Multiple Deprivation (IMD 2010)[6] as the 24th most deprived out of the 354 Local Authorities in Britain. This is an improvement on the 2007 ranking of 23rd and 2004 ranking of 14th most deprived Local Authority. The IMD measures deprivation in its broadest sense 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. The IMD indices have been produced at Lower Super Output Area 4 (LSOA) level, of which there are 32,482 in the country. Hartlepool has 58 LSOAs, 21 of which are in the top ten per cent of deprived LSOAs in Britain (37%).

2.10 Many of the factors included in the IMD may have been influenced indirectly by the planning policies of the 2006 Hartlepool Local Plan (e.g. policies enabling the diversification of employment opportunities can increase employment and income, policies for the improvement of the built and natural environment, including housing, can influence health,

[6] Communities.gov.uk

crime levels and the living environment generally). The 2010 IMD will be reviewed and updated by government office next year and is expected to be released by end of summer in 2015.

Car Ownership

2.11 According to the ONS 2011 national census (updated in January 2013), the percentage of residents in Hartlepool with at least one car or van is 41%. The North East and National (England) percentage stands at 42.2% for both. In comparison Hartlepool is not markedly different from regional and national statistics in terms of car ownership. Compared to other local authorities in the Tees Valley, Hartlepool has the lowest number of residents who own at least one car or van whereas Stockton-on-Tees has the highest.

Tourism

2.12 Despite being in a peripheral location, Hartlepool has evolved into a place which has an appeal for people to live, work and visit. Its successes include a multi-million pound 500 berth marina with a wealth of visitor facilities, including Hartlepool's largest visitor attraction, Hartlepool's Maritime Experience. Approximately 3.2 million people visited Hartlepool in 2014 this is up by 1% from last year. The number of day's visitors spent in the destination also grew by 1% this year at 3.7 million visitor days.

2.13 Visitor expenditure in Hartlepool now stands at £148 million, up by 1% from last year. The number of people directly employed in tourism in Hartlepool in 2014 stood at 1,474, consistent on 2013. When indirect employment in the supply chain is taken into account total employment stands at 2,020, again consistent on 2013.

2.14 The number of overnight visitors to Hartlepool stands at 431,000 with these visitors spending 958,000 nights (+1%) in the destination. These visitors spend £54.6 million up by 1% on 2013. This number of visitors staying in serviced accommodation has fallen by 3% to 96,000 while the number of nights spent by these visitors has remained consistent at 170,000 nights. Day visitor levels have grown by 1% to 2.8 million, with expenditure levels growing by the same rate to £94 million. The average spend per trip by overnight visitors is £86.57; while the average spend per day visitor is £22.47. The Food and Drink sector accounts for 35% of all expenditure and 38% of all employment 87% of all visits are day visits while these visitors account for 63% of expenditure

2.15 A comprehensive range of eating establishments predominantly situated in Hartlepool Marina – developing a night-time economy along with a range of traditional seaside facilities at Seaton Carew enhanced by the heritage attractions of the Headland. The current regeneration initiative at Seaton Carew Sea front which proposes to redevelop the Long Scar redundant building and its surroundings at the seafront is set to increase the borough's tourism offer. The regeneration accommodation provision within Hartlepool has increased in its range, mix and volume. The Borough's tourist profile has been raised through the success of media coverage from the Tall Ships Races in 2010.

Jobs and Economy

2.16 According to Tees Valley Unlimited statistics, Hartlepool has the second highest unemployment claimant rate in the Tees Valley. Middlesborough has the highest and Darlington lowest. The claimant rate increased markedly across all areas between 2011 and 2012 during which time the whole country was experiencing a recessionary period. The claimant reached its peak and remained high in 2013 after which it started decreasing in 2014 and continued to decrease in 2015 (Table 2).

2.17 It can be seen from Table 2 that the largest decrease in the number of people claiming job seekers allowance by March 2015 was for both Hartlepool and Middlesborough. This indicates that either more people have gone into employment or changes in government policy have become stricter so much that less people meet all the criteria to qualify to claim job seekers allowance.

Table 2: Unemployment Claimant Rate (% of the working age population claiming Job Seekers allowance) in March of each year

Area	2011 Claimant rate	2012 Claimant rate	2013 Claimant rate	2014 Claimant rate	2015 Claimant rate	Total change 2011-2015
Darlington	4.9	5.6	5.6	4.3	3	-1.9
Hartlepool	**7.3**	**8.0**	**7.9**	**6.1**	**3.9**	**-3.4**
Middlesbrough	7.9	8.5	8.5	6.4	4.4	-3.5
Redcar & Cleveland	6.5	6.9	6.8	5.0	3.9	-2.6
Stockton	5.3	5.9	5.7	4.6	3.2	-2.1
Tees Valley Average	***6.3***	***6.9***	***6.8***	***5.2***	***3.7***	**-2.6**
North East	***5.0***	***5.7***	***5.5***	***4.2***	***3.0***	**-2**
Great Britain	***3.7***	***4.0***	***3.8***	***2.9***	***2.0***	**-1.7**

Source: ONS Annual Population Survey TVU 2015.

2.18 Table 3 shows that the percentage of working age people in employment in Hartlepool is second lowest (just slightly above Middlebsorough) and throughout 2010 to 2014 has consecutively remained below the Tees Valley, North East and National averages. Darlington has the highest percentage of people in employment, actually in 2011 and 2014 it was higher than the national average.The increase in the percentage of people in employment in Hartlepool between 2013 and 2014 is reflected in Table 2 by the concurrent reduction of those out of employment and claiming job seekers allowance. This is a positive change for the authority that has had one of the highest numbers of job seekers claimants and unemployment rates.

Table 3: Percentage of working age population in employment

Area	**Year**					
	2010	**2011**	**2012**	**2013**	**2014**	**Total change 2010-2014**
Darlington	68.7	71.4	67.8	68.9	74.3	5.6
Hartlepool	**60.9**	**61.4**	**58.5**	**60.9**	**62.3**	**1.4**
Middlesborough	60.9	57.4	56.2	58.1	62.4	1.5
Redcar & Cleveland	62	62	62.2	63.7	67.5	5.5
Stockton on tees	70.6	70.4	68.7	69.4	70.2	-0.4
Tees Valley	**65.1**	**64.8**	**63.1**	**64.5**	**67.4**	**2.3**
North East	**65.7**	**65.9**	**65.2**	**66.5**	**67.3**	**1.6**
National	**70.3**	**70.3**	**70.2**	**70.9**	**71.7**	**1.4**

Source: TVU 2015

<u>Socio-economic Groups</u>

2.19 Table 4 illustrates the breakdown of employment by main occupation groups. Hartlepool has lower proportions of people employed as managers and senior officials and in professional occupations than is the case elsewhere.

2.20 Conversely, Hartlepool has a higher level of people employed in skilled trades occupations, personal service occupations and notably process plant and machine operatives and elementary occupations, than is the case elsewhere. However, compared to previous records, there has been a notable growth in the professional services sector and this continues to grow steadily.

Table 4: Employment by Main Occupation Group

Socio-Economic Class	**Hartlepool**	**Tees Valley**	**North**	**National**
Managers and senior officials	6.5	8.2	8.2	10.2
Professional occupations	13.3	16.7	16.4	19.9
Associate professional	10.8	10.9	11.9	14.1
Administrative and secretarial	11.7	11.4	12.0	10.7
Skilled trades occupations	12.5	11.8	12.1	10.5
Personal service occupations	11.2	11.0	9.9	9.1
Sales and customer service	6.9	8.4	9.4	7.9
Process plant and machine	11.4	8.0	7.3	6.2
Elementary occupations	13.5	12.6	11.8	10.7

Source: Annual Population Survey April 2013-March 2014

Health

2.21 According to the Tees Valley Unlimited 2014 statistics, Hartlepool has the least life expectancy at birth for both males and females in the Tees Valley. It is also lower than both regional and national life expectancies.

2.22 Hartlepool has the highest number of people needing care in the Tees Valley. It also has the highest number of people on incapacity benefit, followed by Middlesbrough. Darlington has the least, even lower than the Tees Valley average. Incapacity Benefit is paid to those people incapable of work due to illness or disability. The benefit is not means tested, but is only available to people with sufficient National Insurance (NI) contributions.

2.23 The amount of adult smokers, those at high risk due to drinking and those that misuse drugs is also higher than the rest of other authorities in the Tees Valley and the national figure.

2.24 The obesity rate, however, is slightly lower than the Tees Valley percentage however it is higher than the national rate. The number of deaths related to smoking, heart disease and cancer is higher in Hartlepool than the Tees Valley and nationally.

Lifelong Learning and Skills

2.25 Table 5 shows the National Vocational Qualification (NVQ) level attained by the working age population of Hartlepool. The working population figures used to calculate residence-based proportions (rates) are based on the 16-64 year age for both males and females. The borough has the lowest proportion of working age residents qualified to NVQ Level 4 and above (equivalent to degree level), in the Tees Valley, at 22.8%. The proportion of well qualified residents in Hartlepool is significantly lower than in Stockton or Darlington. It is also below regional and national averages.

2.26 Hartlepool and neighbouring Middlesbrough jointly have the highest proportions of residents with no qualifications in the Tees Valley. This is well above wider averages. Conversely, at 13.8%, Hartlepool has the highest percentage of working age residents with no qualifications. However, the ‘’other’’ qualifications is highest in Hartlepool at 6.4%. This is even higher than regional and national percentages.

Table 5: Qualifications/no qualifications working age residents 2014

Area	Qualifications					No Qualifications
	NVQ1+	NVQ2+	NVQ3+	NVQ4+	Other	
Darlington	84.6	73.6	56.0	30.3	6.2	9.1
Hartlepool	**79.8**	**65.8**	**46.5**	**22.8**	**6.4**	**13.8**
Middlesborough	81.0	68.3	48.3	25.1	6.3	12.7
Red Car	84.2	71.2	53.2	24.5	5.9	9.9
Stockton	86.1	75.4	57.7	34.0	5.2	8.8
Tees Valley	83.5	71.4	53.0	28.1	5.9	10.6
North East	84.7	71.7	52.5	28.4	5.3	10
National	85.0	73.3	56.7	36.0	6.2	8.8

Source: TVU 2015. Note: Definitions include NVQ4 and above – degree, higher degree, professional qualifications etc, NVQ3 – 2 or more A Levels etc, NVQ2 – 5 O Levels, 1 A level etc, NVQ1 – 1 O Level, 1 CSE/GCSE etc and Other – other or level unknown.

2.27 Table 6 shows that Hartlepool Year 11 students have lower pass rates compared to the rest of the Tees Valley. Hartlepool has seen a pass rate drop of about 8% compared to last year in which the highest pass rate in the Tees Valley was recorded.

Table 6: Qualifications by Year 11 students (Percent)

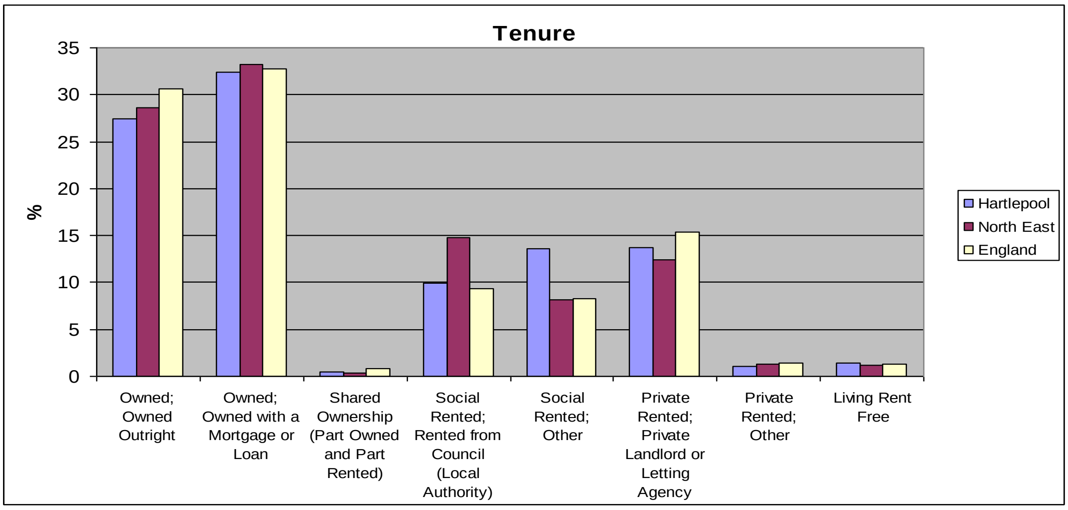
Area	Year				
	2010	2011	2012	2013	2014
Darlington	55.1	65.8	50.2	58.8	62.0
Hartlepool	**49.3**	**56.6**	**51.1**	**59.8**	**51.1**
Middlesborough	45.5	42.4	53.3	47.0	44.8
Red Car	49.6	55.3	51.1	49.6	53.9
Stockton	58.9	56.9	50.5	54.8	55.9
Tees Valley	52	54.6	51.3	53.3	52.8
North East	no data	no data	no data	no data	no data
National	no data	no data	no data	no data	no data

Source: TVU 2014. Note: Examination results gained by Year 11 (aged 16) pupils resident in each ward whichever Tees Valley LEA school they attend. 'Half' GCSE results are included. Equivalent GCSE results are also included where pupils gain GNVQ qualifications at school. National Results are for England not GB. Source: Exam results from NCER, pupil address data from LEAs, processed by Tees Valley Unlimited.

Housing

2.28 Tenure statistics on Graph 1 illustrate that Hartlepool has more people living rent free and on social rented housing compared to regional and national figures. Mortgage/loan ownership and owned outright are the most prevalent types of housing tenure, with Hartlepool figures comparatively at par with both national and regional figures.

Graph 1: Tenure



Source: Office for National Statistics updated January 2013, % based on total household count

2.29 Table 7 shows the proportion of dwellings in each housing group as assessed in the Hartlepool Strategic Housing Market Assessment (2015). Overall, the vast majority (74.1%) of properties are houses, 12.15 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.

Table 7: 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)

2.30 The imbalance in the housing stock is being addressed on a holistic basis. Housing market renewal (HMR) initiatives for clearance and improvement are proving to be successful in tackling problems associated with the existing housing stock and new housing development is helping to change the overall balance of housing stock and provide greater choice.

2.31 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 housing associations such as Housing Hartlepool.

Current House Prices

2.32 Table 8 shows house prices and house price index for the five local authorities in the Tees Valley. 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).

2.33 The Tees Valley House Price Index is designed to show a representative average house price and indicates the underlying trend in House Prices. The calculation is based on Land Registry data and the figure is adjusted for sales of differing mixes of house types.

Table 8: House prices (simple average) and house price index

Area	**House Type**				**House Price Index**
	Detached	Semi detached	Terraced	Flat/maisonette	
Darlington	236 400	125 600	95 200	96 600	140 400
Hartlepool	**201 600**	**105 800**	**69 000**	**80 200**	**120 200**
Middlesborough	222 500	124 000	70 600	60 700	117 700
Red Car	209 800	115 300	90 200	103 100	129 200
Stockton	225 200	120 900	91 000	91 900	145 900
Tees Valley	221 700	119 500	84 200	89 700	133 600
North East	-	-	-	-	146 000
National	-	-	-	-	253 000

Source: Tees Valley Unlimited, 2014.

2.34 It can be seen from Table 8 that Hartlepool has the cheapest houses in the whole of the Tees Valley. Comparatively, flats and maisonettes in Hartlepool are more expensive than in Middlesbrough. The highest house prices in the Tees Valley are in Darlington and Stockton, both being higher than the Tees Valley price. Overall, looking at the house price index, Hartlepool has second cheapest houses and Middlesborough has the cheapest. The most expensive houses in the Tees Valley are in Stockton.

Housing Vacancy rates

2.35 The percentage of properties vacant for 6 months or more is shown in Table 9 below. In 2014, Hartlepool has the highest percentage of vacant properties and this is reflected in Table 9 below. With reference to Hartlepool, the percentage of empty properties has fluctuated between 2010 and 2014 with highest of 2.5% 2012 and lowest of 1.5% in 2013.

Table 9: Percentage of vacant properties (6 months or more)

Area	**Year**				
	2010	2011	2012	2013	2014
Darlington	1.9	2.2	2.2	1.2	1.6
Hartlepool	**2.1**	**2.1**	**2.5**	**1.5**	**2.2**
Middlesborough	1.9	2.3	2.2	2.1	1.8
Red Car	1.9	1.4	1.5	1.0	1.8
Stockton	1.2	1.2	1.6	1.5	1.7
Tees Valley	1.8	1.8	1.9	1.5	1.7
North East	no data	no data	no data	no data	no data
National	no data	no data	no data	no data	no data

Source: Tees Valley Unlimited, 2014 (Local Authority Council Tax Registers)

2.36 According to the Tees Valley Unlimited, as from April 2013, properties that remain empty for more than two years now incur an additional council tax registry charge.

2.37 Table 10 shows that between 2013 and 2014, the number of long term empty properties in Hartlepool has remained the highest compared to other Tees Valley local authorities. With the exception of Red Car and Cleveland and Hartlepool, the rest of the local authorities have seen a decrease in the number of empty properties between 2013 and 2014.

Table 10: Number of long term empty properties (i.e. more than 2 years)

Area	**Year**	
	2013	2014
Darlington	181	174
Hartlepool	**330**	**330**
Middlesborough	178	144
Red Car	290	322
Stockton	259	224
Tees Valley	1 238	1 194
North East	no data	no data
National	no data	no data

Source: Tees Valley Unlimited, 2014 (Local Authority Council Tax Registers.

Community Safety

2.38 Community safety is one of the key issues being addressed by the Hartlepool Partnership and key community safety initiatives such as the introduction of Neighbourhood Policing. Safer Hartlepool Partnership's main aim is to reduce acquisitive crime and prevent re-offending. Table 11 gives a breakdown of offences by the crime category under which they were recorded by Hartlepool Police. These figures are based on the date the crime was recorded not the date the offence occurred.

Table 11: Notifiable offences recorded by the police

Crime Category	Number of offences			
	2012/13	2013/14	**2014/15**	Total change
Burglary Dwelling	290	259	351	+61
Burglary Other	383	333	380	-3
Criminal Damage Dwelling	492	458	501	+9
Criminal Damage Vehicle	519	479	578	+59
Drugs - Supplying	74	91	52	-22
Drugs - Possession	329	345	248	-81
Fraud and Forgery	90	37	62	-28
Other Crimes	68	75	93	+25
Robbery	36	32	32	-4
Sexual Offences	43	73	96	+53
Theft Other	626	730	723	+97
Theft From Motor Vehicle	281	321	413	+132
Shoplifting	770	844	1036	+266
Theft of Motor Vehicle	65	100	69	+4
Vehicle Interference	33	22	67	+34
Violence against the Person	1453	1283	1690	+237
Total	5552	5482	6391	+839

Source: Hartlepool Police, 2015.

2.39 During the period April 2014 to March 2015, Hartlepool police recorded a total of 6391 offences and this is an increase from last year's total of 5482. Violence against the person and shoplifting have the highest number of recorded cases and this trend has continued throughout the years.

2.40 Since 2012, there has been an overall increase of 839 recorded offences as can be seen in Table 12. Again shoplifting and violence against the person contributed the most to the total increase in crime. However, it is noted that drug-related offences, burglary and robbery have reduced and this is positive to note.

The Environment

2.41 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

2.42 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

2.43 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

2.44 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.

2.45 The prominent location of the town's 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 Sites of Nature Conservation Interest (SNCI) and/or Regionally Important Geological & Geomorphological Sites (RIGGS) have been identified in the Local Plan. A further five sites have been identified by the sub-regional RIGGS group as meriting this designation.

2.46 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, grazing marsh and mudflats around the North Gare form the northern section of the Teesmouth National Nature Reserve where there are salt marsh and dune plants with some important species of marsh orchid and other rare species.

Bathing Water

2.47 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

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

Culture and Leisure

2.49 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

2.50 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 12: Hartlepool SWOT Analysis

Strengths	Weaknesses	Opportunities	Threats
• 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.	• 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.	• 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.	• 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 draft 2017

2.51 The main challenge this year and the coming years are similar to those in previous years. In particular Hartlepool is challenged by further public expenditure cuts which will be in place until 2018. Until then, local services will have to be further scaled down and carried out 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.

2.52 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 and executive 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.

2.53 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.

2.54 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.

2.55 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 Hartlepool Local Development Scheme (LDS) sets out a rolling programme for the preparation of Local Development Documents (LDDs) relating to forward planning in Hartlepool.

3.2 The LDS is specifically concerned with development documents being prepared over the next three years but also highlights those which are likely to be prepared beyond this period into the future. It sets out the timetable and highlights the key stages for the preparation of new policy documents and when they are proposed to be subject to public consultation.

3.3 The LDS that relates to this report was approved by Cabinet in August 2014. It is important to note that the 2014 is currently being revised and on schedule to be updated and adopted by autumn next year. This is to reflect a revised timetable taking into account the Government's requirement to produce a Local Plan by early 2017.

Implementation of the 2014 Local Development Scheme

3.4 Table 13 details the timetable for the 2014 LDS as amended in December 2012. Table 14 details the key milestones and delivery of the LDS's main documents i.e. the DPDs. All work on the withdrawn Local Plan progressed well and all milestones within the financial year were achieved on target.

3.5 Work on the 'new' Local Plan (2017) commenced this financial year and is well on progress. The formal 8 week public consultation period on issues and options was carried out from 23rd May 2014 to 18th July 2014.

3.6 An Issues and Options launch day was held on 28th May 2014 at the Hartlepool Historic Quay. The first part of the event was well attended by Councillors, officers from various Council departments, consultees, consultants, landowners and business representatives. Attendees gained an overview of the 'new' Local Plan (2016) so far via a presentation and then took part in a question and answer session.

Table 13: Revised timetable of Hartlepool Local Plan DPD

LOCAL PLAN DPD

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 reflect the Hartlepool Community Strategy and be in line with National Planning Policy Guidance and the Duty to Co-operate

TIMETABLE / KEY DATES

Stage	Date
Evidence base Production	November 2013 - November 2014
Issues and Option Drafting stage	March - May 2014
Issues and Options extensive public consultation stage	May – July 2014
Preferred Options Drafting stage	August 2014 - January 2015
Preferred Options extensive public consultation stage	February – March 2015
Publication Stage (Reg. 19 Stage)	June 2015
Submission to Secretary of State (Reg. 22 Stage)	July 2015
Pre Inquiry Meeting	September/October 2015
Public Hearings (Reg. 24 Stage)	November 2015
Inspectors Report (Reg. 25 Stage)	May 2016
Redrafting Stage	June 2016
Consultation on Modifications	July/August 2016
Adoption (Reg. 26 Stage)	October 2016

ARRANGEMENTS FOR PRODUCTION

Lead Organisation	Hartlepool Borough Council
Management arrangements	The management arrangements are set out in section 9. Key documents will be approved by the Regeneration Committee and ratified by full Council.
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	
The effectiveness of the primary policies in relation to the vision and objectives of the Local Plan will be assessed in the Authoritiesl Monitoring Report and where necessary reviewed. The Local Plan DPD will be reviewed as a whole in the following circumstances: • A further review of the Community Strategy • A significant amendment to the Council's Corporate Vision	

Source: Hartlepool Borough Council Local Development Scheme August 2014

Table 14: Hartlepool Development Plan Documents key milestones and delivery

Document	Key Milestone	Key Dates	Actual Progress	Milestone Achieved
Hartlepool Local Plan DPD	Issues and Options	Mar – May 2014	Issues and Options consulted on for 8 weeks between Mar – July 2014	Yes
	Preferred Options Drafting Stage	August 2014 – January 2015	Some work started however delayed due to significant workload to refresh evidence base	Partial
	Preferred Options Consultation	February – March 2015	Due to evidence base workload and issues relating to highways which required further investigation and bid for LGF funding, timescale not met.	No

Source: Hartlepool Borough Council

4 ASSESSMENT OF POLICIES

Hartlepool Local Plan 2006

Introduction

4.1 This section of the Authorities Monitoring Report (AMR) assesses the implementation and effectiveness of current planning policies contained in the Hartlepool Local Plan adopted in April 2006.

4.2 The 2012 Regulations[7] specifically require Local Planning Authorities (LPAs) to provide information on annual numbers of net additional dwellings or 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, in this instance April 2006. Although there is a reduced requirement on LPAs to provide information given that the current Local Plan 2006 has objectives and indicators it is considered that policies should still be assessed against these. It is however impractical to assess every single policy of the 2006 Hartlepool Local Plan.

4.3 This section therefore considers the objectives of the 2006 Local Plan, the policies relating to these objectives and some related output indicators for assessing the effectiveness of the policies. The indicators include relevant national core output indicators[8] and a number of local output indicators. Whilst working on the LDF, the Local Plan policies have been saved as from 13th April 2009. A Schedule of these 'saved policies' which were agreed by the Secretary of State are set out in Appendix 1. The 'saved policies' are also available online on the Council's website (http://www.hartlepool.gov.uk/downloads/1004/planning_policy). A selected number of targets have been included in this report.

Hartlepool Local Plan Objectives, Policies and Indicators

4.4 The overall aim of the 2006 Hartlepool Local Plan is:

> "to continue to regenerate Hartlepool securing a better future for its people by seeking to meet economic, environmental and social needs in a sustainable manner"

4.5 In the context of this aim, the strategy for the Local Plan covers the following four broad areas:

- regeneration of Hartlepool,
- provision of community needs,
- conservation and improvement of the environment and
- maximisation of accessibility.

[7] Part 8, 34 (3) of the Town and Country Planning (Local Planning) (England) Regulations 2012
[8] Regional Spatial Strategy and Local Development Framework Core Output Indicators – Update 2/2008

4.6 The plan sets out specific objectives relating to the above four elements of the strategy, from which the plan's policies have been developed. Many of these policies relate to more than one objective.

4.7 The following part of this section sets out for each objective or group of objectives policies of the Hartlepool Local Plan:

- main policies flowing from the objective(s)
- output indicator(s),
- targets (where set),
- data relating to the indicator(s),
- some analysis and comment on the data, and where appropriate
- some commentary on the related local plan policies.

4.8 The national core output indicators[9] are grouped into five categories, each with identified indicators, which are as follows

A) Business development and town centres (BD1, BD2, BD3 and BD4)
B) Housing (H1a, H1b, H2a, H2b, H2c, H2d, H3, H4, H5 and H6)
C) Environmental quality (E1, E2 and E3)
D) Minerals (M1 and M2)
E) Waste (W1 and W2)

4.9 The above categories have been used as sub sections to this report, along with two further sub sections relating to quality of life (sub section F) and conservation & design (sub section G). These further two sub sections have been included to ensure that all of the local plan objectives are assessed.

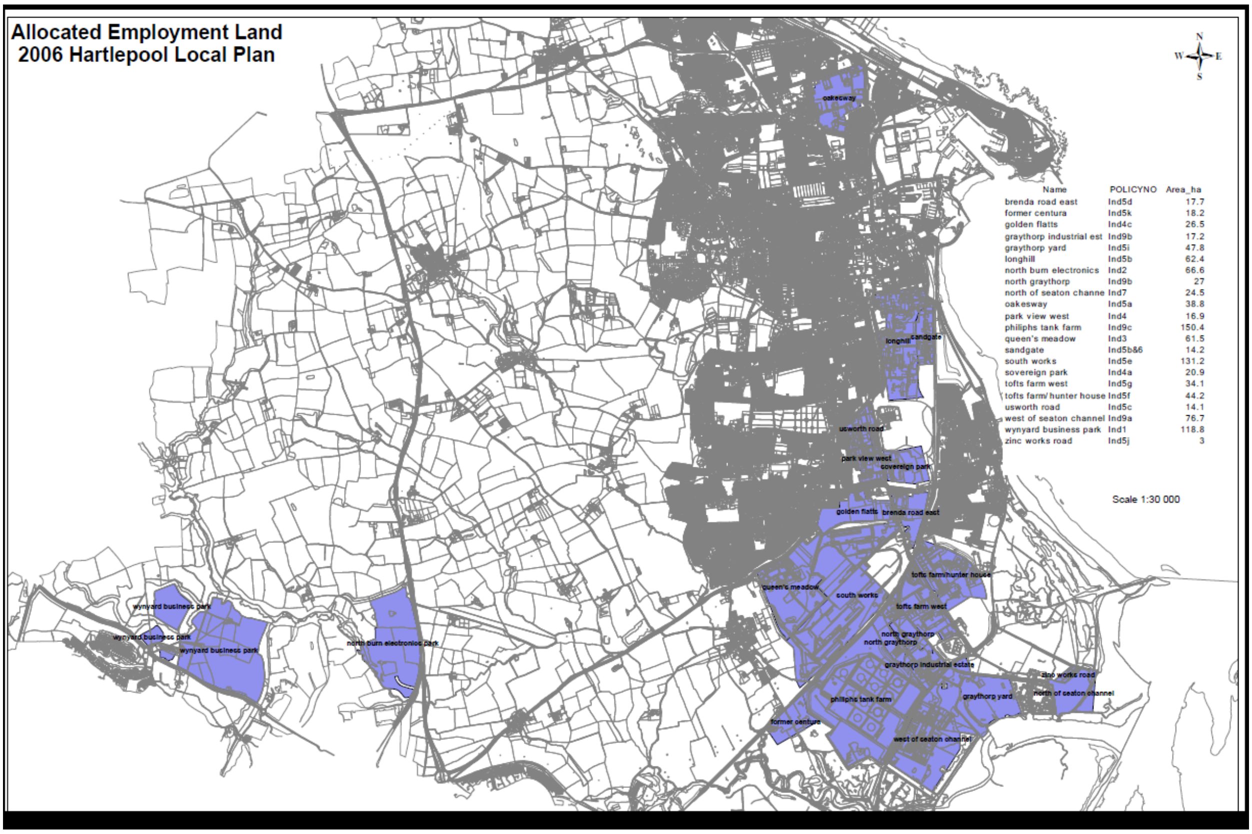
4.10 As part of the duty to cooperate with neighbouring local authorities in the Tees Valley, it is anticipated that policies in the 2011 Minerals and Waste DPDs (i.e. Policies & Sites DPD and the Core Strategy DPD) will be monitored and jointly reported. Category (D) minerals core output indicators M1 and M2 on 4.8 above will thus be replaced by those shown in Appendices 2 and 3. There is a total of 11 policies in the Minerals and Waste (M&W) Core Strategy DPD and these are coded MWC1 to 11. The M&W Policies and Sites DPD has a total of 12 policies and these are coded MWP1-12. It is important to note that not all M&W policies are applicable to Hartlepool and as such the return to such policies will be recorded as n/a (not-applicable).

[9] Ibid 21

A BUSINESS DEVELOPMENT, TOWN CENTRES AND TOURISM

Employment land

Map 1: Industrial employment site locations*



Source: Hartlepool Borough Council, 2006 Local Plan
** total area 1033 ha*

- Local Plan objectives A1, A2, A3, A4 and A8: to encourage the provision of more and higher quality job opportunities, to ensure that sites are available for the full range of industrial and commercial activities so as to enable the diversification of employment opportunities, to encourage the development of additional office, small business and light industrial uses, to promote the growth of tourism and to promote mixed use developments where appropriate.

- Local Plan objectives B2 and D3: to ensure that Hartlepool Town Centre continues to fulfil its role as a vibrant and viable amenity providing a wide range of attractions and services with convenient access for the whole community and to ensure that developments attracting large numbers of people locate in existing centres which are highly accessible by means other than the private car.

Related Policies

- Identification and criteria for development on business and other high quality industrial sites at Wynyard Business Park (Ind1), North Burn

(Ind2), Queens Meadow (Ind3) and Sovereign Park (Ind4a), Park View West (Ind4) and Golden Flatts (Ind4);

- Identification and allocation of sites for wide range of employment uses including light and general industry (Ind5, PU6), bad neighbour uses (Ind6), port-related development (Ind7) and potentially polluting or hazardous developments (Ind9 – Ind10);
- Encouraging the development of the town centre as the main shopping, commercial and social centre of Hartlepool (Com1);
- Protecting the retail character of the primary shopping area (Com2) and allocation of development site within primary shopping area (Com3);
- Identifying the sequential approach for shopping and other main town centre uses (Com8 and Com9);
- Improvement of accessibility to and within town centre by modes other than the car (Tra1, Tra4, Tra5, Tra7);
- Restriction on retail developments in industrial areas and at petrol filling stations (Com10 and Com11);
- Preventing spread of town centre uses to adjoining residential areas (Hsg4);
- Sequential approach for major leisure developments (Rec14);
- Identifying area where late night uses permitted (Rec13);
- Identification of sites and areas for retail and other commercial development in primary shopping area (Com3), edge of centre locations (Com4), at Tees Bay (Com7) and west of A179/north of Middleton Road (Com17);
- Identification of areas for mixed use developments at the Headland (Com16), edge of centre sites (Com4) and Tees Bay (Com7).

<u>Employment Policies assessment</u>

4.11 Most industries in Hartlepool are located in the southern part of Hartlepool and this area is known as the Southern Business Zone (SBZ). In February 2009 a development strategy was produced to support the development of this area. The study indicates that the SBZ consists of 15 separate industrial estates and business parks and covers an area of approximately 170 hectares, the study went on to state that the SBZ is home to around 400 companies who between them employ 5,000 people making it a key employment area and a major driver of economic prosperity for the Tees Valley sub-region. Within the SBZ there have been variations in employment opportunities with increases in some areas but increases have been coupled with decreases so overall the position is very much the same as in 2009.

4.12 The SBZ Action Plan is in place and its vision is:

“To become a driver of success for the sub-region, ensuring the SBZ captures recognised opportunities for growth for the benefit of local people, business and the environment”

To achieve this vision the following strategic objectives have been set:

- Close the skills gap so that local people can better benefit from anticipated economic growth.
- Provide better access to job opportunities.
- Enhance support for existing and new businesses.
- Attract new business and inward investment.
- Maximise supply chain opportunities for local firms.
- Improve the environment, appearance and image of the area.
- Rationalise land use.
- Help diversify the economic base.

4.13 In April 2012, the Enterprise Zone (EZ) status was enacted in 3 industrial locations in Hartlepool, i.e. Oakesway, Queen's Meadow and the Port. The aim of the EZ status is to aid economic recovery and stimulate growth by giving business rate discounts or enhanced capital allowances over a five year period to support the growth of existing firms and/or attract significant inward investment. Local Development Orders were put in place for each of the 3 areas in 2012 with a lifespan of 3 years – these were therefore updated and new LDO's put in place in March 2015 to cover the period to end March 2018.

4.14 Only businesses that fall into one of the three business growth sectors will be allowed to take advantage of the financial incentives. These are:

- Advanced Engineering & Advanced Manufacturing;
- Chemical, Pharmaceutical & Biotechnology, and;
- Renewable Energy Manufacturing.

4.15 This year more businesses moved into Queen's Meadow EZ: Applus RTD relocated from Stockton, Hart Biologicals have taken an additional unit, Propipe have also built a further unit on their site (1 250m^2) and the HCA have completed their 2 323 m^2 development of 21 industrial units. Last year 6 advanced engineering/manufacturing and chemicals businesses benefited from the EZ and all were at Queens Meadow i.e. Propipe, Solomon Europe, Omega Plastics, Durable technologies, Contract Laboratory Services and Sea & Air Pumps.

4.16 The Employment Land Review (ELR) has now been updated by BE Group Consultancy Company and was completed in December 2014. It was endorsed by the Council's regeneration committee in January 2015 to be used as an evidence base for the emerging Local Plan and also as material consideration whilst making planning decisions.

4.17 The ELR reveals that there is a total of 409.7ha of available employment land from 29 sites across the borough. It proposes to de-allocate/re-allocate a total of 151.8 ha from sites judged unlikely to come forward such as Former Centura (18.1ha), Northburn Electronics Park (66.7.6ha), Victoria Habour North Docks west of Marina Way (3.1ha); sites more suitable to be developed for alternative uses such as Golden Flatts (20.8), Teesbay Retail Park (3.2ha); and Wynyard (39.9ha). The de-allocations/re-allocations therefore leave a realistic supply of 257.9ha of available employment land from 23 sites and this is recommended to be safeguarded. The full ELR report is available on the Council's website:

http://www.hartlepool.gov.uk/downloads/file/12170/employment_land_review-january_2015.

4.18 A number of output indicators have been selected to measure the effectiveness of the policies which seek to diversify and improve employment opportunities. These include most of the national core output indicators relating to business development and additional local output indicators relating to the amount and proportion of developments on prestige, high quality and other sites identified for business uses and the number of new business start-ups.

- Core Output Indicator **BD1**: Total amount of additional employment floor space - by type (gross)
- Core Output Indicator **BD2**: Total amount of employment floor space on previously developed land - by type.
- Core Output Indicator **BD3**: employment land available.

Table 15: Employment Floorspace/Land 2014-2015

		Use Class B1a	Use Class B1b	Use Class B1c	Use Class B2	Use Class B8	Total
BD1 - Total amount of additional employment floor space							
Gross (m^2)	Unit 25b, Parkview Road West, Park View Industrial Estate (addition of office space mezzanine floor)	39					39
	Aldi Stores completed warehouse extension					90	90
	Queens Meadow, Propipe have built a warehouse building, Unit 2					1 250	1 250
	Queens Meadow, the Homes and Community Agency (HCA) completed 21 industrial business units				2 323		2 323
Loss (m^2)		0	0	0	0	0	0
Net (m^2)		39	-	-	2 323	1 340	**3 702**
BD2 - Total amount of employment floor space on previously developed land - by type							
	Unit 25b, Parkview Road West, Park View Industrial Estate (addition of office space mezzanine floor)	39					39
	Aldi Stores completed warehouse extension					90	90
Total		39	--	-	-	90	**129**

Source: Hartlepool Borough Council

4.19 In comparison to last year this year has a significant increase in commercial floorspace completions. Table 15 shows a total of 3702m^2 additional floorspace completions compared to last year with only of 652.8m^2. Similar to last year, Queens Meadow Enterprise Zone contributed the most completions with over 90% of the additional floor space this year. The HCA completed 21 industrial business units and the company Propipe completed a warehouse. The reduced business rates incentive is encouraging business investment in Hartlepool as seen at Queen Meadow EZ.

4.20 Table 15 also shows that 3.5% of commercial floor space completions are from previously developed land with the balance being from Greenfield sites, in this case Queens Meadow.

Table 16: Indicator **BD3:** Employment Land Available 2014/2015*

Name	Allocated Use	Total Area (ha)	Developed/ Reserved/ Committed (ha)	Available (ha)
Brenda Road East	B1,potentially B2,B8 in certain ccircumstances	17.7	5.6	12.1
Former Centura	B1,potentially B2,B8 in certain circumstances	18.2	0.0	18.2
Golden Flatts	B1,potentially B2,B8 in certain circumstances	26.5	5.7	20.8
Graythorp Industrial	B1,potentially B2,B8 in certain circumstances	17.2	17.2	0
Graythorp Yard	B1,potentially B2,B8 in certain circumstances	47.8	47.8	0
Longhill	B1,potentially B2,B8 in certain circumstances	62.4	61.4	1
Northburn Electronics	B1,B2,B8 related to electronics industry	66.7	0.0	66.7
North Graythorp	B2,potentially polluting or harzadous	27.0	9.4	17.6
North of Seaton Channel	B2, port related	24.5	0.0	24.5
Oakesway	B1,potentially B2,B8 in certain circumstances	38.8	20.2	18.6
Park View West	B1,potentially B2,B8 in certain circumstances	16.9	14.7	2.2
Philiphs Tank Farm	B2,potentially polluting or harzadous	150.4	150.4	0
Queens Meadow	B1,potentially B2,B8 in certain circumstances	61.5	17.2	44.3
Sandgate	B1,potentially B2,B8 in certain circumstances	14.2	14.2	0
South Works	B1,potentially B2,B8 in certain circumstances	131.2	131.2	0
Sovereign Park	B1,potentially B2,B8 in certain circumstances	20.9	9.3	11.6
Tees Bay	Mixed use	9.6	6.4	3.2
Tofts Farm West	B1,potentially B2,B8 in certain circumstances	34.1	25.9	8.2
Tofts Farm East	B1,potentially B2,B8 in certain circumstances	44.2	43.6	0.6
Trincomalee/Maritime	Mixed Use	3.5	0.7	2.8
Usworth Road	B1,potentially B2,B8 in certain circumstances	14.1	14.1	0
West of Seaton Channel	B2,potentially polluting or harzadous	76.7	76.7	0
Victoria Harbour	Mixed Use	106	42.8	63.2
Wynyard Business Park	B1,B2,B8	118.8	24.7	94.1
Zinc Works Road	B1,potentially B2,B8 in certain circumstances	3.0	3.0	0
				Total 409.7

Source: Hartlepool Borough Council.
** Table includes mixed use sites: Victoria Harbour, Tees Bay, and Trincomalee/Maritime Avenue.*

4.21 There has been a total uptake of 0.35 ha of employment land this year, all at Queens Meadow industrial estate. Taking this into account, the total available employment land this year is 409.7ha (Table 16). As in previous years, the highest proportion of land available is at Wynyard, Northburn, Queens Meadow and Victoria Harbour whilst much of the remaining land comprises small parcels of land within substantially developed industrial estates.

4.22 The Employment Land Review (2015) shows a total of 410ha of available employment land from 29 sites across the borough. When this total is adjusted with the ELR's recommended de-allocations/re-allocations, the total available will be 258ha from 23 sites.

4.23 The ELR's recommendations have not been taken into account in reporting the total available employment land as this will be formally done through the emerging Local Plan (2016) hence the total available employment land will change upon completion and adoption of the Local Plan (2017).

4.24 It is anticipated that the Nuclear Power station will be replaced like for like so therefore when it is decommissioned and a new one built there will be no overall loss or gain in employment floor space, hence it is not shown in Table 16. At the time it is replaced there is likely to be a short term increase in employment in terms construction jobs associated with the overlap between decommissioning of the existing plant and creation of a new powerstation.

Town Centre and Town Centre Uses

Local Output Indicator: Vacancy rates in the defined town centre

4.25 Information on vacancy rates can provide a useful indication of the viability of the town centre. The Retail Study (2009) reports that vacancy rates in terms of floorspace in Hartlepool are significantly above the UK national average of about 11%.

Table 17: Vacancy Rates (floorspace) in the Town Centre 2014/2015

	2010/11	2011/12	2012/13	2013/14	**2014/15**
Total number of commercial units	509	443	475	480	471
Total number of vacant units	111	118	101	105	97
Total Floor Space (m^2)	140 282	160 697	175 575	178 696	174 592
Vacant Floor Space (m^2)	22 826	24 545	21 829	21 921	20 757
Vacancy Rate (%)	16.3	15.3	12.4	12.3	11.9
Market Hall Vacant Stalls	9	12	15	12	13

Source: Hartlepool Borough Council, annual retail survey.

4.26 This year's vacancy rate of 11.9% is lower than last years' 12.3% (Table 17). There is a slight increase in retail activity in the town centre evidenced by the reduction in the reduced number of vacant retail units. Although not too apparent, the town centre remains viable. The main challenge is the lack of high quality shops, a number of those high quality shops that have shut down have been mainly replaced by low quality shops and charity shops.

- Core Output Indicator **BD4**: Total amount of floor space for town centre uses

Table 18: Amount of completed floorspace for town centre uses 2014/2015

		A1	A2	B1a	D2	Total
BD4 Gross addition (m²)	Unit 25b, Parkview Road West, Park View Industrial Estate (addition of office space mezzanine floor)			39		39
	Unit 13 - 15 Gemini Centre Villiers Street Fit out of three units for offices			137.4		137.4
	Aldi Foodstore Ltd Dunston Road Extension to sales floor	180				180
	Units 1, 2 and 3 Gemini Centre Villiers Street Fit out of three units for shop use	202.4				202.4
	Unit 2 Villiers Street internal alterations to form bakery and cafe	5.8				5.8
Loss		0	0	0	0	0
Net (m²)		388.2	-	176.4	-	0
Total		388.2	-	176.4	-	**564.6**

Source: Hartlepool Borough Council

4.27 This indicator shows the amount of completed floorspace for town centre uses, both within and outside the town centre boundary but within the whole local authority area. This monitoring year there has been a total 564.6m^2 of completed floorspace for town centre uses within the borough (table 18). Of this, 345.6 m^2 was completed within the town centre boundary and 219 m^2 outside the town centre boundary.

4.28 The town centre policies (Com1, Com2, Com8 and Com 9) basically encourage the development of the town centre as the main shopping, commercial and social centre of Hartlepool and protect the retail character of the primary shopping area. Com 9 lists the main town centre uses to include retail, office, business, cultural, tourism, leisure, entertainment and other developments that are bound to attract large number of visitors.

4.29 Indicator BD4 on Table 18 shows that the town centre policies are being implemented. The office space completions outside the town centre boundary at Parkview and the Nuclear Power Station are ancillary developments associated with industrial/business use at those allocations so these developments have no bearing on the implementation of the town centre policies.

<u>Tourism Policies Assessment</u>

4.30 Tourism has become very important to the Hartlepool economy, the development at the Marina acting as a catalyst to its success. The Local

Plan identifies the Town Centre, The Marina, the Headland and Seaton Carew as main tourism destinations and the policies encourage appropriate developments related to the very different characters of these areas.

- Local Plan objective A4: to promote the growth of tourism

Related Policies

- Identification of areas for tourism related developments at the Marina (To1), Headland (To2) and Seaton Carew (To3, To4 and To6);
- Encouragement of green tourism (To8) and business tourism (To11);
- Encouraging the provision of tourist accommodation (To9) and identifying criteria for touring caravan sites (To10).

Local Output Indicator: Planning permissions granted for tourist related developments

Table 19: Planning permissions granted for tourism related developments 2014/2015

General Location	Site / Location	Development	Development progress
Town Centre	None	None	n/a
Edge of town centre	None	None	n/a
Marina	None	None	None
Headland	None	None	n/a
Seaton Carew	None	None	n/a
Countryside	Three Gates Farm, Dalton Piercy	Conversion of two barns to holiday cottages	Not started
	Abbey Hill Holiday Cottages, Dalton Piercy	Alterations to existing 2 holiday cottages to sub-divide and create additional 2 semi detached including external alterations and realignment of cottages	Completed

Source: Hartlepool Borough Council

4.31 There have been two tourist-related planning permissions granted during this financial year; both in the countryside and outside of development limits (Table 19). The two countryside applications have been granted in association with the bid to support farm diversification and the rural economy.

B. HOUSING

- Local Plan objectives A9 and B1: to encourage the provision of high quality housing and to ensure that there is available, throughout the plan period, an adequate supply of suitable housing land which is capable of offering, in different localities, a range of house types to meet all needs.

Related Policies

- Improvement of existing housing stock and its environment (Hsg1);
- Selective housing clearance and housing market renewal programmes (Hsg2 – Hsg3);
- Seeking contributions from developers for improvements in housing areas (GEP9);
- Encouraging and undertaking environmental and other enhancement schemes in Industrial and Commercial Improvement Areas (Ind8 and Com6);
- Management of housing land supply (Hsg5);
- Provision of housing in mixed use developments at Victoria Harbour and the Headland (Hsg6);
- Setting out the criteria for residential annexes, homes and hostels, residential mobile homes and gypsy sites (Hsg11 – Hsg14);
- Encouraging residential conversions (Hsg7);
- Seeking contributions from developers for highway and infrastructure works (GEP9).

- Core Output Indicator **H1**: plan period housing targets (as set in Adopted Local Plan)

Table 20: Housing targets

	Total net housing required	Source of plan target
H1	4500 - 4875	Hartlepool Borough Council Strategic Housing Market Assessment 2015

Source: Hartlepool Borough Council

4.32 In previous years, the housing target of 320 dwellings per annum (4800 over the 15 year plan period) was set from the then available most up to date evidence base which at the time was the Tees Valley Strategic Housing Market Assessment (2012). However, within this year, the Hartlepool Strategic Housing Market Assessment 2015 (SHMA), was finished and adopted by March 2015. The housing target this year therefore reflects the Hartlepool SHMA (2015) which sets out an up-to-date position in relation to housing need for the Borough of 300-325 dwellings per annum, equating to 4500–4875 dwellings over the plan period of 15 years as illustrated in table 20 above.

4.33 Following the withdrawal of the Local Plan in 2013 the Council produced an Emergency Planning Policy Justification document which assessed the 2006 Hartlepool Local Plan policies for conformity with national guidance with the National Planning Policy Framework (NPPF). As the authority are currently unable to demonstrate a five year housing supply all policies which deal with the supply of housing are deemed to not be in conformity. As such the Authority relies on the most up-to-date evidence base to set out the housing need for future years. The figure of 300-325 dwellings per annum within the 2015 Hartlepool SHMA provides an assessment of housing need within the town. The need will be further formalised through the emerging Local Plan (2017).

4.34 Table 21 below illustrates Hartlepool's performance over the period from 2011/2 when the Tees Valley SHMA was adopted.

- Core Output Indicator **H2a**: Net additional dwellings - in previous years
- Core Output Indicator **H2b**: Net additional dwellings – for the reporting year
- Core Output Indicator **H2c**: managed delivery target
- Core Output Indicator **H2d**:Actual delivery

Table 21: Recent housing delivery

Core Output Indicator **H2**		2011/12	2012/13	2013/14	**2014/15**
H2a	Net additional dwellings in previous years	225	122	84	
H2b	Net additional dwellings for the reporting year				376
H2c	Managed delivery target	320	320	320	300 to 325
H2d	Actual Delivery	-95	-198	-236	+76 to +51
	Cumulative Delivery	-95	-293	-529	-453 to -478

Source: Hartlepool Borough Council
NB: In relation to SHMA housing target; + denotes over delivery and – (minus) under delivery

4.35 Table 21 above shows that this year the borough's actual delivery was above target. However due to a backlog of the previous 3 years' under delivery, the cumulative total is -453 to -478 dwellings. Although the authority has been underperforming this is likely to be attributable to a number of factors including the town's slow recovery from recession and possibly the withdrawal of the Local Plan which has caused uncertainty in the market regarding housing sites. However, moving forward the annual target is considered to be an achievable figure, especially given the large amounts of Greenfield sites coming forward and as shown by this year's above target delivery. It is therefore, not considered appropriate at the current time to move away from this target.

4.36 This year there was a gross total of 376 additional dwellings (i.e. 313 new build, 62 change of use, and 1 conversion). There were no demolitions this year therefore this year's net delivery of 376 is a lot higher than last year's 84. The net opening stock of housing as at this year was 42530 and net closing stock was 42906. The 376 new dwellings in 2014/15 were mainly from the HMR sites, Middle Warren, Wynyard, The Mayfair at Seaton, Eaglesfield Road and a variety of smaller sites in the Borough. Construction has re-commenced at Raby Gardens, and various other sites such as The Darlings at Hart, Britmag in Old Cemetery road etc hence it is expected that next year the housing delivery target will be met.

Related Policies

- Reclamation and re-use of derelict and disused land (GEP17);
- Acquisition of untidy sites (GEP16);
- Encouraging development on contaminated land (GEP18);
- Encouraging residential conversions and the residential re-use of upper floors of properties (Hsg7 – Hsg8).

Brownfield Targets

- Local Plan objectives A7 and C10: to promote development on previously used sites where appropriate and to encourage the full use of empty or underused buildings and to ensure the appropriate enhancement of derelict, unused and under-used land and buildings.

- Core Output Indicator **H3**: New and converted dwellings – on previously developed land (PDL)

4.37 The Local Plan targets for the proportion of housing development to be provided on previously developed land and through conversions of existing buildings is 60% by 2008 and 75% by 2016 as specified in policy Hsg5 of the adopted Hartlepool Local Plan 2006. Whilst this policy is not currently considered in line with NPPF as it relates to the supply of housing, the principle of brownfield housing development is still supported and encouraged by the NPPF and as such the Authority will still support proposals for acceptable development on brownfield land.

Table 22: The number of new, converted dwellings and gross new dwellings being built upon previously developed land.

		Total Dwellings				
		2010/11	2011/12	2012/13	2013/14	**2014/15**
H3	Total new dwellings (gross)	365	290	141	213	376
	% built on PDL	58	75.5	52	43.7	37.8
	Total converted to dwellings (gross)	5	5	4	2	1
	% conversions	1.3	1.7	2.8	0.9	0.3

Source: Hartlepool Borough Council

4.38 The total of conversions, change of use and new build dwellings from previously developed land is 142 and this is 37.8% of all completions. Percentage of gross additional dwellings on previously developed land this monitoring year has continued to decrease as shown on table 22 above. Like in previous years, most completions this year are from green field sites and just a few on previously developed land. There was only one 1 conversion which accounted for 0.3% of total additional dwellings.

4.39 As the existing Local Plan does not include deliverable sites for housing and due to the authority being unable to demonstrate a 5 year housing land supply, a large number of housing applications have been received for housing developments on Greenfield sites, some of which have been given permission. It is anticipated that the proportion of new dwellings delivered on previously developed land will significantly decrease in the future as only a relatively small number of urban Brownfield SHLAA sites are considered deliverable within the Local Plan period.

4.40 However, once a new Local Plan is adopted there will not be a requirement to meet a specific Brownfield target as this is not required. Policy Hsg5 is therefore not being implemented. The new policy should be in line with current guidance contained in National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG).

4.41 Although the council plans to build future homes on greenfield land the use of vacant buildings including upper floors in retail areas is encouraged by the council and there are funding streams available from central government to bring empty commercial units back into use. Within Hartlepool, the Empty Homes Strategy (EHS) therefore, targets bringing back to use empty properties in the borough.

4.42 Currently there is a total of 938 empty homes across the borough. Phase 1 of the empty homes project aims at bringing back into use 100 empty properties mainly in the York Road and Murray Street areas. This year there has been a total of 84 homes completed and last year there were 19. The number of empty homes being brought into use has therefore increased this year.

Mixed use brownfield target

4.43 Inline with the councils brownfield target to provide 75% of all new dwellings on brownfield land (new build or conversions) by 2016, the 2006 Local Plan sets out (within policy Hsg6) that housing will be approved and provided as part of a mixed use development in the regeneration areas of the Headland and Victoria Harbour, the two areas together make up the strategic housing site within the 2006 Local Plan. The 2006 Local Plan states that development at the strategic site will develop as follows:

- Headland - 50 dwellings in the period 2005-2011
- Victoria Harbour - 550 dwellings by 2005-201,
  900 dwellings in the period 2011-2016

There have been no dwellings developments on both sites up to date. In 2009 the land owners indicated their intentions not to proceed with the anticipated mixed use development and expressed their intension to focus on port-related development including offshore wind and sustainable energy solutions. Although the site would have provided a significant number of dwellings, on brownfield land within the urban limits, the council are fully supportive of the land owners' intentions to retain the land for employment purposes. Therefore Policy Hsg6 can not be implemented.

Local Output Indicator: Types of housing completed

Table 23: Types of Houses completed (gross): 2014/2015

Type	Number completed	% of total gross completed
Flat	104	27.7
Terraced house	9	2.4
Semi detached house	107	28.5
Detached house	123	32.7
Bungalow	33	8.8

Source: Hartlepool Borough Council

4.44 Like last year, detached houses had the highest total of houses delivered this year followed by semi detached houses. There was a reduction in the number of terraced houses delivered. However, more flats were delivered compared to last year. There was also an increase in the number of bungalows delivered this year.

- Core Output Indicator **H5**: Gross affordable housing completions

Table 24: Gross affordable housing completions 2011 to 2015

Year	Social rent homes provided	Intermediate homes Provided	Affordable homes total
2014/15	32	7	39
2013/14	24	0	24
2012/13	28	2	30
2011/12	64	26	90

Source: Hartlepool Borough Council

4.45 With the completion and adoption of the Hartlepool Strategic Housing Market Assessment (2015), the annual affordable housing net target in the borough is now 144 dwellings per annum as opposed to the previous 88 identified in the 2012 Tees Valley SHMA. The net additional affordable housing delivery for this year is 39 and is below target. However the total affordable completions have increased this year in comparison to last year's 24.

4.46 The Borough 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.

- Core Output Indicator **H4**: Net additional pitches (Gypsy and Traveller)

Table 25: Number of gypsy and traveller pitches delivered

	Permanent	Transit	Total
H4	nil	nil	nil

Source: Hartlepool Borough Council

4.47 The Council has this year completed and adopted the Hartlepool Borough Gypsy and Travellers Accommodation Needs Assessment (GTAA) in December 2014. The GTTA evidence suggests that in the first instance, the provision of a dedicated Gypsy and Traveller site in the Borough of Hartlepool, whether permanent or stop-over, may not offer the best solution to meeting the small theoretical housing need established through this accommodation assessment.

4.48 The study recommends that the Council commits to proactively support and positively intervene with any member of the Gypsy and Traveller community needing re-housing, to explore their housing options, and does not seek to provide a dedicated site for Gypsy and Travellers in its Development Plan.

4.49 Support from the Council will include access to currently available bricks and mortar housing, with referral to support agencies if necessary, as well as awareness-raising about the full range of accommodation options and how to pursue them.

4.50 However, should the small theoretical need for a site then be manifested as actual demand through a Gypsy and Traveller member request or through a formal planning application, the Council will positively plan for such a site through the existing planning policy framework and any subsequent Development Plan policy framework.

- Core Output **H6**: Housing quality – Building for Life Assessments

Table 26: The level of quality in new housing development

	No. of sites with a building for life assessment of 16, or more	No. of dwellings on those sites	% of dwellings of 16 or more	No. of sites with a building for life assessments of 14 to 15	No. of dwellings on those sites	% of dwellings of 14 to 15	No. of sites with a building for life assessment of 10 to 14	No. of dwellings on those sites	% of dwellings of 10 to 14	No. of sites with a building for life assessment of less than 10	No. of dwellings on those sites	% of dwellings of less than 10	Total No. of housing sites (or phases of housing) sites	No. of dwellings of 10 to 14
H6	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil

Source: Hartlepool Borough Council

4.51 Table 26 shows that none of the homes built within this report period were accompanied by a building for life assessment.

C. ENVIRONMENTAL QUALITY

Adequate Infrastructure

- Local Plan objective A5: to ensure that there is an adequate infrastructure to serve new and existing development

Related Policies

- Allocation of a site for sewage treatment works and criteria for improvements to existing plants (PU3);
- Safeguarding of road corridors (Tra11 – Tra13);
- Identification of access points for major development sites (Tra14);
- Identification of land for power generation (PU6);
- Criteria for renewable energy developments (PU7);
- Seeking contributions from developers for highway and infrastructure works (GEP9).

- Core Output Indicator **E1**: Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds

Table 27: Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds.

	Flooding	Quality	Total
E1	nil	nil	nil

Source: Hartlepool Borough Council

4.52 No planning permissions were granted contrary to the advice of the Environment Agency during the year 2013/2014.

Biodiversity and Geodiversity

- Local Plan objective C9: to protect and enhance the biodiversity and geodiversity of the natural environment and ensure the careful use of natural

Related Policies

- Protection and enhancement of national and local sites of nature conservation and geological importance (WL2, WL3, WL5, WL7);
- Protection of species protected by law (WL4) and
- Seeking contributions from developers for works to enhance nature conservation features (GEP9).

Core Output Indicator **E2**: Change in places of biodiversity importance

Table 28: Losses or additions to biodiversity habitat

		Loss	Addition	Net Total
Indicator E2 (area in ha)	**2014/2015**	1.2	0	-1.2
	2013/2014	2	0	- 2
	2012/2013	0.2	0.2	0.0
	2011/2012	0	0	0

Source: Hartlepool Borough Council

4.53 This year there is a net loss of 1.2 ha of habitat from an Ancient Woodland Site at Manorside, Wynyard (table 28). There is no change to the areas of designated international or national sites or of priority habitats or number of designated local nature reserves. No priority species were adversely affected by planning decisions during the year. It is of concern that there seems to be no compensation or mitigation measures put in place against loss of habitat to housing developments in the Borough.

• Core Output Indicator **E3**: Renewable energy generation

Table 29: The amount of renewable energy generation by installed capacity and type for the financial year 2014/15

E3		Wind onshore	Solar photovoltaics	Hydro	Biomass						Total
					Landfill gas	Sewage sludge	Municipal (&industrial) solid waste combustion	Co-firing of Biomass	Animal biomass	Plant biomass	
	Applications Permitted and 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

4.54 This year no renewable energy generation planning applications were determined.

D. MINERALS AND WASTE

- Local Plan objective C11: to ensure that industrial and other potentially polluting or hazardous activities do not have a significant detrimental effect on the adjacent population or workforce and do not have a damaging effect on the environment.
- Local Plan objective C12: to minimise the adverse environmental effects of mineral workings and waste disposal operations and ensure the appropriate restoration

Related Policies

- Policies contained in the Minerals and Waste DPDs
- Control of developments involving the use or storage of hazardous substances (Ind11);
- Control on developments on or near landfill sites (Dco1);

- Core Output Indicator **M1**: Production of primary land won aggregates by mineral planning authority

Table 30: The amount of land won aggregate being produced

	Crushed rock	Sand and gravel
M1	Unknown	Unknown

Source: Hartlepool Borough Council
NB: This information is not publicly available in respect of data for Hartlepool because of issues of business confidentially.

- Core Output Indicator **M2**: Production of secondary and recycled aggregates by mineral planning authority.

Table 31: The amount of secondary and recycled aggregates being produced in addition to primary won sources in M1 above

	Secondary	Recycled
M2	unknown	unknown

Source: Hartlepool Borough Council
NB: This information is not publicly available in respect of data for Hartlepool because of issues of business confidentially.

4.55 No minerals recorded - although there is a waste transfer operation in the borough which does produce some recycled aggregates as part of the operation. In this respect issues of business confidentially prevent the publication of detailed figures.

- Core Output Indicator **W1**: Capacity of new waste management facilities by waste planning

Table 32: The capacity and operational throughput of new waste management facilities as applicable

W1	Inert landfill	Non-hazardous landfill	Hazardous landfill	Energy from waste incineration	Other incineration	Landfill gas generation plant	Pyrolysis /gasification	Metal recycling site	Transfer stations	Material recovery/recycling facilities (MRFs)	Household civic amenity sites	Open windrow composting	In-vessel composting	Anaerobic digestion	Any combined mechanical, biological, and/thermal treatment	Sewage treatment works	Other treatment	Recycling facilities construction, demolition and excavation waste	Storage of waste	Other waste management	Other developments	**Total**
The total capacity (m^3, tonnes or litres)	0	0	0	0	0	0	0	0		0	0	0	0	0	0	0	0	0		0	0	**0**
Maximum annual operational throughput (m^3 tonnes or litres if liquid waste)	0	0	0	0	0	0	0	0		0	0	0	0	0	0	0	0	0		0	0	**0**

NB: Information regarding the total capacity is not available, so figure is assumed inline with the maximum annual operational throughput permitted
Source: Hartlepool Borough Council

4.56 There are no new waste management facilities this year. However, two waste-related applications were determined and approved. One was for erection of a building to store recyclable waste at Thomlinson Road and another at Mainsforth Terrace for erection of a new waste transfer building to improve facilities at existing waste transfer facility.

- Core Output Indicator **W2**: Amount of municipal waste arising, and managed by management type by waste planning authority.

Table 33: The amount of household municipal waste arising and how that is being managed by type

Indicator **W2**		Landfill	Incineration with E.F.W.	Incineration without E.F.W.	Recycled/ composted	Other	Total Waste Arising	% Recycled/ composted
Amount of waste arisings in tonnes	**2014/2015**	3461.40	27730.73	nil	15795.53	nil	46985.21	33.6
	2013/2014	546.82	28695.07	nil	19153.57	nil	47848.64	40.0
	2012/2013	1445.6	26089.5	nil	19261.5		46796.6	41.2
	2011/2012	3874.20	19585.01	nil	18529.64	nil	41988.85	44.1
	2010/2011	5610.46	20444.49	nil	17467.26	nil	43522.21	40.1
	2009/2010	6164.00	20153.86	nil	21763.64	nil	48081.50	45.3
	2008/2009	4499.49	29058.77	nil	19829.03	nil	53387.29	37.1

Source: Hartlepool Borough Council

4.57 The amount of waste going to landfill increased this year whereas that incinerated and that recycled/composted decreased. However, total waste arising this year has decreased compared to last year.

4.58 The Minerals and Waste DPD 2011 (M&W DPD) allows for 40% of household waste to be recycled or composted from 2011 rising to 46% in 2016. According to Table 33 above, Hartlepool this year has 33.6% of its waste recycled/composted and this is a decrease from last year's 40%. Table 28 shows that the amount of waste recycled/composted has been declining yearly since 2011/2012. Although it has remained within target of 40%, this year it is has gone below the target.

E. QUALITY OF LIFE

- Local Plan objective C1: to ensure that developments do not have an adverse impact on the quality of life of the population of Hartlepool.

Related Policies

- Setting out general principles for all new development (GEP1);
- Provision for access for all (GEP2);
- Encouraging crime prevention by planning and design (GEP3);
- Control on the location of food and drink developments (Com12) and on the location of late night uses (Rec13);
- Controlling other new developments to protect the amenities of residents (e.g Com13 and Com14 - developments in residential areas, Hsg9 - residential developments, Rec11 - noisy outdoor sports and leisure activities, PU8 – telecommunications etc.).

Development in the rural area

- Local Plan objectives C2 and C7: to retain the compact form of the main urban area by preventing urban development extending into the countryside and to protect and enhance the character of the existing villages.

Related Policies

- Definition of Urban Fence and Village Envelopes (Rur1 – Rur3) (not currently being used in the determination of planning applications due to the lack of a five year supply)
- Developments to accord with Village Design Statements (Rur4);

Local Output Indicator: Planning decisions on proposals for development outside urban fence and village envelopes.

Table 34: Developments approved outside Limits to Development 2009-2015

Developments Approved	**2010/2011**	**2011/2012**	**2012/2013**	**2013/2014**	**2014/2015**
Agricultural buildings	1	1	2; High Volts Farm Worset Lane, Brierton Moorhouse Farm Dalton Lane	3; High Stotfold Farm East Hill House, Wynyard South park, Tunstall Farm	0
New dwellings – no agricultural justification	0	0	1; Crookfoot Farm Coal Lane	2; Nelson Farm Nelson Farm Lane Southbrooke Farm, Summerhill Lane	2;Raby Arms for residential development Quarry Farm for residential development
New dwellings associated with agricultural existing developments	0	4	0	1; Petersbrooke Dalton Piercy Road	0
New dwellings associated with rural business developments	-	2	1; Lambs House Farm,Dalton Piercy Road.	0	
Temporary residence in connection with rural business	0	0	1;Brierton Moorhouse Farm Dalton Lane	0	0
Replacement dwellings	0	0	0	0	0
Residential conversions of rural buildings	0	0	1; Manor FarmDene Dalton Piercy,	1; Brierton Farm, Brierton Lane	0
Business conversions of rural buildings	0	1	1;Crookfoot Farmlane, Fernbeck Dalton Back	0	2; Three Gates farm Dalton Piercy
Extensions of gardens	0	0	0	0	0
Recreational and leisure uses	1	1	4; Abbey Hill Farm, Ashfield Caravan Park, Primrose Close Coal Lane, Abbey Hill Farm	0	0
Extensions and other works relating to existing businesses	0	0	1;Brierton Moorhouse	0	Abbey Hill cottages Dalton Piercy
Telecommunications developments	0	0	0	2;opposite Holmleathe Green, Elwick Redgap Farm trunk	0

Source: Hartlepool Borough Council

4.59 The information provided above relates to planning applications approved for development on land outside the limits to development (urban fence and village envelopes). This has been monitored since 2006 and information prior to 2010 (i.e. not shown in Table 34) is contained in previous reports.

4.60 There have been a total of four developments approved outside the limits to development; two relating to rural tourism and the other two relating to new residential developments as shown on table 34 i.e. 81 dwellings at Quarry farm and 23 Dwellings at Raby Arms. Last year there was a total of nine developments and even less in previous years apart from 2012/2013. Closer monitoring of isolated residential developments outside development limits will be achieved through the New Dwellings Outside of Development Limits SPD.

4.61 The two farm/agricultural diversification developments this year relate to conversion of farm barns at Three Gates Farm to holiday cottages and alterations to holiday cottages at Abbey Hill Cottages. Approval of these developments supports rural tourism and this shows that policies that seek to protect and enhance diversification in the rural area are starting to perform as expected but however still need closer monitoring to determine their success rate.

Access to the Countryside

- Local Plan objective C8: to protect and enhance the countryside and coastal areas and to make them more accessible for the benefit of the residents of, and visitors to, the borough.

Related Policies

- Criteria for outdoor recreational developments in coastal areas (Rec1) and in the countryside (Rur16);
- Protection of Special Landscape Areas (Rur20);
- Controls on housing in the open countryside (Rur12);
- Criteria for other development in the countryside including the re-use of rural buildings and farm diversification (Rur7 – Rur8 and Rur9 - Rur11),
- Provision for tree planting and other improvements in the area of the Tees Forest (Rur14);
- Identification of small Community Forest Gateway sites (Rur15);
- Provision of network of leisure walkways including the coastal walkway and other strategic recreational routes (Rur17 – Rur18)

Local Output Indicator: Improvements to rights of way / leisure walkways/coastal path

4.62 A recent development to note is the addition of a coastal path last year as a local indicator. This is due to the enactment of the Marine and Coastal Access Path Act 2009; Part 9 of this Act has 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 next section from the North Gare car park to Filey has been approved although the stretch from the North Gare car park to the River Tees has been put on hold due to problems with accessing some of the land. The Council will support initiatives to extend the England Coastal Path southwards from its current terminous at North Gare car park.

Table 35: Walkways created, diverted, extinguished or improved

	Walkways	Created (km)	Diverted (km)	Extinguished (km)	Improved (km)
2014/2015	Public Rights of Way	1	0	0	3.25
	Permissive Paths	0	0	0	0
	England Coast Paths	11.5	0	0	2.21
2013/2014	Public Rights of Way	0	2.94	0	2.69
	Permissive Paths	0.35	0	0	0
2012/2013	Public Rights of Way	0	2.67	0	2.18
	Permissive Paths	0	0	0	0
2011/2012	Public Rights of Way	0	0.57	0	0.69
	Permissive Paths	1.89	0	0	0
2010/2011	Public Rights of Way	0	0.465	0	2.173
	Permissive Paths	0	0	0	0.045
2009/2010	Public Rights of Way	1.05	0	0	4.07
	Permissive Paths	1.52	0	0	0
2008/2009	Public Rights of Way	1	0	0.27	5.25
	Permissive Paths	0	0	0	0
2007/2008	Public Rights of Way	0.57	0	0	9
	Permissive Paths	0	0	0	0
2006/2007	Public Rights of Way	0.43	0	0	0
	Permissive Paths	0	0	0	0

Source: Hartlepool Borough Council

4.63 This year a 1km right of way has been created between Elwick 28 and Elwick 29. Improvement works on condition and access have been carried out on Hartlepool 3, Hartlepool 9 and Seaton 5. None have been extinguished or diverted (table 35).

4.64 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 improvement works to the network of footpaths and the installation of self-closing gates and ‘Kissing’ gates along with ‘A’ Frames to assist in the reduction of illegal motorbike use.

Local Output Indicator 29: Length of cycleways completed

Table 36: Length and name of new cycleways created

Year	Length and name of cycleway
2014/2015	None
2013/2014	None
2012/2013	None
2011/2012	None
2010/2011	None
2009/2010	None
2008/2009	1.1km (north Hart Farm to Middlethorpe Farm)
2007/2008	2.33km
2006/2007	None

Source: Hartlepool Borough Council

4.65 Policy Tra5 of the 2006 Local Plan makes provision for the continued development of a comprehensive network of cycle routes linking the main areas of the borough. This year there have been no new cycle routes created by the Council, neither have any been linked to the Local Transport Plan or as part of a planning approval (table 36). There has been no cycleways created since 2009/2010.

F. CONSERVATION & DESIGN

Conservation

- Local Plan objective C3: to preserve and enhance the quality, character and setting of Conservation Areas, Listed Buildings and areas of archaeological and historic interest.

Related Policies

- Protection and enhancement of conservation areas (HE1–HE3 and supplementary note 5);
- Protection and enhancement of Registered Parks and Gardens (HE6);
- Protection areas of historic landscape and other archaeological sites (HE15).

Buildings at risk

Local Output Indicator 18: Number of buildings at risk

4.66 The National Heritage at Risk Register includes two churches in Hartlepool, St Hilda on the Headland and Holy Trinity in Seaton Carew. The buildings are listed grade I and II respectively. In addition to these buildings two Scheduled Ancient Monuments are considered to be at risk. One is a Medieval farmstead and irregular open field system at High Burntoft Farm, Elwick; the other is Low Throston deserted medieval village. Two conservation areas in Hartlepool also appear on the At Risk Register, these are Headland and Seaton Carew.

4.67 Table 37 shows the numbers of buildings at risk.

Table 37: Numbers of Listed Buildings at Risk 2014/2015

2014/2015	Buildings at risk
Grade I	Church of St Hilda, High Street, Headland
	Town Wall
Grade II	Shades, 16 Church Street
	Beacon Tower, East End of North Pier
	Church of Holy Trinity, Church Street
	Former United Reformed Church, Durham Street
	Friarage Manor House, Friar Street
	Market Hotel, Lynn Street
	Throston Engine House, Old Cemetery Rd
	Former Odeon Cinema, Raby Road
	Former Wesley Methodist Church, Victoria Road
	Church of St Mary, Durham Street
Locally listed buildings	22 & 23 Church Street
	Former Yorkshire Bank, 65 Church Street

Source: Hartlepool Borough Council

4.68 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 above. The council has been working 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.

4.69 The Odeon is still on the market and the council is seeking a development partner to help deliver a scheme for the building. Although every attempt has been made to negotiate with the land owner it is envisaged that the council will acquire the Odeon through a Compulsory Purchase Order at a later date. Maintenance improvements work on the former Wesley Methodist Church is ongoing.

4.70 The council hopes that by publishing an annual 'Heritage at Risk' register, vulnerable heritage assets across the borough will be highlighted and this will most likely 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 in order to provide inspiration to other owners in a similar situation.

Local Output Indicator 19: Conservation Area Appraisals undertaken

Table 38: Conservation Area Appraisal completions

Year	Conservation Area Appraisals
2014/2015	0
2013/2014	0
2012/2013	0
2011/2012	0
2010/2011	1
2009/2010	3
2008/2009	1
2007/2008	1
2006/2007	1

Source: Hartlepool Borough Council

4.71 For the fourth year running, there have been no Conservation Area Appraisals completed in the financial year 2014/2015.

Design

- Local Plan objective C4: to encourage a high standard of design and the provision of high quality environment in all developments and particularly those on prominent sites, along the main road and rail corridors, and along the coast.

Related Policies

- Setting out general principles for all new development (GEP1);
- Setting out design guidelines for new housing developments and for house extensions (Hsg9, Hsg10 and supplementary note4);
- Providing for high quality of design and landscaping along main approaches to Hartlepool and on the main frontages within industrial estates (GEP7, GN4);
- Encouraging the provision of public art (GEP10).

Local Output Indicator 20: Satisfaction with design of residential extensions

4.72 Design is a key element assessed within each planning application, pre-application advice is encouraged and often design issues are addressed prior to submitting a planning application. Delegated reports and committee reports all contain an assessment of each proposals design quality.

4.73 No data has been directly collected with regard to the satisfaction of design or residential extension, however upon assessment of objections received for a variety of planning applications it was established that many objections related to highway/traffic impact and loss of light, the design of residential buildings and/or extensions were rarely an area of concern.

5. CONCLUSION

5.1 Economic activity has continued to improve this year. More businesses moved into Queen's Meadow Enterprise Zone i.e. Applus RTD relocated from Stockton, Hart Biologicals have taken an additional unit, Propipe have also built a further unit on their site, and the HCA have completed their development of 21 industrial units. Last year the total additional commercial floorspace completion was 652.8m$^{2.}$ This year it is 3702m^2 of which 3.5% is from previously developed land. Similar to last year, Queens Meadow Enterprise Zone contributed the most completions with over 90% of the additional floor space. The reduced business rates incentive is encouraging business investment in Hartlepool as seen at Queen Meadow EZ.

All additional commercial floor space is from allocated industrial locations and this indicates that industrial policies are still considered robust and have over the report period fulfilled their function in directing industrial activity to allocated employment areas and thus protecting the rest of the borough for other land uses.

5.2 The total available employment land this year is 409.7 ha from a total of 17 sites. The highest proportion of land available is at Wynyard, Northburn, Queens Meadow and Victoria Harbour whilst much of the remaining land comprises small parcels of land within substantially developed industrial estates. The recently completed Employment Land Review (2015) shows a total of 410ha of available employment land. When this total is adjusted with the ELR's recommended de-allocations/re-allocations, the total available will be 258ha. However it is important to note that the ELR's recommendations have not been taken into account in reporting the total available employment land. This will be formally done through the emerging Local Plan (2017) hence the total available employment land will most likely change upon completion and adoption of the Local Plan (2017).

5.4 This year's vacancy rate has reduced to 11.9% from last year's 12.3%. There is a slight increase in retail activity as evidenced by a reduction in the number of vacant retail units in comparison to last year. This year a high quality department store, TJ Hughes moved into the town centre in September 2014. Although not too apparent, the town centre remains viable but the challenge of shops closing down and mainly getting replaced by low quality shops still remains.

5.5 The borough monitors amount of completed floorspace for town centre uses, both within and outside the town centre boundary but within the whole local authority area. The town centre policies (Com1, Com2, Com8 and Com 9) basically encourage the development of the town centre as the main shopping, commercial and social centre of Hartlepool and protect the retail character of the primary shopping area. Com 9 lists the main town centre uses to include retail, office, business, cultural, tourism, leisure, entertainment and other developments that are bound to attract large number of visitors. This monitoring year there has been a reduction in completed floor space for town centre uses from last year's 1402.8 m^2 to 564.6m^2 this year. Of this, 345.6 m^2 was completed within the town centre boundary at the Gemini Centre in Villiers Street; and 219 m^2 outside the town centre boundary at Aldi Store in Dunston Road and Unit 25b at Parkview Industrial Estate. Although there have been completions outside the town centre boundary for town centre uses, the town centre policies are still being implemented as these completions are ancillary developments and have no bearing on the viability of the town centre.

5.6 The tourism policies within the Local Plan identified 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 (policy Rur16). There have been two tourist related planning permissions granted in the countryside outside development limits for holiday cottages in support of farm diversification and the rural economy.

5.7 The net opening stock of housing as at the start of this year was 42530 dwellings and net closing stock was 42906. There was a gross total of 376 completions (i.e. 313 new build, 62 change of use, and 1 conversion). There were no demolitions this year hence the net completions remains 376 and is a lot higher compared to last year's 84. The 376 new dwellings in 2014/15 were mainly from the HMR sites, Middle Warren, Wynyard, The Mayfair at Seaton, Eaglesfield Road and a variety of smaller sites in the Borough.

This year's housing delivery is above the set annual delivery target of 300-325 dwellings. This target is in accordance with the Hartlepool Strategic Housing Market Assessment 2015 (SHMA), which was finished and adopted within this financial year. Construction has re-commenced at Raby Gardens, and various other sites such as The Darlings at Hart, Britmag in Old Cemetery road etc hence it is expected that next year, for the second time running, the housing delivery target will be met.

5.8 Policy Hsg5 sets a target of housing development to be provided on previously developed land and through conversions (60% by 2008 and 75% by 2016). This year, the total conversions, change of use and new build dwellings from previously developed land are 142 and this is 37.8% of all completions. Percentage of gross additional dwellings on previously developed land this monitoring year has continued to decrease. This is because most completions were from green field sites and just a few on previously developed land. The emerging Local Plan seeks to allocate new strategic housing sites on Greenfield land on the urban edge; as a result it is anticipated that the proportion of new dwellings delivered on previously developed land will significantly decrease in the future as the emerging Local Plan sites will contribute to the future housing delivery – however as there is now no national guidance (NPPF or NPPG) requiring a particular percentage of development to be on Brownfield land this will not be included within the new Local Plan. Due to the stance of national guidance it is not considered a requirement for the authority to meet the target set out within Hsg5.

5.9 The Council has put in place the Empty Homes Strategy to bring back to residential use empty properties in the Borough. Currently there is a total of 938 empty homes across the borough. Phase 1 of the empty homes project aims at bringing to use 100 empty properties mainly in the York Road and Murray Street areas. This year there has been a total of 84 homes completed and last year there were 19. The number of empty homes being brought into use has therefore increased this year.

5.10 According to Policy Hsg6, housing will be approved and provided as part of a mixed use development in the regeneration areas of the Headland and Victoria Harbour. The 2006 Local Plan states that development at the strategic site will develop as follows:

- Headland - 50 dwellings in the period 2005-2011
- Victoria Harbour - 550 dwellings by 2005-2011
  - 900 dwellings in the period 2011-2016

5.11 There have been no dwellings developed on either sites up to date and since 2009 the land owners indicated their intentions not to proceed with the anticipated mixed use development and expressed their intention to focus on port-related development including offshore wind and sustainable energy solutions. Although the site would have provided a significant number of dwellings, on brownfield land within the urban limits, the council are fully supportive of the land owners' intentions to retain the land for employment purposes. Therefore Policy Hsg6 can not be implemented.

5.12 Like last year, detached houses had the highest total of houses delivered this year followed by semi detached houses. There was a reduction in the number of terraced houses delivered. However, more flats were delivered compared to last year. There was also an increase in the number of bungalows delivered this year.

5.13 With the completion and adoption of the Hartlepool Strategic Housing Market Assessment (2015), the annual affordable housing net target in the borough is now 144 dwellings per annum as opposed to the previous 88 identified in the Tees Valley SHMA (2012). The net additional affordable housing delivery this year is 39 and is well below target. However the total affordable completions have increased this year in comparison to last year in which only 24 affordable homes were delivered.

5.14 The environment chapter shows that this year there is a net loss of 1.2 ha of habitat from an Ancient Woodland Site at Manorside, Wynyard. Last year there was a loss of 2ha of woodland from Newton Hanzard at Wynyard. It is of concern that there seems to be no compensation or mitigation measures put in place against loss of habitat to housing developments in the Borough. This is something that needs closer monitoring and could be addressed at the stage of planning application determination. On a positive note, there is no change to the areas of designated international or national sites or of priority habitats or number of designated local nature reserves. No priority species were adversely affected by planning decisions during the year.

5.15 The amount of waste going to landfill increased this year whereas that incinerated and that recycled/composted decreased. However, total waste arising this year has decreased compared to last year. The Minerals and Waste DPD 2011 (M&W DPD) allows for 40% of household waste to be recycled or composted from 2011 rising to 46% in 2016. Hartlepool this year has 33.6% of its waste recycled/composted and this is below target of 40%.

5.15 In a bid to support farm diversification and the rural economy, two tourist-related applications were determined and approved for holiday cottages in the countryside.

5.16 There have been a total of two developments approved outside the limits to development, both relating to holiday cottages in the countryside. Last year nine developments were approved, and the previous year twelve and even less before that. It is therefore evident that policies that seek to protect and enhance diversification in the rural area are staring to perform as expected but however still need closer monitoring from isolated residential developments to secure their success rate. Closer monitoring of isolated residential developments outside development limits will be achieved through the New Dwellings Outside of Development Limits SPD.

5.17 The Council continues 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 year a 1km right of way has been created between Elwick 28 and Elwick 29 public rights of ways. Improvement works on condition and access have been carried out on Hartlepool 3, Hartlepool 9 and Seaton 5. No rights of ways have been extinguished or diverted this year. There have been no new cycle routes created, neither have any been linked to the Local Transport Plan or as part of a planning approval. Policy Tra5 of the 2006 Local Plan makes provision for the continued development of a comprehensive network of cycle routes linking the main areas of the borough. This policy may need reviewing since its implementation has stalled for the past six years

5.20 No Conservation Area Appraisals were completed this year but work is still on-going on reviewing the Seaton Carew conservation Area Appraisal.

Appendix 1: Saved Policies from 13th April 2009

SCHEDULE

POLICIES CONTAINED IN HARTLEPOOL LOCAL PLAN (2006)

GEP1	General Environmental Principles
GEP2	Access for all
GEP3	Prevention by Planning and Design
GEP7	Frontage of Main Approaches
GEP9	Developers' Contributions
GEP10	Provision of Public Art
GEP12	Trees, Hedgerows and Development
GEP16	Untidy Sites
GEP17	Derelict Land Reclamation
GEP18	Development on Contaminated Land
Ind1	Wynyard Business Park
Ind2	North Burn Electronics Components Park
Ind3	Queens Meadow Business Park
Ind4	Higher Quality Industrial Estates
Ind5	Industrial Areas
Ind6	Bad Neighbour Uses
Ind7	Port-Related Development
Ind8	Industrial Improvement Areas
Ind9	Potentially Polluting or Hazardous Developments
Ind10	Underground Storage
Ind11	Hazardous Substances
Com1	Development of the Town Centre
Com2	Primary Shopping Area
Com3	Primary Shopping Area – Opportunity site
Com4	Edge of Town Centre Areas
Com5	Local Centres
Com6	Commercial Improvement Areas
Com7	Tees Bay Mixed Use Site
Com8	Shopping Development
Com9	Main Town Centre Uses
Com10	Retailing in Industrial Areas
Com12	Food and Drink
Com13	Commercial Uses in Residential Areas
Com14	Business Uses in the Home
Com15	Victoria Harbour/North Docks Mixed Use Site
Com16	Headland – Mixed Use
To1	Tourism Development in the Marina
To2	Tourism at the Headland
To3	Core Area of Seaton Carew
To4	Commercial Development Sites at Seaton Carew
To6	Seaton Park
To8	Teesmouth National Nature Reserve
To9	Tourist Accommodation
To10	Touring Caravan Sites
To11	Business Tourism and Conferencing

Hsg1	Housing Improvements
Hsg2	Selective Housing Clearance
Hsg3	Housing Market Renewal
Hsg 4	Central Area Housing
Hsg5	Management of Housing Land Supply
Hsg6	Mixed Use Areas
Hsg7	Conversions for Residential Uses
Hsg9	New Residential Layout – Design and Other Requirements
Hsg10	Residential Extensions
Hsg11	Residential Annexes
Hsg12	Homes and Hostels
Hsg13	Residential Mobile Homes
Hsg14	Gypsy Site
Tra1	Bus Priority Routes
Tra2	Railway Line Extensions
Tra3	Rail Halts
Tra4	Public Transport Interchange
Tra5	Cycle Networks
Tra7	Pedestrian Linkages: Town Centre/Headland/Seaton Carew
Tra9	Traffic Management in the Town Centre
Tra10	Road Junction Improvements
Tra11	Strategic Road Schemes
Tra12	Road Scheme: North Graythorp
Tra13	Road Schemes: Development Sites
Tra14	Access to Development Sites
Tra15	Restriction on Access to Major Roads
Tra16	Car Parking Standards
Tra17	Railway Sidings
Tra18	Rail Freight Facilities
Tra20	Travel Plans
PU3	Sewage Treatment Works
PU6	Nuclear Power Station Site
PU7	Renewable Energy Developments
PU10	Primary School Location
PU11	Primary School Site
Dco1	Landfill Sites
Rec1	Coastal Recreation
Rec2	Provision for Play in New Housing Areas
Rec3	Neighbourhood Parks
Rec4	Protection of Outdoor Playing Space
Rec5	Development of Sports Pitches
Rec6	Dual Use of School Facilities
Rec7	Outdoor Recreational Sites
Rec8	Areas of Quiet Recreation
Rec9	Recreational Routes
Rec10	Summerhill
Rec12	Land West of Brenda Road

Rec13	Late Night Uses
Rec14	Major Leisure Developments
GN1	Enhancement of the Green Network
GN2	Protection of the Green Wedges
GN3	Protection of Key Green Space Areas
GN4	Landscaping of Main Approaches
GN5	Tree Planting
GN6	Protection of Incidental Open Space
WL2	Protection of Nationally Important Nature Conservation Sites
WL3	Enhancement of Sites of Special Scientific Interest
WL5	Protection of Local Nature Reserves
WL7	Protection of SNCIs, RIGSs and Ancient Semi-Natural Woodland
HE1	Protection and Enhancement of Conservation Areas
HE2	Environmental Improvements in Conservation Areas
HE3	Developments in the Vicinity of Conservation Areas
HE6	Protection and Enhancement of Registered Parks and Gardens
HE8	Works to Listed Buildings (Including Partial Demolition)
HE12	Protection of Locally Important Buildings
HE15	Areas of Historic Landscape
Rur1	Urban Fence
Rur2	Wynyard Limits to Development
Rur3	Village Envelopes
Rur4	Village Design Statements
Rur5	Development at Newton Bewley
Rur7	Development in the Countryside
Rur12	New Housing in the Countryside
Rur14	The Tees Forest
Rur15	Small Gateway Sites
Rur16	Recreation in the Countryside
Rur17	Strategic Recreational Routes
Rur18	Rights of Way
Rur19	Summerhill- Newton Bewley Greenway
Rur20	Special Landscape Areas
Min1	Safeguarding of Mineral Resources
Min2	Use of Secondary Aggregates
Min3	Mineral Extraction
Min4	Transport of Minerals
Min5	Restoration of Mineral Sites
Was1	Major Waste Producing Developments
Was2	Provision of 'Bring' Recycling Facilities
Was3	Composting
Was4	Landfill Developments
Was5	Landraising
Was6	Incineration

Appendix 2: Tees Valley Joint Minerals and Waste Policies (Policies and Sites DPD)

Policy	Indicators	Implementation / Delivery	Timescales	Responsibility
MWP1: Waste Audits	Number of applications approved where a waste audit is required and included. Number of major applications refused due to lack of a waste audit, or due to the audit being of insufficient quality.	Pre-application discussions Determination of planning applications	Number of applications requiring waste audits, and the number including them, can be checked annually.	Minerals and Waste Planning Authorities Minerals and Waste Developers Other Developers
MWP2: Graythorp Industrial Estate, Hartlepool	Planning permission(s) and development of 65,000 tonnes per annum of commercial and industrial waste management capacity at Graythorp Industrial Estate.	Development/re-use of existing buildings Determination of planning applications	80,000 tonnes of annual capacity for municipal solid and commercial and industrial waste recovery is required from 2010, rising to 83,000 by 2021. Development at Graythorp is required from the beginning of the plan period.	Waste Planning Authority (Hartlepool Borough Council) Waste Operators / Developers
MWP3: Haverton Hill, Stockton-on-Tees	Planning permission(s) and development of waste management facilities to provide a total site capacity of 630,000 tonnes for the recovery of value of municipal solid waste and commercial and industrial waste and 75,000 tonnes of municipal green waste composting per annum.	Planning permission has been granted for the recovery of value of municipal solid waste and commercial and industrial waste to take the capacity up to 630,000 tonnes per annum. Determination of planning applications for extended composting facility.	80,000 tonnes of annual capacity for municipal solid and commercial and industrial waste recovery is required from 2010, rising to 83,000 by 2021. .	Waste Planning Authority (Stockton Borough Council) Waste Operators
			16,000 tonnes of annual composting capacity is required from the beginning of the plan period, rising to 24,000 tonnes by 2016 and 31,000 tonnes by 2021 Development at Haverton Hill is anticipated to be provided by 2013.	
MWP4: New Road, Billingham, Stockton-on-Tees	Planning permission(s) and development of facilities for MSW and commercial and industrial waste with capacities of: Waste Transfer facilities for 25,000 tonnes per annum; Glass Recycling for 50,000 tonnes per annum; Other recovery facilities for 125,000 tonnes per annum.	Planning permission has been granted for the waste transfer station and glass recycling identified. Determination of planning applications for 125,000 tonnes per annum of recovery facilities.	80,000 tonnes of annual capacity for municipal solid and commercial and industrial waste recovery is required from 2010, rising to 83,000 by 2021. Development at New Road is anticipated between 2016 and 2021.	Waste Planning Authority (Stockton-on-Tees Borough Council) Waste Operators
MWP5: Port Clarence, Stockton-on-Tees	Planning permission(s) and development of hazardous waste management facilities with capacities of: Contaminated soil treatment of 250,000 tonnes per annum; Hazardous waste recovery of 175,000 tonnes	Planning permission has been granted for the contaminated soil treatment and hazardous waste recovery facilities	Development of the soil treatment facility required by 2016. Hazardous waste recovery facilities will be developed between 2010 and 2021.	Waste Planning Authority (Stockton-on-Tees Borough Council) Waste Operators

Policy	Indicators	Implementation / Delivery	Timescales	Responsibility
	per annum.	identified.		
MWP6: South Tees Eco-Park, Redcar and Cleveland	Planning permission(s) and development of 450,000 tonnes per annum of waste management capacity for municipal solid and commercial and industrial wastes, including a household waste recycling centre, on the South Tees Eco-Park site over the plan period.	Planning permission has been granted for a household waste recycling centre and an autoclave which would provide a combined capacity of 400,000 tonnes per annum. Determination of planning applications for around 50,000 tonnes per annum of recovery facilities.	80,000 tonnes of annual capacity for municipal solid and commercial and industrial waste recovery is required from 2010, rising to 83,000 by 2021. Development at South Tees Eco-Park is anticipated to be provided between 2016 and 2021.	Waste Planning Authorities Waste Operators
MWP7: Area of Search for Stockton South Household Waste Recycling Centre, Stockton-on-Tees	Planning permission(s) and development of a 25,000 tonnes per annum household waste recycling centre on land within the area of search identified.	Determination of Planning Applications	Development required by 2025.	Waste Planning Authority (Stockton-on-Tees Borough Council) Waste Operators
MWP8: Construction and Demolition Waste Recycling.	Planning permission(s) and/or development of construction and demolition waste management facilities at Hart Quarry, Stockton Quarry, South Tees Eco-Park, Haverton Hill, Port Clarence, New Road and those sites where construction and demolition waste is produced or is to be used, for the recycling of 700,000 tonnes per annum of construction and demolition waste by 2016, rising to 791,000 tonnes per year by 2021. The amount of recycled aggregates being produced (Survey of Arisings and Use of Alternative Primary Aggregates in England) (Core Output Indicator M2)	Determination of planning applications	Development required across the plan period.	Minerals and Waste Planning Authorities Minerals and Waste Operators Developers
MWP9: Small Scale Composting Facilities	Planning permission(s) and development of small scale composting schemes over the plan period.	Determination of planning applications.	Development required across the plan period.	Waste Planning Authorities Waste Operators
MWP10: Small Scale Waste Management Operations	Planning permission(s) and development of small, scale recycling operations at existing or allocated industrial land and public 'bring' sites in locations well used by the public.	Determination of planning applications	Development required across the plan period, including 15,000 tonnes of annual capacity from the beginning of the plan period to meet the requirement for 80,000 tonnes of annual municipal solid and commercial and industrial recovery facilities.	Waste Planning Authorities Waste Operators

Appendix 3: Tees Valley Joint Minerals and Waste Policies (Core Strategy DPD)

Policy	Indicators	Implementation / Delivery	Timescales	Responsibility
MWC1: Minerals Strategy	The proportion of alternative materials used for aggregate use (see MWC3); The proportion of construction and demolition waste recycled per year from 38% in 2005 to at least 80% from 2016 onwards (Survey of Arisings and Use of Alternative Primary Aggregates in England/ Annual RAWP Reports); The continuation of use of the wharf and port facilities which land marine dredged sand and gravel; Planning permissions within safeguarding areas, and any associated minerals extraction, over the plan period.	Policies and Sites DPD Submission and determination of planning permissions Land allocations within Local Development Framework document ***Some of the baseline figures relate to joint figures between the Tees Valley and County Durham and therefore issues external to the Tees Valley could impact on delivery.***	Construction and Demolition waste recycling to reach 80% by 2016. Other items to be reviewed annually.	Minerals and Waste Planning Authorities Local Planning Authorities Minerals Operators Developers
MWC2: Provision of Primary Aggregate Minerals	NE RAWP reports showing 0.25 million tonnes of sand and gravel and 3.45 million tonnes of crushed rock being produced between 2001 and 2025. (Core Output Indicator M1)	Policy MWC5: Protection of Minerals Extraction Sites Policies and Sites DPDs Submission and determination of planning applications	Provision to be met by 2025	Minerals Planning Authority Local Planning Authority Minerals Operators
MWC3: Alternative Materials for Aggregates Use.	Annual increases in secondary materials (from 410,000 tonnes in 2005) and construction and demolition waste (from 909,625 tonnes in 2006) which are used for aggregate purposes (Survey of Arisings and Use of Alternative Primary Aggregates in England/Annual RAWP Reports). (Core Output Indicator M2)	Policies and Sites DPD Submission and determination of planning applications	To be reviewed annually.	Minerals and Waste Planning Authority Minerals and Waste Operators NE RAWP
MWC4: Safeguarding of Minerals Resources from Sterilisation	Planning permissions within safeguarding areas, and any associated minerals extraction, over the plan period.	Submission and determination of planning permissions Allocations in Local Development Framework documents	To be reviewed annually.	Minerals and Waste Planning Authorities Local Planning Authorities Developers
MWC5: Protection of Minerals Extraction Sites	Continued extraction of minerals from the identified sites.	Submission and determination of Planning Applications Allocations in Local Development Framework documents	To be reviewed annually.	Minerals and Waste Planning Authorities Local Planning Authorities Minerals Operators Developers

Policy	Indicators	Implementation / Delivery	Timescales	Responsibility
MWC6: Waste Strategy	The provision of annual capacities in the Tees Valley to allow: 40% of household waste to be recycled or composted from 2010, rising to 46% from 2016; to recover value from 53% of municipal solid waste from 2010, rising to 72% from 2016; and to increase the recovery of value from commercial and industrial waste to 73% from 2016; (Figures in 1&2 monitored by Tees Valley JSU, 3 by Environment Agency) A reduction in the annual amounts of construction and demolition waste produced. (2,418,260 tonnes in Tees Valley and County Durham 2005, Survey of Arisings and Use of Alternative Primary Aggregates in England/Annual RAWP Reports), and The use of rail and port facilities for the transport of waste. (Core Output Indicators W1 and W2)	Policies and Sites DPD Submission and determination of planning permissions Land allocations within Local Development Framework documents Tees Valley Joint Municipal Waste management Strategy and each Local Authority's Action Plans	Recovery and recycling rates to meet the targets identified by 2016. C&D waste produced and use of rail / port facilities to be reviewed annually.	Minerals and Waste Planning Authorities Local Planning Authorities Waste Operators Developers
MWC7: Waste Management Requirements	Planning permission(s) and development of: Composting facilities to deal with at least 16,000 tonnes per year of municipal solid waste rising to at least 24,000 tonnes per year by 2016 and 31,000 tonnes per year by 2021, Facilities to recover value from at least 80,000 tonnes per year of commercial and industrial waste from 2010 rising to 83,000 tonnes of per year by 2021, Facilities to recycle at least 700.000 tonnes of construction and demolition waste per year rising to 791,000 tonnes per year by 2021, Facilities to provide additional hazardous waste treatment or management capacity, to reduce the amount of hazardous waste which is sent to landfill per year from the 2007 level of 130,000 tonnes, Two household waste recycling centres. One in the south of Stockton Borough and one in the South Tees area within the plan period, (Core Output Indicators W1 and	Policies and Sites DPD Submission and determination of planning applications	Facilities for composting of MSW to provide 16,000 tonnes per year from the beginning of the plan period, rising to 24,000 tonnes per year by 2106 and 31,000 tonnes per year by 2021. Facilities to recover value from commercial and industrial wastes to provide 80,000 tonnes per year from 2010, rising to 83,000 tonnes per year by 2021. Facilities to recycle construction and demolition wastes to provide 700,000 tonnes per year by 2016 rising to 791,000 by 2021. Amount of hazardous waste	Waste Planning Authorities Waste Operators

Policy	Indicators	Implementation / Delivery	Timescales	Responsibility
	W2)		sent to landfill to be reviewed annually. Household waste recycling centre provision to be made before 2025.	
MWC8: General Locations of Waste Management Sites	Planning permissions over the plan period for waste management facilities of: Large sites in the industrial lands in the core conurbation around the Tees Estuary, Landfill sites and sites under 1ha in area and 25,000 tonnes per annum capacity elsewhere in the Tees Valley.	Policies and Sites DPD Determination of planning applications	Location of waste related permission to be reviewed annually.	Waste Planning Authorities Waste Operators
MWC9: Sewage Treatment	Results of the ongoing Environment Agency monitoring of Northumbrian Water Ltd sites. Planning permissions for Northumbrian Water Ltd projects over the plan period.	Determination of planning applications	To be reviewed annually.	Waste Planning Authorities Northumbrian Water Ltd Environment Agency
MWC10: Sustainable Transport	The use of non-road based transport for the transportation of minerals and waste. The level of capacity used on the A1(M), A66(M), A66(T), A174(T) and A1053(T).	Determination of planning applications	To be reviewed annually.	Minerals and Waste Planning Authorities Developers
MWC11: Safeguarding of Port and Rail Facilities	The continued use of the facilities for the transport of minerals over the plan period.	Land allocations within Local Development Framework documents Determination of planning applications	To be reviewed annually.	Minerals and Waste Planning Authorities Local Planning Authorities Developers

Appendix 4: Neighbourhood Development Orders and Neighbourhood Development Plans

Hartlepool rural plan

The Hartlepool Rural Plan Working Group is a constituted group and has over the past year, consulted upon the issues and options, the data from which has been incorporated into the first draft of the neighbourhood plan. The group secured a grant to commission the support of a Planning Consultant to enable it to move forward with the development of the first draft of the plan. Regeneration Services Committee on 12 March 2015 considered the document and deemed it in general conformity with the NPPF and Local Plan. The group then widely consulted upon the first draft, the results of which have been analysed. The group also undertook a Housing Needs Survey, the results of which have been analysed and will form part of the evidence base of the plan.

The priority for the group going forward in 2015/16 is to incorporate the responses from the consultation on the first draft into the plan, where appropriate, prior to submission to the Council for publicising and then the process of independent examination.

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 is in the process of reviewing it. Once completed, a copy of the first draft of the plan will be taken to a future Regeneration Services Committee meeting to ensure conformity with the NPPF and Local Plan and then be widely consulted upon.

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 has commissioned the services of a consultant to assist with the preparation of a first draft of the plan.

During this financial year, the group undertook extensive public consultation to ascertain the issues and concerns of local residents to help gauge the types of issues the Neighbourhood Plan for the area should cover. The main issues of concern centred around further housing developments in the area, impact on the road network, broadband issues, lack of community centre and school and a desire to ensure that any development that does occur reflects the executive nature of the area. The group also commissioned a Planning Advisor to help move the plan forward.

Appendix 5: 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. If the levy is introduced developers will be liable to pay a compulsory levy which is charged on a scale of rates based on viability testing.

The aim is to raise funds to pay for infrastructure but to also ensure development viability is not compromised. Unlike section 106 CIL is non-negotiable so applying and collecting it is purely an administrative process.

The levy takes effect through a Charging Schedule which sets out the rate (or rates) of the charge. The Charging Schedule itself is a simple document, but it relies on two important pieces of evidence i.e. Infrastructure planning and a viability assessment of the impact of the proposed rate of CIL on development in the Local Authority's area.

An initial assessment of viability for all types of development (residential, industrial, retail etc) in the different geographical areas of the borough will be undertaken. The viability testing will illustrate which types of new development would be able to sustain a levy and which would not.

Work has been ongoing looking at deliverability of local plan sites and associated costs of infrastructure to take them forward. This work will help to assess the viability of implementing CIL

If, following this viability testing, it is shown that there is scope to charge CIL on particular types of development Cabinet approval will be sought to proceed with the development of a CIL Charging Schedule. The development of the charging schedule would enable the council to illustrate the likely levels of CIL contributions which would be raised through the developments within the Local Plan period which could be used to fund the infrastructure needs of the borough.

Further work will also be needed on the Local Infrastructure Plan (LIP) in terms of indicative costs of infrastructure and to help prioritise strategic infrastructure. It is likely that it will take approximately one year from the time the viability work is completed to implement CIL.

Appendix 6: Duty to Cooperate

This section reflects the requirements of section 33A of the Planning and Compulsory Purchase Act 2004[10] (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).

Co-operation with Strategic Partners in Hartlepool

The council through the Hartlepool Local Strategic Partnership has been heavily involved in the production of the Hartlepool Sustainable Community Strategy. This is overarching policy document for the Borough which provides the basis for the strategic work of the local development framework.

The Strategic Partnership will be involved with each stage of the production of the emerging Local Plan and have opportunities to debate, advise and endorse the document before consultation with the wider local community and other stakeholders.

The Strategic Partnership is made up of local organisations such as Cleveland Police Authority, Cleveland Fire Authority, Hartlepool PCT/NHS Hartlepool, North Tees and Hartlepool NHS Trust and the Skills Funding Agency.

Other Local Authorities and Sub Regional Organisations

Hartlepool has many established avenues for co-operation on cross border and strategic planning issues. There are long established forums that meet regularly at Tees Valley level. Hartlepool will engage at all stages of the emerging plan production with these local authorities and particularly with Stockton–on-Tees Borough Council and Durham County Council with whom the borough shares administrative boundaries.

Hartlepool participates in the Tees Valley Development Plan Officers (DPOs) Group meetings. These meetings involve planning policy lead officers from all five Tees Valley Authorities are held every six weeks and discuss strategic planning issues such as housing, transport, waste, biodiversity, and the natural and historic environment.

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[10] PACA as updated by section 110 of the 2011 Localism Act

Development Plan Documents that have been completed at a joint Tees Valley level include The Tees Valley Joint Minerals and Waste Development Plan Documents and the Tees Valley Green Infrastructure SPD. Joint evidence base documents have been produced at this level including the Strategic Housing Market Assessment and the Gypsy and Travellers Accommodation Needs Assessment.

At every third DPO meeting planning officers from authorities that have borders with the Tees Valley are invited to discuss cross border issues. These are:

- Richmondshire District Council
- Durham County Council
- North Yorkshire County Council
- Scarborough Borough Council
- North York Moors National Park Authority

At a more senior level cross border and strategic planning issues are considered at Tees Valley Planning Managers meeting that take place every six weeks and Tees Valley Directors of Place meetings that take place monthly.

As well as the issues covered by the regular Tees Valley meetings there will be more detailed cross boundary meetings between Hartlepool Borough Council and Stockton-on-Tees Borough Council during the plan preparation to discuss key issues such as development, housing and employment sites at Wynyard and transport issues relating to the A689 trunk road and the A689/A19 junctions.

Hartlepool Borough Council is fully committed to other organisations such as Tees Valley Unlimited and the Tees Valley Local Enterprise Partnership (LEP). TVU is responsible for delivering growth and economic equity across the Tees Valley in support of the LEP. Hartlepool Borough Council is represented on the board of the LEP.

A major recent example of co-operation and collaboration was the establishment of the Tees Valley Enterprise Zones, three sites of which are within Hartlepool. The Enterprise Zones were supported by simplified planning process through Local Development Orders that were adopted in April 2012 and since refreshed in 2015.

<u>Parish Councils</u>

At each stage of the Local Plan consultation process, Parish Councils within and adjacent to the plan area will be invited by e-mail or letter to comment on the proposals within the Local Plan. Officers will attend Parish Council meetings to address queries regarding the proposals.

Preparation of the Local Plan

Work on the 'new' Local Plan (2017) commenced this financial year and is progressing. The formal 8 week public consultation period on issues and options was carried out from 23rd May 2014 to 18th July 2014.

An Issues and Options launch day was held on 28th May 2014 at the Hartlepool Historic Quay. The first part of the event was well attended by Councillors, officers from various Council departments, consultees, consultants, landowners and business representatives. Attendees gained an overview of the 'new' Local Plan (2016) so far via a presentation and then took part in a question and answer session.

Prior to going to consultation upon the preferred options, a cross border meeting will be held with Stockton Borough Council to discuss key issues regarding housing, employment and transport at Wynyard. Officers will hold meetings and targeted sessions with many stakeholders of a strategic nature.

Co-operation Relating to the Evidence Base

Hartlepool Borough Council will commission various reports from consultants as well as producing its own work which feeds into the evidence base for the new Local Plan. A number of these evidence studies will be 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 are consulted in the production of all our evidence base work.

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