

HARTLEPOOL RURAL PLAN



HARTLEPOOL RURAL NEIGHBOURHOOD PLAN BASIC CONDITIONS STATEMENT

8 August 2016

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1 Introduction

What is the Neighbourhood Plan?

- 1.1 The Hartlepool Rural Neighbourhood Development Plan has been prepared in accordance with the Town & Country Planning Act 1990, the Planning & Compulsory Purchase Act 2004, the Localism Act 2011, the Neighbourhood Planning (General) Regulations 2012 and Directive 2001/42/EC on Strategic Environmental Assessment. The Plan establishes a vision of the future of the five parishes that form the rural area within Hartlepool Borough (with the exception of parts of Elwick and Greatham parishes). The Plan sets out how that vision will be realised through planning policies for the development and use of land.
- 1.2 The Plan relates to the development and use of land and has been prepared in accordance with the statutory requirements set out in the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Planning Regulations 2012.

What is the Basic Conditions Statement?

- 1.3 What is Basic Conditions Statement has been prepared to accompany the Hartlepool Rural Neighbourhood Plan. Paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990 requires that Neighbourhood Development Plans must meet the following basic conditions:
 - having regard to national policies and advice contained guidance issues by the Secretary of State, it is appropriate to make the neighbourhood plan;
 - contribute to the achievement of sustainable development;
 - be in general conformity with the strategic policies contained in the development plan for the area of the local planning authority;
 - be compatible with EU obligations;
 - meet prescribed conditions in relation to the neighbourhood plan and prescribed matters have been complied with. That the making of the neighbourhood plan is not likely to have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2012) or a European offshore marine site (as defined in the Offshore Marine Conservation (Natural Habitats, &c.) Regulations 2007) (either alone or in combination with other plans or projects).

This document will outline how the Hartlepool Rural Neighbourhood Plan meets all of the above basic conditions.

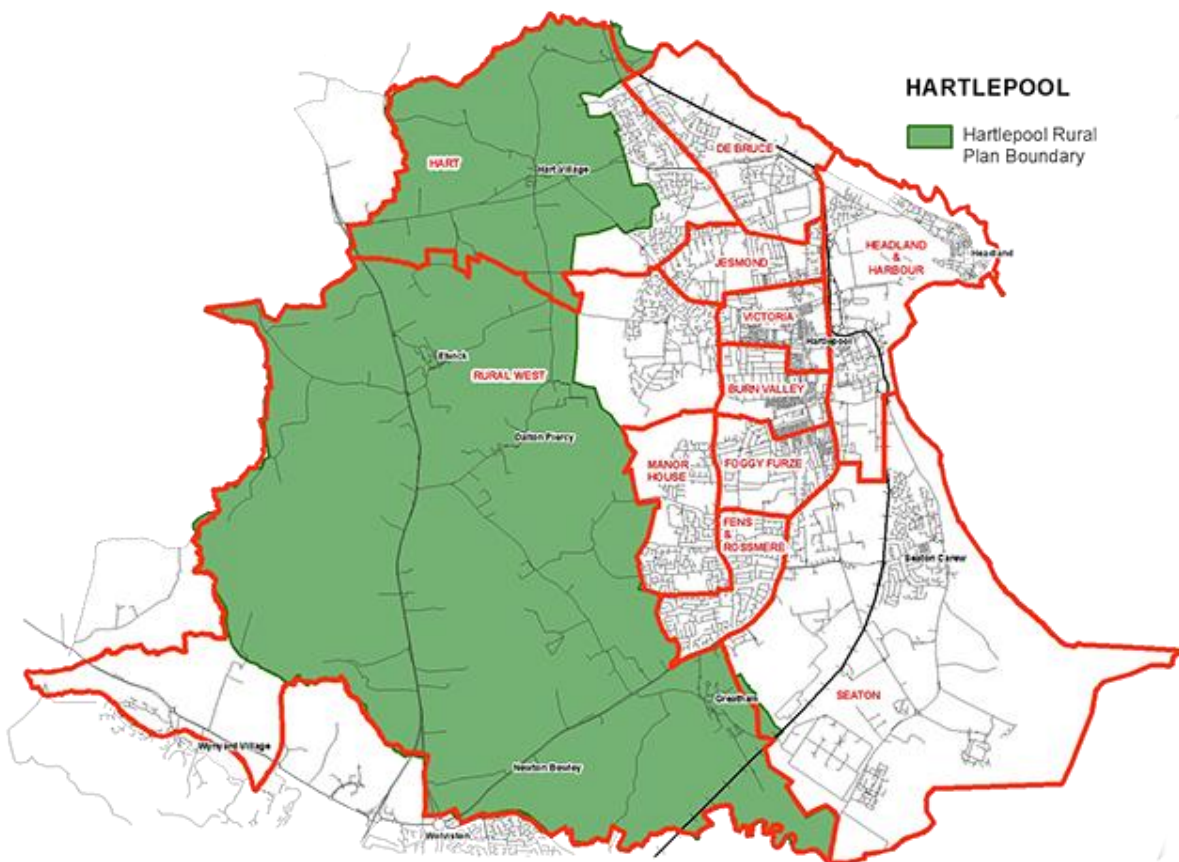
2 Key Statements

- 2.1 The Hartlepool Rural Neighbourhood Plan area was designated by Hartlepool Borough Council on 18 December 2013. (Copy of committee minutes in the Appendix). The Neighbourhood Plan relates to that area only.
- 2.2 The designated area covers the rural parishes within Hartlepool Borough Council that lie to the west of and adjoining the town of Hartlepool: Brierton, Claxton, Dalton Piercy, Elwick, Greatham, Newton Bewley and Hart. The area in the south west corner of Elwick parish has been excluded from the Neighbourhood Plan area as it includes development that forms part of the community of Wynyard and has therefore been included within the

boundary of the Wynyard Neighbourhood Plan area. The South Fens area of Greatham Parish and the Kingfisher Close in Hart parish have been excluded as they form an established part of the Hartlepool urban area. At Greatham, two parcels of land adjacent to the parish boundary were included. Land between the village and Greatham Creek, which includes Greatham Station and secondly a narrow strip of land east of the parish along the Steel Works/Queens Meadow. These areas were added as they are closely associated with Greatham and are only accessible through the village. There are four Parish Councils of Dalton Piercy, Elwick, Greatham and Hart, and a Parish Meeting at Newton Bewley. Elwick Parish Council has acted as the Qualifying Body with support from the other Parish Councils and the Parish Meeting. A letter confirming support from the parish councils is included in the Appendix. The preparation of the Neighbourhood Plan has been undertaken by the Steering Group made up of representatives from each parish.

- 2.3 The Hartlepool Rural Neighbourhood Plan expresses policies that relate to the development and use of land only within the neighbourhood area. The plan includes policies that can be used in determining planning applications. The Plan proposal does not deal with mineral extraction and waste development, nationally significant infrastructure or any other matters set out in Section 61K of the Town and Country Planning Act 1990 as 'excluded development'.
- 2.4 The neighbourhood area is shown on the map accompanying the neighbourhood designation application. For clarity the Plan area is shown at Figure 1.

Map 1 The Designated Area



- 2.5 The Hartlepool Rural Neighbourhood Plan covers the period from 2016 to 2031 and is aligned with emerging Hartlepool District Council's Local Plan.
- 2.6 There are no other neighbourhood plans in place for the Hartlepool Rural neighbourhood area.
- 2.7 The Draft Hartlepool Rural Neighbourhood Plan was made available for consultation in accordance with Regulation 14 of the Neighbourhood Plan Regulations from the beginning of May until the 3rd July 2015. The main issues raised from the consultations are summarised in the document entitled 'Consultation Statement'.

3. Conformity with National Policy

- 3.1 Hartlepool Rural Neighbourhood Plan is required to have appropriate regard to national planning policy and guidance. This is principally provided in the National Planning Policy Framework (NPPF) published in March 2012 and the Plan Planning Practice Guidance. The NPPF provides a framework within which local communities can produce neighbourhood development plans for their area and sets out how planning should help achieve sustainable development (see paragraphs below relating to achieving sustainable development).
- 3.2 Sections 183-185 of the NPPF refers to Neighbourhood Plans requiring them to have regard to the policies in the NPPF and to be in general conformity with the strategic policies of the Local Plan. The Localism Act explains that this is the 'adopted Development Plan'.
- 3.3 This sections demonstrates that the Hartlepool Rural Neighbourhood Plan has regard to relevant policies within the NPPF in relation to:
 - Delivering a wide choice of high quality homes
 - Supporting a prosperous local economy
 - Requiring good design
 - Promoting healthy communities
 - Conserving and enhancing the natural environment
 - Conserving and enhancing the historic environment
- 3.4 The Hartlepool Rural NP contains a Vision, Aim and Objectives. The objectives are summarised in **Table 1** alongside the NPPF principles they seek to address. **Table 2** provides a summary of how each of the policies has had regard to the NPPF.

Table 1 Assessment of the Neighbourhood Plan objectives against the NPPF principles

Objective	Relevant NPPF Principle
Housing	
Support the development of a limited amount of new housing within settlements commensurate with the current and future needs of local communities;	Delivering a wide choice of high quality housing
Support the development of a mix of house types, sizes and tenures;	Delivering a wide choice of high quality housing
In exceptional circumstances, support the development of new housing in the countryside;	Promoting sustainable development in rural areas
Recognise the distinctive character of each village and encourage high-quality design to enhance the character and identity of the villages;	Requiring good design
Seek to ensure that any new developments on the edge of Hartlepool in the Plan area are developed in an appropriate form with strong peripheral landscaping to enhance the character of the rural area.	Requiring good design and enhancing the natural environment
Rural Economy	
Enhance the rural area as a good place to work from for agricultural and other businesses and for people wishing to work from home, through the provision of high quality communications and ease of access to the regional road network.	Supporting a prosperous rural economy
Encourage the re-use of redundant buildings for appropriate economic uses, particularly where the new economic use can help support the continued agricultural use of the farm holding or other local business to provide local employment.	Supporting a prosperous rural economy
Support sustainable development that will encourage visitors to the rural area, especially that which relates to the safeguarding and enhancement of the historic and natural environment.	Supporting a prosperous rural economy and enhancing the historic and natural environment

Seek to retain shops, public houses and other businesses that serve the local community	Supporting a prosperous rural economy
Transport and Movement	
Maintain and upgrade the A road links to improve accessibility and accommodate the projected increase in traffic movements to and from the urban area.	Promoting sustainable transport
Encourage sympathetic traffic management measures to ensure the safety and wellbeing of those that live, work and visit the rural area.	Promoting sustainable transport
Facilitate improvements to public transport and other means of transport suitable for non-car users.	Promoting sustainable transport
Enhance the public rights of way network and encourage the development of new routes to improve linkages and accessibility between the villages and Hartlepool and the countryside.	Protecting and enhancing public rights of way
Community	
Safeguard and improve the existing schools, shops, public houses, community halls, play areas, sports and recreation areas, allotments and open spaces.	Promoting healthy communities
Ensure that new housing development in the rural area contributes to the improvement of community facilities and open spaces to meet the needs of future residents.	Promoting healthy communities
Natural Environment	
Protect and enhance the network of habitats that are important for biodiversity and geology including designated sites of international, national and local importance and priority habitats.	Conserving and enhancing the natural and local environment
Support the enhancement of the biodiversity potential of the rural area as a whole, its woodlands and wildlife corridors.	Conserving and enhancing the natural and local environment
Safeguard and enhance the landscape character of the rural area through the planting of trees and restoration of hedgerows.	Conserving and enhancing the natural and local environment
Support small-scale renewable energy schemes	To help increase the use and supply of

	renewable and low carbon energy
Heritage Asset	
Ensure the distinctive character of each village is safeguarded and enhanced with any new development taking account of guidance in the respective village design statement.	Enhancing the historic and natural environment
Ensure that heritage assets are safeguarded and conserved, including listed buildings and locally important buildings, scheduled monuments and archaeological sites.	Enhancing the historic environment
Enhance and improve the management of heritage assets as identified in the conservation area appraisals and management plans.	Enhancing the historic environment

Table 2 Assessment of the Neighbourhood Plan Policies against the NPPF and PPG

No	Policy	NPPF and PPG Ref	Commentary
GEN1	Village Envelopes	14, 28, 54, 55, 184	Focuses new development to sites within the Village Envelopes and makes provision for exceptional forms of development in the countryside in accordance with the NPPF policies. The policy seeks to maintain the openness of the countryside between the villages and the urban areas of Hartlepool and Billingham to safeguard the setting of the villages.
GEN2	Design Principles	58, 69 PPG Design	Promotes good quality design to ensure that new development responds to local character, and is visually attractive to support the strong sense of local identity.
H1	Housing Development	47-50 PPG Rural Housing	The policy provides for a supply of deliverable and developable housing sites that will provide a range of housing types and tenures to meet the identified housing need through the plan period.
H2	Affordable Housing	50, 54	Sets out a flexible policy on the delivery of affordable housing.
H3	Rural Exceptions for Local Needs	54	The policy sets out how the need for affordable housing is to be delivered

			through rural exceptions sites.
H4	Housing in the Countryside	55	The policy sets out the exceptional circumstances (which align with paragraph 55 where housing) will be permitted in the countryside outside village envelopes.
H5	Housing development on the edge of Hartlepool	34, 38, 50, 56-58, 69-70, 73, 75 PPG A Well Designed Place	New development on the edge of Hartlepool will lie within the plan area. The policy sets out general principles for its layout and design to support the creation of well-designed, healthy communities with a range of housing types, sizes and tenures. Local landscape character is to be safeguarded and enhanced and the highway network improved as necessary.
RE1	Development of the Rural Economy	28	Supports a range of employment developments appropriate in the rural area.
RE2	Retention of Shops, Public Houses and Community Facilities	28, 69-70	The policy recognises the important role that the village shops, public houses and community buildings play in supporting healthy communities and seeks to safeguard them.
RE3	Former RHM Site to the South of Greatham Station	28, 35, 97	This vacant site provides an opportunity to provide a park and ride facility as part of wider proposals to improve sustainable transport using this rail line. It also has the potential to provide small scale facilities for visitors to support sustainable rural tourism. The potential of the site to deliver renewable energy with a solar farm is recognised.
RE4	Service Stations and Travel Related Development	31	The policy aims to ensure that the existing service stations on the A19 primarily serve the safety and welfare of the road user.
T1	Improvements to the Highway Network	29, 31	Supports improvements to the local highway network to improve highway safety for people and goods.
T2	Improvements to Public Transport	29, 31	Supports proposals for the reopening of Greatham and Hart Stations and the development of a associated park and ride facilities as part of a wider scheme to promote more sustainable forms of

			transport.
T3	Improvement and Extension of the Public and Permissive Rights of Way Network	75 PPG Rights of Way	The policy includes proposals to improve and extend the rights of way network.
C1	Safeguarding and Improvement of Community Facilities	70, 73-77 PPG Open Space, sports and recreation facilities, Local Green Space	Safeguards community buildings, open spaces and allotments and proposes schemes for their enhancements. A Local Green Space is proposed for designation.
NE1	Natural Environment	109, 113-114, 117 PPG Natural Environment	The policy identifies designated nature conservation sites and sets out criteria against which proposals for development will be assessed. The conservation and enhancement of habitats is supported. The landscape character of the area, especially its woodlands and hedgerows, is to be safeguarded and enhanced.
NE2	Renewable and Low Carbon Energy	97 PPG on Renewable and Low Carbon Energy	The policy supports the development of renewable energy projects and the factors to be taken into account in considering proposals.
HA1	Protection and Enhancement of Heritage Assets	126, 128-136, 141	The policy aims to support and encourage investment in all heritage assets including those of archaeological importance, conservation areas, listed buildings, and locally important heritage assets.
HA2	Protection and Enhancement of Conservation Areas	126, 128-136, 141. PPG Conserving and Enhancing the Historic Environment	The policy sets out factors to be taken into account in considering proposals in conservation areas.
HA3	Protection and Enhancement of	126, 128-136, 141.	The policy sets out factors to be taken into account in considering proposals for listed

	Listed Buildings	PPG Conserving and Enhancing the Historic Environment	buildings
HA4	Protection and Enhancement of Locally Important Buildings	126, 128- 136, 141. PPG Conserving and Enhancing the Historic Environment	The policy sets out factors to be taken into account in considering proposals for locally important buildings.
INF1	Planning Obligations	PPG Planning Obligations	The policy sets out a list of community infrastructure priorities that the community wish to see improved.

4. Assessment of the Hartlepool Rural Neighbourhood Plan policies against the Strategic Local Plan policies

- 4.1 The adopted Local Plan is the Hartlepool Local Plan 2006. On 13th April 2009 the Council saved the vast majority of the policies included in the 2006 Local Plan as they were assessed as being relevant and did not repeat national planning guidance at the time.
- 4.2 Preparation on a revised Local Plan commenced in 2007. The Local Plan was submitted to the Secretary of State in June 2012 and subject to public hearings in January 2013 running to September 2013. The Planning Inspector found the Local Plan sound subject to modifications. However the Council resolved to formally withdraw the Local Plan at a meeting on 17 October 2013. The letter of withdrawal was dated 11 November 2013.
- 4.3 The withdrawal of the 2013 Local Plan placed the Council in a situation where the planning policy framework consisted of saved 2006 Local Plan policies which are consistent with national policy, the guidance contained in the National Planning Policy Framework and other material considerations. NPPF paragraph 215 states:

“In other cases and following this 12-month period, due weight should be given to relevant policies in existing plans according to their degree of consistency with this framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given).”

- 4.3 The Council’s current situation therefore falls into the “in other cases” category. Paragraph 215 states that “due weight” should be given to “relevant” policies in existing plans according to their degree of consistency with the NPPF. Paragraph 215 offers a mechanism whereby the 2006 Local Plan can still be given due weight dependent upon the consistency of the policies with the NPPF.
- 4.4 Section 5 of Hartlepool Borough Council’s document *“Saved Policies 2006 Hartlepool Local Plan Planning Policy Framework Justification, November 2015”* assesses each of the saved 2006 Local Plan policies against the NPPF. This report has identified specific policy areas where the 2006 Local Plan is silent and/or the relevant policies are out-of-date and the NPPF delegates the decision making to the development plan. These policy areas are:
- Demonstrating a 5 Year Supply of Deliverable Housing Sites
 - Affordable Housing
 - Renewable Energy

Five year Housing Land Supply

- 4.5 In November 2015 the Council could demonstrate that there was a 4.4 year supply of deliverable housing sites. The inability of the Council to demonstrate a 5 year supply of deliverable housing sites means that, in accordance with NPPF paragraph 49, any

saved policies included in the 2006 Local Plan regarding the supply of housing should not be considered up-to-date.

Affordable Housing

- 4.6 The 2006 Local Plan does not include a policy on affordable housing. However, the “*Hartlepool Strategic Housing Market Assessment*” which was published in 2015 demonstrates that there is an existing and future need for additional affordable housing in the borough. The need for additional affordable housing is a material consideration in decision making.
- 4.7 Hartlepool Council’s Planning Obligations SPD, adopted in November 2015, sets out the thresholds and nature of affordable housing required. Evidence presents a clear need for affordable housing; however it is acknowledged that the level of 36% may have an impact on the viability of developments coming forward. Therefore an assessment of affordable housing economic viability assessment has been prepared to determine an affordable housing target.
- 4.8 Based on the evidence and further assessment undertaken (in Appendix 1 of the Planning Obligations SPD document), an affordable housing target of 18% has been set for all developments of 15 units or more. Details on level, amount and nature of affordable housing required as part of future residential developments can be found in the Planning Obligations SPD.

Renewable Energy

- 4.9 In November 2010 the Council produced an evidence paper called “*Energy Supply from Decentralised and Renewable or Low Carbon Sources*” which relates to providing an on-site energy supply from decentralised and renewable or low carbon sources. The background paper concluded that the RSS evidence and policy which was tested at examination in public in 2006 were justifiable and that a similar approach was appropriate within Hartlepool. The Council consider that the application of the 10% requirement should only apply to major applications. Where it can be proven that it is not viable and would place undue burden on the development to derive a minimum of 10% of the energy needs from renewable and/or decentralised resources, a lower percentage may be considered acceptable and/or the development should seek to make up any shortfall through additional energy efficiency measures in building construction and layout.

Local Plan Development Strategy – Existing and Emerging

- 4.10 The 2006 Local Plan was prepared within the context of the strategic policies in the Tees Valley Structure Plan which was superseded by the Regional Spatial Strategy for the North East which was abolished.
- 4.11 The overall aim of the adopted 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*”. The plan seeks to maximise the development of sites in areas which can be easily accessed by the public, such as within the town centre. Most development should be located within limits defined around the main built

up area of the town (the urban fence) and the villages (village envelopes) and around the Wynyard development (limits to development). The reuse of previously developed land is prioritised except where this would result in the loss of important urban green space.

- 4.12 Hartlepool is currently preparing a new Local Plan which, once adopted, will replace the 2006 Local Plan. Consultation on the Local Plan Preferred Options document/ Proposals Map and associated Sustainability Appraisal and Habitats Regulations Assessment was undertaken between Friday 27 May and Friday 22 July 2016.
- 4.13 The Preferred Options for the emerging Hartlepool Local Plan (May 2016) notes that Hartlepool has developed as a compact urban area, with small villages and attractive rural and coastal areas. For many years the strategy for the development of the Borough has been based on compact urban growth with the focus on the regeneration of the town with priority to the redevelopment of previously developed land. This has been secured by the strict control of development to locations within defined limits to development in the form of an urban fence around the main urban area, village envelopes around the villages and specific limits around the Wynyard area.
- 4.14 Keeping development within these limits in the future could protect the attractive open countryside around Hartlepool. However, the preferred options report states that it would severely constrain the opportunities for providing economic growth and a wide choice of housing, including affordable and high cost low density housing, leading to higher density development within the urban area.
- 4.15 In 2009 the port owners indicated their intentions not to proceed with the anticipated mixed use development of Victoria Harbour. Assessment of other alternative large brownfield regeneration sites indicated that there are few viable alternatives to Victoria Harbour for housing.
- 4.16 The emerging plan reports that “*clearly the existing strategy based on compact urban growth through the development of mixed use regeneration areas on brownfield land is no longer tenable*”. In the preparation of the Preferred Options Local Plan the Council has conducted research into future housing need in the Borough through the production of the Strategic Housing Land Availability Assessment (SHLAA) and also the Strategic Housing Market Assessment (SHMA) which have acted as the basis for the development of providing sites to meet the housing need over the plan period. This tasks the Borough Council to deliver approximately 6,000 units between 2016 and 2031. Of these approximately 4,000 have current planning permission and therefore it is necessary for the Local Plan to allocate sites for the remainder.
- 4.17 To ensure sustainable growth to 2031 the emerging Local Plan proposes that the development of Hartlepool will be based on a strategy of balanced urban growth with most expansion being concentrated in areas adjoining the existing built up area and adjacent to areas of strong economic growth but ensuring growth occurs in a controlled way and is delivered alongside infrastructure improvements which allow Hartlepool to grow in sustainable manner.

- 4.18 In order to control development and to protect the countryside, the emerging Local Plan recognises the importance of defining precisely the limits to development around the main urban area of Hartlepool, Wynyard and the villages.
- 4.19 Given its geographic location, the direction of future housing growth of the main urban area will lie to the west of the town within the area of the Hartlepool Rural Neighbourhood Plan. Some sites to the west of the town have the benefit of planning permission and in addition the emerging Local Plan will allocate any further sites needed to deliver sufficient land to meet the Borough's objectively assessed housing need. The emerging Local Plan states that it will seek to develop the western extension beyond the existing limits in a sustainable form, at the same time recognising the importance of maintaining the gaps between the town and the surrounding villages, particularly in the vicinity of Hart and Greatham villages.
- 4.20 Neither the adopted nor emerging Local Plans propose how much the villages in the rural plan area should grow. The Vision of the Rural Plan seeks to maintain and enhance the quality of life of all sections of the community in the rural area of Hartlepool and ensure that it develops in such a way as to meet the present and future needs of the rural communities. The Plan recognises that a limited amount of new housing is essential to meet the needs of the rural communities and that this should be carefully planned and well designed to enhance the character of the village. The reuse of brownfield sites is preferred before encroaching on any greenfield land, although this should not be at the expense of the loss of community facilities and services or employment opportunities.
- 4.21 This approach to housing reflects the feedback from consultation. A range of growth options were tested through consultation on the Neighbourhood Plan; in addition, the Hartlepool Local Plan assessed various scenarios for growth in the rural area. Feedback from the community consultation generally accepted that a limited amount of housing development was acceptable provided that new housing was designed to be in keeping with the character of each village. Many people called for strong controls to safeguard the countryside and maintain the green gaps between the urban area and the villages.
- 4.22 Housing development over the past 20 years or so has been carefully managed through the Local Plan with the definition of village envelopes around the villages and strategic gaps between Hart and Greatham and the main urban area of Hartlepool. Just over 200 new households have been added to the area during the last 20 years mainly through small developments and conversions of existing property. The figure of 170 additional homes is in line with recent housebuilding trends in the area and is considered to be sufficient to meet the housing needs of the plan area in the light of the results of the Housing Needs Survey undertaken during the consultation on the Neighbourhood Plan.
- 4.23 The Neighbourhood Plan proposes that future housing development in villages in the the Plan area should continue on a similar scale in the form of small scale incremental growth, conversions and infilling. The policies are wording to give flexibility to the overall level of housing growth and there are no blanket restrictions on development. The reasons for the level of housing growth are:

- to safeguard the character of the villages and the attractive countryside settings;
- to continue to support the community facilities and services in the villages, particularly for families in order to support the village schools;
- evidence from the Neighbourhood Plan household survey and SHMA is that there is likely to be limited need for new market and affordable housing in the villages in the rural area;
- it is anticipated that any requirements for significant areas of growth will be accommodated in the urban area and adjacent to the urban area of Hartlepool in order to support the sustainable development and regeneration of the town;
- in addition, the new community of Wynyard to the west of the Neighbourhood Plan area is being developed to provide a high quality homes and employment opportunities and will provide a choice of locations for prospective residents.

4.23 The housing sites were selected from those assessed through the SHLAA and sites with planning permission.

Table 3 Assessment of the Neighbourhood Plan policies against the Strategic Local Plan policies

No	Policy	Local Plan policies	Commentary
GEN1	Village Envelopes	GEP1, Rur3, Rur7	The principle of Village Envelopes was established in Policy Rur3 and is proposed to be retained in the emerging LP. However, Policy Rur3 is considered to be not consistent with NPPF as the boundaries of the village envelopes restrict housing development. NP Policy GEN1 will set revised boundaries that will include land for future housing development thus helping to deliver the future housing required in the plan area. Green Gaps will help to maintain the openness of the countryside in the gaps between the town and the villages which is an important part of the strategy of the adopted and emerging LPs. They have been defined so as not to place blanket restrictions on the future development of Hartlepool or the villages. GEN1 will deliver development elsewhere in the countryside in accordance with the NPPF.
GEN2	Design Principles	GEP1, 2, 3,	GEN2 will support the principles of good design in new development and will

		6.	contribute to the LP strategy to improve the design of development.
H1	Housing Development	Hsg5	H1 will deliver a number of housing sites to support the delivery of the Borough's housing strategy in the adopted and emerging LPs and to help to deliver its objectively assessed housing need. The policy will provide a choice of locations and housing types.
H2 H3	Affordable Housing Rural Exceptions for Local Needs	None	Paragraph 15.14 of the adopted LP states that there is no justification for affordable housing in the rural area. This has been superseded by the findings of the 2015 Hartlepool Strategic Housing Market Assessment. Policies H2 and H3 will support the delivery of affordable housing within the rural area through market led and rural exceptions schemes.
H4	Housing in the Countryside	Rur12	LP Policy Rur12 does not include the full criteria for appropriate new dwellings in the countryside and is considered to be not consistent with the NPPF. Policy H4 will deliver development elsewhere in the countryside in accordance with the NPPF.
H5	Housing development on the edge of Hartlepool	Hsg9	Those aspects of Policy Hsg9 relating to design are considered to be consistent with the NPPF. Those aspects that restrict the density of development are not consistent. Policy H5 aims to set a framework for well designed new communities on the edge of Hartlepool that will lie in the plan area. The policy supports the LP development strategy and delivery of sites that will be allocated in the emerging LP.
RE1	Development of the Rural Economy	Rur7, Rur16	Policy RE1 supports agricultural diversification and the reuse of rural buildings. The LP policies relating to these subjects have not been saved. LP Policies Rur7 and Rur16 relating to new development in the countryside and recreation in the countryside are considered to be consistent with the NPPF. Policy RE1 supports the delivery of appropriate tourism and recreation businesses in accordance

			with the NPPF to support a prosperous rural economy. The policy makes provision for appropriate specialist retail businesses in the countryside. The adopted LP does not include policies on this subject. Policy RE1 includes locational considerations which are in general conformity with LP Policy Rur7.
RE2	Retention of Shops, Public Houses and Community Facilities	Rur6	LP Policy Rur6 on Rural Services has not been saved. Policy RE2 seeks to safeguard these facilities in accordance with the provision of the NPPF. The policy will help to support accessibility to services.
RE3	Former RHM Site to the South of Greatham Station	Ind5k, Rur16, Pu7	The LP Policy Ind5k allocates the site for employment/industrial development. However the site has now been cleared and there is little reasonable prospect of the site being used for employment uses and the allocation is considered to be not consistent with paragraph 22 on the NPPF. Policy RE3 has taken account of the emerging proposals to improve the services on the local rail network. It is in general conformity with LP Policy Rur16 to improve opportunities for outdoor recreation. It is in general conformity with LP Policy Pu7 to support the development of renewable development projects.
RE4	Service Stations and Travel Related Development	None	There are no policies in the adopted LP on service station in the countryside. Policy RE4 has regard to NPPF/PPG advice.
T1	Improvements to the Highway Network	None	There are no policies in the adopted LP regarding these proposals. The policy supports the Borough's Local Transport Plan 3 for improvements to the transport network. Traffic modelling for the proposals in the emerging LP has highlighted the need for the improvements to the main road network which will be supported by measures to reduce the impact of road traffic on the villages in the rural area in order to improve road safety.
T2	Improvements to Public Transport	Tra3	The Tees Valley Rail Initiative is exploring options for the improvement of rail services

			in the area. The potential of a park and ride facility at Greatham and Hart has been identified in the Rail Initiative and will be supported by the NP. The improvement of public transport will help to improve accessibility to services for residents in the rural area.
T3	Improvement and Extension of the Public and Permissive Rights of Way Network	Tra5, Tra6	LP Policies Tra5 and 6 support the improvement of cycleway and pedestrian routes in Hartlepool. The routes proposed will extend the network set out in these policies more widely into the rural area in support of the emerging LP Policy RUR5 to support sustainable rural tourism.
C1	Safeguarding and Improvement of Community Facilities	Rec4	LP Policy Rec4 protects outdoor play space. Emerging LP Policy INF4 is broader and aims to protect, maintain and improve a wide range of community facilities.
NE1	Natural Environment	WL2, WL3, WL5, WL7	The NP policy supports these LP policies on the protection of wildlife at international, national and local levels. Emerging LP Policy NE1 will maintain the policy approach which and is in general conformity with the LP policies.
NE2	Renewable and Low Carbon Energy	PU7	Policy NE2 supports the development of renewable and low carbon energy in accordance with LP Policy PU7. The emerging LP Policies INF7 and INF8 set out strategic policies for wind and solar photovoltaic developments.
HA1	Protection and Enhancement of Heritage Assets	HE1, HE2, HE3, HE8, HE12, HE15	The LP policies seek to protect and enhance conservation areas and their settings, listed buildings, and locally important buildings.
HA2	Protection and Enhancement of Conservation Areas	HE1, HE2, HE3	The policies sets out factors to be taken into account in considering proposals in conservation areas.
HA3	Protection and Enhancement of Listed Buildings	HE8	The policy sets out factors to be taken into account in considering proposals for listed buildings, including partial demolition.
HA4	Protection and Enhancement of	HE12	The policy sets out factors to be taken into account in considering proposals for locally

	Locally Important Buildings		important buildings.
INF1	Planning Obligations	GEP9	LP Policy GEP9 sets out the requirements from developers for the provision of additional works required as a result of development. Policy INF1 identifies proposals that will be needed to support the sustainable development of the communities in the plan area. These include community, housing, transport, heritage and environmental enhancements. The policy is in general conformity with the LP policies

5. Delivering Sustainable Development

5.1 The NPPF states that there are three dimensions to sustainable development: economic, social and environmental.

- an economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
- a social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community’s needs and support its health, social and cultural well-being; and
- an environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

5.2 These roles should not be undertaken in isolation, because they are mutually dependent. Economic growth can secure higher social and environmental standards, and well-designed buildings and places can improve the lives of people and communities. Therefore, to achieve sustainable development, economic, social and environmental gains should be sought jointly and simultaneously through the planning system. The planning system should play an active role in guiding development to sustainable solutions.

5.3 Pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people’s quality of life, including (but not limited to):

- making it easier for jobs to be created in cities, towns and villages;
- moving from a net loss of bio-diversity to achieving net gains for nature;

- replacing poor design with better design;
 - improving the conditions in which people live, work, travel and take leisure; and
 - widening the choice of high quality homes.
- 5.4 The preparation of the Hartlepool Rural Neighbourhood Plan has been underpinned with the principles of sustainable development. The plan has considered the future of the rural area in a holistic manner and includes policies to support the development of the rural economy so as to make use of the opportunities available in the rural area in a way that will safeguard the environment and countryside and enhance the lives of residents and visitors alike. The plan seeks to safeguard and improve the community facilities available to enable the communities to continue to be strong and vibrant with good accessibility to services and facilities. Housing proposals aim to provide a wider choice of high quality homes in a good environment. The environmental policies are important to conserving and enhancing the built, heritage and natural environments, including the countryside, which help to make the area attractive to residents and visitors. Design policies aim to ensure that new development is well designed and laid out to provide a better quality living and working environment.

6. Compatibility with EU Obligations

- 6.1 A screening analysis of Hartlepool Rural Neighbourhood Plan policies for potential adverse effects on the integrity of internationally designated sites has been undertaken taken and is set out in the Screening Report for the Strategic Environmental Assessment and Habitat Regulations Assessment.
- 6.2 The conclusions of the Screening Assessments was that it is unlikely there will be any significant effects arising from the HRNP on European sites. As such, the Hartlepool Rural Neighbourhood Plan does not require an Appropriate Assessment under the Habitats Directive.
- 6.3 The Neighbourhood Plan has regard to and is compatible with the fundamental rights and freedoms guaranteed under the European Convention on Human Rights. Whilst an Equality Impact Assessment Report has not be specifically prepared, great care has been taken throughout the preparation and drafting of this Plan to ensure that the views of the whole community were embraced to avoid any unintentional negative impacts on particular groups.
- 6.4 The main issues for planning are the right to family life and in preventing discrimination. The inclusive nature of the preparation of the Plan is a further benefit. The consultation, (see the Statement of Community involvement) has been inclusive, with particular efforts made to seek input via questionnaires and at events in each village to discuss the emerging policies with a range of local people of all ages.
- 6.5 The Neighbourhood Plan has been prepared with extensive input from the community and stakeholders as set out in the accompanying Statement of Consultation. There was extensive consultation and engagement early on in the process and subsequently through consultation on the draft Neighbourhood Plan as required by Regulation 14 of the Neighbourhood Planning (General) Regulations 2012. The Statement of

Consultation has summarised the issues raised and changes that have been made. The Statement of Consultation has been prepared by the Steering Group and meets the requirements set out in Paragraph 15 (2) of the Regulations.

Appendix

Minute of Hartlepool Borough Council Planning Committee confirming designation of Hartlepool Rural Neighbourhood Plan area

83. Neighbourhood Planning (Neighbourhood Area and Forum Designation) (*Director of Regeneration and Neighbourhoods*)

The Community Regeneration and Development Co-ordinator updated members on neighbourhood planning. This had been brought in as part of the Government's Localism Act 2011 and is designed to give local people greater ownership of plans and policies affecting their local neighbourhood by allowing them to develop a community-led framework to guide the future development of their area. In Hartlepool, Neighbourhood Plans are being developed in 4 areas – Rural, Headland, Wynyard and Park. Following the withdrawal of the Local Plan it had been felt prudent to amend the process for the adoption of neighbourhood plans and members were also asked to approve these amendments. Details were given within the report of the current status of the plans for Rural, Headland and Wynyard and the submissions for each appended to the report.

Members were asked to endorse the designation of the proposed areas for Rural, Headland and Wynyard. A further report for the proposed Park Neighbourhood Plan area and associated Forum would be brought to a future meeting of the committee for consideration. Members raised a number of questions regarding any future referenda which might need to be held. The Community Regeneration and Development Coordinator advised that the possibility of holding these in tandem with national, local or European elections had been considered and agreed in the case of the Headland. Unfortunately it was not possible to have a full postal vote only those who are entitled to submit a ballot paper by post would be eligible in line with the Neighbourhood Planning Regulations - Referendum) as a cost saving exercise, however grants worth £20 thousand were available from the DCLG for each neighbourhood area referendum to support Local Authorities with associated costs.

Decision

- I. That the reporting and decision making process in relation to the designation of Neighbourhood Plan areas and forums be endorsed
- II. That the designation of Hartlepool Rural Plan Neighbourhood Area be endorsed
- III. That the designation of Headland Neighbourhood Plan area be endorsed
- IV. That the designation of Wynyard Neighbourhood Plan area be Endorsed

Planning Committee – Minutes and Decision Record – 18 December 2013

Confirmation of Parish Councils and Parish Meeting confirming support for Elwick PC to act as the Qualifying Body.



Hartlepool Rural Neighbourhood Plan

Each Parish council will work in co-operation to produce a Neighbourhood Plan for the Rural Area of Hartlepool. For the purposes of the Town and Country Planning Act, 1990 Schedule 4B, Paragraph 6 (2)(a) and Section 61F, Elwick Parish Council to act as the qualifying body

Dalton Piercy Parish Council

Signed *D. Rejai*
Chairman of DPPC

Elwick Parish Council

Signed *H. L. Thompson*
HILARY L. THOMPSON - VICECHAIR

Greatham Parish Council

Signed *Brian R. Walker*
BRIAN R. WALKER, CHAIR

Hart Parish Council

Signed *J.R. Littlewood* - CHAIR

Newton Bewley Parish Meeting

Signed *C. A. Nowell* chair.