



**Hartlepool Borough Council
Local Development Framework**

Authorities Monitoring Report (Draft)

2015 - 2016



CONTENTS

SECTION	PAGE
Executive Summary	5
1. Introduction	10
Planning Legislation	10
The Authorities Monitoring Report	11
2. Hartlepool - Key Characteristics, Statistics and the Problems and Challenges Faced	13
Hartlepool & the Sub-regional Context	13
Hartlepool in the Local Context	13
Population	14
Ethnicity	14
2010 Index of Multiple Deprivation	14
Car Ownership	15
Tourism	15
Jobs and Economy	16
Socio-economic Groups	17
Health	18
Lifelong Learning and Skills	18
Housing	19
Current House Prices	22
Housing Vacancy Rates	22
Community Safety	23
The Environment	25
The Built Environment	25
Geological & Geomorphological Features	25
Wildlife Characteristics	25
Bathing water	26
Air Quality	26
Culture and Leisure	26
Future Challenges	27
3. Implementation of the Hartlepool Local Development Scheme	29
Implementation of the 2014 Local Development Scheme	29
4. Assessment of Local Plan Policies	32
Introduction	32
Hartlepool Local Plan Objectives, Policies and Indicators	32
A. Business Development & the Town Centre	34
Employment Land	34
Employment Policies Assessment	35
Town Centre and Town Centre Uses	39
Tourism Policies Assessment	40
B. Housing	42
Brownfield Targets	44
Mixed Use Brownfield Target	46

C. Environmental Quality	49
Biodiversity and Geodiversity	49
D. Minerals and Waste	51
E. Quality of Life	54
Development in the Rural Area	54
Access to the Countryside	56
F. Conservation & Design	59
Conservation	59
Buildings at Risk	59
Design	61
5. Conclusion	62
Appendices	
Appendix 1 Saved Policies	66
Appendix 2 Tees Valley Joint M&W Policies 2011 (Policies & Sites DPD)	69
Appendix 3 Tees Valley Joint M&W Policies 2011 (Core Strategy DPD)	71
Appendix 4 Neighbourhood Plans	72
Appendix 5 Community Infrastructure Levy (CIL)	75
Appendix 6 Duty to cooperate	76

List of supporting information

No	List of Diagrams	PAGE
1	Hartlepool Local Development Framework	11
No	List of Tables	PAGE
1	Population	14
2	Unemployment Claimant Rate	16
3	Percent of Working Age Population in Employment	17
4	Percentage of People in Employment by Main Occupation Group	17
5	Qualifications/No Qualifications Working Age Residents	19
6	Qualifications by Year 11 Students	19
7	Key Figures for Housing	20
8	Property type and size of occupied dwellings across Hartlepool	21
9	House Prices	22
10	Percent of Vacant Properties (6 months or more)	23
11	Number of Longterm Empty Properties	23
12	Notifiable Offences Recorded by Police	24
13	Hartlepool SWOT Analysis	27
14	Revised timetable of Hartlepool Local Plan DPD	30
15	Hartlepool Development Plan Documents key milestones & delivery	31
16	Employment Floorspace / Land 2015/16	37
17	Employment Land Available 2015/16	38
18	Vacancy rates in the town centre 2015/16	39
19	Amount of completed floorspace for town centre uses 2015/16	40
20	Planning permissions granted for tourism related developments	41
21	Housing targets	42
22	Recent housing delivery	43

23	The number of new, converted dwellings and gross new dwellings being built upon previously developed land	45
24	Types of Houses completed (gross): 2015/16	46
25	Gross affordable housing completions 2006 to 2016	47
26	Number of gypsy and traveller pitches delivered	47
27	The level of quality in new housing development	48
28	Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds	49
29	Losses or additions to biodiversity habitat	50
30	The amount of renewable energy generation by installed capacity and type for the financial year 2015/16	50
31	The amount of land won aggregate being produced	51
32	The amount of secondary and recycled aggregates being produced in addition to primary won sources in M1 above	51
33	The capacity and operational throughput of new waste management facilities as applicable	52
34	The amount of household municipal waste arising and how that is being managed by type	53
35	Developments approved outside Limits to Development 2009-2016	55
36	Walkways created, diverted, extinguished or improved	57
37	Length and name of new cycleway created	58
38	Numbers of Listed Buildings at Risk 2013/2016	59
39	Conservation Area Appraisal completions	60
No	List of Graphs	PAGE
1	Tenure	20
No	List of Maps	PAGE
1	Industrial Employment Site Locations	33

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 2015 to 31st March 2016. 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 October 2015.

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 42 901 dwellings and net closing stock was 43 429. There was therefore a net addition of 528 dwellings in the year compared with a net addition of 376 the previous year. The 2015 Hartlepool Strategic Housing Market Assessment (SHMA) adopted in March 2015 sets a net additional housing delivery target of 300-325 dwellings per annum, however for the purposes of understanding the delivery shortfall over the period of the 2006 Local Plan the recently endorsed SHMA Addendum, December 2016, used the 309 target per annum set within the 2006 Local Plan. This year's net additional dwelling completion of 528 dwellings total is therefore above the set net delivery target. For the third year running the net additional dwellings has been increasing and this is positive for the Borough as it moves towards demonstrating a five-year supply of housing land, however, there is still a shortfall of nearly 700 dwellings since the adoption of the 2006 Local Plan.

Completions are again expected to improve next year as it is anticipated that there will be more completions from large housing developments such as Quarry Farm, Britmag, Mayfair at Seaton Carew, Area 15 Middle Warren, Wynyard and various small sites. In addition to sites with existing planning permission, the emerging Local Plan (2018) has allocated more Greenfield housing sites which are expected to deliver the Borough's housing need on target. As the emerging Local Plan is at Publication Stage, in line with paragraph 216 of the National Planning Policy Framework, policies within the plan will start to hold weight. The plan will propose an objectively assessed Housing need and will consider other factors in proposing an annual housing target.

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 61.3% and this is higher than last year's which was 37.8%. The emerging Local Plan, however, seeks to allocate new strategic housing sites on Greenfield land on the urban edge with only a small number of sites being on brownfield land due to deliverability and viability issues. As a result it is anticipated that the proportion of new dwellings delivered on Brownfield land will significantly decrease in the future as the emerging Local Plan sites will contribute to the future housing delivery. Since there is now no national guidance (NPPF or NPPG) requiring a particular percentage of development to be on Brownfield land, the Brownfield target set out by Hsg5 will most likely not be included within the new Local Plan. Due to the stance of national guidance it is therefore not considered a requirement for the authority to meet the target set out within Hsg5. Policy Hsg5 will therefore not be implemented but any new policy within the emerging Local Plan will need to 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. 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. As at 31st March 2016, there are a total of 589 empty homes across the borough. This year there has been a total of 86 homes completed and the previous year there were 84. 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.

The Hartlepool Strategic Housing Market Assessment (2015) sets the annual affordable housing net target of 144 dwellings per annum. The net additional affordable housing delivery for this year is 136 and is the highest it has been for the past 5 years. Although still slightly below target, this is good progress for the Borough in terms of delivery of affordable properties.

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 specialist employment use.

Economy, Employment, Town Centre

Economic activity has not grown much this year compared to previous years. Only one business moved into Queen's Meadow Enterprise Zone (EZ) area i.e. JNP Group with a total floor office space of 114m². To date the following companies have moved into the EZs and all are at Queen's Meadow:

- 2015/16 JNP Group
- 2014/15 Applus RTD, Hart Biologicals
- 2013/14 Contract Laboratory Services
- 2012/13 Omega Plastics, Propipe, Durable Technologies, Solomons Europe Ltd

There has been no additional commercial floor space from unallocated sites 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.

According to the Employment Land Review (ELR) 2015, the total available employment land this year is 409.7 ha from a total of 17 employment sites and has not changed from the previous year. 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. When the available employment land total is 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 (2018) hence the total available employment land will most likely change upon completion and adoption of the Local Plan (2018).

This year's town centre vacancy rate in terms of floorspace is 12.5% and is slightly higher than the previous year's 11.9%. Lack of high quality shops still remains a challenge as a number of high quality shops that have shut down have been mainly replaced by low quality shops and charity shops. 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.

Tourism, Natural Environment

Tourism policies remain robust with tourism applications being determined in designated tourist areas within the borough. During this year, only one small scale tourist-related application has been determined in a bid to support farm diversification and the rural economy i.e. holiday cottages at Abbey Hill. Another tourist related application was determined at the Marina for an additional 12 bedrooms at the travel lodge.

The natural environment has lost habitat area this year, as has been the case in the past few years. Though the total of 6.1 ha net loss, comprising mostly

woodland at Wynyard as a result of housing developments, was higher than usual, it is estimated that two, arable priority bird species have suffered losses this year, with three pairs of skylark and one pair of grey partridge losing territory. No other priority species were adversely affected by planning decisions this year, meaning the wildlife policies WL2, WL3, WL5 and WL7 remain relatively robust. However, it is a concern that, on average, there has been a net loss of habitat, including some ancient woodland which is classed as priority habitat. Some permitted developments are coming through the planning system with habitat loss not being compensated with habitat creation and this is flagged as a need for improvement.

Waste, Minerals

At 31.9%, the proportion of recycled or composted waste has decreased again this year and has been declining since 2011/2012. 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 council is below the set target within the M&W DPD and possibly measures need to be put in place to encourage households and companies to recycle more.

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 again this year it has not been possible to consolidate the joint monitoring report as per joint plan.

Quality of life

There has been a total of 8 developments approved outside the limits to development; 6 relating to erection of agricultural buildings, one new worker's dwelling to support an equestrian business and one extension relating to an existing business. This year there are no unjustified developments of isolated dwellings in the open countryside. This indicates the effective implementation of rural policies that seek to protect the countryside, promote the rural economy and protect the compactness of the urban area. The council will continue to closely monitor isolated residential developments outside development limits through the New Dwellings Outside of Development Limits SPD (2015).

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 no coastal paths were added but a 0.5km permissive path has been created at Elwick 28 and 29 and in terms of rights of ways; 1km has been created between Elwick 28 and Elwick 29, 1.5km has been diverted at Seaton 3, Hart 3 and Elwick 20 and 0.5km at Elwick 8 has had improvement works on condition and access. No rights of ways have been extinguished or diverted.

For the eighth consecutive year there have been no new cycle routes created. 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. Plans are in place to connect and create more cycle ways in the Borough hence in the coming year, Policy Tra5 is expected to yield results.

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

Neighbourhood Plans, Community Infrastructure Levy, Duty to Cooperate

Work on the confirmed neighbourhood plans i.e. Headland, Wynyard and the Rural Neighbourhood Plan are progressing well and are detailed in Appendix 4 of this report.

Whilst the Council will keep the situation under review, the present stance is that the Community Infrastructure Levy (CIL) is not viable within the Borough. Further details on CIL are in Appendix 5 of this report.

In fulfilling the requirements of section 33A of the Planning and Compulsory Purchase Act 2004 (Duty to co-operate in relation to planning of sustainable development) and as set out in the Town and Country Planning (Local Planning) (England) Regulations 2012, part 2, duty to cooperate, (4) (1); the council has continued to cooperate and actively engage with public bodies to develop strategic policies, particularly in the emerging Local Plan (2018). Further details are available in Appendix 6 of this report.

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 (2015/2016) and will assist us to plan better for the borough. Where policies are failing we will seek to find out why and look to address them so that they perform more appropriately in the future.

Planning Legislation

- 1.3 The Planning and Compulsory Purchase Act 2004 introduced a 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 regulations² 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 Report³ (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

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

The Authorities Monitoring Report

1.5 Local planning authorities are required to examine certain matters in their Monitoring Reports⁵. 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 2015 to 31st March 2016, 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 Combined Authority (Table 1) shows that the population of Hartlepool has slightly decreased from last year's total count of 92 670 to 92 500 this year. Hartlepool has the lowest number of residents in the Tees Valley, with a proportion of 13.9% and Stockton-on-Tees has the highest with a proportion of 29.1%. This year, the Tees valley sub region has had a slight increase in population compared to last year i.e. from 665 130 to 667 500.

Table 1: Population

Area	Population		Proportion,% (Tees Valley)	
	2014/2015	2015/2016	2014/2015	2015/2016
Darlington	105 390	105 400	15.8	15.8
Hartlepool	92 670	92 500	13.9	13.9
Middlesbrough	138 930	139 500	20.9	20.9
Redcar & Cleveland	134 950	135 300	20.3	20.3
Stockton	193 190	194 800	29.0	29.2
<i>Tees Valley Total</i>	<i>665 130</i>	<i>667 500</i>	<i>100.0</i>	<i>100</i>
<i>North East</i>	<i>2 610 480</i>	<i>2 624 600</i>	-	-
<i>England</i>	<i>56 948 230</i>	<i>57 885 400</i>	-	-

Source: Tees Valley Combined Authority (TVCU), mid 2015 estimate

2015 Index of Multiple Deprivation

- 2.7 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. Hartlepool is currently ranked by the Index of Multiple Deprivation (IMD 2015)⁶ as the 18th most deprived out of the 326 Local Authorities in England. In 2010 Hartlepool ranked as the 24th most deprived Local Authority hence there is no improvement in deprivation levels, if anything Hartlepool is now in the top 20 of the most deprived Local Authorities in England.
- 2.8 More detailed information on the IMD and how it is calculated can be found on the following link:
<https://www.gov.uk/government/statistics/english-indices-of-deprivation-2015>

⁶ Communities.gov.uk/Tees Valley Combined Authority

Car Ownership

- 2.9 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.
- 2.10 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

- 2.11 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. The most up to date visitor statistics indicate that approximately 3.2 million people have visited Hartlepool as at 2014 and this was up by 1% from the previous year. The number of day's visitors spent in the destination also grew by 1% at 3.7 million visitor days. Visitor expenditure in Hartlepool stands at £148 million, up by 1%. The number of people directly employed in tourism in Hartlepool as at 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.
- 2.12 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
- 2.13 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

- 2.14 According to the 2016 Tees Valley Combined Authority (TVCA) statistics, Hartlepool has the third highest unemployment claimant rate in the Tees Valley after Middlesbrough and Redcar & Cleveland. This shows there is a slight improvement from last year in which it was second highest only after Middlesbrough. This could indicate that either more people have gone into employment or changes in government policy are such that less people meet all the criteria to qualify to claim job seekers allowance.
- 2.15 Middlesbrough has the highest claimant rate and Darlington the lowest. In comparison to last year and previous years during which claimant rates gradually decreased across the board, this year Redcar & Cleveland and Middlesbrough have both had a marked increase in the claimant rate. However, as indicated by total change figures in Table 2, the increase is not significant enough to influence the overall result of declining claimant rates between 2012 and 2016.

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

Area	2012 Claimant rate	2013 Claimant rate	2014 Claimant rate	2015 Claimant rate	2016 Claimant rate	Total change 2012-2016
Darlington	5.6	5.6	4.3	3	2.7	-2.9
Hartlepool	8.0	7.9	6.1	3.9	3.7	-4.3
Middlesbrough	8.5	8.5	6.4	4.4	4.7	-3.8
Redcar & Cleveland	6.9	6.8	5.0	3.9	4.3	-2.6
Stockton	5.9	5.7	4.6	3.2	3.0	-2.9
<i>Tees Valley Average</i>	<i>6.9</i>	<i>6.8</i>	<i>5.2</i>	<i>3.7</i>	<i>3.7</i>	<i>-3.4</i>
<i>North East</i>	<i>5.7</i>	<i>5.5</i>	<i>4.2</i>	<i>3.0</i>	<i>2.7</i>	<i>-3.0</i>
<i>Great Britain</i>	<i>4.0</i>	<i>3.8</i>	<i>2.9</i>	<i>2.0</i>	<i>1.5</i>	<i>-2.5</i>

Source: ONS Annual Population Survey /TVCA March 2016

- 2.16 Table 3 shows that the percentage of working age people in employment or economically active in Hartlepool is second lowest (just slightly above Middlesbrough) and throughout 2011 to 2015 has constantly remained below the Tees Valley, North East and National averages. Darlington still 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 2014 and

2015 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, in the past 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					
	2011	2012	2013	2014	2015	Total change 2011-2015
Darlington	71.4	67.8	68.9	74.3	77.8	6.4
Hartlepool	61.4	58.5	60.9	62.3	71.4	10
Middlesborough	57.4	56.2	58.1	62.4	72.2	14.8
Redcar & Cleveland	62	62.2	63.7	67.5	73.9	11.9
Stockton on tees	70.4	68.7	69.4	70.2	78.9	8.5
Tees Valley	64.8	63.1	64.5	67.4	75.3	10.5
North East	65.9	65.2	66.5	67.3	75.2	9.3
National	70.3	70.2	70.9	71.7	77.8	9.9

Source: TVCA 2016

Socio-economic Groups

- 2.17 Table 4 illustrates the breakdown of percentage of people in employment by main occupation groups. In comparison to last year, this year Hartlepool has had an increase of employees in most occupation groups including 'skilled trades' which still has the highest number of employees at 14.6% followed by 'professional occupations' at 14.3%. However, the highest increase this year is in the 'managers/senior officials' occupation group which increased from 6.5% to 13%. Hartlepool has the least proportions of employees in the 'professional' and 'administrative and secretarial' occupation groups.

Table 4: Percentage of people in 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 & technical	10.8	10.9	11.9	14.1
Administrative and secretarial occupations	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 occupations	6.9	8.4	9.4	7.9
Process plant and machine operatives	11.4	8.0	7.3	6.2
Elementary occupations	13.5	12.6	11.8	10.7

Source: TVCA; Annual Population Survey at June 2015

Health

- 2.18 According to the Tees Valley Unlimited 2015 statistics, Hartlepool has the second lowest life expectancy rates at birth for both males and females in the Tees Valley. It is also lower than both regional and national life expectancies. Middlesbrough has the lowest. At 23.2%, the percentage of people of all ages who said that they had a limiting long term illness, including those resident in care and medical establishments is the highest in the Tees Valley and also higher than the national average which is 17.9% (Source: 2001 and 2011 ONS Census)
- 2.19 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.
- 2.20 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. Total incapacity benefit claimant stands at 3.6% in Hartlepool compared to the regional average of 3.0% and national average of 2.2% (ONS, updated January, 2015).
- 2.21 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

- 2.22 Table 5 shows the National Vocational Qualification (NVQ) level attained by the working age population. 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 24.4%. However this is an increase from last year's 22.8%. The proportion of working age population with no qualifications has this year decreased to 11.8% from last year's 13.8% and this is positive for the town.
- 2.23 Hartlepool and neighbouring Middlesbrough jointly have the highest proportions of residents with no qualifications in the Tees Valley. This is well above wider averages. Also, at 11.8%, Hartlepool has the highest percentage of working age residents with no qualifications.

Table 5: Qualifications/no qualifications working age residents

Area	Qualifications					No Qualifications
	NVQ1+	NVQ2+	NVQ3+	NVQ4+	Other	
Darlington	85.5	73.7	54.9	31.5	5.9	8.6
Hartlepool	82.6	69.1	50.2	24.4	5.6	11.8
Middlesbrough	81.3	69.3	51.6	26.8	7.1	11.7
Red Car	85.5	74.0	55.2	30.2	4.5	9.9
Stockton	86.3	76.6	59.3	35.5	3.9	9.8
Tees Valley	84.4	73.0	54.9	30.4	5.3	10.3
North East	85.0	72.9	54.3	30.7	4.6	10.3
National	84.9	73.6	57.4	37.1	6.5	8.6

Source: ONS annual population survey December 2015, reported by the TVCA 2016. 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.

2.24 Table 6 shows that over half (53.4%) of all Year 11 students have passed the GCSE or equivalent exams as at 2015. Hartlepool has seen a pass rate drop of about 1.7% and has been dropping since 2013 according to the TVCA statistics.

Table 6: Qualifications by Year 11 students at 2015 (Percent)

Area	Year				
	2011	2012	2013	2014	2015
Darlington	65.7	62.2	64.8	56.9	52.5
Hartlepool	56.4	48.8	59.0	55.1	53.4
Middlesbrough	40.9	47.6	50.3	47.2	46.1
Red Car	55.0	55.0	55.1	50.0	54.3
Stockton	57.3	54.3	57.4	55.1	59.3
Tees Valley	55.1	53.6	57.3	52.9	53.1
North East	56.8	58.5	59.3	54.6	55.4
National	59.0	59.4	59.2	53.4	53.8

Source: TVCA 2015. Examination Results gained by Year 11 (aged 16) pupils by district of learning provision. Equivalent GCSE results are also included where pupils gain level 2 qualifications at school. National Results are for England not Great Britain

Housing

2.25 The key figures for housing (Table 7) are obtained from the ONS website and cover a larger geographical area hence these maybe slightly different when considered at a Local Authority level. The table shows that Hartlepool has a very high proportion of Registered Social Landlord Housing Stock as Percentage of All Dwellings compared to regional and

national. At 23.2%, it is twice as much as the regional and national which are 10.4% and 10.1%, consecutively.

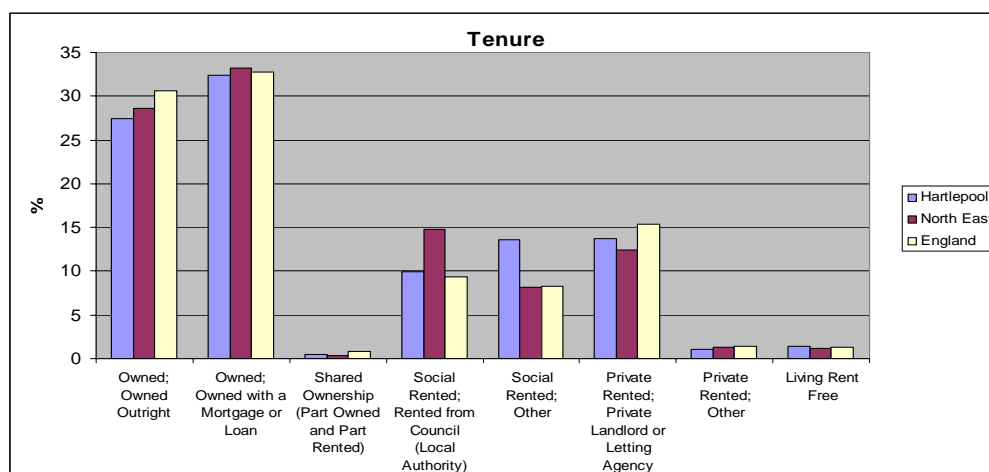
Table 7: Key Figures for Housing

		Hartlepool	North East	National (England)
Total Number of Dwellings	Count	42050	1 179 386	22 947 500
Private Housing Stock as Percentage of All Dwellings	%	76.7	76.8	82.1
Local Authority Housing Stock as Percentage of All Dwellings	%	0	9.8	7.5
Registered Social Landlord Housing Stock as Percentage of All Dwellings	%	23.2	10.4	10.1
Other Public Sector Housing Stock as Percentage of All Dwellings	%	0.1	0.1	0.3
Average Rent Charged for all Registered Social Landlord Dwellings (Net Weekly)	£	49.83	51.51	61.46
Average Rent Charged for all Local Authority Dwellings (Net Weekly)	£	0	46.09	55.15
Council Tax Band A	%	57.78	55.79	24.84
Council Tax Band B	%	15.61	14.91	19.58
Council Tax Band C	%	13.75	14.54	21.76
Council Tax Band D	%	6.96	7.91	15.31
Council Tax Band E	%	3.42	3.99	9.44
Council Tax Band F	%	1.37	1.74	4.99
Council Tax Band G	%	0.98	1.01	3.51
Council Tax Band H	%	0.13	0.11	0.57
Vacant Dwellings and Second Homes	%	4.7	4.6	4.7
Number of Statutory Homeless Households	Count	15	1860	44160

Source: ONS updated October 2013

2.26 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

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

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

Source: Hartlepool Strategic Housing Market Assessment (2015)

2.28 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.

- 2.29 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

- 2.30 Table 9 shows house prices and House Price Index (HPI) 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).
- 2.31 A House Price Index (HPI) is a weighted, repeat-sales index, meaning that it measures average price changes in repeat sales or re-financings on the same properties. Since the HPI index only includes houses with mortgages within the conforming amount limits, the index has a natural cap and does not account for 'jumbo' mortgages which are for large luxury type of housing. The HPI calculation is based on Land Registry data and the figure is adjusted for sales of differing mixes of house types.

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

Area	House Type				House Price Index
	Detached	Semi detached	Terraced	Flat/maisonett	
Darlington	210 887	126 138	95 789	79 549	101.88
Hartlepool	201 600	103 507	73 743	59 225	101.89
Middlesbrough	222 500	109 953	79 057	66 809	100.89
Red Car	209 800	115 571	87 784	62 992	100.11
Stockton	225 200	114 631	89 442	75 167	100.42
Tees Valley	-	-	-	-	-
North East	205 416	123 558	99 781	87 969	104.85
National	335 972	204 332	179 607	211 891	109.76

Source: Land Registry (<http://landregistry.data.gov.uk/app/ukhpi>), 2016.

- 2.32 Table 9 shows that Hartlepool has the cheapest houses in the whole of the Tees Valley. The highest house prices are in Darlington and Stockton. House price changes have remained stable. House prices have not changed significantly across the Tees Valley as shown by the HPI. However, the HPI shows rising housing market values nationally and regionally.

Housing Vacancy rates

- 2.33 The percentage of properties vacant for 6 months or more is shown in Table 10 below as at 2014. Hartlepool has the highest percentage of vacant properties and this is reflected in Table 10 below. 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 10: 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: TVCA, 2016 (Local Authority Council Tax Registers)

- 2.34 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.
- 2.35 Table 11 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 11: 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, (Local Authority Council Tax Registers).

Community Safety

- 2.36 Community safety remains 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 12 gives a breakdown of offences by the crime category under which they were recorded by Hartlepool Police during the year and previous

years for comparison. These figures are based on the date the crime was recorded not the date the offence occurred.

Table 12: Notifiable offences recorded by the police

	Crime Category/Type	2014/15	2015/16	Change (number)	Change (%)
Publicly Reported Crime (Victim Based Crime)	Violence against the person	1422	1821	399	28.1
	Homicide	4	0	-4	-100
	Violence with injury	726	860	134	18.5
	Violence without injury	692	961	269	38.9
	Sexual Offences	145	204	59	40.7
	Rape	54	60	6	11.1
	Other sexual offences	91	144	53	58.2
	Robbery	30	45	15	50.0
	Business robbery	6	6	0	0.0
	Personal robbery	24	39	15	62.5
	Acquisitive Crime	3483	3725	242	6.9
	Domestic Burglary	348	333	-15	-4.3
	Other Burglary	385	430	45	11.7
	Bicycle Theft	166	163	-3	-1.8
	Theft from the Person	34	39	5	14.7
	Vehicle Crime (Inc Inter.)	571	567	-4	-0.7
	Shoplifting	1038	1246	208	20.0
	Other Theft	941	947	6	0.6
	Criminal Damage & Arson	1492	1628	136	9.1
Total Public Reported Crime	6572	7423	851	12.9	
Police Generated Offences (Non - Victim Based Crime)	Public Disorder	284	270	-14	-4.9
	Drug Offences	321	265	-56	-17.4
	Trafficking of drugs	66	68	2	3.0
	Possession/Use of drugs	255	197	-58	-22.7
	Possession of Weapons	50	61	11	22.0
	Misc. Crimes Against Society	81	114	33	40.7
Total Police Generated Crime	736	710	-26	-3.5	
TOTAL RECORDED CRIME IN HARTLEPOOL		7308	8133	825	11.3

Source: Hartlepool Police, 2016

Key for main category/type (excluding sub categories)

	change less than 0%
	change 0-10%
	change greater than 10%

2.37 Table 12, shows that crime records have continued to increase between last year and this financial year. During the period April 2015 to March 2016, Hartlepool police recorded a total of 8133 offences. Robbery, sexual offences, violence against the person and possession of weapons are in the red category with robbery being the highest at 50%. Acquisitive crime together with criminal damage & arson are in the orange.

2.38 Although total crime recorded crime in the town is still, it is positive to note that some crime categories which have in the past been problematic

in the town e.g. public disorder and drug offences have continued to decline and are marked green in Table 12.

The Environment

- 2.39 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

- 2.40 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

- 2.41 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

- 2.42 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.

- 2.43 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.
- 2.44 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

- 2.45 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

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

Culture and Leisure

- 2.47 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

- 2.48 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 13: Hartlepool SWOT Analysis

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

Source: Emerging Hartlepool Local Plan

- 2.49 The main challenges this year and the coming years are similar to those in previous years. In particular Hartlepool is challenged by further public expenditure cuts which will be in place until at least 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.
- 2.50 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.
- 2.51 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.
- 2.52 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.
- 2.53 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 October 2015. The 2015 LDS shows a revised timetable which takes into account the Government's requirement to produce a Local Plan by early 2017.

Implementation of the 2015 Local Development Scheme

- 3.4 Table 14 details the timetable for the 2015 LDS outlining key dates for different stages and delivery of the LDS's main DPD document; the Local Plan. Work on the 'new' Local Plan (2017) has progressed well as scheduled⁷. Work is underway to collate consultation responses of the Issues and Options document and write a consultation statement. Work on the Local Plan Preferred Options (LPPO) document has progressed well during the year and the draft was completed by end of the year. The final LPPO document is on schedule to be completed and out for the formal statutory 8 week public consultation period by the end of 2016.
- 3.5 To date the following development documents have been adopted within the LDF:
- Transport Assessments & Travel Plans SPD (January 2010)
 - Statement of Community Involvement (SCI) (January 2010)
 - Tees Valley Joint Minerals & Waste DPDs (September 2011)
 - Local Development Scheme (LDS) (January 2012)
 - Authorities Monitoring Report (AMR) (December 2015)
 - Trees and Development SPD (2013)
 - Green Infrastructure SPD (February 2014)
 - Shop Fronts SPD (2014)
 - New Dwellings outside of Development Limits (August 2015)
 - Seaton Carew Regeneration SPD (September 2015)
 - Planning Obligations SPD (November 2015)

⁷ At the time of reporting this AMR the Council has just endorsed an updated LDS (November 2016) due to a slight delay due to the need for additional evidence base work. The new LDS still seeks to submit prior to the end of March 2017.

Table 14: Revised timetable of Hartlepool Local Plan DPD

Table 1: 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 meet the Duty to Co-operate
TIMETABLE / KEY DATES	
Stage	Date
Evidence base Production	November 2013 – March 2015
Issues and Option Drafting stage	March - May 2014
Issues and Options extensive public consultation stage	May – July 2014
Preferred Options Drafting stage	August 2014 – March 2016
Preferred Options extensive public consultation stage	May – June 2016
Publication Stage (Reg. 19 Stage)	October - November 2016
Submission to Secretary of State (Reg. 22 Stage)	February 2017 ⁸
Pre Inquiry Meeting	May 2017
Public Hearings (Reg. 24 Stage)	June – July 2017
Inspectors Report (Reg. 25 Stage)	October 2017
Redrafting Stage	November 2017
Consultation on Modifications	November – December 2017
Adoption (Reg. 26 Stage)	February 2018
ARRANGEMENTS FOR PRODUCTION	

⁸ The November 2016 LDS has Submission by end of March 2017. Timescales following that are out of the hands of the Local Authority and will be determined by the Planning Inspectorate

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	
<p>The effectiveness of the primary policies in relation to the vision and objectives of the Local Plan will be assessed in the Authorities Monitoring Report and where necessary reviewed. The Local Plan DPD may be reviewed in the following circumstances:</p> <ul style="list-style-type: none"> • A further review of the Community Strategy • A significant amendment to the Council's Corporate Vision 	

Source: Hartlepool Borough Council Local Development Scheme October 2015

Table 15: Hartlepool Development Plan Documents key milestones and delivery

Document	Key Milestone	Key Dates	Actual Progress	Milestone Achieved
Hartlepool Local Plan DPD	Preferred Options Drafting Stage	August 2014 – March 2016	A refreshed evidence base and the Issues and Options planning statement were completed during the year. These were used (among other sources of information) to further inform work on the Preferred Options document. The draft Preferred Options document was completed on schedule by end of the year.	Yes

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 Regulations⁹ 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 indicators¹⁰ 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 Planning Policy website on the following link: https://www.hartlepool.gov.uk/downloads/file/373/schedule_of_local_plan_saved_policies_from_13th_april_2009. 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

⁹ Part 8, 34 (3) of the Town and Country Planning (Local Planning) (England) Regulations 2012

¹⁰ Regional Spatial Strategy and Local Development Framework Core Output Indicators – Update 2/2008

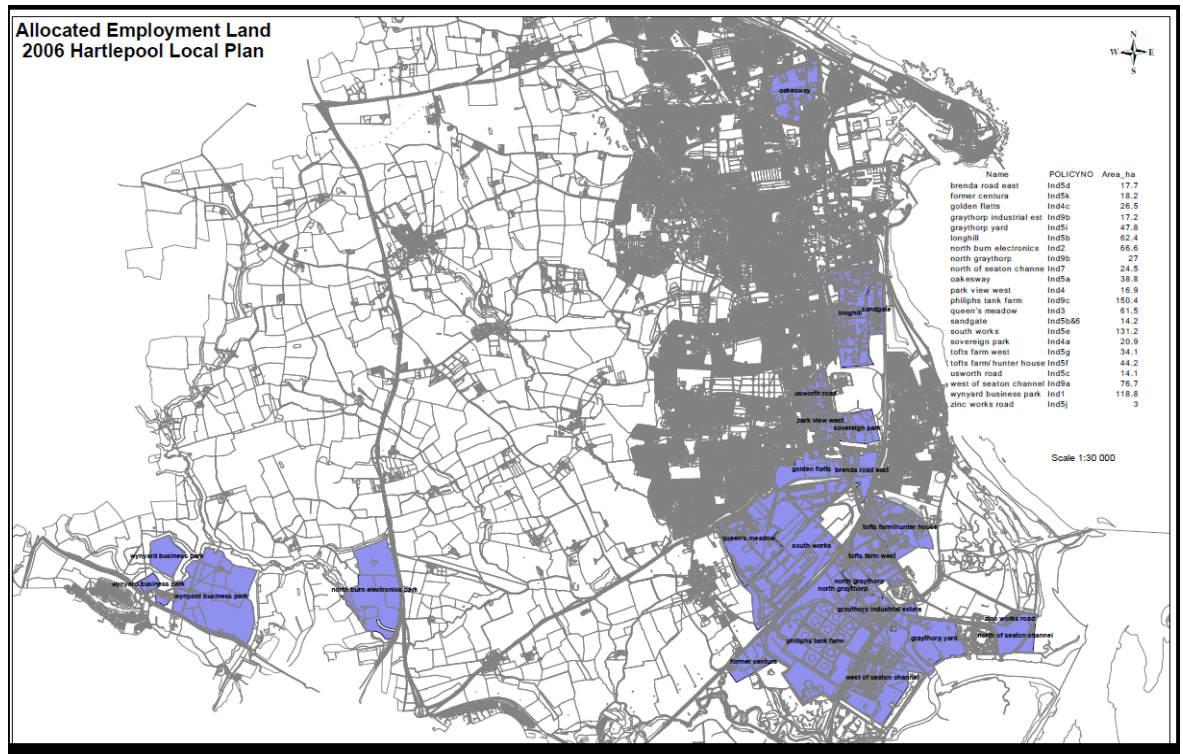
- maximisation of accessibility.
- 4.6 The plan sets out specific objectives relating to the above four elements of the strategy, from which the plan's policies have been developed. Many of these policies relate to more than one objective.
- 4.7 The following part of this section sets out for each objective 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 indicators¹¹ 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 E) and conservation & design (sub section F). 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).

¹¹ 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).

Employment Policies assessment

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 refreshed 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 only one business moved into Queen's Meadow EZ: i.e. JNP Group with a total floor office space of 114m². To date the following companies have moved into the EZs and all are at Queen's Meadow:
- 2015/16 JNP Group
 - 2014/15 Applus RTD, Hart Biologicals
 - 2013/14 Contract Laboratory Services
 - 2012/13 Omega Plastics, Propipe, Durable Technologies, Solomons Europe Ltd
- 4.16 The Employment Land Review (ELR) endorsed by the Council's regeneration committee in January 2015 is 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 Harbour North Docks west of Marina Way (3.1ha); sites more suitable to be developed for alternative uses such as Golden Flatts (20.8), and Wynyard (39.9ha, but the emerging Local Plan is proposing a larger deallocation). 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 the economy and 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 16: Completed Employment Floorspace 2015-2016

		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)	Queens Meadow, Propipe have built a warehouse building, Unit 2	-	-	-	-	1 250	1 250
Loss (m ²)		-	-	-	-	0	0
Net (m ²)		-	-	-	-	1 250	1250
BD2 - Total amount of employment floor space on previously developed land - by type							
		-	-	-	-	-	-
		-	-	-	-	-	-
Total		-	-	-	-	-	-

Source: Hartlepool Borough Council

- 4.19 In comparison to last year this year has a significant decrease in commercial floorspace completions. Table 16 shows a total of 1250m² additional floorspace completions at Queens Meadow. However, it is important to note that this completion has already been reported last year from building control commercial returns. The reduced business rates incentive is encouraging business investment in Hartlepool as seen at Queen Meadow EZ with an additional company benefiting from the incentive this year.

- 4.20 Table 16 also shows that this year there has been no commercial floor space completions from previously developed land.

Table 17: Indicator **BD3**: Employment Land Available 2015/2016*

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 Estate	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 Park	B1,B2,B8 related to electronics industry	66.7	0.0	66.7
North Graythorp	B2,potentially polluting or harzadous development	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 development	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 development	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 no recorded uptake of employment land this year hence available land remains as shows on Table 17. 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 yet been taken into account in reporting the total available employment land as this will be formally done through the emerging Local Plan which is scheduled for 2018 hence the total available employment land will change upon completion and adoption of the Local Plan.
- 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 17. 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 (2015) reports that vacancy rates in terms of both quantum of floorspace and number of retail units in Hartlepool are significantly above the UK national averages. This potentially reflects the significant contraction in retail provision.

Table 18: Vacancy Rates (floorspace) in the Town Centre 2015/2016

	2011/12	2012/13	2013/14	2014/15	2015/16
Total number of commercial units	443	475	480	471	484
Total number of vacant units	118	101	105	97	89
Total Floor Space (m ²)	160 697	175 575	178 696	174 592	182 193
Vacant Floor Space (m ²)	24 545	21 829	21 921	20 757	22 753
Vacancy Rate (%)	15.3	12.4	12.3	11.9	12.5

Source: Hartlepool Borough Council, annual retail survey.

- 4.26 This year more units such as the civic centre, former Wesley chapel, town hall, police station, job centre, church street information centre, courts, gainford house and former registry office and social club in Raby road have been added to the survey hence the higher number of units and increase in total floor space.
- 4.27 Vacancy rate in terms of floorspace is 12.5% and is slightly higher than the previous year's 11.9% (Table 18). Lack of high quality shops still remains a challenge. A number of high quality shops that have shut down have been mainly replaced by low quality shops and charity shops. The imminent closure of BHS department store is bound to increase vacancy rates next year. However there are plans of H&M clothes shop moving into former Marks & Spencer unit early next year. This will increase the shop quality offer within the town centre.

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

Table 19: Amount of completed floorspace for town centre uses 2015/2016

	A1	A2	B1a	D2	Total
BD4 Gross addition (m ²)	-	-	-	738	738
Loss (m ²)	-	-	-	0	0
Net (m ²)	-	-	-	0	0
Total	-	-	-	738	738

Source: Hartlepool Borough Council

4.28 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 738m² of completed floorspace for town centre uses within the borough (Table 19). This is a gymnasium (Xtreme fitness) in Lady Smith Street in Longhill Industrial Estate outside the town centre boundary. There have been no completions within the town centre boundary.

4.29 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. Indicator BD4 on Table 19 shows that the town centre policies are being effectively implemented as there is not much town centre activity completed outside the town centre boundary.

Tourism Policies Assessment

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 20: Planning permissions granted for tourism related developments 2015/2016

General Location	Site / Location	Development	Development progress
Town Centre	None	None	n/a
Edge of town centre	None	None	n/a
Marina area	Travel lodge, The Lanyard	change of use of existing vacant ground floor with A3/A4 permission to hotel use (C1) for additional 12 bedrooms	not started
Headland	None	None	n/a
Seaton Carew	None	None	n/a
Countryside	Abbey Hill Cottages Dalton Piercy	alterations to existing holiday cottages (2) to subdivide to create 2 additional units	ongoing

Source: Hartlepool Borough Council

- 4.31 There have been two tourist-related planning permissions granted during this financial year; one at Abbey Hill cottages in the countryside and outside of development limits and the other at the Marina travel lodge for additional 12 bedrooms (Table 19).

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 21: 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 The housing target this year 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 21.

However the housing need figures are expected to change next year as the SHMA (2015)¹² is currently under revision.

- 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 (2018).

- 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

- 4.34 Table 22 below illustrates Hartlepool’s performance over the period from 2011/2 when the Tees Valley SHMA was adopted.

Table 22: Recent housing delivery

Core Output Indicator H2		2011/12	2012/13	2013/14	2014/15	2015/2016
H2a	Net additional dwellings in previous years	225	122	84	376	
H2b	Net additional dwellings for the reporting year					528
H2c	Managed delivery target	309	309	309	309	309
H2d	Actual Delivery	-84	-187	-225	+67	+219
	Cumulative Delivery (since adoption of 2006 Local Plan)	-568	-755	-980	-913	-694

Source: Hartlepool Borough Council

NB: In relation to actual and cumulative delivery + denotes over delivery and – (minus) under delivery

¹² It should be noted that an addendum to the SHMA (2015) has just been endorsed at the time of writing this AMR (December 2016) and therefore for the next financial year the AMR will reference a new delivery target as set in the SHMA addendum.

- 4.35 Table 22 shows that this year the borough's actual housing delivery was above target and this is for the second year running. However due to a backlog of the previous years under delivery, the cumulative total is an under delivery of 694 dwellings since 2006. This is expected to improve next year as it is anticipated that there will be more completions from large housing developments such as Quarry Farm, Britmag, Mayfair at Seaton Carew, Area 15 Middle Warren, Wynyard and various small sites. The emerging Local Plan (2018) has allocated more Greenfield housing sites which are expected to deliver the Borough's housing need on target. This will be in addition to sites with existing planning permission. Therefore the annual target is considered to be an achievable figure hence it is not considered appropriate at the current time to move away from this target.
- 4.36 The net opening stock of housing this year is 42 901 and net closing stock is 43 429. The gross total of 574 additional dwellings consists of 553 new build, 10 conversions and 11 change of use. There were 46 demolitions i.e. (34 at Carr Hopps HMR site, 11 at Raby gardens HMR site and 1 at Wynyards woods) this year therefore the net additional dwellings number is 528 and is higher than last year (i.e. 376). For the third year running the net additional dwellings has been increasing and this is positive for the Borough as it moves towards being able to demonstrate a five year supply of housing sites/land.
- 4.37 The gross total of 553 new build dwellings in 2015/16 were mainly from the completion of a block of flats at the Marina, HMR sites, Middle Warren, Wynyard, The Mayfair at Seaton, and a variety of smaller sites across the Borough. Construction at the Darlings in Hart Village is well on progress and expected to be complete by end of next year. Construction in Britmag in Old Cemetery road and at Quarry farm has commenced and these are expected to contribute more to next year's completions hence it is anticipated that the delivery target will again be met if not exceeded next year.

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)

4.38 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 23: The number of new converted dwellings and gross new build dwellings being built upon previously developed land.

		Total Dwellings					
		2010/11	2011/12	2012/13	2013/14	2014/15	2015/16
H3	Total new build dwellings (gross)	365	290	141	213	376	553
	% built on PDL	58	75.5	52	43.7	37.8	60.6%
	Total converted to dwellings (gross)	5	5	4	2	1	11
	% conversions	1.3	1.7	2.8	0.9	0.3	1.9

Source: Hartlepool Borough Council

- 4.39 The gross total completions of dwellings from new build and conversions this year is 564 (i.e. 553 and 11 as shown in Table 23). 335 new builds were built on previously developed land and this represents 60.6% built on previously developed land (Brownfield land). This is higher than last year in which 142 (37.8%) were completed on Brownfield land. Unlike in previous years, this year there were fewer completions on Greenfield sites. There were 11 gross conversions which accounted for 1.9% of gross total additional new dwellings.
- 4.40 The existing Local Plan does not include a portfolio of 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. The emerging Local Plan (2018) allocates more Greenfield sites for housing hence 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.

- 4.41 However, once a new Local Plan is adopted there will not be a requirement to meet a specific Brownfield target. Policy Hsg5 is therefore not likely to be implemented. Instead the new policy in the emerging Local Plan should be in line with current guidance contained in National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG).
- 4.42 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.
- 4.43 As at 31st March 2016, there are 589 empty homes (empty for at least 6 months) across the borough. Phase 1 of the empty homes project aims at bringing back into use 100 empty properties on an annual basis, mainly in the York Road, Raby Road and Murray Street areas. This year there has been a total of 86 empty homes brought back into use. The number of empty homes being brought back into use continues to increase each year and this is positive development for the Borough which has a high number of empty homes.

Mixed use Brownfield target

- 4.44 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 2005-2011, 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 24: Types of Houses completed (gross number): 2015/2016

Type	Number completed	% of total gross completed
Flat	177	30.8
Terraced house	74	12.9
Semi detached house	128	22.3
Detached house	148	25.8
Bungalow	47	8.2

Source: Hartlepool Borough Council

- 4.45 Table 24 shows that flats accounted for most dwelling types completed this year. This is due to the completion of flats mainly at Mansion House at the Marina (86), Jones Road (42) and former Claremont (23). The delivery of detached and semi detached houses in Hartlepool continues to increase like in previous years whilst terraced housing delivery is decreasing. The number of Bungalows delivered also increased this year although their proportion remains lowest at 8.2%.

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

Table 25: Gross affordable housing completions 2011 to 2016

Year	Social rent homes provided	Intermediate homes Provided	Affordable homes total
2015/16	128	8	136
2014/15	32	7	39
2013/14	24	0	24
2012/13	28	2	30
2011/12	64	26	90

Source: Hartlepool Borough Council

- 4.46 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 136 and is the highest it has been for the past 5 years. Although still slightly below target, this is relatively good development for the Borough in terms of delivery of affordable properties.
- 4.47 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 26: Number of gypsy and traveller pitches delivered

	Permanent	Transit	Total
H4	nil	nil	nil

Source: Hartlepool Borough Council

- 4.48 The Council 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.
- 4.49 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.
- 4.50 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.
- 4.51 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 27: 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

4.52 Table 27 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 28: 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

- 4.53 No planning permissions were granted contrary to the advice of the Environment Agency during the year 2015/2016.

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 29: Losses or additions to biodiversity habitat

		Loss	Addition	Net Total
Indicator E2 (area in ha)	2015/2016	6.1	0	-6.1
	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

This year there is a total net loss of 6.1 ha of habitat (i.e. 0.5 ha from an Ancient replanted Woodland Site at Wynyard and 5.6 ha of Conifer plantation at Wynyard). The loss is directly attributed to the existing housing developments in Wynyard. Two priority bird species have been estimated to be lost from arable land this year i.e. 3 pairs of skylark and 1 pair of grey partridge.

There seems to be no apparent mitigation procedures put in place to compensate the habitat loss as shown by nil returns in the 'additions' column in Table 29. Ecologically, this is cause for concern as over time there will be a net cumulative loss of priority habitats in the Borough. Planning decisions should minimise and prevent cumulative loss of wildlife habitat and as such more enforcement is needed to ensure mitigation measures are in place and delivered as part of developments that result in the loss of habitats or priority wildlife species. There is no change to the areas of designated international or national sites or number of designated local nature reserves.

• Core Output Indicator E3: Renewable energy generation

Table 30: The amount of renewable energy generation by installed capacity and type for the financial year 2015/16

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 & installed capacity in MW	Nil	2	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 two applications were determined in Newton Bewley for construction of two temporary solar farms to include the installation of solar panels with transformers and a District Network Operator (DNO) substation.

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 31: 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 confidentiality.

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

Table 32: 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 confidentiality.

- 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 confidentiality prevent the publication of detailed figures.

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

Table 33: 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, one waste-related application was determined and approved for change of use to skip hire operation, waste transfer station, recycling and sorting of brick and rubble and non hazardous household waste materials in Graythorp industrial estate.

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

Table 34: 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	2015/2016	28 491.25	3450.58	nil	14972.64	nil	46914.47	31.9
	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	nil	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 Total waste arising this year has continued to decrease despite the rising number of households in the Borough. The amount of waste going to landfill increased significantly this year and that incinerated reduced significantly. This is due to operational issues with the incinerator so the council switched to more landfill instead. It is expected that the incinerator will be fully operational and operating to full capacity next year so this should reduce amount of landfill waste next year.

4.58 At 31.9%, the proportion of recycled or composted waste has decreased again this year and has been declining since 2011/2012. 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 34 above, Hartlepool council is below the set target within the M&W DPD and possibly measures need to be put in place to encourage households and companies to recycle more.

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 and Rur12 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 35: Developments approved outside Limits to Development 2011-2016

Developments Approved	2011/2012	2012/2013	2013/2014	2014/2015	2015/2016
Agricultural buildings	1	2	3	0	6; Erection of two storage buildings at The Grange Farm Dalton Piercy, Erection of garage in connection with equestrian business at Willowtree Farm, Erection of a storage building and a mutli purpose building at Low Stotfold Farm, Erection of building for farm animals at Cookfoot Farm Elwick,
New dwellings – no agricultural justification	0	1	2	2	0
New dwellings associated with agricultural existing developments	4	0	1	0	0
New dwellings associated with rural business developments	2	1	0	0	1; equestrian workers dwelling with attached garage at Elwick Hall
Temporary residence in connection with rural business	0	1	0	0	0
Replacement dwellings	0	0	0	0	0
Residential conversions of rural buildings	0	1	1	0	0
Business conversions of rural buildings	1	1	0	2	0
Extensions of gardens	0	0	0	0	0
Recreational and leisure uses	1	4	0	0	0
Extensions and other works relating to existing businesses	0	1	0	1	1, extension to existing agricultural building Benknowle farm,
Telecommunications developments	0	0	2	0	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 2011/2012 is not shown in Table 35 but is contained in previous reports.

4.60 There have been a total of 8 developments approved outside the limits to development; 6 relating to erection of agricultural buildings, one new worker's dwelling to support an equestrian business and one extension relating to an existing business. This year there are no unjustified developments of dwellings in the open countryside as opposed to last year in which there were 2 residential developments outside development limits. This indicates the effective implementation of rural polices that seek to

protect the countryside, promote the rural economy and protect the compactness of the urban area.

- 4.61 The New Dwellings Outside of Development Limits (NDODL) Supplementary Planning Document (SPD) was adopted in August 2015. The main aim of the SPD is to provide guidance on whether the principle of a new dwelling in countryside is appropriate or not. It is anticipated that the SPD will assist to preserve the open countryside from unwanted, unsustainable and unjustified developments of isolated dwellings which if goes unchecked, ideally could set precedence to isolated residential developments sprouting in unsustainable locations in the rural area and potentially reduce the compactness of the urban area.

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 as a local indicator 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 terminus at North Gare car park.

Table 36: Walkways created, diverted, extinguished or improved

	Walkways	Created (km)	Diverted (km)	Extinguished (km)	Improved (km)
2015/2016	Public Rights of Way	1	1.5	0	0.5
	Permissive Paths	0	0	0	0.5
	England Coast Paths	0	0	0	0
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 no coastal paths were added. A 0.5km permissive path has been created at Elwick 28 and 29. In terms of rights of ways, 1km has been created between Elwick 28 and Elwick 29, 1.5km has been diverted at Seaton 3, Hart 3 and Elwick 20 and 0.5km at Elwick 8 has had improvement works on condition and access. None have been extinguished or diverted (Table 36).
- 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 37: Length and name of new cycleways created

Year	Length and name of cycleway
2015/2016	None
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 37). There have been no cycle ways created since 2009/2010 but work on improving connectivity and creations of more cycle ways is underway. It is not considered that the lack of delivery is due to the policy, more to do with the extensive cuts in public funding which have been experienced over the last few years.

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 a Grade I church in Hartlepool i.e. St Hilda church on the Headland. In addition, two Scheduled Ancient Monuments are considered to be at risk i.e. a Medieval farmstead and irregular open field system at High Burntoft Farm, Elwick; and 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 38 shows the number of listed buildings at risk in Hartlepool.

Table 38: Numbers of Listed Buildings at Risk 2015/2016

2015/2016	Buildings at risk
Grade I	Church of St Hilda, High Street, Headland
Grade II	Shades, 16 Church Street
	Beacon Tower, East End of North Pier
	Church of St Mary, Durham 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. Maintenance work on the Throston engine house has now commenced.
- 4.69 The Odeon is still on the market and the council is still 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 39: Conservation Area Appraisal completions

Year	Conservation Area Appraisals
2015/2016	0
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 fifth year running, there have been no Conservation Area Appraisals completed in the financial year 2015/2016.

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 not grown much this year compared to previous years. One business moved into Queen's Meadow Enterprise Zone (EZ) area i.e. JNP Group with a total floor office space of 114m². To date the following companies have moved into the EZs and all are at Queen's Meadow:

- 2015/16 JNP Group
- 2014/15 Applus RTD, Hart Biologicals
- 2013/14 Contract Laboratory Services
- 2012/13 Omega Plastics, Propipe, Durable Technologies, Solomons Europe Ltd

There has been no additional commercial floor space from unallocated sites 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 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 currently adopted evidence base the 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 (2018) hence the total available employment land will most likely change upon completion and adoption of the Local Plan (2018).

5.4 This year's town centre vacancy rate in terms of floorspace is 12.5% and is slightly higher than the previous year's 11.9%. Lack of high quality shops still remains a challenge as number of high quality shops that have shut down have been mainly replaced by low quality shops and charity shops. 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.

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. This monitoring year there has been a total 738m² of completed floorspace for town centre uses within the borough and this is for a gymnasium (Xtreme fitness) in Lady Smith Street in Longhill Industrial Estate outside the town centre boundary. There have been no completions within the town centre boundary.

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.

- 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 during this financial year; one at Abbey Hill cottages for holiday cottages in the countryside and outside of development limits; and the other at the Marina travel lodge for additional 12 bedrooms.
- 5.7 The net opening stock of housing as at the start of this year was 42901 dwellings and net closing stock was 43 429. Net housing delivery was therefore 528 additional dwellings for the year. The gross total of 574 additional dwellings consists of 553 new build, 10 conversions and 11 change of use. There were 46 demolitions (i.e. 34 at Carr Hopps HMR site, 11 at Raby gardens HMR site and 1 at Wynyards woods) this year therefore the net additional dwellings number is 528 and is higher than last year (i.e. 376). For the third year running the net additional dwellings has been increasing and this is positive for the Borough as it moves towards demonstrating a five-year supply of housing land.

As expected from last year, this year's net housing delivery of 528 is above the set annual delivery target of 309 dwellings in accordance with the Hartlepool Local Plan (2006). However due to a backlog of the previous years under delivery, the cumulative total is a total under delivery of 694 dwellings. This is expected to improve next year as it is anticipated that there will be more completions from large housing developments such as Quarry Farm, Britmag, Mayfair at Seaton Carew, Area 15 Middle Warren, Wynyard and various small sites. The emerging Local Plan (2018) has allocated more Greenfield housing sites which are expected to deliver the Borough's housing need on or above target. This will be in addition to sites with existing planning permission. Therefore the annual target is considered to be an achievable figure hence it is not considered appropriate at the current time to move away from this target as this will be updated once the emerging Local Plan is adopted.

- 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). The gross total completions of dwellings from new build and conversions this year is 564 (i.e. 553 and 11, consecutively) and of this 346 completions were built on previously developed land. This represents 61.3% built on previously developed land (Brownfield land). This is higher than last year in which 142 (37.8%) were completed on Brownfield land. Unlike in previous years, this year there were fewer completions on Greenfield sites.

The emerging Local Plan, however, 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 so this will most likely 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. As at 31st March 2016 the total number of empty homes (empty for at least 6 months or more) is 589. A total of 86 homes have been brought back into use 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 Flats accounted for most dwelling types completed this year. This is due to the completion of flats mainly at Mansion House at the Marina (86), Jones Road (42) and former Claremont (23). The delivery of detached and semi-detached houses in Hartlepool continues to increase like in previous years whilst terraced housing delivery is decreasing. The number of Bungalows delivered also increased this year although their proportion remains lowest at 8.2%.
- 5.13 The net additional affordable housing delivery for this year is 136 and is the highest it has been for the past 5 years. Although still slightly below target, this is relatively good development for the Borough in terms of delivery of affordable properties. The Hartlepool Strategic Housing Market Assessment (2015) sets the annual affordable housing net target of 144 dwellings per annum.
- 5.14 The natural environment has lost habitat area this year, as has been the case in the past few years, though the total of 6.1 ha net loss, comprising mostly woodland at Wynyard as a result of housing developments, was higher than usual. It is estimated that two, arable priority bird species have suffered losses this year, with three pairs of skylark and one pair of grey partridge losing territory. No other priority species were adversely affected by planning decisions this year, meaning the wildlife policies WL2, WL3,

WL5 and WL7 remain relatively robust. However, it is a concern that, on average, there has been a net loss of habitat, including some ancient woodland which is classed as priority habitat. Some permitted developments are coming through the planning system with habitat loss not being compensated with habitat creation and this is flagged as a need for improvement.

- 5.15 At 31.9%, the proportion of recycled or composted waste has decreased again this year and has been declining since 2011/2012. 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 council is below the set target within the M&W DPD and possibly measures need to be put in place to encourage households and companies to recycle more.
- 4.74 There has been a total of 8 developments approved outside the limits to development; 6 relating to erection of agricultural buildings, one new worker's dwelling to support an equestrian business and one extension relating to an existing business. This year there are no unjustified developments of isolated dwellings in the open countryside. This indicates the effective implementation of rural policies that seek to protect the countryside, promote the rural economy and protect the compactness of the urban area. The council will continue to closely monitor isolated residential developments outside development limits through the New Dwellings Outside of Development Limits SPD which has now been adopted.
- 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 no coastal paths were added. A 0.5km permissive path has been created at Elwick 28 and 29. In terms of rights of ways, 1km has been created between Elwick 28 and Elwick 29, 1.5km has been diverted at Seaton 3, Hart 3 and Elwick 20 and 0.5km at Elwick 8 has had improvement works on condition and access. None have been extinguished or diverted

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 seven 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 of planning applications 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 of planning applications 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 per annum.	Planning permission has been granted for the contaminated soil treatment and hazardous waste recovery facilities identified.	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
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 <i>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.</i>	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	<p>The provision of annual capacities in the Tees Valley to allow:</p> <ul style="list-style-type: none"> 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; <p>(Figures in 1&2 monitored by Tees Valley JSU, 3 by Environment Agency)</p> <p>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</p> <p>The use of rail and port facilities for the transport of waste. (Core Output Indicators W1 and W2)</p>	<p>Policies and Sites DPD Submission and determination of planning permissions</p> <p>Land allocations within Local Development Framework documents</p> <p>Tees Valley Joint Municipal Waste management Strategy and each Local Authority's Action Plans</p>	<p>Recovery and recycling rates to meet the targets identified by 2016.</p> <p>C&D waste produced and use of rail / port facilities to be reviewed annually.</p>	<p>Minerals and Waste Planning Authorities</p> <p>Local Planning Authorities</p> <p>Waste Operators</p> <p>Developers</p>
MWC7: Waste Management Requirements	<p>Planning permission(s) and development of:</p> <ul style="list-style-type: none"> 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, <p>(Core Output Indicators W1 and</p>	<p>Policies and Sites DPD Submission and determination of planning applications</p>	<p>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.</p> <p>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.</p> <p>Facilities to recycle construction and demolition wastes to provide 700,000 tonnes per year by 2016 rising to 791,000 by 2021.</p> <p>Amount of hazardous waste</p>	<p>Waste Planning Authorities</p> <p>Waste Operators</p>

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 (as at November 2016)

Hartlepool Rural Plan

The Hartlepool Rural Plan Working Group is a constituted group and has over the past year, incorporated the responses from the consultation on the first draft into the plan to produce the final draft which has been submitted to the Council for validation (a process whereby the LPA must satisfy itself that the final draft of the Rural Plan complies with the relevant statutory requirements set out in paragraph 6 of Schedule 4B of the Town and Country Planning Act 1990 (as amended)).

Planning Committee noted the contents of the final draft Rural Plan on 21 September 2016 and the document was validated by Regeneration Services Committee on 16 November 2016. The Council will subject the final draft Rural Plan to an 8 week publicity period and an independent examination. An independent examiner's role is limited to testing whether or not a draft neighbourhood plan or order meets the basic conditions and other matters set out in Paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990 (as amended). The priority for the group going forward is to await the outcome of the 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 this process is completed, a copy of the first draft of the plan will be taken to a future Regeneration Services Committee meeting to ensure general conformity with the NPPF and the Hartlepool Local Plan 2006 and the emerging 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 commissioned the services of a consultant to assist with the preparation of a first draft of the plan. They also secured the support of consultants Aecom (via Locality) to prepare a masterplan for the Wynyard Neighbourhood Plan area. The policies of the plan have been drafted and the group is currently undertaking a consultation exercise with residents in the plan area prior to completing the first draft of the plan.

During initial consultations, 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.

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. However paying the compulsory CIL levy would be subject to viability of the development and will be charged on a scale of rates.

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

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

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

Appendix 6: Duty to Cooperate

This section reflects the requirements of section 33A of the Planning and Compulsory Purchase Act 2004¹³ (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

¹³ PACA as updated by section 110 of the 2011 Localism Act

issues such as housing, transport, waste, biodiversity, and the natural and historic environment.

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.

Parish Councils

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 (2018) commenced last year and has progressed this financial year with the preparation of the Preferred Options document. The Preferred Options document was completed by the end of the year and a formal 8 week public consultation period is on schedule to be carried out early next year.

Similar to the Issues and Options, a Preferred Options launch day will be held prior to the formal public consultation. During the launch day, Councillors, officers from various Council departments, developers, consultees, consultants, landowners and business representatives will be invited to attend. Attendees will gain an overview of the 'new' Local Plan (2018) so far via a presentation and then will take part in a question and answer session.

Prior to publication of the Preferred Options, a series of meetings have been held with Stockton Borough Council to discuss key cross boarder issues that arose during the Issues and Options consultation regarding housing, employment and transport at Wynyard. Officers will continue to hold cross border meetings and targeted sessions with many stakeholders of a strategic nature throughout the preparation stages of the Local Plan.

Co-operation Relating to the Evidence Base

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

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