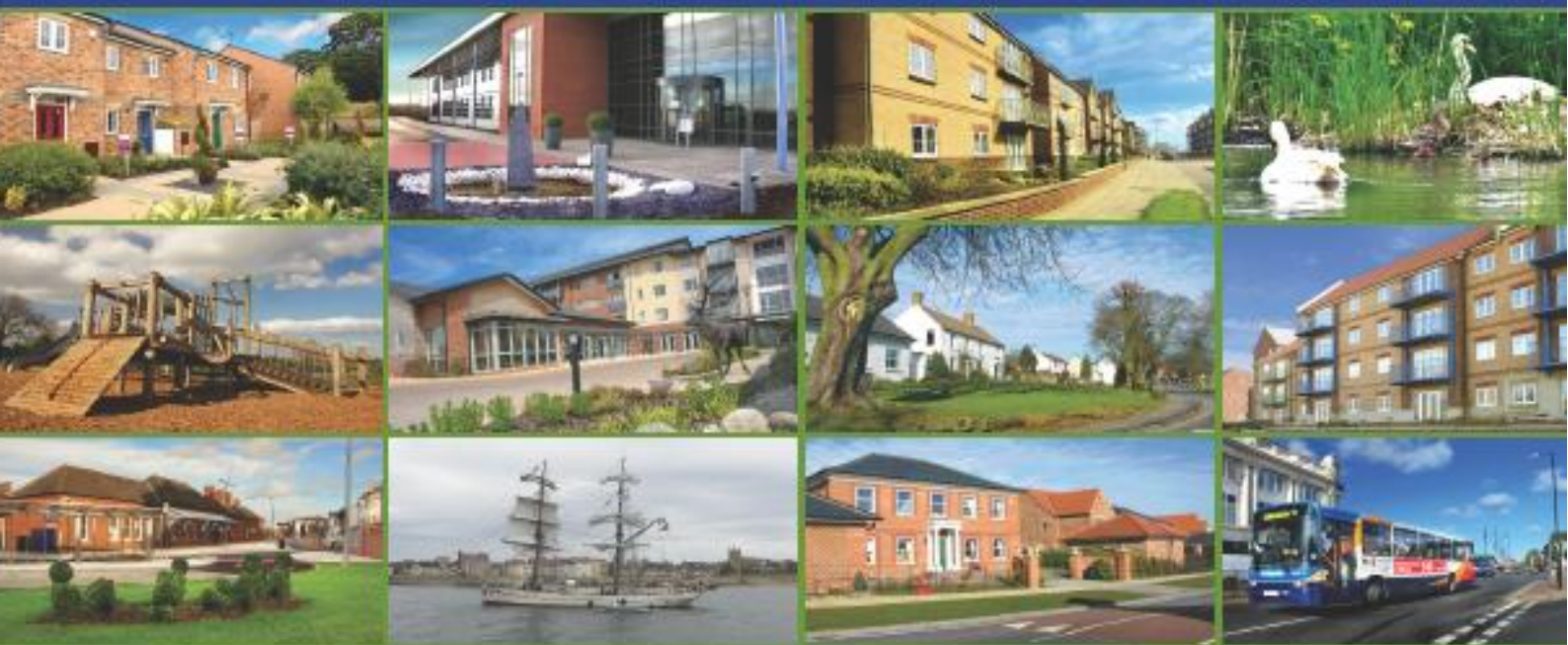




Hartlepool Local Planning Framework

Local Plan Issues and Options Stage

Consultation Statement



November 2014



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1.0 INTRODUCTION

- 1.1 In accordance with the requirements of Regulation 22(c) of The Town and Country Planning (Local Development) (England) (Amendment) Regulations 2012 this statement sets out the consultation undertaken following the preparation of the Issues and Options stage of the Council's Draft Local Plan and provides details on:
 - i) which bodies and persons the local planning authority invited to make representations,
 - ii) how those bodies and persons were invited to make representations
 - iii) the number of representations made and a summary of the main issues raised
 - iv) how any representations have been taken into account;
- 1.2 A consultation statement was not provided at Issues and Options stage.
- 1.3 In the interests of providing a clear and transparent process within one document and in order to meet the requirements set out within the 2012 Town and Country Planning (Local Development) (England) (Amendment) Regulations, this statement outlines the extent of the consultation carried out with stakeholders and the public during the Issues and Options stage of the Draft Local Plan.
- 1.4 This statement includes, as an appendix (appendix 2), information relating to the representations received at Issues and Options stage and how those representations will be considered.
- 1.5 Further detail on the interaction that has take place with organisations listed in Regulation 4 of The Town and Country Planning (Local Development) (England) (Amendment) Regulations 2012, with regard to the Duty to Co-operate will be available at the Publication Stage of the production of the Local Plan.
- 1.6 A copy of this document can be found on the Council's website at www.hartlepool.gov.uk or a copy can be obtained by contacting the Planning Policy Team on 01429 284084.

2.0 CONSULTATION RELATING TO ISSUES AND OPTIONS

- 2.1 To engage with stakeholders and residents, inform them of issues being considered at this stage and to illustrate the steps that need to be taken to progress the Local Plan a formal consultation period began on 23rd May 2014 and ran for eight weeks to 18th July 2014.
- 2.2 An Issues and Options launch day was held on 28th May 2014 at the Hartlepool Historic Quay. The first part of the event was well attended by Councillors, officers from various Council departments, consultants, landowners and business representatives. Attendees gained an overview of the Local Plan so far via a presentation and then took part in a question and answer session.
- 2.3 Following this there was a more informal drop in session for all residents and any other interested parties.

Advertisement of the Public Consultation period

- 2.4 The public consultation period was advertised in the following ways:
- Letters sent out to 575 stakeholders (appendix 3 lists who was consulted)
 - Information was posted on the Council's web site
 - A series of press releases were published in the Hartlepool Mail
 - Information was published in Heartbeat (summer 2014)
 - Information was posted on Hartlepool's Facebook page and twitter account.
 - Planning Officers appeared on Radio Hartlepool on 28th May 2014
 - Consultation was also undertaken on the Council's online survey monkey.

Copies of the issues and options document were available at:

- The Civic Centre
- The Borough's libraries and on
- The Council's website

Meetings

- 2.5 To disseminate information and to gain opinions and ideas Planning Policy officers attended a wide variety of meetings, both during the consultation period and afterwards
These meetings are set out below:
- Conservation Area Advisory Committee – May 2014
 - Park Residents Association– May 2014
 - Elwick Parish Council – June 2014
 - Park and Fens Residents – June 2014
 - Hartlepool Civic Society – June 2014
 - North East Chamber of Commerce – 2014
 - Youth Parliament – June 2014
 - Greatham Parish Council – June 2014

- Health Watch – June 2014
- Hartlepool Water Company June 2014
- EDF Energy – July 2014.
- Hartlepool Mother's Club September 2014
- Cobden Street Residents Association October 2014

2.6 During all meetings minutes and/or notes were taken and if necessary, further correspondence such as e-mails took place.

APPENDIX ONE - LIST OF ATTENDEES AT THE ISSUES AND OPTIONS LAUNCE EVENT

A B Brownless	Resident
Alastair Smith	HBC - Assistant Director (Neighbourhoods)
Amy Waller	HBC – Principle Regeneration Officer
Andrew McMin	NHS Property Services
Andrew Carter	HBC – Senior Planning Policy officer
Andy Rutter	Resident
Barry Miller	Developer
BBC Radio Tees	Business
Becky Wright	Resident
Ben Stephenson	Persimmon Homes
Brian Walker	Greatham Parish Council
Charlene Twidale	Central Connectors
Chris Musgrave	Wynyard Park
Chris Pipe	HBC - Planning Services Manager
Chris Scaife	HBC – Rights of Way Officer
Councillor Christopher Akers Belcher	Leader of Hartlepool Borough Council
Councillor Jim Ainslie	Headland and Harbour Ward Councillor
Councillor Kevin Cranney	Foggy Furze Ward Councillor
Councillor Majorie James	Manor Ward Councillor
Councillor Mary Fleet	Jesmond Ward Councillor
Councillor Ray Wells	Rural West Ward Councillor
Councillor Robbie Payne	Headland and Harbour Ward Councillor
Councillor Rob Cook	De Bruce Ward Councillor
Councillor Stephen Thomas	De Bruce Ward Councillor
Councillor George Springer	Jesmond Ward Councillor
Councillor Tom Hind	Seaton Ward Councillor
Dale Clarke	HBC – Estates & Regeneration Manager
Damien Wilson	HBC - Assistant Director (Regeneration)
Daniel Wright	Resident
Dave Hopkins	Coniston Development Ltd
David Stovell	David Stovell & Millwater
Denise Ogden	HBC - Director Regeneration & Neighbourhoods
Dorothy Clarke	Greatham Parish Council
Dr Pickens	Resident
Elizabeth Carroll	Park Residents Association
Eric Plews	Resident
Fiona Stanforth	HBC - Community Regeneration Officer
Fran Johnson	Park Residents Association
Graeme Pearson	The Design Gap
Graeme Smith	Durham County Council
Helen Williams	HBC - Planning Policy Officer
Hilary Thompson	Rural Plan Group

Ian Bond	HBC – Ecological Officer
Ian Griffiths	Bright Ideas Group
James Taylor	Nathaniel Lichfield and Partners
Jane Tindall	HBC - Development Control Officer
Jason Anderson	Radio Hartlepool
Jim Ferguson	HBC - Development Control Team Leader
Joe Ridgeon	George F White
John Cullingford	Resident
John Herbert	Resident
John Littlefair	Hart Parish Chairman
John Cunliffe	Greatham Parish Council
Jon Whitfield	EPM Retail
K Byrne	Business
Kate McCusker	HBC – Commercial Solicitor
Kay Forgie	HBC – Performance & Information Manager (Children)
Keith Fisher	Resident
L Gooding	Business
Linda Newsome	Nathaniel Lichfield and Partners
Malcolm Steele	Tees Valley Unlimited
Mark Griffin	Resident
Mark Rycraft	Middleton Grange Shopping Centre Manager
Matthew Clifford	Stockton Borough Council Planning Officer
Matthew King	HBC – Senior Planning Policy officer
Matt Johnson	Wynyard Park
Michael Dowson	PD Ports
Michael Herbert	Resident
Michael McConnell	PD Ports
Niall Benson	Durham Heritage Coast Officer
P Wood	Resident
Peter Devlin	HBC - Chief Solicitor
Peter Hutchinson	Clerk of Elwick Parish
Peter Nixon	HBC – Highways Engineer
Robert Smith	Fens Residents Group
Richard Mennear	Hartlepool Mail
Richard Starrs	HBC - Community Strategy Officer
Rob Smith	HBC - Regeneration Officer
Rod Hepplewhite	Prism Planning
Sarah Scarr	HBC – Landscape Planning and Conservation Manager
Shay Miah	Member of Youth Parliament
Sheila Griffin	De Bruce Ward Councillor
Simon Rowe	?
Sinead Turnbull	HBC – Senior Development Control Officer
Stephen Davies	Cleveland Police Liaison Officer

Stephen Telford	HBC - Engineer
Steve Dodds	SJS Architects
Steve Willcock	Taylor Wimpey
Susan Watson	Greatham Parish Council
Tom Britcliffe	HBC - Planning Policy Team Leader
Valarie Lister	Civic Society

APPENDIX 2 – LIST OF THOSE CONSULTED AS PART OF THE ISSUES AND OPTIONS STAGE

All Consultees	
Name/Organisation	Contact Name (if any)
Resident	Ian Thurlbeck
Resident	Matthew Stoves
Resident	Barry Wilkinson
	Jim Ainslie
Resident	Charles Hardcastle
Resident	Dr Pickins
Resident	Paul Lynn
Resident	Mrs Iris Ryder
	Stephanie Linnell
	Nick Blezard
	Christopher Akers-Belcher
	Stephen J Akers-Belcher
	Trevor Adey
	Laura Ross
	Daniel Wright
	Sean McLean Design
	Andy Rutter
Able UK Ltd	
Accent North East	
Airport Planning & Development Limited	
Alkron Export Services Ltd	
Ambulance HQ	
Anchor Housing Association	
Ancient Monuments Society	
Andrew McCarthy Associates	Gary Oliver
Appletons	John Wilson
Arriva North East Limited	Tony Batty
Asda	Mark McMullan
ASP Services	David Loughrey
Association of North East Councils	
Avondale Centre & City Learning Centre	Noreen Orr
B3 Architects	
Baird Menswear Brands Limited,	
Banks	
Barnard Grove Primary School	
Barnardo's B76	
Barret Homes Newcastle	
Barton Willmore	Stuart Field

All Consultees	
Name/Organisation	Contact Name (if any)
BDP Planning Limited	Andrew Teage
Belle Vue Residents Association	Roni Farrow
Belle Vue Sports Centre	Mr R Farrow
Bellway Homes	
BenBailey Homes	Ed Alder
Big Tree Planning Limited	
Billingham Town Council	Mrs D Rickaby
Biz Space	Peter Marshall
BNP Paribas Real Estate UK	Alex Willis
BNP Paribas	
BREEAM	Samantha Borley
Brenda Road Properties Limited	
Brewers Fayre Travel Inn	
Bridge Community Association	Mary Mstert
British Butterfly Conservation Society,	S Kirtley
British Telecom	
British Telecommunications plc	
British Trust for Conservation Volunteers	
British Waterways	Alan Slater
British Wind Energy Association	
Britton Decoflex	
Brougham Area Residents Association	Irene Nelson
Brougham Primary School	
Burn Valley North Residents Association	Dawn Robinson
Cameron Hall Developments Ltd.	
Cameron's Brewery	
Campaign for Better Transport	
Camping & Caravaning Club	Mr S Inness
Castle Eden Parish Council	Ms J Collins
Catcote School	
CBRE	
Cemex UK Operations Ltd	
Central Estate Management Organisation	Liz Torley
Charlotte Boyes	
Chris Thomas Ltd	Chris Thomas
Churches Together in Hartlepool	Val Towler
Citizens' Advice Bureau,	Joe Michna
City Furniture Services (Bed Warehouse)	
Civic Trust	
Civil Aviation Authority	K Riensema
CJC	
Clavering Primary School	

All Consultees	
Name/Organisation	Contact Name (if any)
Cleveland Buildings Preservation Trust,	
Cleveland College of Art and Design	
Cleveland Cycling Campaign	
Cleveland Emergency Planning Unit	
Cleveland Fire Brigade HQ	
Cleveland Industrial Archaeology Society	Peter Lane
Clydesdale Forge Co	
Coastliners Transport 2000 Tees Valley	P J Walker
Cobden Area Residents Association (CARA)	Jean Dawking
Colin Hatcher	
Colliers CRE International	Catherine Kane
Community Relations Department (Police)	Inspector of Community Safety
Compassion in World Farming	
Conocophilips Petroleum UK Ltd	Michelle Harrety
Conocophillips UK Ltd	Tom Ballantyne
consultants	Mr Christopher McGough
Council for British Archaeology	
Council for the Protection of Rural England	Patricia Gorman
Country Landowners Association	Jane Harrison
County Fire Brigade	
CPRE	
Crown Estate	Kate Bruce
Dalton Piercy Parish Council	Michael Holt
Darlington Borough Council	Valerie Adams
David Barker	David Barker
David Stovell & Millwater	David Stovell
Davis Planning Partnership	
De Pol Associates	Jen Beardsall
Dean and Chapter of Durham,	Mr H J Williams
Decoflex Ltd	
Deepdale Solutions Limited	
Defence Land Agent	Mr M J Means
DEFRA	
Defra Flood Management Division	Jim Hutchison
Deloitte	
Dennis Downen Associates	
Dent and Derwent Residents Association	Julie Rudge
Department for Education and Skills	
Department for Transport	
Depol Associates	Annette Depol
Derek Stephens	
Derwent Grange Residents Association	Peter Zacharias

All Consultees	
Name/Organisation	Contact Name (if any)
Dev Plan	Laura Ross
Development Planning Partnership	Faith Folley
Devereux Architects	Nic Allen
Dialogue	Sebastian Hanley
Dickenson Dees	Peter McGowan
DPDS	Diana Bowyer
Dransfield Properties Ltd	Mark Dransfield
Drivas Jonas Deloitte	
DTZ	Andrew Cole
Dunlop Heywood	
Dunlop Heywood	
Durham Bat Group	Noel Jackson
Durham County Council	Mike Alum
Durham Heritage Coast	N Benson
Dyke House Area Residents Association	Linda Shields
Dyke House School	
Eastland Construction Limited	Mr D Brown
EDF British Energy,	Paul Newman
EDF Energy	Christine Blythe
Eldon Grove Primary School	
Elwick Parish Council	Minna West
Elwick Women's Institute	S K Jobson
Employment Services	
Endeavour Housing Association	Mr C Hughes
Energy Workshop	Dr Philip Surman
England & Lyle	Ian Lyle
English Golf Union	Neil Hayward
English Heritage	Alan Hunter
English Martyrs School and Sixth Form College	
ENTEC UK	
Environment Agency	Lucy Mo
Esh Developments	Adrian Miller DipTP, MRTPI
Esh Property Services	
Evening Gazette	The Editor
EWS	Allan Marsden
Expanded Metal Co. Ltd	Tom Raynor
Expert Cables Limited	
F Sturrock	F Sturrock
Fairhurst	Sophie Gooch
Fens Primary School	
Fens Residents Association	Robert Smith
Fishburn Parish Council	Mrs K A Toward
Flexability	

All Consultees	
Name/Organisation	Contact Name (if any)
FMU Limited	
Forestry Commission	Richard Pow
Framptons	Mrs L Cusdin
Franklin & Andrews	
Friends of North Cemetery	Julie Rudge
Friends of Rossmere Park	Bill Spowart
Friends of the Earth	Roger Dennis
Friends of Ward Jackson Park	
Friends, Families and Travellers	
Furness/Cameron/Belk Resident Association	Julie Hethrington
Future Energy Solutions (formerly ETSU)	
G L Hearn	Jason Living
Garden History Society,	
George F White	Stephanie Linnell
Georgian Group	
Gerald Eve	
Gladman Developments	Daniel Chant
Go Ahead Northern	
Goldacre (Offices) Ltd	
Golden Flatts Primary School	
Grand Hotel	
Grange Primary School	
Grange Road Methodist Church Resource Centre	D Kennedy
Greatham CE Primary School	
Greatham Parish Council	John Cunliffe
Greatham Women's Institute	K Harrison
Greig Cavey	Peter Cavey
Grindon Parish Council	Mrs Johnson
Gus Robinson	Daniel Robinson
GVA	Rachel Whaley
GVA Grimley	Chris Goddard
GVA Grimley	
Gypsy Roma Traveller Achievement service Leeds	
H M Inspector of Nuclear Installation	
Halcrow Group Limited	
Hallam Land Management Ltd	Paul Burton
Hammond Suddards	
Hart Biologicals Limited	
Hart Parish Council	Mr R Gray
Hart Primary School	
Hart Village Women's Institute	J Nicholson
Hartlepool Ahmadiyya Muslim Association	S H A Ahmad

All Consultees	
Name/Organisation	Contact Name (if any)
Hartlepool Archaeological & Historical Society	M Smith
Hartlepool Asian Association	Ashraf Khan
Hartlepool Boys Brigade	
Hartlepool Business Link	
Hartlepool Centre for the Deaf	Hilda Maguire
Hartlepool Civic Society	Mrs S Bruce
Hartlepool College of Further Education	Mr D Hankey
Hartlepool Countryside Volunteers	Robert Smith
Hartlepool Cricket Club	
Hartlepool Crime Prevention Panel,	
Hartlepool Cycle Club	Mr D A Herbert
Hartlepool Economic Forum	
Hartlepool Education Development Centre	
Hartlepool Environmental Network	Kevin Cranney
Hartlepool Girl Guides Association	Mrs Val Cullen
Hartlepool Golf Club	
Hartlepool Mail	The Managing Director
Hartlepool Natural History Society	Mr R T McAndrew
Hartlepool Partnership	c/o Catherine Grimwood
Hartlepool People Ltd	
Hartlepool Primary Care Trust	Mary Bewley
Hartlepool Sixth Form College	
Hartlepool Sports Council	Mr J Rodgers
Hartlepool United Football Club	
Hartlepool Water	Mr K J Ensell
Hartwell Residents Association	Brian McBean
Haswell Parish Council	
Headland Future Ltd.	Graham Alton
Headland Parish Council	Gillian Elliston
Headland Residents Association	Steven Allison
Health & Safety Executive	
Health and Safety Executive	Will Pascoe
Healthwatch	Carol Johnson
Hedley Planning Services	Sean Hedley
Heerema	Mr Windebank
Helios Properties	Trevor Cartner,
Henry Boot Developments Ltd	David Anderson
High Tunstall School	
Highways Agency	Kyle Maylard
Highways Agency Northern	Daniel Gaunt
HMS Trincomalee Trust	Mr Bryn Hughes
Holy Trinity CE Primary School	
Home Group Ltd	

All Consultees	
Name/Organisation	Contact Name (if any)
Homes & Community Agency	Ann Barker
Housing 21	
Housing Hartlepool	Cath Purdy
Huntsman Tioxide Ltd	Gary Conroy
Hutchison 3G UK Ltd	
Hutton Henry Parish Council	Mrs M Wilson
HVDA	
Hyams & Brownlee	
I.N.C.A.,	Geoff Barber
ICI	Mr P.S. Gill,
Indigo	Mr Simon Grundy
J & B Fuels	Ian Butler,
J C Cunnane Associates	
J J Hardy & Sons Ltd	A Pailor
J.T. Atkinson	
JacksonPlan Limited	Ted Jackson
James Barr	
James Hall,Planning Partner	Barton Willmore
JDR Cables	Steve Parfit
Jesmond Gardens Primary School	
John Herbert	Mr John Herbert
Jomast Construction Ltd	
Jones Day	
Jones, Lang & LaScelles	
JWPC	Matthew Wyatt
Kebbell Developments Ltd	
Keepmoat Partnership	Carol Watkin
King Sturge	Mr Atam Verdi
King Sturge LLP	Joanna Gabrilatsou
Kingsley Primary School	
Kirkwells	Michael Wellock
La Farge Aggregates	
Lambert Smith Hampton	
Landmark Information Group	James Tippins
Landmark Partnership	
Langtree Properties Limited	Stephen Barnes
LARA Motor Recreation	
Leebell Developments Limited	
Legato Properties	
Leven Valley Coaches	
Lidl	
Limes Development	

All Consultees	
Name/Organisation	Contact Name (if any)
Lorne Stewart	
Lovell Partnerships Limited	
Lynnfield Primary School	
Malcolm Arnold	
Malcolm Judd and Partners	
Manches LLP	George Gandy
Mandale Properties	
Manners & Harrison	
Manor College of Technology	
Manor Residents Association	
Marina	Allan Henderson
Marine Hotel	
Marine Planning Team	Marine Management Organisation
Marmion Estate Residents Association	Wendy Hay
Martineau Solicitors	Luke Plimmer
Matthews & Goodman	
McAlpine & Sons	
McGough Planning Consultants	Christopher McGough
Mcinally Associates,	
McNicholas Bros	
Mecca Bingo	
Middlesbrough Borough Council	Paul Clarke
Middleton Grange Shopping Centre	Mark Rycraft
Miller Homes	Tim Williams
Ministry of Defence	Marie Neenan
Mobile Operators Association	Ginny Hall
Monk Hesleden Parish Council	Mrs L A Wardle
Moorside Residents Group	Julie Holdcroft
MP	Mr Iain Wright, M.P
Mr & Mrs D. Ogle	
Mr & Mrs P A Wood	
Mr A Brahim	
Mr J W Dickinson	
Mr P Jenkins	
Mr R Dixon	
Mrs P Harkness	
Muslim Welfare Association	
NACRO	
Nathanial Lichfield and Partners	Christopher Harrison
Nathanial Lichfield and Partners	Justin Gartland
National Farmers Union	Miss Laurie Norris

All Consultees	
Name/Organisation	Contact Name (if any)
National Federation of Gypsy Liason Groups	
National Grid plc	
National Planning Casework Unit	
Natural England	
Natural England	Marney Harris
Natural England North East	
NECTAR (North East Council of Tenants and Residents	Linda Shields
NEDL	
Nesbitt Parish Meeting	Mr T Bird
Network Rail	Tony Rivero
New Deal for Communities Trust	Christopher Barnard
Newton Bewley Parish Meeting	Mrs Christine Nowell
NHS Clinical Commissioning Group	Lesley Barker
NHS Property Services	Rosanna Cohen
NHS Property Services Ltd.	Andrew Mc Minn
Niramax	
North East Chamber of Commerce & Industry	Mr Peter Penn-Milton
North Eastern Sea Fisheries Committee	Neil Bravey
North Tees & Hartlepool NHS Trust	
Northern Echo	The Editor
Northern Gas Networks Ltd	
Northern Rail Limited	Kathryn O'Brien
Northumbrian Water	David Greenwood
npower renewables	Andrew Bower
Oak and Pine Residents Association	Charlie Smith
Office for Nuclear Regulation	
Olnato	
Omya UK Limited	
Owton Fens Community Assocaiton (OFCA)	Kevin Cranney
Owton Manor Primary School	
Owton Manor West Residents Association	John Reid
Oxford Road Residents Association	John Lauderdale
P D Ports	David Robinson
Park Residents Association	Mrs F Johnson
Peacock & Smith	Lucie Jowitt
Peel Holdings plc (Durham Tees Valley Airport)	Strategic Planning Director
Percy Street Residents	Carson Barrett
Persimmon Homes	Richard Tindale
Phoenix Steel Limited	Tony Larkin
Planware Ltd	Mr Oliver Mitchell
Posford Duvivier	Martin Budd
Pot of Gold Ltd	Robert Taylor
Prism Planning	Alison Baines

All Consultees	
Name/Organisation	Contact Name (if any)
Propipe Limited	Dave Forster
Quarry Products Association	
Railway Housing Association	
Raymond Barnes	
Redcar & Cleveland Borough Council	Alex Conti
Regeneris Consulting LTD	
Residents Association of Clavering and Hart Station	Joan Steel
Residents of St Aids (ROSA)	John Osbourne
RIBA North East	Mark Crosby
Rift House Community Associated	Hilda Wales
Rift House East Residents Association	Christopher Akers-Belcher
Rift House Primary School	
River Green Developments PLC	
Road Haulage Association Ltd,	Steve Biddle
Robert Turley Associates	
Roger Etchells & Co	
Roger Tym & Partners	
Rokeby Developments	Adrian Goodall
Ron Greig Estate Agents	
Rossmere Primary School	
Rossmere Residents Group	Rosemarie Kennedy
Royal Mail Group	David C Poole
Royal Mail Properties	Neil Wells, Assistant Consultant
RPS	Mr Richard Mowat
RSPB	Conservation Officer-North East
Rural Housing Trust	
S.C.A. Packaging	
Sabic Europe	Jack McCarthy
Sabic UK Petrochemicals Limited	G L Glover
Sacred Heart RC Primary School	
Safe in Tees Valley	
Sand & Gravel Association	Mr N Beale
Sanderson Weatherall	Emma Hulley
Sanderson Wetherall	
Savills	Melys Pritchett
Savills	Trevor Adey
Savills	Rebecca Housam
Seaton Carew Golf Club	
Seaton Carew Sports and Social Club	
Sedgefield Town Council	Mrs L K Swinbank
Seymour	Mrs Lisa Gooding
Seymour Civil Engineering Limited	

All Consultees	
Name/Organisation	Contact Name (if any)
Shepherd Homes	
Sheraton with Hulam	Mr A P Abbot
Sherburn Stone Co. Ltd	
Shoosmith	Ian Gilbey
Signet Planning	Nick McLellan
Smiths Gore	A M Hutton MRTPI
Society for the Protection of Ancient Buildings	
Somerfield Stores Ltd	
Spawforths	David Rolinson
Sport England	
Springwell School	
SQW	Christine Doel
SSA Planning Limited	Mark McGovern
St Hild's School	
St Peters Elwick Primary School	Steve McDonnell
St. Aidan's Primary School	
St. Bega's RC Primary School	
St. Cuthbert's RC Primary School	
St. Helen's Primary School	
St. John Vianney RC Primary School	
St. Joseph's RC Primary School	
St. Teresa's RC Primary School	
Stadium Group Ltd	
Stagecoach Hartlepool	
Stagecoach North East	
Staincliffe Hotel	
Stephenson Johnson Riley	Richard Stephenson
Stockton Borough Council	Rosemary Young
Stockton Road Residents Association	Evelyn Leck
Stonham	
Stonham Housing Association	
Storey Edward Symmonds	Martyn Lytollis
Storey Sons & Parker	Mark Brooker
Stotfold Area Residents Association	Liz Richardson
Stranton Primary School	
Strutt & Parker	Andrew Wilkinson
Strutt & Parker	R W Close
Sustrans	
Swaisland Harris	Richard Harris
Talyor Wimpey UK Limited	
Tata Steel	Operations Manager
TDG Logistics	

All Consultees	
Name/Organisation	Contact Name (if any)
Tees Archaeology Service	Robin Daniels
Tees Valley Arts	
Tees Valley Biodiversity Partnership	Dr Susan Antrobus
Tees Valley Housing Association	
Tees Valley Living	Jim Johnson
Tees Valley Local Access Forum	Beryl Bird
Tees Valley North District Scout Association,	Mr D Clarke
Tees Valley Rural Community Council	Doff Pollard
Tees Valley Unlimited	Malcolm Steele
Tees Valley Wildlife Trust	Dr S Antrobus
Teesmouth Field Centre	Lynn Burn
Terence O'Rourke Plc	
Tesco	Mike Dunton
The British Wind Energy Association (BWEA)	
The Coal Authority	Rachael Bust
The Co-operative Group Ltd	Annette Elliott
The Crown Estate	Emily Forsythe
The Guinness Trust	
The Home Builders Federation	Matthew Good
The Hospital of God at Greatham	John Quinn
The Marine Conservation Society	
The Planning Bureau Ltd	
The Planning Inspectorate	Steve Carnaby
The Ramblers Association	D Leyshon
The Showmen's Guild of Great Britain - Northern Section	John C Culine MBE
The Theatres Trust	Rose Freeman
The Victorian Society,	
The Woodland Trust	Nick Sandford
Thorton Street Residents association (TARA)	Maurice Brazell
Three Rivers Housing Group	
Throston Primary School	
Tilly Bailey and Irvine	
TMD	
TMD Friction UK Limited	
Tony Thorpe Associates	
Trimdon Foundry Parish Council	Mrs K Tweddle
Trimdon Parish Council	Mrs A Delandre
Turley Associates	Bethany McQue/Rebecca Robson
Turleys	Bethany McQue
Turleys	Rebecca Robson
Twentieth Century Society	
UK Steel Enterprise Limited	
Unemployment Strategy Team	

All Consultees	
Name/Organisation	Contact Name (if any)
UNITE	
United Utilities	D. Pilkington
University of Newcastle	Jackie Dunn
URS Infrastructure & Environment UK Ltd	Robin Newlove
Valuation Office Agency	
Vicki Richardson	Office Manager
Vodafone	
Vue Cinemas	D Williams
Walsingham Planning	
Walton & Co	Vicki Richardson
Ward Hadaway	Andrew Moss
Ward Jackson Primary School	
Wates Development	
West End Residents Association	Margaret Haughey
West Hartlepool Rugby Football Club	
West Park Primary School	
West View Advice & Resource Centre	
West View Primary School	
West View Residents Association	Mary Mincher
White Young Green	John Whittaker
Whitestone Weavers	Steve Byrne
Wilkinsons	
Wingate Parish Council	Mr G Reid
Wm Morrison Supermarkets plc	C M Evenson
Wolviston Parish Council	Mr P Healey
Woodland Trust	Nick Sandford
Woodlands plc	Angus Hanton
Woolerton Dodwell	
WSP Development	
WSP Development	
Wynyard Park Limited	Chris Musgrave

APPENDIX 3 REPRESENTATIONS RELATING TO ISSUES AND OPTIONS

In total there were 45 submissions received and the tables below list the comments made and give a HBC response to the submissions received.

Question Number	Organisation (including ref number)	Comments	Policy Response
01 Does the spatial vision reflect the ambitions for growth?	Church Commissioners LP0001 IO0001	The spatial vision is generally supported by the Commissioners as it is aspirational and seeks to support the growth of the Borough over the Plan Period through the creation of new jobs and by maximising housing choices. We feel that the vision could be strengthened by including a firmer reference to the need to meet the full objectively assessed housing needs of the Borough and by acknowledging the link between the creation of new jobs and the need for new housing as a result. We consider that there is an inextricable link between job growth and housing balance and that as such the vision needs to incorporate this. The vision makes no reference to the rural villages within the Borough to accommodate any new development and we therefore consider that these should be included as potential locations to accommodate future growth and new development.	<p>The vision is a strategic statement. There is no need to mention “objectively assessed housing needs” as this will be fully covered in the Housing Chapter. Although new jobs will create an element of in-migration and thus a need for an element of new housing the aspiration of Hartlepool is to increase the employment rate within Hartlepool towards the regional and national averages and as those people already live within the town the need for new homes is more limited to natural growth.</p> <p>The villages are an important element of the Borough and some controlled growth in the villages is supported to help ensure their vitality. The Council will work with the Rural Neighbourhood Plan group to ensure that their aspirations are reflected / not damaged by the Local Plan.</p>
	House Builders Federation (HBF) LP0005 IO0005	The HBF generally supports the proposed vision as it sets out positive aspirations for the future development of the area. The vision should continue to evolve alongside the rest of the plan and seek to fully express the locational strategy envisaged for the area. In its current format the HBF consider that the vision could be improved through the strengthening of the housing elements to recognise the need to meet the current and future needs of its residents as well as identify the intrinsic links between housing and the wider economy.	<p>General support for vision noted and note that it will evolve as the plan evolves. Agree to strengthen through reference to meeting current and future needs of residents.</p> <p>It is not considered a specific reference to the links between housing and the economy is necessarily needed or would add to the vision.</p>
	Resident LP0006 IO0006	The vision could be more ambitious, seeking a strong diverse thriving local economy and make reference to ‘quality housing’.	Agree to amendment of wording to make the vision more positive.
	Resident LP0007 IO0007	The vision could be more ambitious, seeking a strong diverse thriving local economy and make reference to ‘quality housing’.	Agree to amendment of wording to make the vision more positive.
	Unknown	No. Hartlepool does not require the number of houses put	Noted, however many of the sites mentioned in the vision

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	LP0008 IO0008	forward by 'The vision'. More use of brownfield sites, rather than Green belt land.	are on brownfield land and will bring about significant improvements to central areas.
	Unknown LP0009 IO0009	No. Hartlepool does not require the number of houses put forward by 'The vision'. More use of brownfield sites, rather than Green belt land.	Noted, however many of the sites mentioned in the vision are on brownfield land and will bring about significant improvements to central areas.
	Resident LP0010 IO0010	There should be a choice of where people wish to live within the town. If people wish to work and make sacrifices to live on executive estates rather than mixed communities these should be provided if in future should developments are required and existing executive estates should not be downgraded to accommodate mixed housing. There are plenty of empty executive properties within the town to meet demands without further developments	Note comments, however do not consider any changes to the Vision necessary as a result.
	Hartlepool Civic Society LP00013 IO0013	We are concerned at singling out Wynyard within the vision as it is an unsustainable location, distant from Hartlepool. Surely, areas such as Queens Meadow and the Port which will have more of an associated economic benefit for Hartlepool itself are the sites to feature.– eg. Employees will spend more money in the town	Comment noted. Wynyard is mentioned as it is part of the “Hartlepool Vision” – reference to the Port is made already, however agree to reference Queens Meadow as its importance is recognised.
	Park Residents Association LP0014 IO0014	It is essential that Hartlepool develops to meet the needs of residents over the next 15 Years, I believe this plan goes some way towards this.	Noted.
	Campaign to Protect Rural England (CPRE) LP0015 IO0015	In general content CPRE supports the Vision though we would wish to see more emphasis on the quality of the environment as a whole and not just for its visual attractiveness. Is the word “attractiveness” intended to cover all these aspects?	General support noted. Suggest changing attractive environment to “high quality environment” to meet CPRE’s concerns.
	Hartlepool Rural Plan Working Group LP0017 IO0017	The vision for the Rural Area of Hartlepool for the next 15 years is: “To maintain and enhance the quality of life for all sections of the community and vibrancy of the villages, ensuring that the area retains its rural character, maintains the strong links between all of its small settlements, adjoining parishes and the urban area of Hartlepool, and develops in such a	It is considered that the vision does support the Rural Plan Groups vision for the rural area – it has been agreed to add reference to current and future needs of the community – will ensure this reads all communities across the Borough.

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		way as to meet the present and future needs of the rural community". The overall vision for the Borough should support this vision for a healthy, vibrant rural hinterland.	
	Greatham Parish Council LP0018 IO0018	Regarding the Spatial Vision for the local plan, Greatham Parish Council is disturbed by the specific mention of Wynyard as a source of increased job opportunities. Wynyard is remote from the rest of Hartlepool being closer to Billingham and the neighbouring authority at Stockton. Some measure needs to be taken of how many job opportunities have actually being created at Wynyard as there are concerns that it is simply drawing existing jobs out of neighbouring towns as firms relocate to a what is conceived as a more prestigious if less sustainable location at Wynyard, one relying heavily on the car and already putting strains on the road network especially the A689. How many firms or people working at Wynyard come into Hartlepool to use facilities or spend money? Surely Hartlepool should be concentrating on developing job opportunities at more sustainable locations such as Queens Meadow which is much closer to Hartlepool and is far more likely to boost, support or contribute to the economy of the rest of Hartlepool. It would be welcome if the spatial vision could say something about the two thirds of the borough that is rural. Protecting or supporting the rural economy and ensuring the continued distinct identity of its villages.	Wynyard is recognised regionally as a prestige location for employment. The area has an extant planning permission for a large amount of B1 and B2 development as well as some B8 development away from the frontage of the A689. The importance of Wynyard to the economy of Hartlepool has also recently been promoted through the Hartlepool Vision. Reference to Queens Meadow will be added to Vision. Agree to add reference to rural area within Vision.
	EDF Energy LP0019 IO0019	We endorse the identification of a new nuclear power station as a significant opportunity within the SWOT analysis. This development could have synergy with the development of other industries, including low carbon energy projects within the area which also require engineering skills. The existing power station is able to offer engineering apprenticeships and help with the development of skills locally.	Endorsement noted.
	Resident	As stated in the SWOT analysis and as often commented	Disagree with suggestion to remove connectivity as a

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	LP0020 IO0020	upon by people unfamiliar to our area the connectivity of our town is excellent especially when compared to other areas. We think this theme should be removed and replaced by far more important themes. For example Hartlepool was born from industry, the majority of which has now gone. We can't have a great aspirational model built on nothing, we need a backbone and should focus massively on attracting industry. We should draw on our strengths, one of which being the docklands area which is hugely under utilised, another of great potential is Wynyard.	theme. It is accepted that the transport network is better than many areas of the country and issues such as congestion are not as severe as other areas, however, if you remove it as a theme and don't seek future improvements the connectivity with other areas will deteriorate over time and have disastrous impacts on the local economy. The importance of the Port and Wynyard to the economy are both reflected in the Vision.
	Barton Willmore on behalf of RES LP0021 IO0021	RES are encouraged that the aspiration to enhance the environment is one of the six spatial themes within the Local Plan and that this forms an integral part of the vision and strategy for the plan. Furthermore, RES are encouraged that one of the twenty suggested objectives is to 'reduce the causes and minimise the impacts of climate change'. However RES is disappointed that as currently worded this objective does not clearly state that the delivery of renewable and low carbon energy is key to meeting the challenge of climate change. For the reasons outlined above, it is advised that this objective is revised to ensure that the importance of maximising renewable and low carbon energy development opportunities are recognised: 'To reduce the causes and minimise impacts of climate change in particular through the delivery of renewable and low carbon energy development'.	Agree to make suggested change. Objective 14 will be changed to read: "To reduce the causes and minimise impacts of climate change in particular through the delivery of renewable and low carbon energy development".
	Stockton Borough Council LP0022 IO0022	Stockton on Tees Borough Council supports the ambitious vision for Hartlepool Borough, in particular the focus on key regeneration areas and increasing job opportunities at Wynyard. The vision could be improved by providing a greater sub-regional context, recognising the role of Hartlepool town within the wider context of the Tees Valley Local Economic Partnership area. Additional detail could also be provided	General support for Vision noted. Agree to strengthen reference to economic sub region. Do not feel further reference to Wynyard is justified within what is a Spatial Vision for the whole of the Borough but will try and emphasise this cross boundary issue within other elements of the Local Plan.

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		on the strategic role of the Wynyard area, which cuts across local authority boundaries. An agreed approach between the Councils will set the context for development plan policies and will allow future decisions to be made in a consistent manner. Finally on this theme, the vision could also provide additional detail on the importance of the strategic road network to the Tees Valley.	Agree to insert reference to transport infrastructure.
	Woodland Trust LP0023 IO0023	No. Whilst 'Hartlepool's Ambition' identifies the key issues that should be taken into account and seek to achieve by 2031, natural resources, such as open space, as well as woodland are not currently acknowledged as well. Currently, your Local Plan does not seek to enhance and restore Hartlepool's natural assets, therefore, this main theme should also be taken into account as a key strategic priority. This would comply with the spatial vision for your Local Plan which currently acknowledges the need for 'health opportunities for its residents to live in a safe and attractive environment as sustainable and inclusive communities', as well as enhancing the environment and improving connectivity being included as suggested themes.	Objective 12 of the Local Plan states that the Local Plan will seek "To protect, promote and enhance the quality and distinctiveness of the Boroughs natural, rural and built environment." The Hartlepool Ambition is a separate document to the Local Plan not prepared by the Planning Policy Team. It is considered these issues are therefore considered within the Local Plan.
	Tees Valley Nature Partnership LP0024 IO0024	The Nature Partnership recognises the challenging economic, environmental and social conditions facing the Borough Council over the plan period. While the spatial vision set out in paragraphs 5.3 and 5.4 is broadly supported, the Partnership would like to see a strengthened reference to maintaining and improving the natural environment of the Borough. This in turn will help to ensure that consideration of the natural environment, including biodiversity, green infrastructure and eco-system services, can be embedded in policies throughout the Local Plan. It will also recognise the strong links a good quality natural environment has with inward investment, health and well-being, and local communities.	Agree to amend Vision to make reference to maintaining and enhancing the natural environment.

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	Taylor Wimpey LP0025 IO0025	<p>Our client is broadly supportive of the spatial vision and considers it to be an adequate reflection of the Council's ambitions for growth.</p> <p>Given the negative social and economic consequences of the current imbalance in the Borough's housing provision, we strongly agree that the need for "maximised housing choices" should lie at the heart of the vision. If families and economically active residents are to choose to live and work in Hartlepool then an increased choice and level of housing needs to be provided in a range of locations which are attractive to the market.</p> <p>As the overriding housing objective of the NPPF is to '...boost significantly the supply of housing...' (paragraph 47) we encourage the Local Plan to reflect this and in particular boost the supply of housing in locations where the market will deliver the number and type of houses required by the market.</p>	Note comments – feel that "maximised housing choices" covers the need to provide housing over the Plan period in locations where it is needed.
	Resident LP0026 IO0026	<p>We strongly agree that the need for "maximised housing choices" should lie at the heart of the emerging Local Plan. This will help to attract families and economically active residents to live and work in Hartlepool.</p> <p>The key housing objective of the NPPF is to '...boost significantly the supply of housing...' (paragraph 47) the Local Plan should therefore reflect this and boost supply in locations where the market will deliver the number and type of houses needed.</p>	Note comments – feel that "maximised housing choices" covers the need to provide housing over the Plan period in locations where it is needed.
	Wynyard Park LP0027 IO0027	<p>WP are broadly supportive of the spatial vision as outlined on page 10 of the Issues and Options Document and considers it to be an adequate reflection of the Council's ambitions for growth. WP however believe that the vision should recognise that Wynyard will not only be a location for employment development, but also for major new housing growth as a sustainable location to live and work. This will include new</p>	The Vision does not highlight any specific areas for new housing growth – as such it would be wholly inappropriate for the Vision to single out Wynyard as an area for housing growth.

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		infrastructure linked to housing growth and which does not currently existing within the wider Wynyard Area to create a sustainable location for future generations to live and work. The proposals therefore represent significant economic growth for Wynyard with new housing and employment generating significant new jobs, revenue and new infrastructure stimulating further the economy of the Borough.	
	Highways Agency LP0029 IO0029	The Agency previously supported the Vision of the withdrawn Local Plan, which included the ambition to deliver an efficient and sustainable transport network that would integrate communities within the borough and beyond. Whilst the Agency can generally be supportive of the new Vision, it is considered that it could be strengthened by including this previous sustainable transport provision.	Agree to reinstate the reference to efficient and sustainable transport network.
	Environment Agency LP0031 IO0031	We agree with the six themes for the Local Plan. However, we would welcome reference to improving connectivity and the natural environment.	In line with changes agreed above these two issues will now be referenced in the Vision.
	OnSite LP0032 IO0032	OnSite agrees in principle with the ambition of the Council for growth and economic development in Hartlepool. We consider that to achieve economic growth, it is imperative that a range of appropriate development is supported in sustainable locations and that targets for growth should be seen as a minimum figure rather than be subject to any maximum target level. The SWOT analysis indicates successful allocation of Enterprise Zones, although these have not all delivered, for instance at Oakesway which has remained undeveloped for around 30 years. OnSite notes reference to Queen's Meadow and Wynyard Park. North Burn should be considered in that context also.	<p>The issue of targets being a minimum is not relevant to the Vision.</p> <p>It is noted that development at Oakesway is in large parts remained undeveloped, however the site has not been suggested by the employment land review for de-allocation as it is part of the EZ and it is hoped this will stimulate development. With the exception of the Port it is the only industrial estate in the north of the Borough.</p> <p>North Burn has been suggested for de-allocation by the ELR due to concerns over its deliverability.</p>
	Resident LP0039	I'm unsure why Wynyard and the Port have a special mention regarding job opportunities	They are mentioned due to their strategic importance to the economy. It has also been agreed to make reference

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	IO0039		to Queens Meadow.
	Durham Heritage Coast LP0040 IO0040	The partnership agree and support the proposed themes and objectives as they actively support the key objectives of the partnership.	Support noted.
	Spawforths on behalf of Persimmon Teesside LP0041 IO0041	We agree in principle with the ambition of the Council for growth and economic development in Hartlepool. To achieve growth, it is imperative that development is supported in sustainable locations and that targets for growth should be seen as a minimum rather than be given any ceiling.	Agree that development in sustainable locations is crucial. No need to reference targets for growth within Vision.
	Coal Authority LP0042 IO0042	The vision could be more ambitious, seeking a strong diverse thriving local economy and make reference to 'quality housing'.	Agree to amendment of wording to make the vision more positive
	Natural England LP0043 IO0043	The vision refers to key areas of development and regeneration which are in close proximity to nationally and internationally protected nature conservation sites. The Headland's coast is designated as a Site of Special Scientific Interest (SSSI) (the Tees and Hartlepool Wetland and Foreshore SSSI) and Special Protection Area (SPA) (the Teesmouth and Cleveland Coast SPA).	Proximity of environmental designations is noted. The Sustainability Appraisal of the Local Plan as it progresses will ensure that any development which may impact on these sites will be fully assessed.
	English Heritage LP0044 IO0044	Local Plans have to enable the delivery of sustainable development in accordance with the policies in the National Planning Policy Framework (NPPF) (paragraphs 151 and 182). One of the core dimensions of sustainable development is the protection and enhancement of the historic environment (paragraph 7).	Noted. Objective 13 will be amended to read "To protect and enhance the Boroughs unique <i>historic environment</i> , cultural heritage and coastline." To help strengthen reference to the Historic Environment.
	Persimmon Homes Teesside LP0045 IO0045	Agree slightly. Reference should be made to ensuring the delivery of sufficient new housing to meet the current and future housing needs of the borough. Housing need should reflect natural growth and additional need which would arise from successfully economic growth in the area. Persimmon Homes believe that in terms of the borough's ambitions for growth and development within Hartlepool	Disagree with comments – the Vision recognises key areas for growth and change from brownfield sites within the town to key areas of economic growth such as the Port. These will be supported through the maximisation of "high quality housing choices" (as amended by agreed changes above) – it is not necessary for the Vision to state specific locations for housing sites as these will be covered in specific chapters in the Local Plan.

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		<p>over the next 15 years that the vision is undecidedly subdued and overly generalised. By simply changing the references from locations within the borough to those from somewhere the vision could be applied to every town and city up and down the country.</p> <p>Whilst we understand that the vision should be grounded in a realisation that whilst being aspirational, it should also be deliverable, we feel that the vision would benefit from being more boisterous and ambitious in terms of its delivery. It should outline explicitly how growth will be achieve and where.</p> <p>Growth forms one of the key elements of the NPPF and a greater indication of growth within the vision would embed this philosophy throughout the whole document and ensure that it is more reflective of the core aims and principles of the NPPF.</p>	It is appreciated that growth forms one of the key elements of the NPPF and we consider that with some of the changes agreed above the Vision will emphasise Hartlepool's ambitions for sustainable growth.
02 Are there any other aspects or locations which should be addressed in the vision?	Resident LP0007 IO0007	The vision would be enhanced by including recognition of the important role of the rural area in contributing to the growth and attractiveness of Hartlepool.	It has been agreed to add reference to rural area into Vision.
	Unknown LP0008 IO0008	The number of eye saw buildings in Hartlepool are a blight on the town HBC should take steps to compulsory purchase them.	Noted. Whilst the Local Plan will make reference to regeneration and issues such as untidy buildings it is not considered this is a spatial issue which needs to be covered by the Vision or objectives.
	Unknown LP0009 IO0009	The town shopping centre to survive needs to meet with peoples expectations - better and more car parking facilities - more upmarket shops.	Noted. The Local Plan will put in place policies designed to safeguard the Town Centre and encourage development in the future.
	Highways Agency LP0029 IO0029	As referred to above, the Agency considers more emphasis should be provided in relation to the promotion and delivery of sustainable transport and its supporting transport infrastructure and facilities, particularly as this would provide a better linkage with the proposed theme of 'Improving Connectivity' and Spatial Objectives 19 and 20 relating to transport.	Noted. Agree to amend Vision in line with comments above.

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	OnSite LP0032 IO0032	OnSite agrees in principle with the ambition of the Council for growth and economic development in Hartlepool. We consider that to achieve economic growth, it is imperative that a range of appropriate development is supported in sustainable locations and that targets for growth should be seen as a minimum figure rather than be subject to any maximum target level. The SWOT analysis indicates successful allocation of Enterprise Zones, although these have not all delivered, for instance at Oakesway which has remained undeveloped for around 30 years. OnSite notes reference to Queen's Meadow and Wynyard Park. North Burn should be considered in that context also.	<p>The issue of targets being a minimum is not relevant to the Vision.</p> <p>It is noted that development at Oakesway is in large parts remained undeveloped, however the site has not been suggested by the employment land review for de-allocation as it is part of the EZ and it is hoped this will stimulate development. With the exception of the Port it is the only industrial estate in the north of the Borough.</p> <p>North Burn has been suggested for de-allocation by the ELR due to concerns over its deliverability.</p>
	Resident LP0039 IO0039	<p>I think we need to be more than a tourist destination. I believe Hartlepool should also be marketed as a place that offers easy commute to both Tees Valley and further afield. Many commuters travel a lot further than Hartlepool to Newcastle for instance. With better public transport and quality road links Hartlepool could become an amazing easy option for those working in the wider area. We already have good roads links with the A19 and A689, it shouldn't be too difficult to make the necessary improvements.</p> <p>I also think the issue of our best asset, the Marina, being 'cut off' by a busy dual carriageway needs considering in the Vision.</p>	<p>Tourism and leisure is recognised as a key strength. A Policy will be put in place to support the growth of this sector in the key tourist locations.</p> <p>The Council continuously works closely with the Highways Agency and the rail and bus operators as well as other key agencies such as the Local Enterprise Partnership with a view to seeking improvements and investment in the networks. Again there will be transport policies included to deal with the key issues.</p>
	Durham Heritage Coast LP0040 IO0040	Steetley has blighted this section of coast for a decade. The current housing proposals will bring increased usage of the shore and increased disturbance to the wildlife interest. At Crimdon, our limited research demonstrates that current recreational dog walkers come from within a 6.5km radius of the site. This pressure will increase as the development proceeds.	Noted. The Local Plan will include policies to protect nature from harm – it is also important to work with other parts of the Council and other agencies to ensure the coastal areas are enjoyed in a managed way which minimises harm to the environment.
	Spawforth on behalf of Persimmon	The Hartlepool South West Extension (HSWX) continues to be promoted and will be subject to a planning application submission in August 2014. As indicated below, there	Noted. However the Vision recognises key areas for growth and change from brownfield sites within the town to key areas of economic growth such as the Port. These will

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	Teesside LP0041 IO0041	remains a significant deficit in the supply of deliverable supply of housing sites. The HSWX was the most significant strategic allocation in the now withdrawn Local Plan and it underpinned the overall strategy, particularly with regards to housing. Whilst additional housing may come forward in the main urban area, it was proven that HSWX was the only deliverable solution to provide desperately needed new housing in Hartlepool. Reference should be made in the Vision to this important and significant strategic project for Hartlepool.	be supported through the maximisation of “high quality housing choices” (as amended by agreed changes above) – it is not necessary for the Vision to state specific locations for housing sites as these will be covered in specific chapters in the Local Plan.
	Natural England LP0043 IO0043	The settlement of Seaton Carew is adjacent to Seaton Dunes and Common SSSI and Teesmouth and Cleveland Coast SPA.	Noted.
	Persimmon Homes Teesside LP0045 IO0045	Consideration should be given for the need to improve not only local transport links but also those at the strategic level. For significant, sustainable, long term growth to occur and be maintained a strategy should be outlined to improve strategic networks over the plan period in order to maximise the opportunities for growth within the borough. This will provide potential developers, investors and landowners with the confidence that the council will not sit back and await a solution but proactively lobby central government and the Highways Agency for a reasonable resolution so that the town has the freedom and ability to grow and expand to the ever changing and evolving needs of business.	Noted and agreed. The Council continuously works closely with the Highways Agency and the rail and bus operators as well as other key agencies such as the Local Enterprise Partnership with a view to seeking improvements and investment in the networks. Again there will be transport policies included to deal with the key issues.
Question 3 Have you any other comments on the vision?	Unknown LP0008 IO0008	Proper well paid jobs are needed, not minimum wage services jobs/ a café culture is just pie in the sky (ludicrous in fact)	Noted.
	Resident LP0010 IO0010	Improvement of transport links, there is room for improvement now never mind in 15 years ahead. Many areas of the town have no public transport after approximately 6:30pm, which is a barrier to those who have no other means of transport to have a life outside their homes unless they can afford taxis.	Noted. The Council continuously works closely with the Highways Agency and the rail and bus operators as well as other key agencies such as the Local Enterprise Partnership with a view to seeking improvements and investment in the networks. Again there will be transport policies included to deal with the key issues.
	EDF Energy	The current planned lifetime for the existing power station	Noted and agreed. Agree to add Port facilities as an asset

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	LP0019 IO0019	<p>runs until 2019, but in February 2014 EDF announced that it expected that all of its AGR power stations (including Hartlepool) could still be operating in 2023. Nevertheless, it is important to plan for the future given the long lead times associated with construction of major facilities such as nuclear power stations.</p> <p>The SWOT analysis which informs the Vision also identifies climate change and rising sea levels as a potential Threat. Flood risk is assessed for the existing power station and sea level rise as a result of climate change is considered in this context. Use of nuclear power, which generates electricity without giving rise to significant carbon dioxide emissions is one of the ways to help combat the damaging effects of climate change.</p> <p>The existing port facilities at Hartlepool are an important asset, and could be identified as an Opportunity within the SWOT analysis informing the Vision.</p>	within SWOT analysis in next stage of plan.
	Woodland Trust LP0023 IO0023	Whilst your spatial vision for Hartlepool does acknowledge the natural environment as a strength, and this is supported, the landscape specifically is not taken into account with your vision for 2031. Also, we would like to see a reference to street trees and urban planting providing extensive benefits for healthy urban living in terms of improving air quality, cooling and water quality.	A number of amendments to Vision have been agreed. One of these amendments will strengthen the natural environment element. Chapters within the draft plan will address issues of landscape and street trees.
	Resident LP0039 IO0039	Encouraging people to walk would enhance the Health hopes of the Vision. Again I look at the Marina area and wonder if HBC has considered how unpleasant walking to the Marina is from anywhere in town other than along the front from Seaton Carew. It is a nightmare from the Headland, taking your life in your hands trying to cross busy roads. It seems pedestrians and not highly thought of in Hartlepool which is a shame - there is so much to enjoy if given the ability to get safely around the town on foot.	Noted. This has long been an issue and a number of strategies have looked at possible ways of improving this – the main problem is the barrier caused by the A689. Ideas such of a bridge from the Headland were explored as part of Victoria Harbour, however since that project is no longer on the table the route from the Headland remains an issue to tackle.

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	Durham Heritage Coast LP0040 IO0040	Our main concerns focus on North Sands, that section of coast from Crimdon Dene to the Headland; the quality of that environment and how it is and will be accessed. The report highlights the internationally important natural heritage of the Hartlepool Coast and how it is legally protected.	Noted, the international and national environmental designations are a vital element of the Borough and will be protected by the Local Plan.
	Natural England LP0043 IO0043	The vision should recognise the opportunities these and other natural assets offer whilst ensuring they are protected. The conservation and enhancement of the natural environment through the creation of ecological networks is a central pillar of sustainable development, this should be embedded within the vision.	Agree to amend Vision to make reference to maintaining and enhancing the natural environment.
	English Heritage LP0044 IO0044	<p>Local Plans have to enable the delivery of sustainable development in accordance with the policies in the National Planning Policy Framework (NPPF) (paragraphs 151 and 182). One of the core dimensions of sustainable development is the protection and enhancement of the historic environment (paragraph 7).</p> <p>A strong evidence base will assist not just in plan-making but also in meeting the NPPF policy requirements for sound decision- making (paragraph 129). Evidence gathering can, for example, help identify parts of a locality that may be worthy of designation as a conservation area.</p> <p>The evidence base will also be of relevance to the Sustainability Appraisal which accompanies the Local Plan, helping to populate the baseline data and informing the appraisal process itself.</p> <p>In order to meet the goal of achieving economic, social, and environmental gains jointly and simultaneously (paragraph 8) other assessments, such as land availability, green infrastructure, and sustainable urban extension studies should also take account of local heritage assets. On occasions, additional heritage-specific assessments using</p>	Noted. Planning Policy will work with the Landscape and Conservation Manager and English Heritage to strengthen the evidence base regarding the historic environment.

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		<p>the local Historic Landscape Characterisation mapping may be helpful in respect of, for example, a major urban extension.</p> <p>The data will be useful when developing appropriate indicators for monitoring the delivery of the plan, including any significant effects identified by the sustainability appraisal.</p> <p>Sources of evidence include:</p> <ul style="list-style-type: none"> • National Heritage List for England • Historic Environment Record • Conservation Area Appraisals and Management Plans • Local Lists • National and local 'Heritage at Risk' registers • Historic characterisation assessments • World Heritage Site Management Plans • In-house and local (e.g. civic societies, local history groups, neighbourhood consultations) knowledge and expertise in built conservation, archaeology and urban design) • The heritage assets, historic areas and landscapes themselves <p>Where the evidence base is weak, the local planning authority may find it useful to commission research from appropriately qualified and competent experts to supplement existing information.</p> <p>The NPPF highlights the role of participation in gaining the views of the local community and others who have a stake in the future of the area (paragraph 155). Opportunities to seek views on what local people value about their local place, including its historic environment, can be taken during neighbourhood consultations or from public surveys</p>	

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		<p>on how people feel about their areas through initiatives like Placecheck (www.placecheck.info/).</p> <p>Characterisation studies and the process of identifying a list of local heritage assets can also be a way of engaging and enthusing local people. [English Heritage guidance Understanding Place: Character and Context in local planning (2011) provides a series of case studies to suggest ways in which this can be achieved.]</p> <p>Such evidence gathering can be beneficial, particularly in relation to Neighbourhood planning and strengthening the likely compatibility of Neighbourhood and Local Plans.</p> <p>Without this evidence the local authority would not be able to properly demonstrate that the objectives for sustainable development have been understood and therefore would not be able to say whether the development needs of the area will be met or not in accordance with the presumption in favour of sustainable development (paragraph 14).</p> <p>In order to satisfy the NPPF, Development Plans are required, in summary, to –</p> <ul style="list-style-type: none"> (i) identify the historic environment as a strategic priority (paragraph 156), (ii) contain a positive strategy for the conservation, enhancement and enjoyment of the historic environment (paragraph 126), (iii) contain a policy for the conservation, enhancement and enjoyment of the historic environment that is clearly identified as strategic (paragraph 156), (iv) demonstrate that they have been informed by a proper assessment of the significance of the heritage assets in the area (paragraphs 163, 129 and 157).In order to satisfy the NPPF, Development Plans are required, in summary, to – 	

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		<p>(i) identify the historic environment as a strategic priority (paragraph 156),</p> <p>(ii) contain a positive strategy for the conservation, enhancement and enjoyment of the historic environment (paragraph 126),</p> <p>(iii) contain a policy for the conservation, enhancement and enjoyment of the historic environment that is clearly identified as strategic (paragraph 156),</p> <p>(iv) demonstrate that they have been informed by a proper assessment of the significance of the heritage assets in the area (paragraphs 163, 129 and 157).</p> <p>A draft Local Plan may be considered unsound if –</p> <p>1. there has been no proper assessment of the significance of heritage assets in the area, including their settings, and of the potential for finding new sites of archaeological or historic interest (paragraph 169), or there has been no proper assessment to identify land where development would be inappropriate because of its historic significance (paragraph 157).</p> <p>2. the plan does not contain a positive strategy for the conservation, enhancement and enjoyment of the historic environment, or a policy (or policies) that is clearly identified as strategic (paragraphs 126 and 156). Plans are also required to identify the historic environment as a strategic priority (paragraph 156).</p>	
	Persimmon Homes Teesside LP0045 IO0045	<p>Paragraph 5.3, bullet point 5 should also make reference to the borough's existing natural and historic environment rather than focus solely on new development to provide an "attractive environment".</p> <p>Persimmon Homes believe that a pro-growth vision aligns with the requirements of the NPPF. However further detail is required to identify the key drivers and the key constraints to growth.</p>	Noted. Comments above have agreed to add reference to the Historic Environment.
Question 4	Church	The Commissioners are supportive of the Council's	Noted and agreed, will include the words "in full."

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Do you agree with the 6 themes?	Commissioners LP0001 IO0001	economic growth objectives as set out at 1 and 2 in Table 3 of the Issues and Options Document and we welcome this pro-growth stance that seeks to diversify the economic base, create opportunities for local people and attract inward investment. In light of these economic growth objectives, objectively assessed need for housing will be closely linked to this and we consider that the Council need to strengthen objective 6 in order to meet them by stating that they will meet 'in full' the current and future housing need within the Borough.	
	Unknown LP0008 IO0008	No, Tourism and café culture are a minor part of any future for Hartlepool. Stop expensive consultations.	Disagree. Tourism is one of the key economic sectors within Hartlepool – it is not specifically mentioned however within the Themes.
	Unknown LP0009 IO0009	Object to Church St being developed and pedestrianised as suggested as it's a wind tunnel with limited short duration for outside use how do elderly people and infirm get their to take advantage.	Noted, however not relevant for this question on Themes.
	Theatres Trust LP0008 IO0008	<p>We agree with the themes, especially Developing a Sustainable Community, as there is a growing recognition that the rounded experience of a city including its cultural offer and added attractions and profile are and will increasingly be essential to attracting trade as well as talent and tourism. However, in terms of 'culture and leisure', this should be included under Developing a Sustainable Community, rather than Enhancing the Environment as that focus is on cultural heritage and landscapes, which is not the same as your cultural infrastructure. We request that an outcome for the protection and enhancement of cultural and community facilities is included and, for clarity, that the following term for 'community facilities' is used - community facilities provide for the health and wellbeing, social, educational, spiritual, recreational, leisure and cultural needs of the community.</p> <p>We note that the issue of health and well being has been</p>	<p>Support noted. The Culture and Leisure title is from the Community Strategy. However objectives 13 and 18 which link to culture are included within the Enhancing the Environment / Regeneration section as it links in well with regeneration plans.</p> <p>Objective 13 seeks to protect and enhance cultural heritage.</p> <p>Health and Wellbeing is the section of the Community Strategy.</p>

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		included in Developing a Sustainable Community. The provision of a variety of community infrastructure that contributes to residents' and visitors' life satisfaction are vital, together with the accessible support services of healthcare, educational facilities and work places. However, this takes this aspiration further than just access to doctors and playing fields. This relates to the National Planning Guidance for social and cultural well-being which we interpret as being the un-measurable personal experiences that make us happy and content. Such experiences are intangible, not financially rewarding, and can either be active (sports) or passive (theatre).	
	CPRE LP0015 IO0015	The suggested themes can be the basis for developing the Plan.	Support Noted.
	Highways Agency LP0029 IO0029	The Agency welcomes the inclusion of 'Improving Connectivity' as a key theme of the Local Plan.	Support Noted.
	OnSite LP0032 IO0032	We agree with the themes indicated, particularly with regards to regeneration, housing provision and strengthening the Local Economy. We support the inclusion of Queens Meadow in the Hartlepool Vision.	Support Noted.
	Natural England LP0043 IO0043	Natural England supports the inclusion of enhancing the environment as a central theme for the plan.	Support Noted.
	Persimmon Homes Teesside LP0045 IO0045	Persimmon Homes agree with the 6 themes outlined within paragraph 6.1	Support Noted.
Question 5 Will the 20 suggested objectives	HBF LP0005 IO0005	The HBF is supportive of objectives 1 and 2. It is however important that the housing requirement for Hartlepool matches these economic aspirations to expand, strengthen and diversify the economy both through the choice of	Support Noted, it has been agreed to above to add the words "in full" to objective 6.

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help to achieve the spatial vision? Do they adequately reflect 'Hartlepool's ambition'?		housing available as well as the overall housing requirement. The HBF also supports objectives 6, 7 and 8. It is, however considered that objective 6 could be strengthened by reference to meeting the current and future housing need and demand in full.	
	Resident LP0006 IO0006	Throughout the objectives there is a mix of terms using 'Hartlepool' or 'in the Borough', many of the objectives are applicable throughout the plan area and the spatial terms are unnecessary for example Objective 5) To facilitate development in key investment areas in the borough. Objective 8) does not require the term in both urban and rural areas.	Comment noted – will consider rewording of certain objectives to minimise the use of Hartlepool and the Borough in objectives.
	Resident LP0007 IO0007	Throughout the objectives there is a mix of terms using 'Hartlepool' or 'in the Borough', many of the objectives are applicable throughout the plan area and the spatial terms are unnecessary for example Objective 5) To facilitate development in key investment areas in the borough. Objective 8) does not require the term in both urban and rural areas.	Comment noted – will consider rewording of certain objectives to minimise the use of Hartlepool and the Borough in objectives.
	Unknown LP0008 IO0008	No, the 20 suggested objectives are largely unattainable, unless services outside finance become available. If anything it is overly ambitious.	Concern noted, however it is considered the Local Plan needs to be ambitious in order to overcome many of the current issues within the Borough.
	CPRE LP0015 IO0015	The suggested objectives can be the basis for developing the Plan.	Noted.
	Taylor Wimpey LP0025 IO0025	Our client is broadly supportive of the spatial vision as outlined on page 10 of the Issues and Options Document and considers it to be an adequate reflection of the Council's ambitions for growth. Given the negative social and economic consequences of the current imbalance in the Borough's housing provision, we strongly agree that the need for "maximised housing choices" should lie at the heart of the vision. If families and economically active residents are to choose to live and work in Hartlepool then an increased choice and level of	Noted. The Local Plan will address our objectively assessed housing need and allocate sites to ensure this is met.

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		housing needs to be provided in a range of locations which are attractive to the market. As the overriding housing objective of the NPPF is to '...boost significantly the supply of housing...' (paragraph 47) we encourage the Local Plan to reflect this and in particular boost the supply of housing in locations where the market will deliver the number and type of houses required by the market.	
	Resident LP0026 IO0026	The Spatial Objectives will help to address identified issues that affect the Borough. The site to the south of Tunstall Farm will help the Council achieve many of the Spatial Objectives which relate to housing development and the creation of sustainable gva.co.uk communities. The development of residential development to the south of Tunstall Farm can deliver sustainable, high quality housing.	Noted. The sites are being considered as part of the SHLAA process.
	Highways Agency LP0029 IO0029	The Agency is generally supportive of the Objectives and in particular Objectives 19 and 20, which seek to ensure that a safe, efficient and accessible sustainable transport network is provided and transport links with the Tees Valley sub-region and beyond is strengthened. These objectives are consistent with Objectives 16 and 17 in the withdrawn Local Plan which the Agency particularly supported.	Support noted.
	Environment Agency LP0031 IO0031	We would welcome the inclusion of objectives in relation to improving natural connectivity routes through the provision of green and blue infrastructure.	Support noted.
	OnSite LP0032 IO0032	We agree with the themes indicates, particularly with regards to regeneration , housing provision and strengthening the Local Economy. We support the inclusion of Queens Meadow in the Hartlepool Vision.	Support noted.
	Natural England LP0043 IO0043	Natural England supports the inclusion of objectives 12 (protect, promote and enhance the natural, built and rural environment) and 13 (protect and enhance the coast).	Support noted.
	Persimmon	Persimmon Homes generally agree that the 20 suggested	Support noted.

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	Homes Teesside LP0045 IO0045	objectives will help to achieve the spatial vision and adequately reflect "Hartlepool's Ambition".	
Question 6 Are there any other objectives that should be included?	Resident LP0007 IO0007	Objective 1 refers to diversifying the economic base of Hartlepool, if this is specific to the town of Hartlepool then a further objective to support a strong prosperous rural economy should be included.	It has been agreed above to look at the use of the words "Hartlepool" and "Borough" in the objectives – through the removal of these it will avoid the need for an additional objective.
	Unknown LP0008 IO0008	Do whatever it takes to remove the stigma that Hartlepool now has (landfill city). Along with recycling plants in the inner town boundary.	Noted.
	CPRE LP0015 IO0015	<p>Future development should be concentrated on brownfield sites. Housing should be concentrated in the urban area.</p> <p>Greenfield land should be protected.</p> <p>Any addition to villages should take account of the size and scale of both the village and the development to ensure if there are additions they are not overbearing and do not change the character of the village.</p> <p>The latest population figures and projections should be analysed to ensure there is no overprovision of housing. As part of assessing the amount of housing required Hartlepool must consult with its neighbours to ascertain their levels of provision and identify the levels of migration and immigration of residents to ensure there is no "double counting". CPRE believes this "double counting" is happening in other areas of the region with multiple authorities claiming the same people and inflating the number of houses they claim are needed. Allocating more housing than really required places pressure on the land available</p> <p>It will be important to maintain strategic gaps between the</p>	<p>Brownfield sites will form a part of the housing mix within the plan, but unfortunately due to the constrained nature of the town there will need to be Greenfield land released for housing as well to ensure that the objectively assessed housing need is deliverable over the plan period. To great a focus on brownfield development occurred as part of the 2006 Local Plan which left us with unviable sites and a plan which was not flexible enough in terms of housing delivery.</p> <p>Noted, any developments in the village will be proposed in a manner which takes account of their scale and nature – some development in the villages may help to support local services.</p> <p>Noted. We are producing a new Strategic Housing Market Assessment (SHMA) to objectively assess our housing need. We consult neighbouring boroughs on all Local Development Framework documents and they will also be consulted on the SHMA.</p> <p>Noted. The protection of the strategic gaps is crucial to ensure the villages maintain there rural feel and nature.</p> <p>All brownfield land put forward as part of the call for sites</p>

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		<p>urban area and the existing villages.</p> <p>CPRE supports avoiding town cramming</p> <p>CPRE supports the use of brownfield sites. We consider it would be useful to list and assess these for suitability for housing, also noting some brownfield sites become important for nature conservation which also be considered.</p> <p>The views of local residents should be paramount</p>	<p>on the SHLAA will have their suitability, achievability and deliverability assessed.</p> <p>Views of residents are taken into account during the development of the Local Plan.</p>
	Persimmon Homes Teesside LP0045 IO0045	<p>Persimmon Homes believe that the objectives miss one vital point which will be the need to protect and promote the existing town centre as the 'heart' of the town. It is therefore advised that the council may wish to included the following objective taken from the adopted 2006 Local Plan within the new suggested spatial objectives (or a similarly worded alternative):</p> <ul style="list-style-type: none"> • 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 <p>This will ensure that there is a focus from the beginning of the local plan and subsequently throughout the document which aims to retain, support and promote services and opportunities for investment within the town centre area with the aim of having an accessible, thriving hub of activity.</p>	Noted and agreed. An objective on the town centre will be included in the next version of the Local Plan.
Question 7 Which urban sites should have more development ?	Cameron Hall LP0003 IO0003	<p>Cameron Hall Developments (CHD) would support a locational strategy that spreads development across the Borough and ensures that sufficient land is identified to ensure the objectively assessed housing needs are met. CHD believe that the identification of suitable greenfield sites that are attractive to the market is essential to the Council meeting its housing requirement. The identification of greenfield site is necessary and justified given the</p>	Noted and agreed. There is a need for a mix of housing sites both on Greenfield and brownfield land to meet the housing needs over the plan period.

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		inherent delivery issues associated with brownfield sites within the Borough which are likely to render many schemes unviable therefore impacting upon their delivery thus making understanding the deliverability of site of upmost importance to the success of the Plan.	
	HBF LP0005 IO0005	<p>Whilst the HBF does not wish to comment upon the individual merits of specific areas of Hartlepool it is worth re-iterating the NPPF requirement for plans to boost significantly housing supply and to meet in full the development needs of the area. To ensure that the Council can meet these two essential strands of the NPPF it is clear that the locational strategy needs to identify sites which are viable and can be delivered. Therefore the majority of housing sites will need to be provided in locations which are attractive to the current market. To maximise the supply of housing a mixture of sites of differing sizes and locations will be required which appeal to a wide range of developers as well as a wide market. It is therefore recommended that the Council consider a range of sites and locations including large strategic extensions, greenfield sites, brownfield sites, urban, suburban and edge of settlement sites.</p> <p>It is important that the plan does not seek to prioritise the development of brownfield land over and above greenfield land. This is not supported by the NPPF which seeks to encourage rather than prioritise the use of such land. The NPPG (ID 10-025-20140306) identifies that such encouragement should come from reducing the burdens placed upon sites through planning obligations and negotiation with land owners, it does not advocate a sequential approach to the development of such land as inferred by the option</p>	<p>Noted. The plan will cover a range of housing allocations to provide a mix of deliverable sites over the plan period.</p> <p>There will be no prioritisation of land type because, as noted, this is not supported by national guidance.</p>
	Resident LP0006 IO0006	The built environment offers opportunities to make effective use of land by reusing land or buildings that are no longer required for its current use (previously developed land).	Noted. Policies which allows for the creation of new homes by reusing existing land or buildings will be included in the plan.

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		There are also opportunities to intensify the use of land through the subdivision of buildings, or the development of greenspaces, where it can be demonstrated that for either quantitative or qualitative reasons they are surplus to requirement or a space of equivalent or better standard can be provided. Opportunities should be identified in the plan through the inclusion of flexible policies which allows for the creation of new homes by reusing existing land or buildings.	
	Unknown LP0008 IO0008	Look after the existing urban areas (Oxford road) area for a start. Otherwise it will go downhill rapidly.	Noted. Any sites put forward as part of the call for sites on the SHLAA will be looked at including sites within the urban area.
	Unknown LP0009 IO0009	I believe the villages are the places to expand - however other amenities need to be given consideration i.e. shops/transport leisure facilities	Noted and agreed.
	Resident LP0010 IO0010	Mill House area, West view area off Skerne Road and Seaton Carew.	Noted. Any sites put forward as part of the call for sites on the SHLAA will be looked at.
	Fens Residents Association LP0011 IO0011	Housing development should be focussed within the urban area and the urban fence as per the 2006 Local Plan should define the limit to development. We have an obvious overprovision of employment land and ample brownfield sites to more than accommodate the real housing need. Oakesway is a prime example. Building vast and totally unnecessary new estates on the urban fringe will not only take the heart and soul out of Hartlepool's green assets but also destroy an already weak market for houses on perfectly good existing estates. Under provision can be corrected at a later date but overprovision is irreversible. There may be scope to have limited new housing in the villages, but only to the level that will allow younger people to stay in their village on an affordable basis. Some new housing could be of the type which incorporates a small studio or workshop for working from home.	Noted. The plan will cover a range of housing allocations to provide a mix of deliverable sites over the plan period. There will be no prioritisation of land type because this is not supported by national guidance. It is agreed that the allocations put forward are a minimum and not a maximum. The figures which come out of the new SHMA will be used to allocate sites which will then be tested at examination both to consider the amount of housing and the locational factors.
	Hartlepool Civic Society	There are a number of sites within the Urban Fence which could be utilised for sustainable housing for example:	Vacant sites such as those listed will all be considered as part of the SHLAA and where appropriate and deliverable

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	LP00013 IO0013	<p>A particularly large site and one in an excellent location for housing is the Oakesway site. No commercial interest has been shown in this location for over 20 years.</p> <p>There is still the unused Focus site and the adjacent Council Depot (which would be more appropriate relocated to an industrial estate) in the centre of town.</p> <p>The former Steetley Site and adjoining land is well situated, The former fairground at Seaton Carew. There are a number of sites in the large Marina area. Land between Brenda Road and Seaton Lane is undeveloped</p>	will be included within the portfolio of housing sites within the Local Plan.
	Park Residents Association LP0014 IO0014	<p>Within the Urban Fence I believe there are a number of sites which could be utilised for sustainable housing for example:</p> <p>The Oakesway site which appears to have had no commercial interest for many years as a viable location is an excellent location for housing and could complement other developments already in this area.</p> <p>The former Steetley Site and adjoining land is ideally situated for housing development and the land between Brenda Road and Seaton Lane is a further option. The Marina area appears to still have large swathes of land that could benefit from development.</p>	<p>Vacant sites such as those listed will all be considered as part of the SHLAA and where appropriate and deliverable will be included within the portfolio of housing sites within the Local Plan.</p> <p>There are a large number of extant planning permissions at the marina. These are considered within the figures on the five year supply and a proportion will form part of the housing numbers over the plan period – it may be however that not all permissions at the Marina are included as a result of low take up rates and deliverability issues.</p>
	Elwick Parish Council LP0016 IO0016	For all development other than housing, priority should be given to brown field sites around the town or in replacing/refurbishing buildings currently in a state of disrepair (the old Odean for example).	Noted.
	Hartlepool Rural Plan Working	The use of brownfield sites is preferred before encroaching on any greenfield land.	Noted, however there is no national guidance which sets out a sequential approach to housing land now.

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	Group LP0017 IO0017		
	Greatham Parish Council LP0018 IO0018	<p>Greatham Parish Council strongly believes that housing development should focus on retaining the existing compact urban area. The following sites are suggested for more housing development.</p> <ul style="list-style-type: none"> • The area south of Seaton Lane and East of Brenda Road. The area would have direct access to Seaton Railway station as an alternative to commuting by car. It would also provide a more compact sustainable urban area well served by existing services • The area off Seaton Lane between Sovereign Park and the railway line. As with the previous area it would provide a more sustainable compact urban area well served by existing facilities and public transport. • There are still empty and derelict sites where the old Victorian centre of West Hartlepool was cleared decades ago. At the heart of the town this presents a poor image and should be redeveloped to a high design standard for housing where all facilities are close at hand. The improvement to the image of the town would be substantial. The location of the council depot in Lynn Street at the heart of the town is questionable, relocated to an industrial area would add to the available land for housing in the town centre. Similarly the former Focus site should be reused for housing at the earliest opportunity. • Further housing could be incorporated alongside the desire for a green wedge using the present hospital site should it close. • Oakesway Industrial Estate should be re-allocated for housing. Having long underused industrial estates presents a poor image of a town. 	<p>Vacant sites such as those listed will all be considered as part of the SHLAA and where appropriate and deliverable will be included within the portfolio of housing sites within the Local Plan.</p>

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		<ul style="list-style-type: none"> • The former Steetley site and adjacent land. • Part of the former Brierton School site. • The former fairground site at Seaton Carew. • There remain empty sites associated with the marina. • The site between Marina Way and the railway line north of High Light Retail Park. • The area between Marina Way and Greenland Road. • There is still space at Golden Flatts for more housing. 	
	EDF LP0019 IO0019	Any applications for development within the Detailed Emergency Planning Zone must be referred to the Office for Nuclear Regulation (ONR) (which determines the extent of this Zone) before being approved. Therefore, we would encourage the Local Authority to seek views from ONR on its emerging policies and residential site allocations in the vicinity of the power station.	Noted. The Office for Nuclear Regulation is on the consultation database and is consulted on the Local Plan.
	Resident LP0020 IO0020	<p>Greenfield land on the edge of built up areas should be considered for development as a last resort and then only if it is not to the detriment of existing established residential areas.</p> <p>Development should continue to be encouraged in the existing urban and centre of our town. For example, the programme to replace terraced housing not in demand should be increased.</p> <p>Wynyard is the preferred residential area for all professional and aspirational people moving to Hartlepool, I know this from experience talking to many people who have relocated to work at the Power Station. We must recognise this and focus our greenfield development in this area. For some reason HBC don't appear to want to encourage development at Wynyard, unlike Stockton Borough Council who clearly recognise the demand and support significant development in this area. We have five historically significant and beautiful established villages we should focus our efforts on maintaining them and preventing urban sprawl westwards towards them instead of considering a</p>	<p>All housing sites to be included in the plan will be assessed as part of the SHLAA to assess their suitability, achievability and deliverability.</p> <p>In terms of housing at Wynyard this will be assessed in the same manner and if considered appropriate, brought forward.</p> <p>The strategic gaps between the villages and the urban area will also be taken into account in the decision making process.</p> <p>Where schemes of truly executive housing are proposed it is likely that off site affordable will be required, however on all other sites the expectation will be that affordable homes will be delivered on site.</p>

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		new village. We must be so careful here as the theoretical projections of potential housing need (often funded and supported by developers), do not match the evidence base for our Town. As such we must guard against allowing and setting precedent for vast development of untouched greenfield sites. The appropriate type of housing should be located in the appropriate area. Evidence shows that to mix affordable and high cost housing on a sought after greenfield site, simply does not attract the high cost housing buyers and devalues the area as a whole.	
	Stockton Borough Council LP0022 IO0022	Stockton on Tees Borough Council recognises the difficult decisions facing Hartlepool Borough Council regarding the identification of sites for new development. As you will be aware, development should generally be promoted in the most sustainable locations. At the same time, it is likely that in order to fully meet objectively assessed needs in the Borough development on greenfield sites may be necessary. In line with the 'duty to co-operate' Stockton on Tees Borough Council is willing to work with Hartlepool Borough Council regarding the future sites strategy, recognising that development at Wynyard, or development in close proximity to Billingham have potential cross-boundary implications and infrastructure requirements.	Comments noted and offer to work together on cross boundary issues supported.
	Tees Valley Nature Partnership LP0024 IO0024	The Partnership recognises that a key role of the Local Plan is to provide sufficient housing to meet anticipated requirements over the next 15 years, and that housing should be provided in a wide range of locations to provide choice for both existing and future residents of the Borough. The Partnership also recognises that this may involve development of green field land beyond the current limits to development. For new housing developments the Nature Partnership would wish to see policies in the Local Plan that support the	Noted. Planning Policy are in full agreement that new schemes should integrate green space / open spaces of a useable nature within development sites.

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		<p>provision of green space/green infrastructure as an integral part of the planning and provision of new housing. Green space which is easily accessible to local residents can provide many benefits, including opportunities for exercise and relaxation and their accompanying health benefits. Good quality green space within a new development (as well as good connectivity to other green space such as the open countryside) can also contribute to a sense of local identity and contribute to objectives of creating a good environment to attract investment and retain local people.</p> <p>Hartlepool's Green Infrastructure Supplementary Planning Document will also help to support the provision of green infrastructure within new developments.</p>	
	Wynyard Park LP0027 IO0027	<p>The purpose of this letter is to identify in advance of the submission of the masterplan, and to assist Officer's in their considerations of the current Local Plan representations, those areas of the WP Estate which WP are seeking allocation for housing development within the new Hartlepool Local Plan. These are:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Site 1 - 603 dwellings on land north of the A689 within the main body of Wynyard Park; <input type="checkbox"/> Site 2 – 200 dwellings on land north of the A689, south west corner of the main body of Wynyard Park and north east of the western roundabout junction; <input type="checkbox"/> Site 3 – 133 dwellings at the north pentagon; and <input type="checkbox"/> Site 4 – 28 dwellings land south of 'the pentagon'. <p>In total, therefore, we submit that the Hartlepool Local Plan should allocate land for approximately 964 dwellings at Wynyard Park. However it should be noted that a significant proportion of these 964 dwellings already benefit from extant minded to grant planning permissions, namely:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Site 1 has extant minded to grant planning permission for 200 dwellings 	<p>Sites put forward at Wynyard as part of the SHLAA call for sites will be assessed to look at their suitability, achievability and deliverability for housing.</p> <p>They will be assessed alongside all other sites put forward and when the overall numbers of houses needed for the plan period are known (from the SHMA) decisions will need to be taken on the mix of sites to meet the need over the plan period.</p>

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		<p> <input type="checkbox"/> Site 3 has extant minded to grant planning permission for 20 dwellings <input type="checkbox"/> Site 4 has extant minded to grant planning permission for 12 dwellings </p> <p>Deducting the above 232 dwellings with extant minded to grant planning permission from the proposed total housing allocation of 964 dwellings means that we request that gva.co.uk an additional 732 dwellings are allocated at WP in the new Hartlepool Local Plan beyond those numbers which already have minded to grant permission.</p> <p>In respect of Site 3, it is noteworthy that land at the south pentagon is already under construction by Taylor Wimpey for 168 dwellings. The proposed new housing allocation at Site 3 of 133 dwellings would result in housing at the same density as Taylor Wimpey are currently constructing and result in an efficient use of land at the pentagon.</p> <p>In respect of Site 2, this forms part of a wider area of land that has planning permission for employment development (granted as part of permission H/2009/0494). However, our client's intention is to re-provide this employment development elsewhere within the WP Estate (within Hartlepool) so that no employment land is lost. This will be shown on the comprehensive masterplan being prepared.</p> <p>It is acknowledged that highway improvements will be required in order to facilitate the delivery of the above housing allocations. However, such improvement schemes will again be referred to in our masterplan but will evolve through the timescales of the Local Plan. WP and GVA will work with the Council and other relevant bodies in considering the works required to upgrade the highway, the costs and the delivery</p>	

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		mechanisms.	
	Highways Agency LP0029 IO0029	The Agency generally has a preference for centrally located brownfield sites and locations along major public transport corridors and at public transport interchanges and nodes. Such locations tend to provide greater access to employment, services and community facilities as well as opportunities to maximise sustainable travel and reduce the need to utilise the private car. On this basis, specific future development locations will be considered by the Agency as they are identified through the plan 2 process and the Agency will make detailed comments at that stage, although reference to previous policy responses throughout the consultation on the withdrawn plan will also provide some steer as to the likely position of the Agency in relation to development locations.	Comments noted.
	OnSite LP0032 IO0032	The Council cannot demonstrate a five year supply of deliverable housing land. There is a significant deficit of housing sites and whilst we are aware that certain strategic sites are being promoted elsewhere, there is a need for a varied supply to ensure the targets are met (and exceeded - it is not a maximum target). Any sites identified must be demonstrably deliverable in terms of availability, suitability and viability. For instance the Oakesway Business park presents a large brownfield opportunity within the main urban area that can provide just under 16 Ha of land that is deliverable within the Plan period.	Sites put forward as part of the SHLAA call for sites will be assessed to look at their suitability, achievability and deliverability for housing. A new SHMA will assess the objectively assessed need for housing and we will then allocate sites to meet this need. Oakesway will also be assessed as part of the Employment Land Review. If it is considered a site where there should be a de-allocation it may be appropriate to re-allocate this land for an element of residential, however it should be noted that at present Oakesway forms part of the Enterprise Zone.
	Spawforths on behalf of Persimmon Teesside LP0041 IO0041	No comment, except that any sites identified must be demonstrably deliverable in terms of availability, suitability and viability.	Noted and agreed.
	Coal Authority LP0042	The built environment offers opportunities to make effective use of land by reusing land or buildings that are no longer	Noted and agreed. Re-use of derelict buildings is something which will be promoted by the plan.

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	IO0042	required for its current use (previously developed land). There are also opportunities to intensify the use of land through the subdivision of buildings, or the development of greenspaces, where it can be demonstrated that for either quantitative or qualitative reasons they are surplus to requirement or a space of equivalent or better standard can be provided. Opportunities should be identified in the plan through the inclusion of flexible policies which allows for the creation of new homes by reusing existing land or buildings.	
	Natural England LP0043 IO0043	In the absence of a Sustainability Appraisal (SA) of the various development distribution options, Natural England does not favour any one approach or another at this stage. A combination of urban (greenfield and/or brownfield), urban extensions and rural allocations may deliver the most sustainable pattern of development. In accordance with the NPPF (paragraphs 17 and 111) the Local Plan should promote the development of brownfield sites provided they are not of environmental value. When assessing options, your authority should ensure that the least environmentally sensitive sites are selected for development. This should be evidenced through the SA and the assessment of reasonable alternatives.	Noted and agreed. An SA of options will form part of the Preferred Options to illustrate the sustainability of the proposals.
	Persimmon Homes Teesside LP0045 IO0045	Persimmon Homes strongly believe that development should not be restricted solely to the existing urban areas of our towns and cities and it is imperative that if our settlements are to promote economic growth, address the existing housing imbalances and allow residents to achieve their economic and social aspirations then sustainable, greenfield land on the edge of built up areas should also be considered as an option for further housing.	Noted, all options of brownfield and Greenfield sites will be investigated.
Question 8 Should we accept the loss of open space for	Resident LP0006 IO0006	Amenity greenspaces are important aspects of the built environment they contribute to the health and well-being of a community. The loss of amenity areas requires careful consideration, however where it can be demonstrated that the amenity greenspace is surplus due to quantitative or	Noted and agreed.

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housing?		qualitative reasons or an alternative of equivalent or better provision can be made, then policies should be sufficiently flexible to positively consider other appropriate uses of the land.	
	Resident LP0007 IO0007	Amenity greenspaces are important aspects of the built environment they contribute to the health and well-being of a community. The loss of amenity areas requires careful consideration, however where it can be demonstrated that the amenity greenspace is surplus due to quantitative or qualitative reasons or an alternative of equivalent or better provision can be made, then policies should be sufficiently flexible to positively consider other appropriate uses of the land.	Noted and agreed.
	Unknown LP0008 IO0008	Not to the extent that is being proposed.	Noted.
	Unknown LP0009 IO0009	This depends upon which open spaces identified and present usage before house building	Noted.
	Resident LP0010 IO0010	No. HBC has already given outline planning permission for thousands of houses not to mention current ongoing housing development. Since the withdrawal of the local plan the proposed South/West extension has already seen an increase of hundred of extra houses added to the original development proposal.	Comment noted. In terms of the southwest extension the proposals currently being considered are for approximately half of the proposed allocation which was included within the withdrawn plan.
	Hartlepool Civic Society LP00013 IO0013	It is important that the valued areas of amenity green space should be identified and protected	Noted and agreed.
	CPRE LP0015 IO0015	<ul style="list-style-type: none"> • These should be protected from development • The views of local residents on their value must be fully accounted for 	<p>Noted and agreed.</p> <p>Residents views are accounted for in the open space assessment – where the assessment indicates there are qualitative or quantitative reasons why the space may be acceptable for use for another use this will guide acceptability of any proposals.</p>

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	Elwick Parish Council LP0016 IO0016	We should not wish to see any loss of amenity green spaces – these are needed for the health and well-being of communities – and indeed, we should wish to see more green spaces in the town itself. Likewise, we should not wish to see an expansion of the town westwards, as this would negatively impact the villages, not least through the increased level of traffic using village roads to access the A19.	Comments noted. Any sites on the western edges put forward for consideration as part of the SHLAA will be assessed alongside all other sites in formulating which sites will go into the plan as allocations.
	Hartlepool Rural Plan Working Group LP0017 IO0017	Should it not be possible to identify enough sites for the Borough's housing requirements within the existing urban area new housing development on the edge of Hartlepool should be designed to: <ol style="list-style-type: none"> 1. create distinct new communities designed to create a sense of place around a community hub containing a central community centre and other local services; 2. incorporate a diverse housing mix with a variety of house types, sizes and tenures 3. include a strong landscape buffer where the development adjoins the countryside to reduce the visual impact of the development and create a continuous habitat for wildlife linked into existing natural areas and wildlife habitats; 4. include landscaped open spaces, roads and footpaths throughout the development; 5. not compromise the Green Gaps between the urban area and villages; 6. address any significant impacts arising from an increase in traffic on the road network between Hartlepool and the A19 as a result of the new development. This includes improvements to the junctions from the villages to the A19, A179 and A689 as well measures to discourage traffic from the new development using minor roads through the villages in the plan area and traffic calming where necessary; and 7. avoid areas at risk of flooding and incorporate 	Aspirations for new developments noted.

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		sustainable drainage measures to manage rain water run-off from the development.	
	Greatham Parish Council LP0018 IO0018	Real amenity greenspace needs to be identified and protected but there are patches of green wasteland that would be better tidied up by being developed or could become the heart of new urban squares.	Noted. A wide variety of sites with the potential to accommodate development or to form part of new developments have been considered by the SHLAA.
	Resident LP0020 IO0020	The “more mobile and probably more affluent sections of the community” choose Wynyard every time over Hartlepool Town. We must be realistic and recognise the evidence base, re development of existing low demand terraced housing and Wynyard greenfield should be encouraged, rather than continuing the existing urban sprawl which has prevailed over the past years. We should not underestimate the attraction of the beautiful open countryside that currently surrounds the main urban area, which in itself is frequently commented upon by people unfamiliar to our town. Some recent terraced housing re developments in the centre of town are absolutely first class and should be accelerated. We should try to get the existing infrastructure right first before just taking the easy and short sighted option of continuing to build out and out. We should do what is right for Hartlepool and be strong enough not to just blindly hide behind “the current policy of housing”.	Whilst it is recognised that Wynyard provides a location within the Borough for executive housing, however there is a need for a variety of sites and locations. Development at Wynyard is one of the least sustainable options available and this has been highlighted in a number of Sustainability Appraisals in the past. Infrastructure is a crucial element of the plan and the local authority are expected to produce an infrastructure delivery plan to illustrate the deliverability of the plan.
	Resident LP0035 IO0035	Hartlepool enjoys a lovely position surrounded on 3 sides by attractive farmland and countryside and the 4th side by the sea. The benefit of this positioning to the town is further enhanced by the borough’s Green Network. This setting is a considerable benefit in terms of the desirability of the town as a place to live and in terms of it’s tourist potential. I think that preserving this setting must be a key priority of the Local Plan with development being carried out on brownfield sites to the greatest extent possible.	Noted, all options of brownfield and Greenfield sites will be investigated.
	Coal Authority LP0042	Amenity greenspaces are important aspects of the built environment they contribute to the health and well-being of	Noted and agreed.

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	IO0042	a community. The loss of amenity areas requires careful consideration, however where it can be demonstrated that the amenity greenspace is surplus due to quantitative or qualitative reasons or an alternative of equivalent or better provision can be made, then policies should be sufficiently flexible to positively consider other appropriate uses of the land.	
	Natural England LP0043 IO0043	<p>The strip of arable farmland running southwards along the western fringes of Hartlepool from Hart to Billingham is important for its farmland bird populations (including a tiny relict population of corn bunting, which is classified in the UK as a Red List species under the Birds of Conservation Concern review and as a Priority Species in the UK Biodiversity Action Plan) and further housing development is likely to have a negative impact, whether an extension to the existing urban fringe, an expansion of villages or in the form of a new settlement.</p> <p>Similarly, the complex of woodlands at Wynyard (a local wildlife site) would suffer further damage and disturbance from large-scale housing development within or adjacent to them.</p> <p>Natural England advises that the Local Plan should ensure that new development delivers a net gain in biodiversity by avoiding ecologically sensitive locations, preserving and enhancing priority habitats and improving the wider biodiversity network, in accordance with paragraph 109 of the NPPF.</p> <p>Allocations or policies which are likely to significantly affect any internationally designated nature conservation site will require an appropriate assessment (see advice below on the habitats regulations assessment).</p>	<p>Concerns over biodiversity noted, but it is noted that Hartlepool is largely constrained by its geographical position and developments on the western fringes are likely to be unavoidable as a result of the numbers of houses which are required to be built. A plan that focused purely on brownfield sites would likely not be found sound due to viability issues.</p> <p>Concerns with the woodland at Wynyard noted.</p>

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	Persimmon Homes Teesside LP0045 IO0045	Persimmon Homes would not advocate the loss of amenity greenspace across the borough unless it can be identify that there is an over supply in a particular area which results in the potential for development. Any development however would have to be considerate of the amenity of surrounding residents and not have a detrimental environmental impact. A judgement should be taken on a case by case basis to determine whether it is justified, practical and sustainable to change the current use.	Noted and agreed. The Open Space Assessment will be used to assess whether there is a quantitative or qualitative issue which may allow a site to be developed for an alternative use.
Question 9 Are there any areas to the west of urban area for housing?	Church Commissioners LP0001 IO0001	We consider that the majority of new housing should be located in the most sustainable locations, which in respect of Hartlepool means the main urban area and those areas adjacent to it. Notwithstanding this, the Issues and Options paper also identifies the existing villages within the Borough, which includes Newton Bewley, as potential locations for new development. Guidance in the NPPF at paragraph 55 states that in rural areas, housing should be located where it will enhance or maintain the vitality or rural communities. By directing new growth to the rural villages, this will help sustain existing local services and shops and we would therefore be supportive of the Council directing a proportion of new housing development to rural villages such as Newton Bewley. Newton Bewley as one of the five main rural villages within the Borough performs an important role in the meeting the needs of residents who live outside of the main built up area of Hartlepool, and by directing further development to the village, this role could be enhanced by securing existing services and facilities that are present within the village and/or enabling these to be expanded to provide a greater range and choice through increased footfall/patronage. The option of a new village/settlement or urban extension is also supported noting that the Commissioners' land ownership extends to over 100 hectares and immediately abuts the boundary with Stockton-on-Tees Borough to the	The issue with Newton Bewley is that the services there are limited to a public house. As such further development in locations where there are currently a greater degree of services which will help to safeguard them going forward would be a more logical area for growth. Newton Bewley is in close proximity to Billingham and it is not considered desirable to increase the size of Newton Bewley as it would run the risk of merging with Billingham – this has also been noted as a concern by Stockton Borough Council.

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		<p>south and the settlement of Billingham. The proximity of existing services, shops, facilities and employment opportunities within Billingham and the main built up area of Stockton to the south, could therefore provide a viable and sustainable alternative to the delivery of new housing to meet the needs of Borough, without having to concentrate the majority of new housing within Hartlepool town or to the undeveloped western areas of the existing built up area. In considering where housing should be directed, cross boundary issues also need to be considered as advised by the guidance in paragraph 178 of the NPPF, particularly in terms of whether the housing needs of Hartlepool are being considered as part of a wider Housing Market Area (HMA). As part of these considerations, we are of the view that due to the proximity of the built up area of Stockton-on-Tees to the south of the Borough, this has a close functional relationship with Hartlepool, and it therefore may be the case that some of Stockton's needs, may need to be accommodated in Hartlepool, under the duty to cooperate. If this is the case, then any requirement for further land to meet Stockton's needs outside of their administrative area needs to be considered as part of the emerging Local Plan, and if so, we suggest that some of this need could be accommodated on land within the ownership of the Commissioners that immediately abuts the boundary but which is located in Hartlepool Borough.</p>	
	Resident LP0002 IO0002	<p>The development of land at Claxton would necessitate the construction of a new road junction with the A689. There are various speed restrictions in force as one travels east into the town from the A19 but from Newton Bewley to Sappers Corner the national speed limit of 70mph applies. Approximately half a mile west of this proposed new junction is Claxton Bank which cannot be "engineered out" and this immediately leads onto the dangerous Dalton Back</p>	<p>Highway issues will be considered as part of an Infrastructure Delivery Plan to illustrate any works to the highway required to deliver allocations in the plan. If elements of the road need to have speed limits changed as a result of development the Council engineers will ensure this is done.</p>

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		<p>Lane and Greatham South junctions. To add another junction immediately after these would be potentially dangerous and could cause traffic to back up immediately after Claxton Bank.</p> <p>Travelling west from Hartlepool, there are three sets of traffic lights within the space of one mile ie Truro Drive, Queens Meadow Business Park and Sappers Corner. To add another junction, whether in the form of a roundabout or traffic lights, is excessive and will seriously interfere with traffic flow. It must also be remembered that both Greatham junctions are on a busy bus route. In addition, the latest proposal now also includes a public house which can only result in additional traffic outside of the usual peak times. If a new junction were created onto the A689, there would, no doubt, be calls for the stretch of road between Newton Bewley and Sappers Corner to be restricted to 50mph. This would create a four mile, 50mph stretch from the A19 to the Queens Meadow Business Park. This is a very busy stretch of road particularly at peak times and an additional junction would slow the traffic even more creating a four mile "crawl" into the town. Queens Meadow has been identified as a site of regional strategic importance and seen as having a major role to play in a successful Tees Valley. Easy access to Queens Meadow should not therefore be inhibited. There is also the potential for increased traffic flows on Truro Drive and Owton Manor Lane as motorists attempt to find alternative routes into the town. Many residential properties in Hartlepool remain vacant, particularly at the Marina. There is no justification therefore to develop high quality countryside such as Claxton. Whilst this proposal would result in the building of a primary school, no account has been taken of secondary school placements. With the closure of Brierton School this would leave Manor College of Technology, already over-subscribed, as the only secondary school in this part of the town. Consequently,</p>	

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		<p>parents would have to find alternative secondary schools in the north of the town thereby causing an increase in traffic from the south west of the town as parents transport their children to school.</p> <p>The proposal to build a school at the northern end of the development with access only from the north will result in increased traffic flows through a built up area as well problems with on-street parking. One only has to look at the existing chaos in Mowbray Road, Catcote Road and the surrounding areas when parents are either taking or picking up their children from Fens Primary School.</p> <p>In view of the above we are strongly opposed to this development and would urge the developer and the local authority to look elsewhere rather than use such high quality countryside as Claxton.</p>	
	Resident LP0006 IO0006	There are a number of sites within the town of Hartlepool where new development could be delivered either on existing sites or as part of regeneration initiatives without the specific need to identify huge swathes of land to the west of the town. The plan should be sufficiently flexible to allow for small scale schemes which can significantly contribute to meeting the overall objectively assessed housing needs and demands through the reuse or intensification of existing land or buildings or the development of surplus open spaces.	Vacant sites such will all be considered as part of the SHLAA and where appropriate and deliverable will be included within the portfolio of housing sites within the Local Plan, however it will also be necessary to fully consider all other possibilities as a Local Plan which relied purely on brownfield sites would not be found sound by an inspector due to viability issues.
	Resident LP0007 IO0007	Consideration should be given to housing development adjoining the villages to the west of the urban area, specifically Elwick and Dalton Piercy. This would demonstrate that the plan has responded positively to the wider opportunities for growth providing a range and choice of location for housing. Housing development in the villages would contribute to meeting the housing needs of the area, provide sustainable sites for high quality low density housing, and support or enhance rural service and facilities. Without new housing in these villages the population and	All sites put forward as part of the call for sites will be considered as part of the SHLAA and where appropriate and deliverable will be included within the portfolio of housing sites within the Local Plan.

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		available support for local services and facilities is likely to stagnate, house prices will artificially inflate and the opportunity to help create thriving local communities will be lost.	
	Unknown LP0008 IO0008	The 2,500 houses each with 3 or 4 occupants would mean 10,000 more inhabitants in Hartlepool. The infrastructure is not adequate.	Concern noted. Where new infrastructure is needed as a result of development it will be required.
	Resident LP0010 IO0010	No. This is a green belt area consisting of best agricultural land still producing crops today. This area provides the most impressive entrance to the town, should development happen it would be vandalism for the sake of concrete and profit.	There is no allocated green belt within the Tees Valley. The land is all considered greenfield.
	Park Residents Association LP0014 IO0014	There are areas where it could be allowed but this would not be preferable for a variety of reasons and should be avoided at all costs.	Concern noted.
	Elwick Parish Council LP0016 IO0016	The building of a south-west extension to the town, built in a village style with a local centre including a green, pub, school and shops/PO and a mixed economy of housing, would enhance the housing offer of the town.	Support for south west extension noted if developed in a village style with the necessary amenities.
	Resident LP0020 IO0020	<p>A “westward extension” is very general and hard to specifically comment upon as the location is not defined. If we are talking about the possible 2500 houses on the Darling Farm land and what is described as a “western bypass” road this would be a huge mistake for our community. Another bypass less than 2 miles from and in parallel with the A19, is so unnecessary and would spoil the whole greenfield area defining the urban edge, Dalton, Elwick and Hart villages. This would obviously then set a precedent to completely develop all land in between. Also there are no “existing local services” in this area, which in other cases seem to be a prerequisite.</p> <p>We find it a complete paradox that HBC support moving our hospital to Wynyard, but at the same time, want to promote</p>	<p>Concern with development on the fringe of Hartlepool noted as well as concern over the potential of any western relief road.</p> <p>There is no certainty at present over the future of the hospital and no guarantee it will be built at Wynyard – if we were creating a plan for Hartlepool to include a hospital, Wynyard would certainly not be the preferred location.</p> <p>The previous withdrawn Local Plan had all the housing sites which HBC included were not supported by the Planning Inspector – this gives us a clear indication that the government do not view an isolated site such as Wynyard as sustainable, and therefore it would be unwise to focus on the area as a key location for new housing.</p>

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		<p>a reduction in commuting and seem reluctant to support housing development because it would have to be conditional on local services. If a proper and larger development strategy was developed for Wynyard the inclusion of services would be proposed by developers to suit. Conversely to suggest a westward extension where there are equally few local services seems flawed.</p> <p>Wynyard is a huge opportunity for Hartlepool, manufacturing and service industries are moving there, the hospital is re locating there, people want to live there. The new local plan must recognise this and focus on an aspirational development strategy for Wynyard, rather than continuing the urban sprawl westwards towards Dalton, Elwick and Hart.</p>	
	Taylor Wimpey LP0025 IO0025	<p>Our client is wholly supportive of the Council's identified option to allow a western expansion of the town. Westward residential development in sustainable locations, such as our client's site at Tunstall Farm, will help provide the types of housing desperately required by the Borough, in attractive housing market areas sought by homebuyers. Indeed, the Council itself (at paragraphs 7.6 and 7.7 of the Issues and Options Consultation Document) recognises that the current 'urban fence' is a significant constraint to achieving the wider objectives of the Spatial Vision. In particular, the ability to provide a range of housing choices, including affordable and high cost low density homes will be severely hampered. Artificially restricting development through the retention of a continued 'urban fence' approach would also contradict the NPPF which acknowledges that proposals should be determined in accordance with the presumption in favour of sustainable development. To restrict all development outside a designated limit does not provide sufficient flexibility to respond to the presumption in favour of sustainable development. It follows that this be</p>	<p>Support for westward expansion noted.</p> <p>Refute allegation that the housing requirement has not been met via an objectively assessed need. This was exactly what was done within the 2012 SHMA (which also took account of a previous backlog) to calculate a delivery rate to meet the need.</p> <p>Comments on Tunstall Farm noted.</p> <p>The new Local Plan will include an urban fence policy which will be redrawn to include new sites which are included.</p>

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		<p>met within the Borough (paragraph 182 of the NPPF).</p> <p>Overall the Council's proposed housing requirement has not been derived via a full objective assessment of housing need and is therefore unjustified and unsound.</p> <p>We submit that our client's land at Tunstall Farm represents a viable and deliverable residential development site in a highly sustainable location.</p> <p>The site benefits from good road connections into Hartlepool Town Centre, the primary location for jobs, shops and services. Summerhill Country Park, to the south of the site beyond agricultural fields is 40 hectare Country Park, Local Nature Reserve and an Outdoor Activity Centre. Permissive footpaths which run proximate to the site provide an excellent opportunity to link West Park and Tunstall Farm to the Country Park. This would open up pedestrian and cycle access to the services, facilities and shops along Summerhill Lane and Catcote Road.</p> <p>The wider area accommodates a range of leisure uses including Summerhill Country Park and allotment gardens (directly to the south of the site), Ward Jackson Park, Hartlepool Cricket Club (to the north along Elwick Road) along with an Aldi supermarket (along Dunston Road to the north). These facilities compliment the surrounding residential uses and all no more than a one mile walk or cycle from the site. Ward Jackson Park contains play facilities, a café, bowling green, lake and picnic area and toilets.</p> <p>Public transport services are accessible from the site with bus stops located on Egerton Road (approximately 700m or 8 minute walk), linking the site and surrounding area to Hartlepool Town Centre. Hartlepool Train Station is located</p>	

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		<p>less than two miles from the site.</p> <p>Further to the south east there are shops and services along Catcote Road and two local schools, namely Catcote School and English Martyrs School and Sixth Form. Further education facilities in the form of High Tunstall College, West Park Primary and Eldon Grove Primary are all within relative proximity of the site and provide schooling opportunities for children living the area Are there any areas to the west of the urban area where further housing could be allowed?</p> <p>As has been demonstrated by the number of services within a short walk and cycle of the site, many day to day activities such as the school run, visits to the park and shopping or working in Hartlepool Town Centre can be undertaken on foot, bike and via public transport. Consequently the site is sustainable. The proposals at Tunstall Farm intend to connect the site to Summerhill Country Park via a permissive footpath which will provide additional benefits in terms of accessibility to both new and existing residents. In particular it will provide access to Catcote Road public transport network which provides frequent services to the Marina, Town Centre, Rift House and South Fens. Hartlepool's Countryside Access Officer¹ commented about the proposals at Tunstall Farm (application reference H/2014/0196) that they:</p> <p>"would enable a number of benefits to come into being:</p> <ul style="list-style-type: none"> • Safe routes to Schools • Safe routes to Employment • Safe routes for Recreation • Removal of isolation from recreational activities [for West Park residents] (on the resident's doorsteps) • Sustainable travel to countryside sites • Further and improved access into the countryside" 	

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		<p>The Council has confirmed that it agrees with the position regarding the site's suitability for development in May 2012 when it stated: "From a policy point of view this location is considered to be sustainable" in response to a pre-application request from Taylor Wimpey.</p> <p>The site is well known to the Council, and has long been supported through the preparation of planning policy in the Borough. In summary, the site has been considered through the following stages of evidence base and Local Plan preparation:</p> <ul style="list-style-type: none"> • The site was first identified by the Council as a draft housing allocation in the Deposit Draft Local Plan (2001) and the subsequent Revised Deposit Draft (2003); • The site was not included in the adopted Local Plan (2006) by the Council because a strict national planning policy sequential approach to housing development which no longer exists The Council identified the site as a preferred housing allocation in the Core Strategy Preferred Options Report Draft 1 (2009) and Draft 2 (2010); • The housing allocation was removed by Members at a Hartlepool Cabinet Meeting in September 2011 'as a result of the objections received and site issues including potential flooding and traffic impact'2; • On 16 October 2013 the Local Plan Examination Inspector expressly recommended that the site be allocated for housing in order to make the plan sound; • Members of Full Council subsequently withdrew the Local Plan at a Full Council meeting on 17 October 2013. <p>It is clear from the above that both Council Officers and the Planning Inspectorate have recently endorsed the deliverability of the site for housing with the Examining Inspector expressly recommending that the Council allocate the site for housing development in its Local Plan. This decision by the Inspector was based upon a rigorous objective assessment of evidence and a full Local Plan</p>	

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		<p>Examination process.</p> <p>Therefore, we submit that all evidence supports the proposed allocation of the Tunstall Farm site for residential development in the emerging new Local Plan.</p> <p>A planning application has been submitted (Reference H/2014/0196) to the Council which demonstrates that the site is technically suitable for development and can be delivered within the first 5 years of the plan</p>	
	Resident LP0026 IO0026	<p>The owners of the site consider it a suitable and sustainable location to help meet housing need. It will help provide the types of housing required by the Borough (i.e. larger detached dwellings), in an attractive housing market area. Indeed, the Council itself (at paragraphs 7.6 and 7.7 of the Issues and Options Consultation Document) recognises that the current 'urban fence' is a significant constraint to achieving the wider objectives of the Spatial Vision. In particular, the ability to provide a range of housing choices, including affordable and high cost low density homes will be severely hampered. Therefore the retention of an 'urban fence' is unsound as it is contrary to national planning policy (para 182 of the NPPF).</p> <p>The Council does not set out up to date evidence for the proposed housing requirement of 320 dwellings per annum. It is not clear whether the requirement meets objectively assessed housing needs (a requirement of paragraph 17 of the NPPF), takes into account past undersupply (a requirement of Planning Practice Guidance ID 2a-015-20140306), or meets the labour force requirements of economic forecasts (a requirement of Planning Practice Guidance ID 2a-018-20140306). Furthermore, it is not clear whether there are unmet needs in the wider Tees Valley area which should also be met within the Borough (paragraph 182 of the NPPF). Overall the Council's proposed housing requirement has not been derived via a full objective assessment of housing need and is therefore</p>	<p>Support for westward expansion noted.</p> <p>Refute allegation that the housing requirement has not been met via an objectively assessed need. This was done within the 2012 SHMA (which also took account of a previous backlog) to calculate a delivery rate to meet the need. A new SHMA is being produced which will update this figure and ensure economic growth is accounted for.</p> <p>Comments on Tunstall Farm noted.</p> <p>The new Local Plan will include an urban fence policy which will be redrawn to include new sites which are included.</p>

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		<p>unjustified and unsound.</p> <p>The land subject to this representation to the south of Tunstall Farm is a viable and deliverable residential site which represents a logical and sustainable extension to West Park and the current proposals at Tunstall Farm. The site benefits from good road connections into Hartlepool Town Centre, with public footpaths around the periphery of the site providing direct access to Summerhill Country Park. These footpaths provide direct pedestrian and cycle access to the services, facilities and shops along Catcote Road and Summerhill Lane; which also serves as the primary vehicular access to the site.</p> <p>The wider area accommodates a range of additional leisure facilities that complement the surrounding residential uses including allotment gardens (directly to the south of the site), Ward Jackson Park, Hartlepool Cricket Club (to the north along Elwick Road) along with an Aldi supermarket (along Dunston Road to the north). Ward Jackson Park contains play facilities, a café, Bowling Green, lake and picnic area and toilets. Public transport services are accessible from the site with bus stops located on Egerton Road, linking the site and surrounding area to Hartlepool Town Centre. Hartlepool Train Station is located approximately two miles from the site.</p> <p>Further to the south east there are shops and services along Catecote Road and two local schools, namely Catecote School and English Martyrs School and Sixth Form. Further education facilities in the form of High Tunstall College, West Park Primary and Eldon Grove Primary are all within relative proximity of the site and provide schooling opportunities for children living the area. We therefore contend that the site is in a sustainable location being surrounded range of uses, all complimentary to residential development including housing, education, retail and leisure which can be accessed on foot, bike and</p>	

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		<p>via public transport.</p> <p>To further support this position it is pertinent to discuss the land which forms the northern boundary of the site, which is commonly referred to as Tunstall Farm. A planning application (Reference H/2014/0196) has recently been submitted to the Council by Taylor Wimpey, demonstrating that the broad location is sound for residential development. Indeed, the Council has supported this view stating: "From a policy point of view this location is considered to be sustainable" (pre-application response to Taylor Wimpey 2012).</p> <p>In addition, the Tunstall Farm land has been supported in emerging planning policy since its first draft allocation for housing in the Deposit Draft Local Plan in 2001 and most recently in the Core Strategy Preferred Options Report Draft 2 (2010). On 16th October 2013 the Local Plan Examination Inspector expressly recommended that the site be allocated for housing in order to make the emerging Local Plan sound.</p> <p>It is considered that the site is appropriate for housing development and should be allocated for residential development in the emerging local plan.</p>	
	<p>Spawforths on behalf of Persimmon Teesside LP0041 IO0041</p>	<p>The growth of Hartlepool has always been in a westerly direction owing to the Town's geographical location on the east coast. The last strategic scale of building was in the 1950's and 1960's which saw development of the Fens and Owton Manor Estates. The next logical location is to look to the west of the urban area (particularly in light of the well-documented difficulties in delivery of sites of any scale in the main urban area. The proposed Hartlepool South West Extension has been proven to be deliverable by virtue of being available, suitable and viable. This was considered through detailed due process through the Local Plan and Examination in Public. It was accepted by the Inspector who recommended its allocation and agreed with the</p>	<p>Noted and agreed.</p>

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		Council that it was deliverable. The Hartlepool South West Extension is the most sustainable and deliverable solution for the Town.	
	Coal Authority LP0042 IO0042	There are a number of sites within the town of Hartlepool where new development could be delivered either on existing sites or as part of regeneration initiatives without the specific need to identify huge swathes of land to the west of the town. The plan should be sufficiently flexible to allow for small scale schemes which can significantly contribute to meeting the overall objectively assessed housing needs and demands through the reuse or intensification of existing land or buildings or the development of surplus open spaces.	All sites put forward as part of the call for sites will be considered as part of the SHLAA and where appropriate and deliverable will be included within the portfolio of housing sites within the Local Plan.
	Persimmon Homes Teesside LP0045 IO0045	<p>It is our professional view that there is only one outstanding candidate for an expansion of housing to the west of the existing urban area, the site known as the South West Extension.</p> <p>During the previous Hartlepool Local Plan Making Process Yuill Homes promoted the site as a potential residential allocation. It was subsequently throughout the Plan Making Process identified by Hartlepool Borough Council as a potential, and then as a preferred option for new housing to meet the current and future housing needs of the area. Following the Public Examination in 2013, the site received support from the Planning Inspector who found the allocation to be sound.</p> <p>Since then however the local plan has been withdrawn and the site has changed hands. Work has continued refining a scheme with input from local councillors and residents to address such issues as flood risk, amenity and connectivity. We therefore believe that the site represents the only logical, strategically planned, and proven to be sound</p>	Comments regarding south west extension and the history of the site are noted.

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		option for an expansion of the town beyond the western urban limits and so should form the basis of the Local Plan's housing strategy over the plan period and beyond.	
Should we allow development to encroach nearer to Hart and Greatham villages?	Resident LP0006 IO0006	The coalescence of villages, specifically Hart and Greatham, with the urban area of Hartlepool should be avoided if other suitable land is available to meet the housing needs of the plan area. There is land available within the urban area through the reuse or intensification of existing land or buildings which could significantly contribute to the delivery housing in the plan area.	The locational strategy of the new Local Plan must take into account the need to provide sufficient housing to meet Hartlepool's requirements in sustainable locations. At the same time the National Planning Policy Framework requires the planning system to protect and enhance the local environment, including protecting and enhancing valued landscapes, and recognise the intrinsic character of the countryside and supporting thriving communities within it. Previous planning policies have sought to maintain the character of Hart and Greatham villages by maintaining open areas between the villages and the main urban area. The emerging Local Plan will consider the need to maintain this policy subject to the current national planning guidance, providing the most sustainable solutions to accommodating new development and taking account of the views of the local community.
	Resident LP0007 IO0007	The coalescence of villages, specifically Hart and Greatham, with the urban area of Hartlepool should be avoided if other suitable land is available to meet the housing needs of the plan area. There is land available within or adjoining other rural settlements, specifically Elwick and Dalton Piercy which could significantly contribute to the delivery of the plan areas housing needs.	
	Unknown LP0008 IO0008	No Gypsy site at Hart.	Noted
	Unknown LP0009 IO0009	If after we expand in urban areas it will naturally encroach onto the villages to what overall effect	Any necessary development on the edge of the main existing built up area could be designed and planned so that the character of villages can still be maintained.
	Resident	Should any further development near to these villages be required it should be kept to a minimum in order to retain the characters of the villages.	Noted – one of the options that the new Local Plan will take into account will be to only provide small scale development in villages that does not impact on their intrinsic character.
	Hartlepool Civic Society LP00013 IO0013	No further development should be allowed and the gaps between settlements protected – part of this Borough's character is its town and its villages.	Planning policy in Hartlepool has for a long time sought to maintain the character of Hart and Greatham villages by retaining open gaps between the main urban areas. The emerging Local Plan will consider the need to maintain this policy subject to the current national planning guidance, providing the most sustainable solutions to

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			accommodating new development and taking account of the views of the local community.
	Park Residents Association LP0014 IO0014	I do not believe that any further development should be allowed in fact the space around the villages should be further protected	Planning policy in Hartlepool has for a long time sought to maintain the character of Hart and Greatham villages by retaining open gaps between the main urban areas. The emerging Local Plan will consider the need to maintain this policy subject to the current national planning guidance, providing the most sustainable solutions to accommodating new development and taking account of the views of the local community.
	Elwick Parish Council LP0016 IO0016	The rural villages should be allowed some limited development within the current village footprint, sufficient to maintain the viability of the village amenities, such as schools and shops.	The National Planning Policy Framework requires planning policies to promote the retention and development of local services and community facilities in villages. Small scale development may be an appropriate and sustainable way of helping to retain local services in villages and the emerging Local Plan will take this into account in considering the overall locational strategy and subsequent land use allocations.
	Hartlepool rural Plan Working Group LP0017 IO0017	In the countryside outside the Village Envelopes and Green Gaps, development should only be permitted where it is essential for the purposes of agriculture, forestry, public infrastructure or to meet the social needs of the local community. Other development that is appropriate to a rural area and supports the rural economy, agricultural diversification, rural tourism and leisure developments may be permitted where it respects the character of the local countryside and does not have a significant impact on visual amenity and the local road network The rural villages should be allowed some limited development within the current village footprint, to assist in the maintenance of the viability of the village amenities, such as schools and shops. This should be focused within the Village Envelopes as defined by the 2006 Local Plan. If the need of the villages cannot be met within the village envelope there may be an opportunity for limited small	Note that the comments support and reflect current national planning policy guidance. Small scale development may be an appropriate and sustainable way of helping to retain local services in villages and the emerging Local Plan will take this into account in considering the overall locational strategy and subsequent land use allocations.

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		additions on the edge of the villages at Elwick and Hart. Any such developments must be appropriate in scale, design and character to the locality. All possible sites are currently being investigated by the Rural Plan which will confirm the village envelopes and any additions.	
	Greatham Parish Council LP0018 IO0018	<p>Development should not be allowed to destroy communities like Greatham and Hart. There can be no further development towards Greatham without losing this distinct community. The local plan should seek to avoid the coalescence of villages and town and safeguard the distinct identity of the villages. Green gaps must be established between Hartlepool and Greatham, Hartlepool and Brierton, Hartlepool and Hart, also between Billingham and Newton Bewley</p> <p>At Greatham there are enough sites within the existing village envelope as identified in the previous (2006) local plan. Therefore no expansion of Greatham is required in the new plan period. Expansion or not is a question for each village to address according to their own needs. New villages at Claxton (based around Claxton Grange) and Brierton (based around the existing hamlet) could be developed without any greater increase in journeys than the proposed expansion estates. In fact to preserve the character of these satellites as villages by restricting the size to that similar to the established villages one would spread and reduce the impact of the traffic. These new communities could be better fitted into the rural scene with less impact on the natural world and produce strong, and with correct initial planning, socially diverse communities. This could be an innovative means of addressing the urban/rural clash caused by expanding towns. These new villages could not be developed if the south west expansion proceeds as there would be insufficient space between new village and new urban edge. New villages require viable working farms or other suitable uses to form green spaces</p>	<p>There has been a long standing planning policy in Hartlepool to maintain the character of villages such as Hart and Greatham by maintaining a strategic gap between the village and the rest of the main urban area. At the same time it is often possible to accommodate limited, small scale development within villages without any detrimental impact on their character and which supports local services and facilities. These are all factors that the emerging Local Plan will take into account as part of the locational strategy and land allocations.</p> <p>The question of new development based around the existing hamlets of Brierton and Claxton Grange is clearly an option that the new Local Plan could consider as an alternative to other extensions of the existing urban area. The National Planning Policy Framework does state that the supply of new homes can sometimes be best achieved through new settlements or extensions to existing villages that follow the principles of Garden Cities. The main consideration is the need to achieve the best form of sustainable development to meet the housing and other requirements of Hartlepool.</p>

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		that allow the new village to develop a distinct identity/community.	
	Resident LP0020 IO0020	It is notable that with regard to maintaining strategic distance between future development and our established villages Greatham and Hart are specifically quoted, but Elwick and Dalton are not, this makes us fear that the Council are encouraging a complete Westward extension to our town. All our five villages should be respected and preserved equally.	Existing planning policies seek to maintain the character of all the rural villages in Hartlepool Borough by restricting inappropriate development. In the case of Hart and Greatham which are much closer to the main urban area than Elwick, Dalton Piercy and Newton Bewley, this character has also been achieved through maintaining strategic gaps. The emerging Local Plan will take these elements into account when determining the most sustainable locational strategy for Hartlepool.
	Highways Agency LP0029 IO0029	The Agency is generally supportive of the locational strategy set out in Paragraph 7.1 and its consideration of future housing requirements identified in the proceeding paragraphs. The Agency appreciates that the Council is required to provide a range of choice of housing and distribution across the borough in order to meet its objectively assessed housing needs and that therefore there may be a requirement to extend development beyond existing limits in order to meet this need. The Agency therefore has no particular comment on whether further housing should be provided to the west of the urban area, but as stated in response to question 7, it will consider the implications of all future housing options on the operation of the SRN, where there is the potential, as a consequence of location and / or scale, for development to have a detrimental impact on the network.	Noted – the Borough Council will continue to work closely with the Highways Agency to identify the implications of new development on the strategic highway network,
	Spawforths on behalf of Persimmon Teesside LP0041 IO0041	No particular comment, but any development must have regard to the character of the settlements, but this is not always set by boundaries. Areas can adjoin each other and still retain their character without wide areas of greenspace in between. In the case of Greatham, for instance, there is a significant gap between the village and the A689 and the urban area beyond.	Noted - and accept that there may be instances when character of villages can still be maintained through careful planning and design despite the proximity of new development. However maintaining significant gaps has been well supported by local communities and is seen as a key tool in maintaining village character.
	Coal Authority	The coalescence of villages, specifically Hart and	The locational strategy of the new Local Plan must take

Question Number	Organisation (including ref number)	Comments	Policy Response
	LP0042 IO0042	Greatham, with the urban area of Hartlepool should be avoided if other suitable land is available to meet the housing needs of the plan area. There is land available within the urban area through the reuse or intensification of existing land or buildings which could significantly contribute to the delivery housing in the plan area.	into account the need to provide sufficient housing to meet Hartlepool's requirements in sustainable locations. At the same time the National Planning Policy Framework requires the planning system to protect and enhance the local environment, including protecting and enhancing valued landscapes, and recognise the intrinsic character of the countryside and supporting thriving communities within it. Previous planning policies have sought to maintain the character villages by maintaining open areas between the villages and the main urban area. The emerging Local Plan will consider the need to maintain this policy subject to the current national planning guidance, providing the most sustainable solutions to accommodating new development and taking account of the views of the local community.
	Persimmon Homes Teesside LP0045 IO0045	<p>It is essential that all the villages around Hartlepool are protected from potentially damaging development which may impact upon their independence, identity or character and therefore development near to Hart and Greatham should only be considered acceptable when it does not dilute the qualities of the existing settlements.</p> <p>We therefore do not consider it necessary to enforce a complete ban on development around these villages providing that any sites form a logical infill or round-off the settlement and do not compromise its integrity by encroaching too far beyond or into the strategic gap. Each site should therefore be assessed on its own merits with a judgement formed based on the principles of the NPPF and issues outlined above.</p>	Noted – the emerging Local Plan will consider the most appropriate and sustainable forms of development in and around the existing villages taking into account national guidance and the views of the local community. In some cases limited and small scale development in villages can help to support and maintain essential local services such as shops and village halls.
Question 11 Should any of the villages be allowed to expand, and	Church Commissioners LP0001 IO0001	Consideration should be given to housing development adjoining the villages of Elwick and Dalton Piercy where suitable, available and developable sites exist. This would demonstrate that the plan has responded positively to the wider opportunities for growth providing a range and choice	A Strategic Housing Land Availability Assessment (SHLAA) is being produced to inform the policies and site allocations in the emerging Local Plan. The SHLAA is considering a wide range of sites to assess their suitability, availability and developability, and the SHLAA is not

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why?		of location for housing. Housing development in the villages would contribute to meeting the housing needs of the area, provide sustainable sites for high quality low density housing, and support or enhance rural service and facilities. This approach is in accord with the NPPF (2012) para (55) which states that; "To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities, where there are groups of small settlements, development in one village may support services in a village nearby". The only restriction in the NPPFs approach to new homes in rural areas is to the principle of isolated new homes in the countryside.	constrained by policy constraints such as existing limits to development. The emerging Local Plan will determine the most appropriate sustainable locations for new housing taking into account evidence from the SHLAA, national planning guidance and the views of the local community. Some development in rural areas and villages can undoubtedly help to support and maintain local services such as shops and the emerging Local Plan will take such national guidance into account when considering policy options.
	Resident LP0007 IO0007	Consideration should be given to housing development adjoining the villages of Elwick and Dalton Piercy where suitable, available and developable sites exist. This would demonstrate that the plan has responded positively to the wider opportunities for growth providing a range and choice of location for housing. Housing development in the villages would contribute to meeting the housing needs of the area, provide sustainable sites for high quality low density housing, and support or enhance rural service and facilities. This approach is in accord with the NPPF (2012) para (55) which states that; "To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities, where there are groups of small settlements, development in one village may support services in a village nearby". The only restriction in the NPPFs approach to new homes in rural areas is to the principle of isolated new homes in the countryside.	A Strategic Housing Land Availability Assessment (SHLAA) is being produced to inform the policies and site allocations in the emerging Local Plan. The SHLAA is considering a wide range of sites to assess their suitability, availability and developability, and the SHLAA is not constrained by policy constraints such as existing limits to development. The emerging Local Plan will determine the most appropriate sustainable locations for new housing taking into account evidence from the SHLAA, national planning guidance and the views of the local community. Some development in rural areas and villages can undoubtedly help to support and maintain local services such as shops and the emerging Local Plan will take such national guidance into account when considering policy options.
	Unknown LP0008 IO0008	Marginal development allowed.	Noted
	Unknown	Yes - village life has an appeal to some people (community	Noted – the emerging Local Plan will need to provide a

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	LP0009 IO0009	sensitivity)	range of housing sites in different locations to meet different needs. Some development in villages is an option that will be considered taking into account national policy guidance and the views of local people.
	Resident LP0010 IO0010	Only if the residents agree to any development, which would protect their village status.	The Council will take into account the views of local residents when considering options for new development in the villages.
	Hartlepool Civic Society LP00013 IO0013	It should be left to the villages and the Rural Neighbourhood Plan whether expansion takes place.	The Council will take into account the views of local residents when considering options for new development in the villages. The Rural Neighbourhood Plan will play a key role in planning policy and decision making.
	Park Residents Association LP0014 IO0014	I am not a resident of the villages however I understand that most have their own Rural Neighbourhood Plan and this should determine whether expansion takes place	The Rural Neighbourhood Plan will play a key role in planning policy and decision making.
	Elwick Parish Council LP0016 IO0016	Any such extension to the town should however ensure that nearby villages and estates are protected with substantial strategic gaps/green wedges. Any further large developments, over and above the south-west extension are not likely to be required within the timescale of this Local Plan, however should the need arise in the future, perhaps consideration could be given to a development to the north of Newton Bewley, although we are loathe to see any further encroachment of good agricultural land.	Strategic gaps and green wedges have played a key role for many years in maintaining the character and distinctiveness different settlements and areas. The emerging Local Plan will take existing policy and its community support into account when determining the most sustainable approach to accommodating development requirements. The Strategic Housing Land Availability Assessment (SHLAA) has looked at the suitability and developability of a range of sites for potential housing development, including land in the Newton Bewley area, and the SHLAA will form part of the evidence base for the emerging Local Plan.
	Hartlepool Rural Plan Working Group LP0017 IO0017	Development within the Green Gaps needed to protect the distinct identity of the villages should only be permitted in exceptional circumstances where it is connected with the essential functioning of agriculture or forestry and does not compromise the openness of the countryside between the villages, Hartlepool and Billingham. Outside village envelopes, new housing should only be	It is noted that the Rural Planning Working Group support the criteria set out in the National Planning Policy Framework for new housing and design in rural areas. The emerging Local Plan will take full account of national guidance, along with evidence and the views of the local community, when formulating locational policies and land allocations.

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		<p>permitted exceptionally</p> <ol style="list-style-type: none"> 1. where it is essential for a person employed in agriculture, forestry, or other use requiring a countryside location where it is essential for the worker to live permanently at or near the place of work; or 2. it would re-use existing rural buildings where the building is permanent, substantial and would not require extensive alteration, rebuilding or extension; or 3. for the replacement of an existing dwelling by a new dwelling not materially larger than the dwelling it replaces; or 4. for new housing of an exceptional quality or innovative nature that reflects the highest standard of architecture, significantly enhances its setting and is sensitive to the landscape character and heritage assets of the area. <p>The design of new development should demonstrate how the following have been taken into account:</p> <ol style="list-style-type: none"> 1. relevant village design statements and conservation area appraisals; 2. new housing should score highly using the most recent Building For Life criteria; 3. helps create a sense of place and reinforces the character of the village or rural area by being individually designed, respecting the local vernacular building character, safeguarding and where possible enhancing the historic assets of the area, landscape and biodiversity features; 4. helps reinforce the existing streetscape or green public spaces by facing onto them where possible 5. preserves and where possible enhances significant views and vistas; 6. incorporates the highest standards of energy efficiency; 7. demonstrates that it can be accessed safely from the highway and incorporates sufficient parking spaces; and 8. any hard standing should be designed to reduce 	

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		rainwater run-off and the risk of flooding from the site.	
	Highways Agency LP0029 IO0029	The Agency is generally supportive of village expansion provided that there are sufficient services and facilities available that are commensurate with the scale of development proposed or are capable of being delivered with the development, to help reduce the need to travel for such provisions.	Noted – reducing the need to travel is a key consideration in determining policies and allocations in the emerging Local Plan.
Question 12 Should a new village/settlement be developed, and if so where would be appropriate?	Church Commissioners LP0001 IO0001	The option of a new village/settlement or urban extension is also supported noting that the Commissioners' land ownership extends to over 100 hectares and immediately abuts the boundary with Stockton-on-Tees Borough to the south and the settlement of Billingham.	The Church Commissioners support for a new village/settlement/urban extension is noted. The NPPF states that the supply of new homes can sometimes be best achieved through new settlements or extensions to existing villages and towns that follow the principles of Garden Cities where there is support from local communities. The emerging Local Plan will consider a range of options for accommodating required development taking into account national guidance and local views.
	Resident LP0006 IO0006	There is sufficient suitable land available for development without the need to create a new settlement to meet the housing needs of the area.	The National Planning Policy Framework requires planning authorities to deliver a wide choice of quality homes and states that new settlements that follow the principles of Garden Cities could be one way of increasing the supply of new homes. It is appropriate therefore for the emerging Local Plan to consider a new settlement as an option for meeting development requirements in Hartlepool. The views of local residents and the local community are essential for informing the debate.
	Resident LP0007 IO0007	There is sufficient suitable land available for development without the need to create a new settlement to meet the housing needs of the area.	
	Unknown LP0008 IO0008	Not needed	Noted.
	Unknown LP0009 IO0009	No - expand the villages we already have	Noted.
	Resident LP0010 IO0010	The town does not need such a development these sort of proposals are just development gone mad, in particular the proposed two thousand housing development plus the amenities for a western expansion not to mention Quarry	The National Planning Policy Framework requires planning authorities to deliver a wide choice of quality homes and states that new settlements or extensions to existing villages and towns that follow the principles of Garden

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		Farm is not justified for the population which has never reached the population count of the 1970's	Cites could be one way of increasing the supply of new homes. It is appropriate therefore for the emerging Local Plan to consider these options for meeting development requirements in Hartlepool. The views of local residents and the local community are essential for informing the debate.
	Hartlepool Civic Society LP00013 IO0013	A village-type development may have been possible instead of the vast estates already 'on the cards' both new villages and western expansion of the urban area would not be possible, due to the need for viable uses (such as farms) in the intervening spaces.	Any proposals for new development in rural areas must also take account of the needs of rural areas, including the agricultural industry. A new village type development must also have the support of the local community.
	Park Residents Association LP0014 IO0014	A village-type development may be a sensible option rather than "infilling" small areas of green space- as appears to be happening at the moment. However the expansion of the urban area would need to ensure that this does not have a detrimental effect on those residents who already reside in the area. It is of paramount importance that any new settlement links into the Town Centre of Hartlepool otherwise we will simply see people working and shopping in Middlesbrough or Sunderland.	There are a number of options to be considered when assessing the most sustainable way of accommodating growth in Hartlepool. The emerging Local Plan must consider a number of elements including supporting economic growth, providing a choice and range of housing, protecting and enhancing the environment and providing sustainable travel options.
	Hartlepool Rural Plan Working Group LP0017 IO0017	Proposals for new housing development and the reuse of existing buildings should pay particular attention to design and landscape character so to preserve and enhance the character and distinctiveness of the countryside.	Noted – this is a requirement of the national Planning Policy Framework
	Highways Agency LP0029 IO0029	In line with comments made above, the Agency has no particular preference regarding the provision of a new village / settlement. However, any new village / settlement would need to be supported by appropriate transport infrastructure, services, facilities, employment opportunities and public transport provisions to ensure the settlement is sustainably accessible. Consideration of potential trip impacts from the new settlement on the operation of the SRN, alongside the Plan's other development aspirations may also be required. It will also be vital to ensure that the	Noted – the Borough Council will work closely with the Highways Agency over the impact of new development options on the strategic highway network. The Council is also fully aware of the need to promote patterns of development that support sustainable transport solutions and reduce reliance on the private car.

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		<p>linkages between the new settlement and existing communities is considered and that both existing physical and sustainable transport infrastructure is capable of supporting the development without detrimentally impacting on existing provisions and local communities. This is supported by DfT Circular 02/2013 which states in Paragraph 16 that, 'development should be promoted at locations that are or can be made sustainable, that allow for the uptake of sustainable transport modes and support wider social and health objectives, and which support existing business sectors as well as enabling new growth'.</p>	
	<p>Persimmon Homes Teesside LP0042 IO0042</p>	<p>Persimmon Homes do not feel that a new village or settlement within the borough is necessary at this time. We believe that the potential of the South West Extension supplemented by smaller developments elsewhere throughout the area can provide the amount and range of housing necessary to meet the current and future housing needs of the borough.</p> <p>In any case, due to the existing settlement pattern and relatively small nature of the borough, Persimmon Homes do not believe that there are any logical or sustainable locations available for such a large scale and potentially damaging proposal. There is a risk that any new settlement may compromise the integrity and identity of the borough's existing villages and be wholly unsustainable in respect of access to local services. History shows that the previous attempt at a divorced settlement at Wynyard was, and still is, considered to be unsustainable by a Planning Inspector at Examination.</p> <p>We would also question how such a scheme would be funded given the large infrastructure costs associated with such a project. We therefore strongly believe that the most sustainable, deliverable and suitable solution to solving the</p>	<p>The support for the south west extension is noted. However in the preparation of a new Local Plan it is appropriate to consider other options for accommodating growth, and the NPPF does state that a new settlement or extensions to existing villages can be an option for increasing the supply of new housing.</p> <p>The emerging Local Plan will consider all available evidence, including the Strategic Housing Land Availability Assessment, national planning guidance, and the views of the local community in reaching a decision on the most sustainable strategy for accommodating Hartlepool's growth requirements.</p>

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		borough's housing needs remains the South West Extension.	
	Coal Authority LP0042 IO0042	There is sufficient suitable land available for development without the need to create a new settlement to meet the housing needs of the area.	The National Planning Policy Framework requires planning authorities to deliver a wide choice of quality homes and states that new settlements that follow the principles of Garden Cities could be one way of increasing the supply of new homes. It is appropriate therefore for the emerging Local Plan to consider a new settlement as an option for meeting development requirements in Hartlepool. The views of local residents and the local community are essential for informing the debate.
Question 13 Should we allow further housing development at Wynyard – if so how could we make the area more sustainable?	Cameron Hall LP0003 IO0003	<p>Cameron Hall Developments fully support the provision of further housing development at Wynyard Village and provision should be made within the emerging Local Plan to ensure that an appropriate amount of housing is delivered. Wynyard Village has a key role to play in providing a living environment which is the key residential destination for the entrepreneurs, professionals and business leaders that are vital to ensuring long term economic growth in Stockton and indeed Tees Valley as a whole.</p> <p>Wynyard Village provides a unique environment developed upon a clear set of successful ideas and principles of what makes an attractive executive housing environment. Wynyard Village is the most suitable place for executive housing in the Borough and its importance to the local and regional economy in providing this type of environment should be fully recognised and is unrivalled in the region. The vast majority of the existing executive housing development at Wynyard is within the Stockton Borough Council administrative boundary, However Wynyard Woods West provides an appropriate and logical extension to Wynyard Village in the Borough of Hartlepool to build upon the existing success. The provision of additional housing will assist in the retention of existing residents of Hartlepool who may otherwise leave the Borough and attract in-</p>	<p>Wynyard is clearly a unique location offering a number of opportunities for business and residential development that provide benefits across the Tees Valley sub-region and the wider North East region. Most housing development at Wynyard is in the higher price range providing 'executive' housing in an environment that is not readily replicated elsewhere in the Tees Valley. The nature of the housing that has taken place at Wynyard has meant that associated community facilities and public transport provision has been limited or even non-existent. The allocation of any further housing within the Hartlepool part of Wynyard must be made within the context of:</p> <ul style="list-style-type: none"> • Discussions with Stockton-on-Tees Borough Council on an agreed approach to future development • Impact of further development on the environment including the woodland areas • The provision of appropriate services and facilities including schools, shopping and transport that can provide an alternative to reliance on the private car • Impact on the strategic highway network, particularly junctions on the A689 and A19

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		<p>migration of highly skilled and entrepreneurial people with associated economic benefits to the area.</p> <p>Wynyard Village is the most appropriate location within the Borough to provide further executive housing development. The delivery of further housing development at Wynyard Village will effectively complete the existing village and provide the critical mass and further revenues to provide additional services and facilities making Wynyard Village a more sustainable settlement.</p> <p>Planning permission was been granted (subject to the signing of a S106 agreement) in April 2014 for an extension to Wynyard Village to include 500 dwellings, open space, small retail area and a new primary school on land which falls within Stockton Borough. Planning permission has also been granted (subject to the signing of a S106 agreement) in July 2014 for 134 dwellings on land at Wynyard Woods West which falls within Hartlepool Borough. These planning approvals provide the basis for ensuring Wynyard Village becomes a more sustainable settlement in the future by delivering further residential development, a primary school and a subsidised bus service in recognition of the fact that the existing Wynyard Village is not currently served by any commercial bus services. To provide the additional housing required at Wynyard Village to ensure its long term sustainability, Cameron Hall would request that the Land at Wynyard Woods West is allocated as part of the emerging Local Plan for executive housing.</p>	
	Resident LP0006 IO0006	No, it is not part of Hartlepool proper and could result in Middle Hartlepool being downgraded.	Noted – Wynyard can provide opportunities, particularly employment, that can benefit residents throughout Hartlepool
	Resident LP0007 IO0007	Wynyard is already expanding so why not latch on and benefit	Noted – Wynyard can provide benefits for the whole of Hartlepool
	Resident LP0010	With the amount of outline planning permission already passed which is hundreds higher than the original plan it	Noted – a decision on any further housing at Wynyard must be made within the context of provision of services

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	IO0010	should be more than adequate.	and facilities and impact on the environment, including the road network
	Hartlepool Civic Society LP00013 IO0013	If even more houses were allowed to be built at Wynyard then more services would be required to sustain them and then there needs to be a more balanced community with more affordable homes.	Noted – it is important that Wynyard does develop into a sustainable community with appropriate facilities and services. This becomes even more important if affordable housing is to be considered with residents who may be more reliant on local community facilities and public transport.
	Park Residents Association LP0014 IO0014	If Wynyard is to be developed further then there must be serious consideration given to the services available and it also needs to be a more balanced community with affordable homes	Noted – it is important that Wynyard does develop into a sustainable community with appropriate facilities and services. This becomes even more important if affordable housing is to be considered with residents who may be more reliant on local community facilities and public transport.
	Elwick Parish Council LP0016 IO0016	Further developments at Wynyard would require the provision of supporting services and amenities, such as a good public transport link into Hartlepool (currently most people look to the south of Wynyard to meet their retail needs, rather than to the east), high speed broadband, shops/PO, a school and community centre.	Noted – the nature of most of the housing that has taken place at Wynyard has meant that community and other facilities, including public transport. Clearly any decision to provide further housing must be made within the context ensuring the development of a sustainable community with appropriate services and facilities.
	Greatham Parish Council LP0018 IO0018	There is of course a new settlement already growing at Wynyard – but this is a new town. Further development at Wynyard should only be considered by accepting that a new town is being developed and the unsustainable nature of the development that has been allowed to grow needs to be addressed. This must include more facilities including social facilities, shopping, alternatives to the car and at least a primary school. A greater range of housing is also needed to be available within Wynyard for all those who might work at a new hospital or the business park.	Noted – clearly any decision to provide further housing must be made within the context ensuring the development of a sustainable community with appropriate services and facilities. This will be particularly if a greater range of housing is provided with residents who may be more reliant on good local services and public transport provision.
	Wynyard Park LP0027 IO0027	Yes, major new housing development should be allowed at Wynyard. WP also consider that the number of houses proposed for the plan period for the Borough as a whole	Noted that Wynyard Park supports further major housing developments at Wynyard. This consultation was about issues and options for future

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		<p>(4,800) is not yet justified and they will be submitting evidence for a higher need as part of the masterplan. The Council does not set out up to date evidence for the proposed housing requirement of 320 dwellings per annum. It is not clear whether the requirement meets objectively assessed housing needs (a requirement of paragraph 17 of the NPPF), takes into account past undersupply (a requirement of Planning Practice Guidance ID 2a-015-20140306), or meets the labour force requirements of economic forecasts (a requirement of Planning Practice Guidance ID 2a-018-20140306). Furthermore, it is not clear whether there are unmet needs in the wider Tees Valley area which should also be met within the Borough (paragraph 182 of the NPPF).</p> <p>Overall the Council's proposed housing requirement has not been derived via a full objective assessment of housing need and is therefore unjustified and unsound.</p> <p>The Estate is emerging as one of the best business locations in northern England. Initial phases of the of the business park have successfully attracted major high quality investment, housing 65 businesses and employing around 2,000 people. However, as set out in representations to the 2014 ELR, WP consider that despite this success and the continuation of existing major employment use, future development at the Estate should be focused on making it a more sustainable location to both live and work with major new housing (in addition to the 800 currently consented and a further 600 proposed in Stockton as part of the proposed allocation for 1000 new homes) supported by new and significant infrastructure in the form of local facilities, education, leisure and recreation and health to serve the day to day needs of the growing population of the wider area. The delivery of the necessary infrastructure will require significant private sector funding</p>	<p>development in Hartlepool and was intended to seek views from a wide range of people including residents and key stakeholders. The evidence base to support potential housing allocations in the Local Plan is still being prepared and finalised. The evidence base includes:</p> <ul style="list-style-type: none"> • Updated Strategic Housing Land Availability Assessment • Updated Strategic Housing Market Assessment – providing objectively assessed housing needs <p>Further detail on the 5 year land supply of deliverable housing sites has also been provided in 'Saved Policies 2006 Hartlepool Local Plan: Planning Policy Framework Justification, November 2014'.</p> <p>It is noted that Wynyard Park consider that the development needs to be made more sustainable with a reduced emphasis on business and employment development. As stated the provision of adequate infrastructure will be critical. This will be considered as part of the Local Infrastructure Delivery Plan should further housing be proposed for Wynyard and the Delivery Plan will form part of the Local Plan evidence base.</p> <p>Hartlepool Borough Council does acknowledge the role that Wynyard has played and continues to play in attracting new inward investment and providing opportunities for 'executive' type housing that are limited elsewhere in the Tees Valley, or even in the wider North East. The allocation of any further housing within the Hartlepool part of Wynyard must be made within the context of:</p> <ul style="list-style-type: none"> • Discussions with Stockton-on-Tees Borough Council on an agreed approach to future development • Impact of further development on the environment including the woodland areas • The provision of appropriate services and facilities including schools, shopping and transport that can

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		<p>and in order to raise that funding a critical mass of housing will need to be established</p> <p>NPPF states at paragraph 52 that the supply of new housing can sometime best be achieved through planning for new large scale development such as new settlements that follow the principles of Garden Cities. It states that Local Planning Authorities should work with the support of local communities to consider such opportunities to provide the best way of achieving sustainable development. The emerging Stockton Local Plan recognises (para 8.127) that growth at Wynyard will change its village status into a new settlement, a position that WP support in line with guidance set out in NPPF.</p> <p>Stockton and Hartlepool Councils have both recognised that Wynyard is a sustainable location for new housing, in particular of the aspirational variety, and that new housing in such attractive locations can attract people and new business into the Tees Valley. Indeed the withdrawn Local Plan for Hartlepool proposed to allocate parts of the Estate for housing. WP consider that the previous plan did not go far enough in its housing proposed at the Estate but as set out above, consider that by following the guidance in NPPF can deliver a sustainable location for major new housing and employment that will deliver a Local Plan that meets the tests of soundness in National Guidance.</p> <p>The 2012 Strategic Housing Market Assessment (SHMA) notes that the executive housing developments across Tees Valley have been successful in attracting highly skilled and entrepreneurial people. Having economically aspirational residents will significantly help to drive the local economy in Hartlepool therefore attracting and retaining higher income households is critical to the achievement of the economic growth objectives for the Borough. However those households alone cannot sustain a place and there is a need to diversify the housing offer to enable more people</p>	<p>provide an alternative to reliance on the private car</p> <ul style="list-style-type: none"> Impact on the strategic highway network, particularly junctions on the A689 and A19 <p>Wynyard Park's suggestion that higher density mid-price range housing, particularly to the north of the A689 is noted. This clearly has implications on the ability to create a sustainable community in the Wynyard area with a full range of social and community infrastructure, along with public transport provision. It could also have implications for the scale and timing of other current and potential housing sites in Hartlepool and needs to be considered as part of the Borough's overall housing market and the most sustainable locations to meet the objectively assessed needs.</p> <p>Wynyard Park rightly recognises that a changing role for the development will have significant infrastructure implications and that funding will need to be identified. Again this is something that will need to be considered in further detail as part of the Local infrastructure Delivery Plan should more housing at Wynyard be part of the new Local Plan Preferred Option.</p>

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		<p>to come and live at Wynyard and support the economic development that sits beside it.</p> <p>Such development would facilitate the much needed infrastructure required to make the wider Wynyard location more sustainable and also help to deliver more employment development on the Estate. Market evidence also indicates that the future demand for new housing on the Estate will be higher density mid-range family housing. Taylor Wimpey have already experienced significant demand for this type of product north of the A689 being constructed on the Estate and other volume housebuilders preparing to construct houses on the Estate north of the A689 consider that the next 15 years of the Local Plan need a more diverse housing range to that provided in the past.</p> <p>WP consider that there remains a market for the low density executive housing but that it should remain focussed on land south of the A689 where a number of recent planning consents have demonstrated that the demand and need for that product remains. For example, the Council recently approved consent on 9th July 2014 for a further 134 dwellings at Wynyard Village (Ref: H/2014/0176) which at a density of between 10 and 13 dwellings per hectare is a clear continuation of the same product which already exists south of the A689 within Wynyard. However, north of the A689 on their Estate, WP consider the focus should be on high quality mid-range executive houses to attract a more diverse population and to meet housing needs. Such development will attract new people to locate in the area, making it a more sustainable place to live but through the use of a design code, significant landscaping and public areas, the land north of the A689 will continue the very high quality environment that has been created at Wynyard Village.</p> <p>It is recognised that that new development at Wynyard needs to be accompanied by a number of improvements to</p>	

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		<p>existing community infrastructure, including improved pedestrian linkages across the A689, new community meeting facilities and a primary school to ensure it is a sustainable place to live, work and play. There are financial obligations on WP within extant consents that will contribute to the delivery of some of that infrastructure. However, given the continued cuts to public spending it is important to recognise that such improvements and facilities need to be privately funded from additional development. Whilst WP welcome the recently announced funding for highway improvements including at the A689/A19 junction, that alone will not facilitate all of the necessary infrastructure that volume housing development at the Estate would deliver from private investment. There therefore needs to be a sufficient critical mass of new development capable of facilitating such improvements and facilities together with public funding to deliver the full range of infrastructure improvements.</p> <p>The WP vision for the Estate not only includes new housing, it also includes new employment development, local retail, community, health and educational facilities (including those already consented) as well as other infrastructure improvements that will be required to offer more sustainable travel options. More local facilities will also enable existing and future residents more sustainable access to their everyday needs but not at the expense of the vitality and viability of existing established centres in Hartlepool.</p>	
	Highways Agency LP0029 IO0029	The Agency previously made representations in response to the withdrawn Core Strategy in connection with future development at Wynyard owing to its strategic importance to the delivery of the Plan and its potential individual impact on the operation of the SRN. The Agency fully expects Wynyard to continue to provide a location of strategic	The Borough Council will continue to work closely with the Highways Agency to identify the implications on the strategic highway network arising from any further development proposed for Wynyard.

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		importance for the new Plan and therefore particular consideration by the Agency on its impact on the network and the need and requirements of potential mitigation measures will be required. The Agency will be able to undertake this assessment as and when the proposals for Wynyard have been developed through the plan process.	
	Spawforths on behalf of Persimmon Teesside LP0041 IO0041	As the question implies, the Wynyard location is relatively unsustainable, especially for large amounts of housing. Development here is clearly causing additional pressures on the A19 junction which is having repercussions in terms of limiting development in and around the main urban area. The previous Government Inspector was not convinced that further housing was appropriate at Wynyard. Sites closer to the urban area should be considered before considering further housing here.	Noted – the Borough Council along with other key stakeholders including the Highways Agency, recognise that further development at Wynyard will have significant infrastructure implications – particularly for the strategic highway network and other potential developments sites in Hartlepool and elsewhere. Such implications will be fully considered as part of the new Local Plan Preferred Option stage.
	Persimmon Homes Teesside LP0045 IO0045	No. Persimmon Homes strongly object to the idea of further housing at Wynyard due to the settlement at this moment in time being completely unsustainable in terms of its access to services. The village has only a small local centre, no schools, no bus services and no community facilities which make it completely unsuitable for further housing. The lack of essential services subsequently result in unsustainable travel patterns which in turn place further strain upon the already stretched road network, particularly around the A19/A689 junction. It is for these reasons above that a government appointed inspector considered the area to be unsuitable for further housing during the examination of the last local plan prior to its withdrawal late last year. Given the recent planning permissions which have been granted in the area since then, we feel that the issues if anything will have intensified. Persimmon Homes therefore believe that vital local services plus improvements to the road network to reduce the current issues on A19 junction need to be in place and	Noted – clearly any decision regarding further substantial housing development at Wynyard must be done with confidence that a sustainable community can be created with a full range of services and facilities. The implications of further development in the Wynyard area will be considered as part of the new Local Plan Preferred Option stage.

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		operating before the area can ever be considered for further residential housing. Any approach to allocate further housing in this area will be seen by Persimmon Homes as unsustainable and therefore make the Local Plan unsound.	
Question 14 Are there any other options?	Resident LP0010 IO0010	Yes re-instate the original town plan.	Noted – it is important however to keep plans up to date and to review them to reflect changing circumstances and conditions.
	Park Residents Association LP0014 IO0014	The most sustainable option is that brownfield sites within the urban fence should be used and the transport links and offerings within the town improved.	Re-using brownfield land still remains one of the government's core planning principles (National Planning Policy Framework paragraph 17) and the new Local Plan will explore all potential opportunities for developing brownfield land.
	Woodland Trust LP0023 IO0023	Whilst it is acknowledged that your borough has substantial historic assets, ancient woodland is not currently identified as having a key role to play with this. The Woodland Trust believes that it is particularly important to give sufficient protection to irreplaceable semi-natural habitats such as ancient woodland.	Protecting and enhancing the natural environment is a key government planning principle and this will be reflected as part of the new Local Plan. This will include consideration of ancient woodland.
Question 15 Where should major retail development be located?	Unknown LP0008 IO0008	Around the Marina area. Jacksons Landing behind Mecca Bingo etc.	Noted. The Town Centre will be continue to be the primary area for retail, however the Marina area which includes Jacksons Landing and Mecca Bingo do form part of the Council's Masterplan in which a mix of uses will be supported.
	Unknown LP0009 IO0009	West of Fens estate local shopping area and facilities.	A local centre is proposed as part of the South West Extension planning application (H/2014/0405).
	Resident LP0010 IO0010	Tees Bay, Highpoint retail park	Tees Bay and Highpoint retail park will remain an area suitable for retail.
	Hartlepool Civic Society LP0013 IO0013	In the established Town Centre, or Marina. Teesbay Retail Park might also be allowed to expand to its original vision as an out of town centre.	Noted. The Town Centre will be continue to be the primary area for retail and policy will allow for some retail at The Marina and Teesbay.
	Park Residents Association	Retail developments need to be located in the Town Centre, Marina and Teesbay Retail Park.	Noted. The Town Centre will be continue to be the primary area for retail and policy will allow for some retail at The

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	LP0014 IO0014		Marina and Teesbay.
	CPRE LP0015 IO0015	Retail developments should be located in existing retail areas.	Noted. Policies will seek to protect existing retail areas and direct new retail to those areas.
	Elwick Parish Council LP0016 IO0016	The removal of the Middleton Grange Shopping Mall would provide an ideal opportunity to build new, executive housing in the town centre. Shifting the focus of the town's retail offer back to the east of the A689 would help to reinvigorate Church Street, give easy access to shops for people using the travel hub (bus and train routes into the town) and provide good access to all the major supermarkets and large retail stores which prefer these sites.	Noted. The relocation of Middleton Grange is not within the control of the Council. Attempts are being made, through Council's Masterplan to regenerate Church Street. Policies will compliment the masterplan by seeking to ensure Hartlepool has a thriving Town Centre which includes the Middleton Grange area, Church Street area and beyond, rather than focusing on one area HBC seek to have many thriving areas.
	Greatham Parish Council LP0018 IO0018	Major retail developments should be located in Town Centre/edge of centre locations to support the future viability of the Town Centre.	Noted. Policy will reflect this view.
		Using long empty sites in the Town Centre area for housing would help improve the image of the town helping to lift the air of decline in the Town Centre and bring back life to the centre of the town.	Noted. Policy will seek to build new homes in many locations including on brownfield land and vacant buildings and some sites have been identified in the SHLAA and are currently undergoing assessment.
		Good architectural design will be vital.	Noted. The Council supports this view and it will be reflected in policy.
	Stockton Borough Council LP0022 IO0022	The Council has no comments, the issues are locally specific and policy approach would be developed in accordance with the Town Centre first approach in national policy. However, the document should set out the strategic role of Hartlepool Town Centre in the sub-regional town centre hierarchy, recognising the abolition of the Regional Strategy.	Noted. All policies will be written to accord with the NPPF and NPPG. The significance of Middlesbrough as a sub regional centre will be reflected within the plan.
	Highways Agency LP0029 IO0029	Direct retail development to locations within and closely related to town centres in order to help provide focussed approached to the other spatial aspirations of the plan, ensure facilities and services are located in close proximity	Noted. Policy will seek to locate retail and leisure activities in the most sustainable parts of the borough, such as the Town Centre and Marina area.

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		to each other which in turn will help to reduce the need to travel, particularly by private car.	
	Persimmon Homes Teesside LP0045 IO0045	It is imperative that any major retail development is focused either around the Town Centre and Marina area, or the existing Tees Bay Retail Centre to ensure that it helps maintain the vitality of the towns existing retail areas as well as passing on benefits to the existing businesses which reside in these locations in terms of foot flow and passing traffic.	Noted. Policies will seek to protect existing retail areas and direct new retail to those areas.
Question 16 How can the Town Centre be made more attractive to users and investors?	Unknown LP0008 IO0008	It can't, knock it down and build housing like the Chester RD development.	Noted. The demolition of Middleton Grange is not within the control of the Council. HBC are however working with the owners to improve the shopping centre and policies will seek to bring environmental improvements through securing section 106 money.
	Unknown LP0009 IO0009	Tidier/ cleaner and well painted.	Noted. HBC are working with the owners of the shopping centre to improve the shopping centre.
	Resident LP0010 IO0010	Better access and exit routes, lower parking fees and lower shop unit rates.	Noted. HBC are working with the owners of the shopping centre to address the issues raised.
	Hartlepool Civic Society LP00013 IO0013	The inside of the Shopping Centre is pleasant but the exterior is neither attractive nor inviting and the number of empty premises is somewhat off-putting. The former Binns store is woefully neglected, this listed building should be a key feature of the Centre.	Noted. HBC are working with the owners of the shopping centre to improve the vacancy rate and the appearance on the shopping centre. There will be policy developed to ensure the protection and enhancement of heritage assets.
		The shopping centre ignores one of the town's finest squares, Victory Square. Perhaps lessons on this could be learned from Eldon Square, Newcastle, which has now opened up to and embraced the square from which it takes its name.	Noted. The Elson Square approach has been assessed and discussed when liaising with the shopping centre owners.

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	Park Residents Association LP0014 IO0014	Middleton Grange needs to attract a more varied and better quality of Retailer, the exterior is not inviting, the Wilkinson store is showing signs of neglect and as it is the “cornerstone” of the main thoroughfare should be more in keeping with the other historic buildings around the area. The cost of car parking is prohibitive, I drive to Middlesbrough I can park free for 2 hours and have a myriad of shops to choose from.	Noted. Work is on going through the Masterplan process to improve the shopping centre. Car parking is one area that is being assessed. Planning policies will seek to protect the Town Centre and introduce environmental improvements along with improved public transport facilities.
		The antisocial behaviour in and around the periphery of Middleton Grange is also a negative factor. potential investor are likely to be put off by the environment and anti social behaviour.	Planning policies will seek to increase footfall in the Town Centre which in turn should improve natural surveillance.
		The vision identifies Church Street as an ideal area for a pedestrian area however some of the attractive buildings are in such a poor state of repair that unless action is taken immediately this area will have gone beyond the point of no return.	Work is continually ongoing, working with property owners, to improve buildings and the Masterplan is also looking to improve the area. Policies will seek to enhance the offer of Church Street and the physical environment. The pedestrianisation of Church Street is not proposed, however the policies would not preclude it, should it be deemed appropriate at a later date.
	Elwick Parish Council LP0016 IO0016	To support retailers in the town, car parking charges need to be reduced. Parking machines should allow visitors to either receive change or further time.	Work is on going through the Masterplan process to improve the shopping centre. Car parking, including the cost, is one area that is being assessed.
		A ‘15-minute free’ at car parks next to pharmacies would allow patients to pick up prescriptions.	Noted, these comments will be discussed with the shopping centre owner and other businesses.
		The majority of retail development limited to the currently identified retail sites, with the exception of some local provision within the south-west extension, the area to the east of Maritime Way and the Headland, where retail development could be linked to tourist attractions such as St. Hilda’s Church or The Marina.	Policies will continue to direct retail development to designated areas. It is considered that St Hilda’s Church is within walking distance of Northgate parade. Northgate shopping parade has some vacant units and therefore the provision of additional ones close to the church is not proposed at this time.

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		The continued development of retail outlets at Tees Bay should be encouraged. However there is clearly an overprovision of retail premises within the town, as may be seen by the number of empty units, especially within Middleton Grange. The town needs to respond to the increase in on-line shopping by reducing the overall number of premises.	Tees Bay will continue to be an area suitable for retail, however no extension or further units have been proposed. Evidence indicates that the borough has a surplus of retail space and that no more capacity is needed. The consolidation of retail areas is currently being assessed.
	Resident LP0020 IO0020	Lack of quality shops in our centre, out of the centre there are random clusters of known brand shops which people want but they are small and have less range than Teesside Park or Newcastle. Hartlepool really needs to define where we want our key retail areas to be and then focus on attracting quality and range of products.	Noted. Policies will seek to direct new retail in existing retail areas, along with seeking environmental and connection improvements. HBC are also working with the owners of the shopping centre to improve the environment and offer of the centre.
	Coal Authority LP0042 IO0042	The plan should recognise that residential development can play an important role in ensuring the vitality of centres and set out policies to encourage residential development on appropriate town centre or edge of centre sites NPPF (2012) para 23.	Noted. Policies will allow for residential development in retail areas and sites close to the retail area are being assessed as part of the been SHLAA.
Question 17 Would providing more housing (including affordable housing) on sites close to the town centre (edge of centre sites) strengthen the opportunities for ensuring its key role as	Resident LP0006 IO0006	This principle is clearly set out in the NPPF (2012) para 23. The plan should recognise that residential development can play an important role in ensuring the vitality of centres and set out policies to encourage residential development on appropriate sites.	Support for housing close to the town centre is noted. However development must be of a scale and type that complements other town centre uses and supports town centre viability and vitality.
	Unknown LP0008 IO0008	No it would Ghettoise the centre of town.	Noted - but housing development can successfully support other town centre uses
	Unknown LP0009 IO0009	Building affordable housing close to town centre is advantageous i.e. (as previous Lynn street)	Noted – as the town centre has a full range of services and facilities, including good public transport links, it can provide many benefits for residents of affordable housing.
	Resident LP0010 IO0010	Yes	Noted
	Hartlepool Civic Society LP00013	Apart from providing housing, this would also improve the image of the town, the impression would be a more affluent, successful town rather than being somewhat downtrodden	Noted – housing can certainly help to introduce new life and vitality into town centres and this in turn can help support other improvements

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the main retail, commercial and leisure heart of Hartlepool?	IO0013	as it is now.	
	Park Residents Association LP0014 IO0014	I believe that this would be the case, by improving the image of the town, the impression would be a more affluent, successful town rather than being somewhat downtrodden and neglected.	
	Resident LP0020 IO0020	Yes we should encourage the provision of new housing, including affordable housing, on sites within or adjoining the town centre which have remained unused for many years. We have allowed inner city decay and urban sprawl for too long now. If we really want to regenerate Hartlepool we must develop its centre.	Noted – town centres can provide a good living environment and can help to boost regeneration initiatives
	Coal Authority LP0042 IO0042	This principle is clearly set out in the NPPF (2012) para 23. The plan should recognise that residential development can play an important role in ensuring the vitality of centres and set out policies to encourage residential development on appropriate sites.	Maintaining and enhancing the viability and vitality of the town centre is likely to be a key objective in the new Local Plan and appropriate policies will be needed to support this.
	Persimmon Homes Teesside LP0045 IO0045	Whilst in principle the idea of providing housing on sites close to or within the town centre seems logical, in-depth work will first need to be undertaken to ensure that any sites are suitable, achievable and deliverable in terms of land assembly, contamination, neighbouring land uses and marketability.	All potential housing sites in or close to the town centre will be considered as part of an updated Strategic Housing Land Availability Assessment. The SHLAA process considers the suitability, achievability and deliverability of potential; housing sites.
Question 18 Should we seek to retain the football ground on the Mill House?	Unknown LP0008 IO0008	Yes.	Noted.
	Unknown LP0009 IO0009	Retain at Mill House but sell out to I.O.R.	Noted.
	Resident LP00010 IO0010	No, relocate to Brenda Road area and use site for affordable housing.	No policy intention to relocate the football club at this stage. Point regarding Affordable housing is noted and policies will seek to provide additional affordable homes within the borough.
	Hartlepool Civic Society	Yes.	Noted.

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	LP00013 IO0013		
	Park Residents Association LP0014 IO0014	Absolutely.	Noted.
	Elwick Parish Council LP0016 IO0016	The football ground should remain where it is, although it would benefit greatly from a car parking facility close by!	Noted. No further parking provision will be allocated thorough the Local Plan, it is considered that there is sufficient parking in and around the football club, at locations such as the Town Centre and Marina along with the sustainable transport options available.
	Resident LP0020 IO0020	Victoria Park football ground is located in the perfect place, easily accessible from the A689, train station, bus station and close to the marina area. Hartlepool needs to promote key areas of focus and identity, We should not consider relocation.	Noted.
	Highways Agency LP0029 IO0029	No particular comment at this stage, however HA will consider the implications of developing the site, alongside as and when they are developed.	Noted.
	Persimmon Homes Teesside LP0045 IO0045	The football ground is currently in a prime location in terms of accessibility with the local transport interchange and the Town Centre only a short distance away, both of which the influx of fans on a weekend will help to sustain.	Noted.
		The only alternative site for such a structure would be on greenfield land on the edge of the settlement. This would make the site less accessible to non-car uses and remove the potential for fans to make use of the town centres facilities. The move could also possibly being highly controversial and expensive due to landowners expecting to receive land values on par within other potential uses.	No policy intention to relocate the football club at this stage. HBC takes on board the views and considers that the location is most appropriate as it is highly sustainable.
Question 19 Are there ways of	Unknown LP0008 IO0008	Yes knock Middleton Grange down and more retail areas to Marina.	Noted. The demolition of the shopping centre is not within the control of the Council. Policy will allow for some retail at the Marina. Policy will also seek to improve the

Question Number	Organisation (including ref number)	Comments	Policy Response
reducing the barrier caused by the A689 to provide a more cohesive town centre?			connectivity and environment of the Town Centre and beyond.
	Unknown LP0009 IO0009	Don't consider the A689 a barrier, but more of an asset, just improve parking facilities.	Noted.
	Hartlepool Civic Society LP0013 IO0013	There certainly needs to be improved links from one side to the other.	Noted. Policy will seek to improve the connectivity of the Town Centre and beyond including with Church Street and The Marina.
	Park Residents Association LP0014 IO0014	I would like to see a series of high level walkways that would reduce this barrier.	Noted. This idea was debated through the Vision work and The Masterplan, discussion are ongoing. The policy framework would not prevent such a proposal, but it is noted that the cost may be a significant barrier.
	Elwick Parish Council LP0016 IO0016	A wheelchair-friendly footbridge over the A689 would be helpful in getting people to and from the transport interchange.	Noted. No policy intention to build a new bridge, however planning policy would not preclude such a development should funding become available.
Question 20 Should the range of tourist attractions be broadened to provide a more effective contribution to the local economy?	George F White LP0007 IO0007	The plan should recognise that a range of development opportunities to meet tourism and visitor needs, of varying scales and types, can be successfully accommodated within the rural area. Sustainable rural tourism and leisure development can benefit businesses in rural areas, contribute to the diversification of the rural economy, help to sustain communities, and enhance the visitor experience to the area.	The Local Plan will encourage appropriate economic activity within the rural areas and villages. The need for such activity to enhance the quality and character of rural areas and landscapes will be a key policy requirement.
	Unknown LP0008 IO0008	No improve existing areas.	Noted
	Unknown LP0009 IO0009	Not sure what the council as in mind, however make better using what we already have	The Leisure and Tourism policy will recognise the existing quality assets that the town has, such as the town centre, the Marina, Seaton Carew, the Headland, Summerhill and look to enhance these as part of future development.
	Resident LP0011 IO0011	Many planning documents state the importance of Hartlepool's NNR's, SSSI's and Ramsar sites etc. but the reality is that little is done to use them to promote the area. More attention should be given to making access easier	The Local Plan will look to protect environmental quality and accessibility across the borough. The Open Space and Recreation Assessment will be used as part of the evidence base to inform policy formation. The Local Plan

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		(the North Gare access road is in terrible condition and off putting for visitors). Although Saltholme will not rival what we already have for many years, the RSPB have demonstrated what a powerful publicity campaign can achieve. Many Saltholme visitors have gone on to discover, quite unexpectedly, our marvellous beaches, sand dunes and Seaton Common and wondered why they are such a secret. The Headland also offers many opportunities for enhancement harnessing its heritage and coastline. Serious consideration should be given to resuming a ferry service between the Headland and the Lifeboat Station area, it would have multiple benefits.	will be supported by the Green Infrastructure SPD. The reinstatement of a ferry service is a commercial decision, which would require a private operator and a viable business plan. The Headland and the Marina areas are traditionally locations where leisure and tourism related industry has been focused.
	Theatres Trust LP0012 IO0012	Strengthening the Local Economy – this should acknowledge the contribution of cultural and community facilities, as well as the role of the evening economy in creating strong and viable town centres. The objectives should ensure that a range of leisure and cultural facilities are provided which offer jobs and entertainment for visitors and residents, including bars, clubs, music venues, restaurants, cinema and theatres. Together these support and strengthen the town centre's economic standing and attraction beyond its function as a daytime workplace and shopping centre.	Noted. This will be reflected in the Leisure and Tourism Policy.
	Civic Society LP0013 IO0013	This is highly desirable, recently, there has been a link made between the Trincomalee Trust and the Royal Naval Museum, which is very encouraging.	Noted. Work is currently under investigation through the Hartlepool Masterplan. If such an option is feasible it will be included within the plan. However policies will not preclude such a development.
	Park Residents Association LP0014 IO0014	This would undoubtedly reap rewards however they need to be relevant and sustainable and our shipbuilding history would be a good place to start. I would also like to see the reinstatement of the Museum, run correctly this could provide excellent opportunities for exhibitions and Social History events.	Noted. The Museum of Hartlepool, is Hartlepool's strategic museum location as part of the Hartlepool Maritime experience. At this point it not viable to reinstate the former museum, now used by HBC as office accommodation. Enhancement of key visitor attractions at strategic locations will be included as part of policy formation.
	CPRE LP0015	Broadening the range of tourist attractions reduces dependence on any one aspect	Noted. The Local Plan will recognised this focusing on a number of key areas for development, as was the

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	IO0015		approach in the 2006 Local Plan.
	Elwick Parish Council LP0016 IO0016	The range of tourist attractions could be broadened to include for example, a Christian Tourist Trail, around the north-east - linking the Headland (Hilda), South Tyneside (Bede) and Durham (Cuthbert); develop something around Robert the Bruce (Hart & Dalton Piercy) and especially our maritime heritage.	Noted. Scope for the development of further tourism attractions will be encouraged, policies will support various types of development providing they are in the correct locations.
	Tees Valley Nature Partnership LP0024 IO0024	Policies in the Local Plan should recognise the role of the natural environment in attracting visitors and tourists. While the internationally important nature conservation areas along the Hartlepool coast and around the Tees Estuary will play a significant role in attracting visitors, other areas of the natural environment can also be important such as the existing green wedges and woodland in the Wynyard area. In particular the Partnership would welcome broad support for initiatives to increase accessibility to the local natural environment – for example through the North Tees Natural Network.	Noted. Policy formation will reflect comments in line with the Green Infrastructure SPD and Open Space and Recreation Assessment.
	Natural England LP0043 IO0043	Improving Hartlepool's attraction to tourists is a key economic objective. The local plan must ensure that increased tourism is managed to ensure nature conservation sites are not adversely affected by recreational activity. Recreational disturbance (primarily by walkers with dogs) has been identified as a factor in the Tees and Hartlepool Foreshore and Headland SSSI's unfavourable/declining condition. It is a particular problem within Unit 1 (North Sands and the Headland).	Noted, formation of policy for Leisure and Tourism will be cross referenced with formation of policy for Natural Environment to ensure suitable and sustainable development appropriate to location.
Question 21 Should Hartlepool concentrate on attracting a specific identifiable	Unknown LP0008 IO0008	Yes 'Headland', 'Historic quay', Seaton Carew, Teesmouth (i.e. blue lagoon area)	Noted.
	Civic Society LP0013 IO0013	Obviously if one can be identified. It could be advantageous.	Noted.
	Park Residents Association	As stated above our Ship Building Heritage would be a good place to start	Noted.

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niche in the tourist market?	LP0014 IO0014		
	CPRE LP0015 IO0015	Pursing an identifiable niche makes sense, but not at the expense of non-niche elements. A broad range is more resilient to change in interest and fashion. However identifying Hartlepool's strengths, such as the marine attractions and the natural interest sites, and making best use and promoting them will be important	Noted. Policy will focus on a number of key areas, discussion and consideration of the evidence base to consider if these should be prioritised within policy. Consideration to also be given to the wider Tees Valley and Durham offer.
Question 22 Should there be a wider range of tourist accommodation including caravan parks?	George F White LP0007 IO0007	All types of visitor accommodation should be supported in sustainable locations where development is of an appropriate scale, respects the character of the area and any adverse impacts can be appropriately mitigated.	Noted.
	Unknown LP0008 IO0008	No caravan parks, possibly a 'camp site'	Provision is market led. Policies will seek to enhance the tourism offer of the borough; tourist accommodation can assist with this as long as it is appropriately located.
	Resident LP0010 IO0010	Seems to be adequate accommodation available.	Noted.
	Civic Society LP0013 IO0013	There are a number of such parks already existing, it would be far better to improve the existing ones within the Borough or adjacent areas eg Crimdon Dene rather than develop new sites. The problem with caravan sites in the rural area is that they would be remote from tourist attractions in the town, therefore increasing traffic.	Such sites help to protect and enhance the rural and tourist economy. Any policy would mitigate any concerns and will ensure quality design and landscaping. Development would only be viewed appropriate if such concerns could be mitigated against.
	Park Residents Association LP0014 IO0014	A range of tourist accommodation would be advantageous; however comprehensive surveys would need to be completed to ensure the right type of accommodation for the associated attractions.	Noted.
	CPRE LP0015 IO0015	Good visitor attractions require good visitor facilities to both attract visitors in and to encourage repeat visits	Noted. Currently a lack of tourist accommodation in certain tourist areas of the town, e.g. the Headland.
	Elwick Parish Council	More, reasonably priced tourist accommodation is needed such as B&Bs and Travel Lodges, but we feel there are	What evidence base have we got for this – does this match up?

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	LP0016 IO0016	already sufficient caravan parks along the coast to the north of the town, and lodges in the rural areas.	
	Greatham Parish Council LP0018 IO0018	A caravan park at Seaton Carew might have boosted the location as a tourist site but there is no obvious site left. Locating such sites in the rural area brings problems of visual intrusion and access, they would also be remote from the main tourist attractions in the town centre, Headland or Seaton Carew. A major caravan park at Crimdon Dene would be ideal but is outside the plan area.	Noted. Should there be a need for caravan / camping site, sustainable sites would need to be identified. What evidence base have we got for this – does this match up?
Question 23 Are there any other options for developing the tourism economy?	LP0008 IO0008 Unknown	Cheaper car parking (Whitby suspends it) in the winter months.	Parking standards are outside the remit of the Local Plan.
	LP0009 IO0009 Unknown	Ensure opening times meet with peoples expectations	Noted. Consideration of how this can be addressed by policy. I. e allowing businesses to operate beyond midnight within certain locations, such as Church Street.
	LP0013 IO0013 Civic Society	The re-introduction of a ferry linking the Marina area to the Headland may not only add a further tourist attraction but could contribute to 'improved connectivity' between areas of the Borough.	The reinstatement of a ferry service is a commercial decision, which would require a private operator and a viable business plan. The Headland and the Marina areas are traditionally locations where leisure and tourism related industry has been focused.
	Park Residents Association LP0014 IO0014	A ferry link from the Marina to the Headland would be an excellent tourist attraction and could contribute to improved connectivity between areas of the Borough. I would also like to see more sailing links to other parts of the coastline.	The reinstatement of a ferry service is a commercial decision, which would require a private operator and a viable business plan. The Headland and the Marina areas are traditionally locations where leisure and tourism related industry has been focused.
	Elwick Parish Council LP0016 IO0016	Extend the Coastal Path through the town by building a footpath along the coast from the Headland to the marina and then on along the wonderful footpath from the marina to Seaton Carew, with a footbridge and/or a ferry across the dock. Another ferry could link the Headland/Hartlepool Lifeboat centre, with Middlesbrough via the marina/Jacksons Landing, and fishing boat trips from the Headland, marina and/or Seaton Carew should be encouraged Develop horse riding opportunities at Seaton Carew – link	Noted. Policy to include the coastal footpath. Links into the Green Infrastructure SPD. The reinstatement of a ferry service is a commercial decision, which would require a private operator and a viable business plan. The Headland and the Marina areas are traditionally locations where leisure and tourism related industry has been focused. Seaton Carew will be an identified location for tourism and leisure development within policy formation.

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		to new bridleways into the countryside.	
	Greatham Parish Council LP0018 IO0018	<p>The plan should recognize the economic value of the Borough's built heritage – listed buildings, conservation areas, and locally listed sites. These should be protected and enhanced.</p> <p>Wildlife sites and the countryside should also be treated as assets for the Borough. The important wildlife sites at seal sands and the developments at Greatham Creek could be promoted especially as they are now adjacent the RSPB site at Saltholme. There is the opportunity to promote these and support the rural economy by looking at the possibilities for villages like Greatham to be gateway sites utilizing and improving the excellent right of way network.</p>	<p>Noted. There will be a heritage chapter of the Local Plan covering the built and natural heritage. Consideration will be given to how these chapters will be cross referenced against the leisure and tourism and local economy chapters.</p> <p>Evidence from the Retail Study will link into this.</p>
	Woodland Trust LP0023 IO0023	Whilst the coastline is identified as being an important asset to promote tourism as a key sector in Hartlepool, woodland also has an important role to play, and this should be acknowledged with your Local Plan as well	Noted. Policy formation to reflect comments in line with the Green Infrastructure SPD and Open Space and Recreation Assessment.
Question 24 What investment is needed to make our employment land more attractive for development ?	Unknown LP0008 IO0008	Don't give it away for nothing (low business rates) for companies providing (proper jobs)	Hartlepool's employment land portfolio provides a range of sites and locations suitable for a wide range of businesses.
	Unknown LP0008 IO0008	Good outlook, greenbelts, easy access, tidiness	Noted – the Borough Council regularly reviews access and environmental issues on employment sites.
	Hartlepool Civic Society LP0013 IO0013	More investment in key sites e.g. Queens Meadow. Improve the quality of the environment and better designed units – a good example the Belasis Business Park at Billingham	Queen's Meadow is part of the Tees Valley Enterprise Zone and is already attracting new investment. Good environment and design are an integral part of development and investment on key EZ sites such as Queen's Meadow and form part of the Local Development Order conditions
	Park Residents Association LP0014 IO0014	If we can improve the quality of the surrounding environment and provide better designed units, perhaps with eco-friendly or low energy costs then this may attract more development	The Local Plan recognises the close relationship between environmental quality and economic investment. This is also a key objective of the Green Infrastructure Strategy and priorities will be identified as part of a detailed action plan. The Local Plan also recognises the need to support

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			energy efficiency in new development as part of a strategy to reduce the impact of climate change and appropriate policies are included.
	Elwick Parish Council LP0016 IO0016	The sea front at Seaton Carew needs to be cleaned up and refurbished, providing a wonderful and attractive seaside holiday resort, with pastel coloured beach huts for rent by the day.	The role of Seaton Carew as a seaside resort and visitor attraction will be considered as part of the Leisure & Tourism policy.
	Hartlepool Rural Plan Working Group LP0017 IO0017	The development of the rural economy should be supported through: 1. the retention or expansion of existing businesses; 2. the re-use or replacement of suitable rural buildings for employment generating uses in the countryside; 3. the provision of live-work units and small scale business units; 4. through the construction of well designed new building in association with existing buildings to assist in the diversification of the agricultural holding to sustain its viability, or the expansion of an existing business; 5. appropriate tourism related initiatives; 6. recreation uses appropriate to a countryside location.	Noted and generally supported. The Local Plan recognises the need to support appropriate economic development in rural areas and policies will be created to address these issues.
	Greatham Parish Council LP0018 IO0018	The visual impact of employment sites adjacent to the countryside needs to be considered. The Parish Council strongly supports the need for high quality landscaping and woodland planting at Queens Meadow along the road frontage and boundary with Greatham. The Parish Council also requests a height restriction be added to ensure the landscape buffer is not breached vertically. The whole point of the planting is to reduce the impact on the village of an industrial estate in such close proximity. Putting up 3or more storey buildings which appear above the tree planting makes a mockery of the landscape provision and is an insult to the village community.	Queen's Meadow is a key employment site both for Hartlepool and within the wider context of the Tees Valley Enterprise Zone. The Local Development Order for Queen's Meadow requires landscaping schemes to be agreed as part of new development, along with design guidelines.
		Similar controls should be included at Wynyard where huge sheds and tall office blocks seen from a considerable	Wynyard is also a flagship employment site and of key importance in both a sub-regional and regional context.

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		distance are already intruding into what is otherwise a largely rural setting – a setting and environment which provides one of the major attractions for the site.	Design and landscaping are integral to new development and Local Plan policy for Wynyard will identify appropriate guidelines.
	OnSite LP0032 IO0032	The current Enterprise Zones and LDO's have provided a framework for attracting investment, although clearly at Oakesway this has not been successful. Queens Meadow remains a solid quality employment opportunity. Clearly further promotion and investment as well as any other appropriate incentives to attract jobs and investment to the Town would be sensible subject to delivery.	Noted - Enterprise Zones are promoted for investment at both the local and sub-regional levels. Although Oakesway has not yet seen any significant development it remains an integral part of the Enterprise Zone package, particularly to support development on the nearly Hartlepool Port EZ site. The success or otherwise of EZ sites is regularly monitored and the simplified planning regime will be reviewed in 2015.
	Natural England LP0043 IO0043	In the absence of a SA and Habitats Regulations Assessment (HRA) of the various employment land options, Natural England does not favour any one approach over another at this stage.	Noted.
	Persimmon Homes Teesside LP0045 IO0045	Persimmon Homes believe further investment in the transport network in terms of the local and strategic road network, bus services and connectivity with neighbouring settlements such as Middlesbrough, Durham, Sunderland and Newcastle would help make the town's employment land more attractive to developers and investors. This will allow businesses to expand and relocation to the area without being constrained by the existing road issues, particularly the A19 junctions, and will give stakeholders the confidence to believe that the council are serious in their commitment to support growth in the area.	Improving connectivity is a key element within the Local Plan and is also a priority at sub-regional level. The Tees Valley Strategic Economic Plan (prepared by the Tees Valley Local Enterprise Partnership) recognises the relationship between an efficient transport network and an successful economic growth. Priorities are identified in the Tees Valley Transport Area Action Plan and through Local Transport Plans, and these priorities will be reflected in the Local Plan. The Council and the LEP work closely with the Highways Agency to pursue key schemes on the strategic road network. The Autumn Statement has announced funding for an additional lane to the A18 from the A689 to Norton which in the long term will be of great benefit to Hartlepool's economy. Hartlepool is also part of the Tees Valley Bus Network Improvement Programme and again proposals to improve the bus network through for example bus lanes and bus priority schemes will be reflected in the Local Plan.
Question 25 Is the amount	Resident LP0007	The issues and options document does not detail the amount of proposed employment land. Provision should be	The Borough Council has undertaken an Employment Land Review which will form part of the evidence base for

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of employment land sufficient for current and future needs?	IO0007	included within the plan, and policies should be sufficiently flexible to respond to demand for inward investment and promote a resilient economy.	policies in the Local Plan. Recommendations made in the Review will be reflected, where appropriate, through Local Plan policies. The need to be flexible in response to demand is important and a portfolio comprising a wide range of employment sites and locations will put Hartlepool in a strong position to meet individual requirements.
	Unknown LP0008 IO0008	Yes, especially considering very few large companies already operate in Hartlepool.	Noted.
	Fens Resident Association LP0011 IO0011	It is already painfully obvious that there is a tremendous over provision of employment land. Many units have stood empty for years and the Oakesway field is taking on quite a pastoral feel. Sensible de-allocation for housing could provide affordable homes, regenerate the urban area and prevent urban sprawl. The North Burn should be maintained as a valuable part of the open countryside.	The Employment Land Review will provide up to date evidence on which to base future employment land requirements, including potential de-allocation of land in accordance with advice given in the National Planning Policy Framework. Although Oakesway has not yet seen any significant development it remains an integral part of the Enterprise Zone package, particularly to support development on the nearly Hartlepool Port EZ site. The Employment Land Review has also recommended that North Burn should be de-allocated from employment use, particularly given the access constraints to/from the A19.
	Hartlepool Civic Society LP0013 IO0013	The Society considers that there is already an over-supply of land allocated for employment. We would strongly urge that the North Burn site should be de-allocated and return to its natural status.	The Employment Land Review will provide up to date evidence on which to base future employment land requirements, including potential de-allocation of land in accordance with advice given in the National Planning Policy Framework and National Planning Practice Guidance.
	Park Residents Association LP0014 IO0014	I believe that within the boundary there is ample land for current and future needs.	Noted – the Employment Land Review will provide evidence for future land requirements.
	CPRE LP0015 IO0015	Reassessing the amount of employment land required will be important. Most local authorities are finding they can reduce their allocation whilst still maintaining a varied mix of sites. De-allocation releases land for other uses which will include housing which can take the pressure off other sites	The Employment Land Review will provide up to date evidence on which to base future employment land requirements, including potential de-allocation of land in accordance with advice given in the National Planning Policy Framework and National Planning Practice

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		and permit the authority to fulfil its housing requirement, including the 5% buffer.	Guidance.
	Elwick Parish Council LP0016 IO0016	Elwick Parish Council believes that there is no need within the foreseeable future to expand employment land northwards; more importantly efforts should be made to clean up brown field sites and ensure that there is good transport access.	The Employment Land Review will provide up to date evidence on the need for future land requirements to meet anticipated demand. The need to make brownfield sites more attractive to development and investment is accepted.
	Hartlepool Rural Plan Working Group LP0017 IO0017	New specialist retail businesses, including farm shops, garden centres and similar outlets selling goods manufactured on site (or in the locality), might be permitted where such developments would provide support for the rural economy and could not reasonably be expected to locate within the village envelope or Hartlepool urban area by reason of the products sold, or their links to other uses on the site.	The Local Plan will encourage appropriate economic activity within the rural areas and villages. The need for such activity to enhance the quality and character of rural areas and landscapes will be a key policy requirement.
		The development should be designed of a scale appropriate to its setting and enhances the local landscape character and nature conservation. It should not be detrimental to the amenity of nearby residential properties, sites of geological importance or result in significant impacts on the local highway network or infrastructure.	
		Improvements to technology and communications should be supported to facilitate the development of businesses in the rural area	The importance of high quality communications infrastructure in attracting economic investment is fully recognised. A number of initiatives are underway at sub-regional level to improve such infrastructure, and rural areas are a particular priority. Tees Valley Unlimited, as the Local Enterprise Partnership, is co-ordinating potential funding, including European funding, and where appropriate necessary provision will be reflected in Local Plan policy.
	Greatham Parish Council LP0018 IO0018	An oversupply of employment land has led to a many sites which have poor unattractive environments, are clearly not attracting investment and give an impression of decline. It would be better to reduce the number of sites and	The Employment Land Review will provide up to date evidence on which to base future employment land requirements, including potential de-allocation of land in accordance with advice given in the National Planning

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		concentrate investment on fewer key sites.	Policy Framework and National Planning Practice Guidance.
	Stockton-on-Tees Borough Council LP0022 IO0022	<p>The Council welcomes the opportunity to comment on the employment land requirements for the Borough and has the following points.</p> <ul style="list-style-type: none"> • The Employment Land Review and Local Plan should recognise the sub-regional planning context provided by the Strategic Economic Plan, and plan for economic growth accordingly recognising duty to co-operate implications and commuting impacts; • The future role of Wynyard Park should be agreed by both authorities under the duty-to-cooperate. 	<p>Consultation with Tees Valley Unlimited/Local Enterprise Partnership – who prepared the Tees Valley Strategic Economic Plan – has been undertaken as part of the preparation of the Employment Land Review. Evidence from TVU/LEP will inform policy development in the Local Plan.</p> <p>Agree that the future role of Wynyard Park is a strategic, cross-boundary issue that should be considered jointly with Stockton-on-Tees BC and other relevant organisations.</p>
	Wynyard Park LP0027 IO0027	<p>As set out in WP's submissions to the 2014 ELR, the Council's 2008 ELR identifies a supply portfolio of 373ha across 54 sites including 185ha at Key Employment Locations including at Wynyard Park alongside 158ha of general employment land. The study also identifies a requirement of 50-75ha of employment land over a 25 year period for the Borough. Given an estimated future take-up of 2-3ha per annum this represents a significant oversupply of between 298-323ha of employment land. The 2008 ELR states :“The employment land at these two sites equates to a total gross area of 185.06ha (117ha at Wynyard Business Park) more than two and a half times the total of land required for the Borough as a whole...Clearly this is a key issue for Hartlepool and whilst it is important that it is considered within the Employment Land Review, it is ultimately the role of Hartlepool's LDF to determine the policy response.” (paragraph 10.20).</p> <p>The NPPF states, at paragraph 22, that planning policies should avoid the long term protection of sites allocated for employment uses where there is no reasonable prospect of a site being used for that purpose. In this case, there is a clearly identified oversupply of employment land in</p>	<p>As noted in WP's submission the 2014 Employment Land Review will provide up to date information on potential future demand for employment land over the plan period, and will consider the potential for de-allocations in accordance with the guidance given in the NPPF. The recommendations made in the Employment Land review will, where appropriate, be reflected in Local Plan policy.</p>

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		<p>Hartlepool and in particular at the Estate. Stockton have recognised this position in their emerging Local Plan and are proposing to deallocate land and re-allocate it for housing. Also and significantly, the Council cannot demonstrate a 5 year supply of deliverable housing sites, currently only able to demonstrate 3.5 years housing land supply and this situation needs to be rectified through additional grants of planning permission and through allocations in the draft Local Plan. The WP land can deliver a significant number of new houses that would be delivered in the short, medium and long term and yet retaining a more than adequate supply of employment land in the Borough for at least the Plan period to 2031.</p> <p>In 2012 Storeys Edward Symmons prepared an Employment Land Assessment (ELA) on behalf of WP. The study echoed the findings of the Council's ELR identifying a surplus of employment land in Hartlepool and at Wynyard Park. The ELA identified 332ha (gross) of land available for commercial/industrial uses across Hartlepool. Based upon historic uptake rates of 3.3ha per annum this provides an implied supply of 83 years (page 24). The study calculated that Hartlepool requires 50.7ha for a 15 year supply of Employment Land; thus equating to a surplus of 281ha. With regard to WP the ELA identified a supply of 63 years (page 36). At present build out rates it would take another 70 years to exhaust existing planning permission at Wynyard Park.</p>	
	OnSite LP0032 IO0032	<p>The previous ELR suggested an oversupply of employment land in the borough. This needs to be updated in the light of the emerging plan period and both need for future growth and early signs of growth following recession. We will consider the position carefully as the Plan emerges, but it is clear that a range of sites is required to ensure that there is a versatile and flexible employment land supply to meet changing demands for the borough. For instance the site at</p>	<p>The Borough Council has undertaken an updated Employment Land Review in 2014. This will consider future employment land requirements, including the potential for any de-allocations. Recommendations made in the Employment Land Review will be reflected, where appropriate, in Local Plan policy.</p> <p>Queen's Meadow is a key site within the Tees Valley Enterprise Zone 'package' and will continue to be actively</p>

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		North Burn should be allocated as a prestige employment site of regional significance. Queens Meadow should continue to be identified as an enterprise Zone and a quality employment opportunity in the south of the Town. Conversely, Oakesway has not delivered in 30 years and prospects for employment development on a site that does not have the same level of prominence as others, should be reevaluated - we suggest that residential development is appropriate here.	promoted for investment. Although Oakesway has not seen any significant development since its designation as an Enterprise Zone it does have a potential role to support development on the nearby Hartlepool Port EZ. However the success of all EZ sites is regularly monitored and will be reviewed at the appropriate time.
	Coal Authority LP0042 IO0042	The issues and options document does not detail the amount of proposed employment land. Provision should be included within the plan, and policies should be sufficiently flexible to respond to demand for inward investment and promote a resilient economy.	The Borough Council has undertaken an Employment Land Review which will form part of the evidence base for policies in the Local Plan. Recommendations made in the Review will be reflected, where appropriate, through Local Plan policies. The need to be flexible in response to demand is important and a portfolio comprising a wide range of employment sites and locations will put Hartlepool in a strong position to meet individual requirements.
	Persimmon Homes Teesside LP0045 IO0045	The council are currently in the process of updating the Employment Land Review (ELR) to establish the amount of employment land realistically available and the long term needs for the area. Until this is published we can not comment on this issue. Persimmon Homes therefore reserve the right to comment at a later date.	Noted.
Question 26 Should there be more land identified in the north of the Borough?	Unknown LP0008 IO0008	No Industrial areas are already located ban other industry in same areas.	An updated Employment Land Review will provide evidence for future land requirements.
	Unknown LP0008 IO0008	Land that is available for development (former Siemens site) ideal for use	Land and premises at Wynyard will continue to be promoted for economic development.
	Hartlepool Civic Society LP0013 IO0013	The area already includes Oakesway which has seen very little movement for over 20 years – there seems little point in trying to identify others.	Noted – future land requirements will be informed by the 2014 Employment Land Review.

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	Park Residents Association LP0014 IO0014	I do not see this as a necessity.	Noted – future land requirements will be informed by the 2014 Employment Land Review.
	Elwick Parish Council LP0016 IO0016	The Parish Council also believes that an iconic landmark, visible from a distance (now that we have lost the old chimney) would drive the redevelopment of the Steetley site – for technology, leisure or retail.	Noted – this can be considered as part of any development brief for the site.
	Highways Agency LP0029 IO0029	As stated in response to question 2 in relation to housing delivery, it is not the Agency's responsibility to dictate how much future development should take place or where it should be located, however DfT Circular 02/13 identifies in Paragraph 14, that the Agency will seek to influence the scale and pattern of development to ensure that it is planned in a manner which will not compromise the SRN. Therefore as with housing delivery, as and when future employment sites are proposed at a later stage of the Plan making process, the Agency will be able to undertake an assessment of those sites to ensure that the SRN is capable of supporting the delivery of all the Plans development aspirations and ensuring that the implications of both individual site impacts and the cumulative impact of all the Plan's future development can be accommodated on the network or effectively mitigated.	Noted – the Borough Council will work actively alongside the Highways Agency to identify any potential impact on the strategic road network from proposed site allocations in the Local Plan.
		It should be noted that during consultation on the withdrawn Local Plan the Agency identified a number of concerns regarding the North Burn Business Park. The Agency stated that whilst it intended to continue to work with the Council to seek to overcome the issues regarding the strategic employment sites, it was considered that regardless of any additional work, the issues affecting the North Burn site were already known and considered to be insurmountable. Given that in order for the site to become viable it would need to be fully developed in order to justify the initial outlay in site infrastructure required to bring it	Noted – the Employment Land Review has recommended that North Burn should be de-allocated as a potential employment, particularly given the difficulties in achieving satisfactory access to the A19.

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		forward, this would still result in a level of trip generation that would have significant implications at the SRN. This deliverability issue is recognised in paragraph 8.6 of the Issues and Options document. The Agency's position on this site is therefore likely to remain the same, however should the site be promoted through the new Plan, then the Agency will reconsider it alongside the Plan's other development aspirations. Should this be the case, the Agency would appreciate early discussions in order to enable issues to be fully explored and a position to be established	
	Natural England LP0043 IO0043	When assessing options, your authority should ensure that the least environmentally sensitive sites are selected for development. This should be evidenced through the SA and the assessment of reasonable alternatives.	Noted – the protection of environmentally sensitive sites from inappropriate development will be a key objective in the Local Plan. The Sustainability Appraisal process will inform Local Plan policy.
	Persimmon Homes Teesside LP0045 IO0045	Please refer to our response to question 25.	Noted.
Question 27 Can some employment sites be identified for different uses?	Resident LP0006 IO0006	A detailed assessment of past employment land uptake, current employment land availability on both a quantitative and qualitative basis and an assessment of potential employment opportunities will inform whether some sites can be identified for alternative uses.	A 2014 Employment Land Review has been undertaken as part of the evidence base for the Local Plan. This considers future demand for employment land, the need for any additional allocations, and the potential for any de-allocations. Recommendations made in the Employment Land Review will be reflected, where appropriate, in Local Plan policy.
	Resident LP0007 IO0007	A detailed assessment of past employment land uptake, current employment land availability on both a quantitative and qualitative basis and an assessment of potential employment opportunities will inform whether some sites can be identified for alternative uses.	A 2014 Employment Land Review has been undertaken as part of the evidence base for the Local Plan. This considers future demand for employment land, the need for any additional allocations, and the potential for any de-allocations. Recommendations made in the Employment Land Review will be reflected, where appropriate, in Local Plan policy.
	Unknown	Already done, at Wynyard (Disgraceful). But no unless a	Noted – an updated Employment Land Review will inform

Question Number	Organisation (including ref number)	Comments	Policy Response
	LP0008 IO0008	Major employer bringing 2000+ jobs.	Local Plan policy.
	Hartlepool Civic Society LP0013 IO0013	Yes, eg. Oakesway for housing	The updated Employment Land Review will help inform decisions on any potential de-allocations, including the Oakesway site. Although Oakesway has attracted little interest since its designation as an Enterprise Zone it does have potential to support development on the nearby Hartlepool Port EZ site. However the success of all EZ sites is subject to regular monitoring and review.
	Park Residents Association LP0014 IO0014	As previously stated the Oakesway site is ideal for housing.	The updated Employment Land Review will help inform decisions on any potential de-allocations, including the Oakesway site. Although Oakesway has attracted little interest since its designation as an Enterprise Zone it does have potential to support development on the nearby Hartlepool Port EZ site. However the success of all EZ sites is subject to regular monitoring and review.
	Elwick Parish Council LP0016 IO0016	How about a Sea Life centre at Victoria Dock or Jackson's Landing? This could be linked with local universities and schools to provide fantastic educational and research opportunities as well as a purely leisure attraction.	A development such as a Sea Life Centre would undoubtedly be a major attraction for Hartlepool, although funding would clearly be a major issue. Options for future development on sites such as Jackson's Landing will be considered as part of the Hartlepool Vision initiative.
	Greatham Parish Council LP0018 IO0018	Oakesway which has long failed to attract businesses should be reallocated to housing.	The updated Employment Land Review will help inform decisions on any potential de-allocations, including the Oakesway site. Although Oakesway has attracted interest since its designation as an Enterprise Zone it does have potential to support development on the nearby Hartlepool Port EZ site. However the success of all EZ sites is subject to regular monitoring and review.
		The Parish Council questions the logic of retaining North Burn as a high quality business park.	The Employment Land Review has recommended that North Burn should be de-allocated as a potential employment site, particularly given the difficulties in achieving satisfactory access to the A19.
		The Borough is oversupplied with business parks. Queens Meadow is proving very slow to develop and shows no sign of being fully developed in the plan period. The other areas	Queen's Meadow is being actively promoted for investment as part of the Tees Valley Enterprise Zone 'package', and there has been much positive response.

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		at Wynyard also have ample space for growth. North Burn is well out in the countryside, has no transport links other than by car using the very busy A19 and isolated from residential areas. It is not a sustainable location. North Burn would require a major investment in a new access from the A19 and looks unlikely to be required in the plan period, therefore it should be removed as an employment site and left to be open countryside	The Employment Land review has recommended that North Burn should be de-allocated as a potential employment site, particularly given the difficulties in achieving satisfactory access to the A19.
	Highways Agency LP0029 IO0029	The Agency has no particular concern with allocating employment sites for different uses provided consideration is given to the potential shift in trip patterns and how this could influence the development impact of the Plan on supporting transport infrastructure and the mitigation requirements to address such impacts.	The Council will work alongside the Highways Agency to identify the potential impact of development on transport infrastructure.
	OnSite LP0032 IO0032	Paragraph 22 of the NPPF states that planning policies should avoid the long term protection of sites allocated for employment use where there is not a “reasonable prospect” of the site being used for that purpose. The NPPF further states that if there is no “reasonable prospect” of the site being used for the allocated employment use, applications for alternative uses should be considered relating to market signals and the need for different land uses to support sustainable development.	The 2014 Employment Land Review will consider the potential for any de-allocation of employment land, in accordance with the advice in the NPPF.
		At Oakesway, given the current employment market, and the track record of employment delivery on the site, it is reasonable to conclude that the whole of the remainder of the Oakesway Industrial site will not come forward and be used for employment use, in the short term despite its Enterprise Zone status. Residential development on this site should be supported because there is no realistic prospect of the site being taken up for employment uses and indeed there are other suitable employment sites elsewhere in the Authority area. There is therefore no evidence to suggest that residential development on this site would result in a strong impact on	The Employment Land Review will help inform the potential for de-allocating employment land, including Oakesway. It should be noted that Oakesway is an Enterprise Zone site and although it has seen limited interest so far, it does have potential to support larger developments at the nearby Hartlepool Port EZ site. All EZ sites will continue to be regularly monitored and reviewed in terms of their success in attracting investment.

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		the economy or have a strong impact on the supply of employment land.	
	Coal Authority LP0042 IO0042	A detailed assessment of past employment land uptake, current employment land availability on both a quantitative and qualitative basis and an assessment of potential employment opportunities will inform whether some sites can be identified for alternative uses.	A 2014 Employment Land Review has been undertaken as part of the evidence base for the Local Plan. This considers future demand for employment land, the need for any additional allocations, and the potential for any de-allocations. Recommendations made in the Employment Land Review will be reflected, where appropriate, in Local Plan policy.
	Persimmon Homes Teesside LP0045 IO0045	If through the Employment Land Review the council find that they have an oversupply of employment land within the borough then there should be no reason why some may not be allocated for other, more deliverable uses where it is practical and sustainable to do so. It will be imperative however to ensure that enough employment land is retained in suitable locations within the borough so as not to prevent or discourage potential inward investment.	Noted – this is a key strand of the 2014 Employment Land Review.
Question 28 Should additional land be identified for untidy users – if so where?	Unknown LP0008 IO0008	No.	Noted – the Employment Land Review will help identify potential future demand for this type of business.
	Unknown LP0008 IO0008	No - use what we have i.e. Longhill - Sandgate untidy but nature of business	Noted – the Employment Land Review will help identify potential future demand for this type of business.
	Hartlepool Civic Society LP0013 IO0013	There is quite sufficient land devoted to untidy uses. It would be better for the environment and the quality of life for the residents, if this industry were not in this small borough.	There is a need to accommodate ‘untidy’ uses and all authorities in the Tees Valley make provision for such uses. It is important however to ensure that any nuisance to local residents is minimised and environmental impact is kept as low as possible.
	Park Residents Association LP0014 IO0014	No.	Noted – the Employment Land Review will help identify potential future demand for this type of business.
	Elwick Parish Council LP0016	Jacksons Landing could be turned into an Ice Rink, which could be converted to a conference facility when needed – this would attract people to the town and provide local	Future options for development on sites such as Jackson’s Landing will be considered as part of the implementation of the Hartlepool Vision.

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	IO0016	people with another, much needed healthy leisure activity	
		A purpose built mini-moto/motorbike trail centre, perhaps on the landfill site on Coronation Drive would have the dual effect of increasing visitors to the town and reducing anti-social behaviour by reducing the need for illegal use of the dunes or other land by such vehicles. It would of course need to be well screened for noise so as not to impact local housing.	Noted – while such a development could be a visitor attraction further investigation would be needed to establish likely demand and viability. It could be considered as part of the Hartlepool Vision initiative.
		Untidy users need to have land for their businesses, but this should be kept well away from any potential housing developments or environmentally sensitive areas. Such sites need to be well screened as should sites along the railway line; at present the view from trains provides a very poor welcome to Hartlepool for any visitors using this means of transport to access the town.	Agree – the impact of such uses on nearby residential properties should be kept to a minimum. This includes the need to screen and landscape such sites where possible. Any potential new sites would be subject to Sustainability Appraisal and Habitats Regulations Assessment prior to allocation in a new Local Plan.
	Greatham Parish Council LP0018 IO0018	For a small Borough Hartlepool appears to have a lot of untidy users which detract from the image of the area – surely it does not need more. Certainly no new tips should be permitted. The apparent intention to locate all and every unpleasant industry in the south of the Borough is unacceptable. There are already so many risks and annoyances that the residents in the south of the Borough have to put up with that putting more on their doorsteps is simply unreasonable. There does seem to be an inequality in the environment of the southern part of the Borough compared to the north. There appears to be no suggestion or attempt to mitigate the impact of these industries on Greatham or Seaton Carew. The environment of this area appears to have been largely ignored if not abandoned. Improvements are needed to address an already scarred landscape and compensate residents living in close proximity to so many hazardous industries in the south of the Borough. Those sites in the South of the Borough which have been allocated for untidy users need extra attention to ensure the environment around them does not look	There is a need to accommodate ‘untidy’ uses and all authorities in the Tees Valley make provision for such uses. It is important however to ensure that any nuisance to local residents is minimised and environment impact is kept as low as possible. The updated Employment Land Review will also help to inform the potential future demand for land to accommodate such uses, allowing them to be planned for properly in locations where their impact is kept to a minimum. Any potential new sites would be subject to Sustainability Appraisal and Habitats Regulations Assessment prior to allocation in a new Local Plan.

Question Number	Organisation (including ref number)	Comments	Policy Response
		abandoned. Currently the area around Graythorp and Tofts Farm looks extremely shabby. Untidy uses need proper screening and an extra effort on keeping the appearance of the area respectable.	
	Persimmon Homes Teesside LP0045 IO0045	Untidy uses can blight the lives of nearby residents so it is imperative that should additional sites be identified, that these are suitably location away from existing or proposed housing sites and other non-suitable adjacent land uses.	The updated Employment Land Review will help to inform the potential future demand for land to accommodate such uses, allowing them to be planned for properly in locations where their impact is kept to a minimum.
Question 29 In your opinion do the benefits of having a nuclear power station outweigh the negative impacts and risks associated?	Unknown LP0008 IO0008	Yes (it hasn't exploded yet) so why should it in the next 10 years or so.	Noted.
	Unknown LP0008 IO0008	Since power station built, online risks have been minimum - so if opportunity arises support wholeheartly new build.	Noted.
	Elwick Parish Council LP0016 IO0016	Parish Councillors believe that any decision about a new nuclear power station will be taken at national rather than local government level and we therefore have no comment to make on this issue.	Noted.
	EDF Energy LP0019 IO0019	<p>We note the requirement to safeguard the area identified by the Government as potentially suitable for new nuclear development, within the National Policy Statement (NPS) for Nuclear Power Generation (July 2011). The Hartlepool site is one of only eight sites in England and Wales that were identified in the NPS</p> <p>The UK Government has made clear that nuclear power has a role to play in the country's future energy mix, along with renewables and other low carbon generation. The Government expects that all of the sites identified in the NPS may be needed.</p> <p>EDF Energy is leading the way in terms of nuclear projects in the UK and has set out plans for development of four reactors at two sites, Hinkley Point in Somerset and</p>	Noted – the Local Plan needs to be in a position to respond to any decision by the government to locate a new nuclear power station within Hartlepool and will seek to safeguard land for a potential new power station should the decision be made to deliver one.

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		<p>Sizewell in Suffolk. As a company, we believe that new nuclear power is essential if the UK is to meet its emission reduction targets, and it is competitive with alternative forms of low carbon generation.</p> <p>The benefits in terms of providing secure supplies of affordable low carbon electricity far outweigh the disbenefits in terms of environmental impact. Any design for use in the UK must be approved by the ONR before construction can start. The “safety case” must provide robust assurance that exposures to radiation are as low as reasonably practicable, including the risks of any uncontrolled release of radiation.</p>	
	Resident LP0020 IO0020	At Hartlepool Power Station, operational safety is truly world class. It is the largest single employer within Hartlepool, both directly on site and all the many local support industries, not forgetting the accommodation, welfare and entertainment services used by the many workers who stay in Hartlepool during regular statutory outages and maintenance periods. We should do all we can to recognise and support a new power station which will replace our existing power station.	Noted.
	Stockton-on-Tees Borough Council LP0022 IO0022	Stockton on Tees Borough Council recognises that the proposal to re-build Hartlepool Nuclear Power Station is a matter of national importance and will work with Hartlepool Borough Council and other stakeholders through the duty to co-operate to understand and consider the environmental and economic implications of the proposal.	Noted – the Borough Council recognises that a nuclear power station is a strategic, cross-boundary issue and will work closely with Stockton-on-Tees BC and other organisations as part of duty to co-operate.
	Highways Agency LP0029 IO0029	The Agency has no specific view on the relative benefits, impacts or risks of a nuclear power station. However, inclusion of a policy in favour of a nuclear power station may affect how we plan for the operation and maintenance of the A19 and other strategic routes in Tees Valley, and therefore we may seek to influence the specific wording used in the policy.	Noted – the Borough Council will work closely with the highways Agency to identify and resolve any potential impact on transport infrastructure that a nuclear power station may cause.

Question Number	Organisation (including ref number)	Comments	Policy Response
	Natural England LP0043 IO0043	As recognised in the Issues and Options documents, the decision regarding a new power plant in Hartlepool will be taken by Central Government and the environmental effects considered and assessed via the Nationally Significant Infrastructure Project (NSIP) process. Whilst we appreciate the need to safeguard the land, Natural England would expect some wording within the plan to explain that the safeguarding of land does not give any indication of the suitability of the site for a nuclear power station with respect to environmental impacts as this will be assessed via other procedures (i.e. the Planning Act 2008). However, the in-combination effects of the Local Plan and the nuclear power station will need to be considered in the SA and HRA.	Noted – the Borough Council will work closely with Natural England given the proximity of the power station to areas of international and national importance for nature conservation. This could also include opportunities for enhancing or increasing important habitats.
	Persimmon Homes Teesside LP0045 IO0045	<p>The presence of a nuclear power station within the borough is something which the council should embrace. It is estimated that the current power station employs in the region of 530 full time employees plus over 200 full time contract partners so it has a significant role in driving the borough forward and encouraging economic growth over the plan period.</p> <p>Any investment brought into the borough during the planning, construction and subsequent operation of a new nuclear power station plus the jobs created in de-commissioning the existing structure will be immense and provide a large boost to the local economy at little cost to the council.</p> <p>Due to the position of the safeguarded land in relation to the existing power station, the site could not be used for any other useful purposes and therefore it would appear a logical location for another power station in the future.</p> <p>Therefore, in view of the economic benefits alone in terms of the new jobs, highly paid professionals and investment it will bring to the area, Persimmon Homes strongly believe that the benefits of having a nuclear power station outweigh</p>	Noted – the Borough Council recognises the far-reaching economic benefits of development of a replacement nuclear power station.

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		the negative impacts and risks associated.	
Question 30 Should some adjacent employment sites be protected from development ?	Unknown LP0008 IO0008	If its more landfill dumps (YES)	Noted.
	Unknown LP0008 IO0008	The totally depends on the nature of the new development.	Noted.
	EDF Energy LP0019 IO0019	At this stage EDF Energy does not have specific plans for new nuclear construction at Hartlepool, but it is important that the option for future deployment is retained, either by EDF Energy or another developer. The amount of land required during construction and for the completed development will depend on the detailed plans and technology used. At this stage we would encourage the Council to reserve adjacent employment areas from further permanent development in order to avoid foreclosing this important and valuable option.	The Council recognises that it needs to be in a position to respond positively to any government decision to build a new nuclear power station at Hartlepool. It also recognises that some land adjacent to the power station may need to be protected from inappropriate development to allow flexibility during the various planning, construction and operational stages.
	Highways Agency LP0029 IO0029	The Agency has no particular preference but recognises that rural locations tend to be less sustainably accessible and therefore rural employment sites are likely to attract trips predominantly via use of the private car. Therefore consideration of the implications of such development on the operation of the SRN would need to be undertaken alongside the Plan's other development aspirations, should there be the potential for it to detrimentally impact on the operation of the SRN.	See response under question 31.
Question 31 Should the rural area be protected against the spread of employment uses in the open	Resident LP0007 IO0007	The plan should promote a strong and prosperous rural economy in accordance with the NPPF (2012) para 28. It should have positive policies which do not restrict sustainable economic growth and actively support 'the expansion of all types of business and enterprise in rural areas both through the conversion of existing buildings and well designed new buildings', in addition to promoting 'the development and diversification of agricultural and other land based rural businesses'.	The Local Plan will take a positive policy approach to supporting the rural economy and rural businesses. This includes well designed new buildings and conversion of existing buildings, appropriate to a rural location. Development should enhance the quality, character and distinctiveness of the rural area.

Question Number	Organisation (including ref number)	Comments	Policy Response
countryside?	Unknown LP0008 IO0008	Yes	Noted.
	Unknown LP0008 IO0008	No if vision and opportunity rises (if clean technology)	Noted.
	Resident LP0010 IO0010	Yes, open countryside should be preserved at all costs.	Noted – but the NPPF requires planning policies to support growth in rural areas. However this should be of a scale and nature appropriate to a rural area.
	Hartlepool Civic Society LP0013 IO0013	Yes, unless it supports the continued viability of existing agricultural uses.	The NPPF advises that planning policies should promote the development and diversification of agricultural and other land-based rural businesses.
	Park Residents Association LP0014 IO0014	Absolutely, however if a suitable employment use is found that supports the continued viability of existing agricultural uses then this should be considered.	The NPPF advises that planning policies should promote the development and diversification of agricultural and other land-based rural businesses.
	CPRE LP0015 IO0015	The rural economy should be protected from unsuitable employment uses	Noted – the Local Plan will support sustainable economic growth in rural areas in line with advice in the NPPF.
	Greatham Parish Council LP0018 IO0018	There is a need to recognize the productive landscape. In particular support for a sustainable food and farming sector within the Borough. The possibility for the production of energy crops as part of renewable energy ambitions. There needs to be the recognition of the importance of rural and urban fringe farmers in the conservation and enhancement of the Borough's landscapes, biodiversity and natural ecosystems and the public enjoyment of the countryside including access to the countryside via the rights of way network. There is also the value of producing food locally thus contributing to the principles of sustainability. Whether this is the option most suited or as part of the rural economy it does seem extraordinary the use that most of the land in the Borough is put to is not recognized anywhere in the local plan.	<p>The Local Plan will take a positive policy approach to sustainable economic growth in rural areas, following the advice given in the National Planning Policy Framework. This includes supporting new and existing businesses that require a rural location, and promoting the development and diversification of agricultural/land-based businesses. Where possible new development in rural areas should be located in or close to existing settlements, and re-use of existing buildings will be particularly encouraged.</p> <p>Working from home can provide many benefits, including reducing the need to travel. Good broadband access is clearly necessary to achieve this and the Borough Council is working with the Tees Valley Local Enterprise Partnership, service providers and others to improve the</p>

Question Number	Organisation (including ref number)	Comments	Policy Response
		<p>For the countryside to remain the countryside it needs protection from the spread of unsuitable employment uses. A key factor should be whether the use is intended to support for viability of an agricultural holding ie: farm diversification. Caution needs to be taken with regard noise, access and visual intrusion.</p> <p>Where possible non-agricultural employment should be directed to the villages where it must be able to fit into a village environment. The likes of small scale workshops, retail, office and artisan uses especially where these can be accommodated in traditional though redundant farm buildings or empty shops, pubs, etc. so long as their reuse does not cause the loss of a valued facility which serves the local community.</p> <p>Working from home should also be supported. This requires good broadband access.</p>	speed, quality and coverage of broadband in rural areas.
	Highways Agency LP0029 IO0029	The Agency has no particular preference but recognises that rural locations tend to be less sustainably accessible and therefore rural employment sites are likely to attract trips predominantly via use of the private car. Therefore consideration of the implications of such development on the operation of the SRN would need to be undertaken alongside the Plan's other development aspirations, should there be the potential for it to detrimentally impact on the operation of the SRN.	Noted – in accordance with advice in the National Planning Policy Framework the Local Plan will support sustainable economic growth in rural areas that is of a scale and nature that requires a rural location. In most cases this is likely to be small/limited scale with little potential impact on the strategic road network. However the Borough Council will liaise closely with the Highways Agency over any significant proposals in the rural area.
	OnSite LP0032 IO0032	There is a need for appropriate buffering of employment sites to protect the surrounding areas. The current Local Plan(2006) identifies a range of sites including land abutting countryside and currently made up of fields. An example is the North Burn site which is currently allocated in the adopted Local Plan 2006 for employment uses. This is a key location for this use as a major gateway into the Town.	A general approach in the Local Plan is to require new development to be well designed and landscaped. This will be particularly important for employment sites located in or close to rural areas, as well as those adjoining major transport corridors. This approach should help ensure that sites are attractive to potential investors, but also that impact on surrounding uses is minimised.

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		Appropriate buffering to the open countryside beyond may be appropriate, although the prospect for developing along the A19 corridor may need consideration for the future and any strategy should bear this in mind.	
	Natural England LP0043 IO0043	Protecting the natural environment whilst encouraging rural economic growth are not mutually exclusive. A clear commitment within the local plan to the NPPF's principles of: protecting valued landscapes; avoiding, mitigating, or, as a last resort compensating environmental harm; ensuring that development is directed to the least environmentally sensitive locations; seeking net-gains in biodiversity; and protecting and enhancing green infrastructure and ecological networks would ensure sustainable development within rural locations.	Noted – the Local Plan will support sustainable economic growth in rural areas, but also recognises the need to protect and enhance valued landscapes and important habitats. The Borough Council will work closely with organisations such as the Tees Valley Local Nature Partnership to develop appropriate policies that improve biodiversity and green infrastructure.
	Persimmon Homes Teesside LP0045 IO0045	Yes, Persimmon Homes consider that the rural area should be protected against the spread of employment uses to ensure that the natural habitat and attractive nature of the countryside is not lost.	Noted – the Local Plan will support sustainable economic growth in rural areas in line with advice in the NPPF.
Question 32 What types of employment can be encouraged in the villages and in the open countryside?	Church Commissioners LP0001 IO0001	Further to our response to Issue 2, we consider that the rural economy could be strengthened in conjunction with the delivery of new housing in rural villages. New housing would help sustain existing shops and services in rural areas, thereby securing existing employment opportunities. Furthermore, the introduction of new residents could result in higher demand for shops and services which may result in additional employment opportunities. Similarly, new housing (including affordable housing) being provided in rural areas could enable existing employers to live closer to their places of work, thereby reducing commuting across the Borough.	Noted. Housing within the existing village envelopes may be permitted if it is of an appropriate scale and design. Other sites adjoining the villages are being considered as part of the SHLAA process.

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		A flexible approach to considering new employment uses in rural areas and the open countryside would also help strengthen the rural economy, with uses that would be permitted being assessed on their merits and not being restricted to those typically associated with agriculture or forestry.	New businesses within the rural area will be supported providing they are most appropriate within the rural area and not better suited to the town centre or employment land. The council will work with business owners to look for the best solutions such as farm diversification by the creation of a small farm shop.
	George F White LP0007 IO0007	In accordance with the NPPF (2012) para 28 the plan should 'support the sustainable growth and expansion of all types of business and enterprise in rural area both through the conversion of existing buildings and well designed new buildings'.	Noted. Policy will be in conformity with para 28 of NPPF. There will be a requirement to ensure that the policy is cross-referenced against other relevant local policies to ensure sustainable development and adequate assessment against detrimental impact.
	Unknown LP0008 IO0008	Farming and agriculture employment.	Noted.
	Civic Society LP0013 IO0013	Small workshops or studios. Working from home and small businesses should be encouraged but broadband speed would need to be acceptable for those purposes.	Noted. Comments to be reflected and considered against the evidence of the Employment Land Review. Broadband UK (BDUK) are investing in the rural area to improve rural broadband speed and connectivity.
	Park Residents Association LP0014 IO0014	Small workshops and or specialised studios however in there would need to be acceptable broad band speeds and perhaps a restriction on the type of business that would be allowed.	Noted. New businesses within the rural area will be supported providing they are most appropriate within the rural area and not better suited to the town centre or employment land. The council will work with business owners to look for the best solutions such as farm diversification by the creation of a small farm shop. BDUK are investing in the rural area to improve rural broadband speed and connectivity.
	CPRE LP0015 IO0015	Suitable employment uses relating to the countryside and complimentary to agriculture, forestry and the natural environment should be encouraged.	Noted.
	Greatham Parish Council LP0018 IO0018	For the countryside to remain the countryside it needs protection from the spread of unsuitable employment uses. A key factor should be whether the use is intended to support for viability of an agricultural holding i.e.: farm diversification. Caution needs to be taken with regard noise,	Noted. Comments to be reflected and considered against the evidence of the Employment Land Review. BDUK are investing in the rural area to improve rural broadband speed and connectivity.

Question Number	Organisation (including ref number)	Comments	Policy Response
		access and visual intrusion. Working from home should also be supported. This requires good broadband access.	
Question 33 Should the planning system try to encourage training as a means of strengthening the economy?	HBF LP0005 IO0005	Whilst many housing developers do provide apprenticeships and skills training there should not be a mandatory requirement upon every development to provide such opportunities. Such a requirement would inevitably have practical and cost implications which may hinder some developments coming forward. It is therefore recommended that if the Council is minded to include such a policy it should be worded to identify that the Council would be supportive of schemes which included opportunities for training and apprenticeships.	As part of the planning system's support for sustainable economic growth and the encouragement of new development and investment, the Borough Council would also wish to support wherever possible training and employment opportunities for local people. The Council adopted a Targeted Training and Employment Charter in 2007. This allows the Local Authority to incorporate targeted training and employment matters in planning and development proposals/briefs where it is appropriate and affordable. The Council will seek to implement the Charter and will also work closely with the Local Enterprise Partnership and other local authorities on the best way to achieve this.
	Unknown LP0008 IO0008	Yes but proper meaningful training i.e. skilled apprenticeships.	Noted.
	Unknown LP0008 IO0008	Apprenticeships training is always an asset encourage employers to get on board (may need financial aid)	Noted.
	Resident LP0010 IO0010	Yes	Noted.
	Hartlepool Civic Society LP0013 IO0013	If it will help – yes	Noted.
	Park Residents Association LP0014 IO0014	I would fully support this, however, the training should not be just a tick box or sheep dip exercise as happens currently, it should be of a high quality, accredited and with measurable outcomes	Noted.
	CPRE LP0015 IO0015	If training can be pursued as part of the planning system it is to be encouraged where possible.	Noted.

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	Elwick Parish Council LP0016 IO0016	Parish Councillors would support the development of Apprenticeships linked to new developments, for example, building trades or end-of-development usage (what ever the development was built for – retail, industry etc).	Noted.
	Greatham Parish Council LP0018 IO0018	If the planning system can support training opportunities then certainly it should try to do so.	Noted.
	EDF Energy LP0019 IO0019	Training for local people is a key enabler for economic growth, and at EDF Energy we recognise the importance of skills development for our business. While we support the encouragement of training provision, the imposition of planning requirements may not be the best way to ensure this happens as it may result in inflexible arrangements or even discourage development. We prefer a partnership approach, with the local authority facilitating close engagement between local employers and training and education providers.	Noted.
	Persimmon Homes Teesside LP0045 IO0045	Whilst the planning system can be used a tool for providing training to local people as part of a development, Persimmon Homes do not consider that this should be a 'requirement' but rather 'encouraged' through negotiation with the developers where it is possible and appropriate to do so. If training programmes are considered to be incorporated as an obligation then consideration should be given to the training and apprenticeship schemes that developers already provide.	Noted.
Question 34 Do you think the Council should address the over provision of flats,	Church Commissioners LP0001 IO0001	Guidance in paragraph 50 of the NPPF states that for local planning authorities to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, they should plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community and identify the size, type, tenure and range of housing that is required in	The new Local Plan will clearly have full regard to the policy advice set out in the NPPF to provide a wide range of housing types and locations. It is important that the Local Plan addresses the housing requirements of Hartlepool based on the best evidence available. The updated Strategic Housing Market Assessment will provide valuable data and intelligence on the types of housing needed to meet future requirements and this will be

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apartments and terraced properties?		particular locations, reflecting local demand. The guidance is therefore clear that subject to the Council's own evidence base, there may be a need to seek to promote the delivery of certain types, size and tenure of housing in certain locations although we would not want to see the Council adopt a prescriptive approach to this and consider that a flexible approach should be taken that has due regard to market signals. The NPPF refers to market trends and we consider that the market is therefore well placed to address the overprovision of flats, apartments and terraced properties and consequently, we do not consider that the local planning authority need to actively engage in the market in this instance.	reflected in Local Plan policy.
	Resident LP0006 IO0006	The Issues and Options document indicates at Table 2 Household Type Survey (page 21) that flats/apartments only form 13.7 % of the total housing stock. Table 3 (page22) 'Need by Type' indicates that demand for flats is generally balanced. The Council's 'Area Report' indicates that there is a significant shortage of affordable single room accommodation that can be rented by young people and almost one fifth of the population is at or above retirement age. This would suggest that there is likely to be a need for Flats or apartments to meet specific sectors of the housing market including affordable provision for young people and suitable accommodation for older people. The plan should seek to deliver a wide choice of high quality homes, planning for a mix of housing to meet objectively assessed housing needs and demands. Local demand will influence the type of property proposed based on viability and the local housing market.	An updated Strategic Housing Market Assessment is being prepared and will be part of the evidence base for the new Local Plan. This will provide the Council with useful data on the type of housing needed to meet future requirements of different sectors of the housing market. Appropriate housing for young, especially single, people and older people has been recognised as an issue for some time – particularly securing private sector interest in this part of the housing market.
	Resident LP0007 IO0007	The plan should seek to deliver a wide choice of high quality homes, planning for a mix of housing to meet objectively assessed housing needs and demands. Local demand will influence the type of property proposed based on viability and the local housing market.	Noted – the new Local Plan will take full regard of the policy advice and guidance in the National Planning Policy Framework and the National Planning Practice Guidance.

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	Resident LP0008 IO0008	Cut back on flats and apartments. But maintain the terrace areas in good condition.	Noted – terraced housing will continue to play a key role in Hartlepool's housing market for many years to come.
	Resident LP0009 IO0009	Yes we have many on the Marina vacant and Jomast has stopped work on site.	Noted – the scale of demand for flats/apartments has reduced compared to a few years ago.
	Resident LP0010 IO0010	No, with a population where many live independently they provide adequate accommodation (particularly with the current bedroom tax)	A good balance between housing types is needed to meet differing requirements.
	Hartlepool Civic Society LP00013 IO0013	As regards apartments – it is important that they are of good design and not too high – isolation of the residents must be guarded against. Good terraced housing is welcomed and can make excellent homes. Often the price viability allows people to get on to the property ladder. The problems are often with bad landlords and not terraced housing itself	Good design and maintaining local character are key government planning principles and will be reflected in policies in the new Local Plan. Terraced housing plays a key role in Hartlepool's housing market and this is likely to continue for many years.
	Park Residents Association LP0014 IO0014	I think that the council needs to address the issue of landlords buying up properties and then not maintaining them to a standard that would attract the right tenants. I also believe the attractive, modernised existing terraced housing could be a benefit to the housing need	The Council's Housing Department will continue to address problems associated with landlords and issues with property maintenance within the scope of its existing powers and responsibilities.
	CPRE LP0015 IO0015	The Council should work to develop a balanced range of types of properties appropriate to the Borough	Agree – this is the advice given in the National Planning Policy Framework
	Elwick Parish Council LP0016 IO0016	Much of the street terraces in the town are of a reasonable quality and these should be renovated where possible rather than replaced, to protect this aspect of our cultural heritage – perhaps one street in every two could be removed to provide better gardens and garages for the remaining homes. We believe that the Borough should discourage the further provision of flats or apartments in the town but terraced properties, if they were of a high quality design, such as Mews Cottages, with parking, overlooking a small park or communal garden (see comments on Town	Noted – the Borough Council will continue to explore the most appropriate solutions to retain and improve good quality terraced housing, recognising that such housing plays a key part in the local housing market.

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		Centre Retail), could attract professional people into the town centre.	
	OnSite LP0032 IO0032	OnSite recognises the issues present in the housing market in Hartlepool. However, the Local Plan will be in place for 15 years and therefore needs to be flexible if market changes. The Local Plan is a tool and is not to be used for market intervention. The market will determine the provision of housing and the mix. If there is an overprovision of certain properties and these are not selling then the market will respond appropriately. A critical part of the evidence base is the Strategic Housing Market Assessment which will identify the scale and mix of housing and range of tenures that are likely to be needed over the plan period. This approach would accord with the NPPF (para 159)	An updated Strategic Housing Market Assessment is being prepared as part of the evidence for the new Local Plan. The Assessment will provide the Council with information on housing supply and requirements and will inform an appropriate policy response.
	Spawforths on behalf Persimmon Teesside LP0041 IO0041	No particular comment, but we would advocate that significant areas of flatted development should not be pursued in strategy as it has proven that these are difficult to deliver and the market requirements have changed (as indicated in the Tees Valley SHMA)	An updated Hartlepool Strategic Housing Market Assessment will provide further detail on demand for certain types of property and will inform the new Local Plan policy response.
	Coal Authority LP0042 IO0042	The Issues and Options document indicates at Table 2 Household Type Survey (page 21) that flats/apartments only form 13.7 % of the total housing stock. Table 3 (page 22) 'Need by Type' indicates that demand for flats is generally balanced. The Council's 'Area Report' indicates that there is a significant shortage of affordable single room accommodation that can be rented by young people and almost one fifth of the population is at or above retirement age. This would suggest that there is likely to be a need for Flats or apartments to meet specific sectors of the housing market including affordable provision for young people and suitable accommodation for older people. The plan should seek to deliver a wide choice of high quality homes, planning for a mix of housing to meet objectively assessed housing needs and demands. Local demand will influence	An up to date Strategic Housing Market Assessment (currently being prepared) will help inform an appropriate policy response to the demand for certain property types. In accordance with the NPPF the new Local Plan will seek to deliver a wide choice of high quality homes.

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		the type of property proposed based on viability and the local housing market.	
	Persimmon Homes Teesside LP0045 IO0045	<p>Given the ongoing development at the Marina, Persimmon Homes would advise the council not to pursue a strategy which aims to deliver significant areas of flatted development. However in general, we believe that the council should not adopt an approach which requires and dictates to developers what can and cannot be built on particular sites. Any attempt to do so could seriously jeopardise the delivery of sites by burdening developers with potentially unmarketable properties.</p> <p>House builders can adapt to changing market conditions quicker than policy so any restriction through policy could be potentially damaging to the growth of the borough if market conditions were to change. If developers cannot construct what appeals to their market niche then there is a risk that they will not build at all. Any policy which subsequently risks the delivery of new homes should therefore be considered unsound as it would not align with the principles of the NPPF.</p> <p>Persimmon Homes therefore feel strongly that whilst the council can and should attempt to 'encourage' developers to deliver an appropriate mix across a site based on the findings of an up to date Strategic Housing Market Assessment, the final composition should be ultimately determined by the market to ensure that the sites come forward and address the wider housing needs within the borough.</p>	Noted – the Borough Council recognises that the new Local Plan needs to be flexible and responsive to changing market demands. At the same time the Plan must be based on robust evidence and provide a high degree of certainty for developers and investors and the local community. The Council will use the evidence provided by the updated Strategic Housing Market Assessment to develop a policy response to current conditions and objectively assessed housing needs. The National Planning Policy Framework (paragraph 50) clearly requires local planning authorities to plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community, and to identify the size, type, tenure and range of housing that is required in particular locations.
Question 35 Should we encourage the provision of bungalows and family homes?	Church Commissioners LP0001 IO0001	Notwithstanding the above, the Commissioners would support the delivery of lower density family housing in village/rural locations, in accordance with the guidance in paragraph 55 of the NPPF, and believe that this could make a significant contribution to the delivery of more family and detached housing that is in demand within the Borough.	The Council is fully aware of the need to support appropriate development in rural areas and to maintain viable and sustainable rural communities. In line with paragraph 55 of the NPPF some housing development may be appropriate in rural locations “where it will enhance or maintain the vitality of rural communities”.

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	HBF LP0005 IO0005	Whilst the SHMA should set the plan-wide context it is important that the Council is not too prescriptive in terms of its requirements on individual sites. The HBF recommends that the plan provides significant flexibility to enable developers to tailor sites to meet the market demands of the area. Such an approach will enable the needs identified within the SHMA to be met whilst also providing a greater supply of housing to be provided overall.	Noted - the Council will use the evidence provided by the updated Strategic Housing Market Assessment to develop a policy response to current conditions and objectively assessed housing needs. The National Planning Policy Framework (paragraph 50) clearly requires local planning authorities to plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community, and to identify the size, type, tenure and range of housing that is required in particular locations.
	Resident LP0006 IO0006	The plan should seek to deliver a wide choice of high quality homes, planning for a mix of housing to meet objectively assessed housing needs and demands. Local demand will influence the type of property proposed based on viability and the local housing market.	Noted – the new Local Plan will be prepared in accordance with guidance in the National Planning Policy Framework.
	Resident LP0007 IO0007	The plan should seek to deliver a wide choice of high quality homes, planning for a mix of housing to meet objectively assessed housing needs and demands. Local demand will influence the type of property proposed based on viability and the local housing market.	
	Unknown LP0008 IO0008	In brownfield redevelopment.	Noted
	Unknown LP0009 IO0009	Build more bungalows for ageing population - demographic forecast as we live longer	Noted – the new Local Plan will look to identify size and type of housing needed to meet local demand.
	Resident LP0010 IO0010	Yes	Noted.
	Hartlepool Civic Society LP00013 IO0013	Bungalows, particularly for the elderly are in short supply therefore it will be advantageous to build these - ideally, brownfield sites near facilities. There are many good-sized terraced houses which make good family homes.	Noted – the new Local Plan will look to identify size and type of housing needed to meet local demand.
	Park Residents Association LP0014 IO0014	Bungalows are in short supply and should be encouraged, however they must be close to services and facilities and not “isolated” in small developments. There are many good-sized terraced houses which, with some careful alterations would make excellent high quality family homes.	An apparent shortage of bungalows has been an issue for some time and the new Local Plan will use up to date evidence, including the Strategic Housing Market Assessment, to provide appropriate policy guidance to assist developers to provide properties that reflect local

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			demand.
	CPRE LP0015 IO0015	The Council should work to develop a balanced range of types of properties appropriate to the Borough	Agree.
	Elwick Parish Council LP0016 IO0016	<p>Planning applications already under consideration, together with the large number of 3-5 bedroom homes for sale in the Borough, should meet any demand for family housing over the life of this Plan. Because of the demographic we need to consider the housing needs of an ageing population, and whilst bungalows are often the preferred option, these have a large footprint. Cottages may be a more acceptable alternative in some areas – i.e. high quality, linked, single storey homes built using the most up-to-date ‘Building for Life’ techniques.</p> <p>Villages need to continually renew themselves if they are not to stagnate and to protect existing services such as schools and shops, some limited expansion is necessary.</p>	<p>An updated Strategic Housing Market Assessment will provide the new Local Plan with evidence to support the development of particular types of housing to reflect changing demographic conditions.</p> <p>The Council also recognises that some development may be appropriate in villages where it will enhance or maintain the vitality of rural communities.</p>
	Greatham Parish Council LP0018 IO0018	With an increasingly elderly population encouraging provision of bungalows sounds a sensible move. Family homes are also desirable so long as they are of the sort that provide for the families found in Hartlepool – not all executive homes. If there is a lower proportion of the higher socio-economic group to be found in Hartlepool housing should not concentrate on providing for them but seek to serve the needs of the existing population first meeting need rather than aspiration.	Noted – the updated Strategic Housing Market Assessment will provide valuable evidence for the different types of housing needed to reflect the needs of different sections of Hartlepool's population. The new Local Plan will then be able to provide appropriate policy guidance.
	Taylor Wimpey LP0025 IO0025	Yes, the Council should encourage the provision of family housing. New housing makes a significant contribution to the national, regional and local economy; its construction generates initial direct benefits through employment and spending associated with the construction process, but its positive impacts are experienced for long afterwards and can provide an important source of local economic and social benefits for communities. This is particularly the case	The Borough Council fully recognises the contribution that new housing makes to the local economy, as well as helping Hartlepool to retain existing and attract new residents. Using robust evidence, including an updated Strategic Housing Market Assessment, will develop policies for new housing that reflect local requirements as far as possible.

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		<p>when a range of family housing is provided. High quality family housing attracts and encourages the retention of economically active residents, thus increasing the labour force and spending power of an area which can help support local businesses, shops, restaurants and services. In addition, by providing family homes, the local population can be maintained and grown, providing an essential foundation for key services such as schools, healthcare and childcare facilities.</p> <p>The provision of quality family homes, which our client's site at Tunstall Farm would help to provide, is essential for the creation of sustainable and inclusive communities envisioned by the Council which are core to the objectives and vision of the emerging Plan.</p>	
	OnSite LP0032 IO0032	<p>OnSite understands the needs for different types of housing for different aspects of the housing market. However, the Local Plan should not dictate the housing mix across the District. The Local Plan should achieve this through identifying the level of provision and the broad distribution of new housing.</p> <p>Although Housing Market Assessments can consider the broad issues of housing mix and encourage provision, the Local Plan should not seek to control the housing mix across the District. It is both unnecessary and inflexible to seek to control the housing mix, since it would mean the housing market would be unable to adjust to market movements.</p>	<p>Noted – the Borough Council recognises that the new Local Plan needs to be flexible and responsive to changing market demands. At the same time the Plan must be based on robust evidence and provide a high degree of certainty for developers and investors and the local community. The Council will use the evidence provided by the updated Strategic Housing Market Assessment to develop a policy response to current conditions and objectively assessed housing needs. The National Planning Policy Framework (paragraph 50) clearly requires local planning authorities to plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community, and to identify the size, type, tenure and range of housing that is required in particular locations.</p>
	Spawforths on behalf of Persimmon Teesside LP0041 IO0041	<p>A wide range of housing of an appropriate mix and type should be provided in the town, subject to need, market demand, location and deliverability/viability of any scheme. The Hartlepool South West Extension will provide a scheme that will be made up of a range of housing types including Later Living and family housing. There will also be</p>	<p>Noted – in accordance with the NPPF the new Local Plan will seek to provide a wide range of housing in the most sustainable locations.</p>

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		custom build opportunities.	
	Coal Authority LP0042 IO0042	The plan should seek to deliver a wide choice of high quality homes, planning for a mix of housing to meet objectively assessed housing needs and demands. Local demand will influence the type of property proposed based on viability and the local housing market.	Noted – in accordance with the NPPF the new Local Plan will seek to provide a wide range of housing in the most sustainable locations. In line with the NPPF the new Local Plan will also seek to identify the size, type, tenure and range of housing that is required in particular locations to reflect local demand.
	Persimmon Homes Teesside LP0045 IO0045	Persimmon Homes would like to refer the Council to our response to Question 34.	Noted – see response to Question 34.
Question 36 Should we enable the provision of more high cost low density dwellings?	Church Commissioners LP0001 IO0001	The guidance in paragraph 54 of the NPPF states that by allowing more market housing in rural areas, this could in fact help to increase the provision of additional affordable housing in these locations to help meet local needs, which would be another significant benefit to the Borough.	Policy currently allows for additional housing within villages if they are located within the village envelope. Sites surrounding the villages within the borough were submitted as part of the SHLAA process and they are currently being assessed.
	Cameron Hall LP0003 IO0003	The need for additional executive housing across the North East and Tees Valley (including Hartlepool) and in turn the imbalance of housing stock is documented. in the 2005 NLP Regional Housing Aspirations Study. In Hartlepool executive housing represents a very small proportion of the stock despite acknowledged demand.	Noted. Policies will seek to address any imbalances in the housing stock and policies will indicate that a full range of house types are needed across the borough. Executive homes can be provided on many sites across the borough. Policies do not preclude executive housing.
		Higher income respondents identifying the key drivers for intending to move being a desire to move to a larger property/one that is better in some way or a better neighbourhood/area. Wynyard Village has been central in promoting and facilitating an entrepreneurial culture in the Tees Valley. Evidence shows that the success of existing executive housing development at Wynyard Village as a destination of choice for high income households who are footloose in terms of where they choose to live. Notably recent research by the Centre for Urban and Regional Research at Newcastle University indicates that some 40% of the residents of the Wynyard development in	Policies will note the prestigious importance of Wynyard and recent applications have been approved in the area. Sites were submitted as part of the SHLAA process and are currently being assessed.

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		<p>Stockton own or part own a business. Furthermore, 40% of its residents are footloose purchasers from outside the Region who may not have otherwise chosen Stockton as a place to live’.</p> <p>The existence of Wynyard Village and the quality of environment it provides has undoubtedly been a key factor in attracting and retaining business leaders to the Tees valley and the North East. It is critical therefore that full advantage is taken of this success by ensuring the Wynyard Village is allowed to develop to its full potential and retain its pre-eminent role as a key driver for the local economy.</p> <p>On the basis of the above evidence, it is clear that the Council must make provision within the emerging Local Plan to ensure the identified need for executive housing within the Borough is met.</p>	
		<p>CHD would therefore promote land at Wynyard Woods West for executive housing. For between 220 and 300 dwellings at a range of densities in a landscaped</p>	<p>A site at Wynyard Woods West has been submitted as part of the SHLAA process. Its inclusion within the plan is currently being assessed.</p>
		<p>What constitutes Executive Housing?</p> <p>CHD consider that ‘executive housing’ can be provided in much wider forms with the key driver being the quality of the product and the built and natural environment it is located within. To define Executive Housing simply by size (4+ bedrooms) neglects two distinct areas of the higher income market – young professional couples (with no children or small family) and higher income earners looking to downsize.</p> <p>The Tees Valley SHMA (2012) at paragraph 4.57 (Page 62) it advises the broad definition from previous studies was:- “High quality accommodation suited to the needs and aspirations of higher income households”.</p> <p>At Paragraph 4.58 the TVSHMA 2012 identifies the key features of executive housing as:-With high incomes required to support purchase and high values are linked to</p>	<p>Noted.</p> <p>Planning policies will allow for low density, high designed homes and environments. Executive homes can be provided on many sites across the borough possibly within villages or the urban edge. The provision of more executive homes is currently being assessed through the SHLAA process.</p>

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		desirable locations; and <input type="checkbox"/> High quality construction including exterior and interior fittings. In short, whilst there are differing definitions of executive housing, the key drivers/attributes are linked to property values, which are of course dictated heavily by the desirability/attractiveness of the location and the design quality and finish of the dwellings.	
	Resident LP0006 IO0006	Local demand will influence the type of property proposed based on viability and the local housing market. Emphasis should be on high 'quality' rather than high 'cost'.	Policies will seek to provide high quality designs on all development.
	Resident LP0007 IO0007	Local demand will influence the type of property proposed based on viability and the local housing market. Emphasis should be on high 'quality' rather than high 'cost'.	Noted.
	Unknown LP0008 IO0008	Where are the executives for any executive housing going to come from. So NO.	Noted.
	Hartlepool Civic Society LP0013 IO0013	There will naturally be a proportion of the population who have aspirations to own such properties, however, judging by numbers for sale and being built now – the demand seems to have been met. We should ensure the needs of the existing population are met and Hartlepool has a larger population in the lower socio-economic groups.	Policies will seek to address any imbalances in the housing stock and policies will indicate that a full range of house types are needed across the borough these will include executive homes, flats, bungalows and affordable homes.
	Park Residents Association LP0014 IO0014	We should ensure the needs of the existing population of Hartlepool are met first, we have a higher than averages percentage of the population in the lower socio-economic groups. The housing provision must reflect this,	Noted. Evidence does indicate that there is some need for larger lower density properties, so policies will seek to meet the need for a range of homes across the borough to reflect housing need.
	CPRE LP0015 IO0015	The Council should work to develop a balanced range of types of properties appropriate to the Borough	Noted and agree.
	Taylor Wimpey LP0025 IO0025	Yes, the Council should encourage the provision of family housing. New housing makes a significant contribution to the national, regional and local economy; its construction generates initial direct benefits through employment and spending associated with the construction process, but its positive impacts are experienced for long afterwards and	Policies will seek to address any imbalances in the housing stock and policies will indicate that a full range of house types are needed across the borough these will include executive homes, flats, bungalows and affordable homes to reflect housing need. Planning policies recognise the role that the provision of

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		<p>can provide an important source of local economic and social benefits for communities. This is particularly the case when a range of family housing is provided.</p> <p>High quality family housing attracts and encourages the retention of economically active residents, thus increasing the labour force and spending power of an area which can help support local businesses, shops, restaurants and services. In addition, by providing family homes, the local population can be maintained and grown, providing an essential foundation for key services such as schools, healthcare and childcare facilities.</p>	<p>high quality homes can play in retaining existing residents and in attracting new ones. In addition policies will recognise the role of new housing in sustainable development of the Borough and supporting existing services and amenities.</p>
		<p>The provision of quality family homes, which our client's site at Tunstall Farm would help to provide, is essential for the creation of sustainable and inclusive communities envisioned by the Council which are core to the objectives and vision of the emerging Plan.</p>	<p>An application for 110 dwellings at Tunstall Farm is currently being deliberated by the Planning Inspectorate.</p>
	Resident LP0026 IO0026	<p>Yes, the Council should encourage and enable the provision of more high cost low density dwellings through the Local Plan.</p> <p>The NPPF states at paragraph 50 that Local Planning Authorities should '...identify the size, type and tenure and range of housing that is required in particular locations, reflecting local demand...' The Tees Valley Strategic Housing Market Assessment (2012) has identified a shortfall in the provision of high cost, high quality larger dwellings across the wider strategic Tees Valley area with a specific need and demand for larger dwellings and detached dwellings within the established communities of Hartlepool (table 4.8A, page 66 SHMA). Concluding that "A challenge must be to provide more large houses in the better areas of the Tees Valley to help attract more and retain more mid-upper income households" the SHMA is unequivocal that high quality locations and housing should be supported across Tees Valley and particularly in Hartlepool.</p>	<p>HBC have commissioned a new housing survey, the new survey will provide information on the housing need in the Borough and will form part of the evidence base for plan making and decision taking.</p> <p>Policies will seek to address any imbalances in the housing stock and policies will indicate that a full range of house types are needed across the borough these will include executive homes, flats, bungalows and affordable homes to reflect housing need.</p>

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	Wynyard Park LP0027 IO0027	Whilst Wynyard Village, south of the A689 has delivered a significant number of low density high value houses, there is a need to diversify the range of housing size and density within the WP Estate (north of the A689) to make it a more sustainable community as a whole. The land within the control of WP north of the A689 should be a focus for mid-range family housing broadening the housing offer to make Wynyard as a whole a more sustainable location.	The Wynyard Park estate is currently being assessed through the SHLAA, as are many other sites that have been submitted and claim to be appropriate for general market housing.
		There remains a need and demand for further low density dwellings which have a significant impact on the economy of Hartlepool in attracting people to live and locate businesses in the area but in the view of WP, such development should continue to the south of the A689 at Wynyard Village.	Noted. Land at Wynyard Woods has been submitted as part of the SHLAA and is currently undergoing assessment.
	Spawforths on behalf of Persimmon Teesside LP0041 IO0041	A wide range of housing of an appropriate mix and type should be provided in the town, subject to need, market demand, location and deliverability/viability of any scheme.	Noted and agreed.
	Persimmon Homes Teesside LP0045 IO0045	Executive, or executive style housing, plays an important role in the economy of a settlement, particularly when attracting and retaining highly paid professionals. As Persimmon Homes understand it, there appears to be a substantial under-representation of executive housing within the borough with research suggesting that less than 4% of the housing stock in the Borough can be classified as being executive in nature. We therefore believe that the Council make some provision within the emerging Local Plan for further high cost low density housing across the borough. It is our view that any future allocation of high cost, low density dwellings should be based on discussions with relevant landowners, developers and stakeholders and not automatically restricted to the Wynyard area (which has been shown to	Planning policies will allow for low density, high designed homes and environments. Executive homes can be provided on many sites across the borough possibly within villages or the urban edge and at Wynyard (as is currently the case). The SHLAA process considers sites and appropriate development nature, policies developed will not preclude the development of executive homes in any location across the borough.

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		be unsustainable) to ensure choice and competition across the borough.	
Question 37 Do you think that allowing more housing in villages will protect existing services?	Resident LP0007 IO0007	The rural areas have the ability to deliver new homes providing for a wide choice of high quality They provide a location for aspirational housing which can contribute to attracting and retaining a high skilled labour force. There is strong demand and a local market for new homes in the rural areas in villages such as Elwick and Dalton Piercy.	Policies will allow for some housing development within the rural area, such as within the existing village envelopes. Extensions to the villages have been submitted and are currently being assessed through the SHLAA.
		Restricting the supply of new homes in the smaller settlements can lead to stagnation of the population, exacerbate housing price increases and undermine the support for existing services and facilities.	Policies will allow for some development within the village envelopes; however extensions to the villages are being assessed through the SHLAA process.
		The NPPF (2012) para 55 indicates that to "promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities, where there are groups of small settlements, development in one village may support services in a village nearby". The only restriction in the NPPFs approach to new homes in the rural areas is to the principle of isolated new homes in the countryside. The provision of new homes in smaller settlements can help to create a critical mass to support schools, shops, pubs, post offices and other village services within that village or in nearby villages.	Policies will allow for some housing development within the rural area, such as within the existing village envelopes or farm conversions. Extensions to the villages are being assessed through the SHLAA process.
	Unknown LP0008 IO0008	What services (poor bus services already).	It is appreciated that services are limited within the rural area. To assist in maintaining the services that do exist some policies will allows for some additional housing in the rural area such as within village envelopes or through conversions. Extensions to the villages are being assessed through the SHLAA process.
	Resident LP0010 IO0010	Only if the residents of the villages wish to expand housing.	Noted. Extensions to existing dwellings are often permitted. Work is on going, thought the SHLAA, to investigate the feasibility of existing village envelopes

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	Hartlepool Civic Society LP00013 IO0013	There may be limited support for services, but villages should be allowed to develop gradually, important for small communities to be able to embrace an expanding population.	Noted and agree.
	Park Residents Association LP0014 IO0014	Services in the villages will only be protected if they provide a need of the majority of the population. Transport needs have changed immensely over the last 10 years and we would need to re-evaluate what will be essential services over the next 15 year period.	The Council will be liaising with residents and public transport providers shortly to develop the best public transport solutions for rural residents. Local plan policies will as a whole, seek to protect and improve public transport.
	CPRE LP0015 IO0015	Care is needed in extending villages. Retaining services is important, but if it requires changing the whole character of a village it may be more detrimental than advantageous. There is also the issue that a new development may not guarantee the retention of services which may close, or be removed, in any case.	Noted. Some extensions to village have been proposed and design policies will set out that extensions should respect village character. The size of village extensions and proposed dwelling number has been limited to take into account the existing size and form of each village.
	Elwick Parish Council LP0016 IO0016	Elwick village has an ample supply of family homes, but requires more 2-bedroom accommodation for those villagers wishing to downsize as well as those local young people just starting on the property ladder. We would wish to see some of this development in the form of affordable homes, thus ensuring a social and economic mix in keeping with village life.	The Council undertakes a housing assessment (SHMA) that helps indicate the types of homes which are needed is different locations across the borough. The Council uses the evidence to direct certain types of homes i.e 2 bedroom properties/bungalows/affordable houses to the areas where they are needed. The Council are seeking to ensure the right balance is met within the rural area and are proposing a lower threshold for when affordable housing is sought in line with recent changes to National Planning Practice Guidance (NPPG).
		The Parish Council would strongly object to any development that required vehicular access across the protected village green, and thus any development to the rear of Potter's Farm would need to have access provided from the North Farm site or Hillcrest.	Noted. If a planning application comes forward it will be assessed on its merits and there will be time to comment and discuss issues if necessary.
		Though not necessary at this time, in the longer term we could see the potential in developing Newton Bewley to the north, provided that the A689 were diverted to the south of the village, thus making it a safer place to live.	The Council are not allocating any land at Newton Bewley for housing or any other use. It is considered that the location is unsustainable due to lack of services and therefore adding more dwellings to the village would inevitable lead to an increase in car borne trips.

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			<p>The necessity to make Newton Bewley safer has been recognised and policies will stipulate that no further access points or an intensification of an access will be allowed on to the A689.</p> <p>Work has been undertaken to assess the feasibility of reducing the speed limit in the village and it is deemed to be unfeasible at this point in time.</p>
	Greatham Parish Council LP0018 IO0018	<p>Allowing more housing in villages will only offer limited support for local services (though it all helps). With regard the village shop these are going to continue to struggle to compete with the cut price supermarkets and with rising car ownership it is the elderly in particular that are going to find it increasingly difficult to live in our smaller communities especially if public transport continues to disappear from the countryside.</p> <p>It is perhaps more important to avoid tacking a housing estate onto a village and instead allow villages to grow naturally and retain the sense of community which helps support all parts of the community.</p>	<p>Policies will allow for additional homes within the rural areas, as they can assist in supporting rural services. If extensions to villages are proposed then the size will be limited to ensure that any growth in the villages is incremental and sympathetic to rural character.</p>
	Persimmon Homes Teesside LP0045 IO0045	<p>Yes, the provision of new housing within the existing villages will maintain and increase the critical mass of residents necessary to secure the continued use of essential local services. Paragraph 55 referenced.</p> <p>Housing within the surrounding villages should form an important element of the overall housing provision in order to encourage sustainable economic growth, maintain the vitality and health of the rural communities and contribute to addressing the overall imbalances in the current housing stock.</p>	<p>Policies will allow for additional homes within the rural areas, within the village envelopes as it is appreciated that they can assist in supporting rural services. Sites adjoining the villages are currently being assessed through the SHLAA.</p>
		<p>It will be important to ensure that only those sites which do not encroach into the countryside, impact upon the character of the settlement or detrimentally affect the environment should be considered for residential development.</p> <p>Persimmon Homes believe that housing in sustainable,</p>	<p>Noted and agree. Sites proposed are considered to be in the more sustainable parts of the rural areas and their size has been limited to ensure that they compliment the villages and area to be incremental growth.</p>

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		logical and robust locations within the Borough's villages will help reverse the increasing view that the villages are "becoming less sustainable".	
	Tees Valley Nature Partnership LP0024 IO0024	Some comments have been made above under Locational Strategy about the importance of providing good quality open space/green infrastructure both within and close to new and existing housing developments.	Noted.
	Persimmon Teesside LP0045 IO0045	The Hartlepool South West Extension will be providing accessible open space on the west of the town. Provision of the Green Wedge and linkages to footpaths and cycleways will provide new opportunities for sport and recreation in that area.	The merits of the application are currently being assessed.
		It is important that any new development sufficiently contributes to either the provision of or quality of local space in that area.	The Council's open space assessment (Endorsed in December 2014) sets out parameters regarding how much open space should be provided in new developments, this information will be further elaborated on in the residential design, green infrastructure and planning obligations SPD's.
Question 38 Will continuing housing market renewal schemes have a positive impact on the housing offer in Hartlepool?	Unknown LP00008 IO0008	No it will provoke a lowering of house prices in old established areas of town (Brooke Estate) Park Rd/ Grange Road areas.	Noted – but improving older housing areas can have a positive impact on house prices, often across wide areas.
	Unknown LP00009 IO0009	Renewal scheme (like Raby Road area) Always an improvement to town focus	Noted – housing renewal schemes can often lead to other improvements as well as improving the image of a particular area.
	Hartlepool Civic Society LP00013 IO0013	The Society is firmly of the view that we have many structurally sound terraced homes which with the addition of modern amenities provide good quality homes in established communities mostly with excellent local shopping, health and transport facilities. If a 'serious' policy of mass modernisation was carried out a good proportion of housing need could be achieved without further building. This would be more sustainable, being less wasteful of	Noted – it is accepted that where houses are structurally sound and can be brought up to required standards, it is good use of resources to retain such properties.

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		resources.	
	Park Residents Association LP0014 IO0014	Renewal schemes, if carried out well, could have a very positive impact on the housing offer. There are many structurally sound terraced homes that, once modernised would provide good qualities homes within areas that already have excellent local shopping, health and transport facilities This would be more sustainable and less wasteful than demolition and rebuilding with houses that lack character and feature	The support for housing renewal schemes is noted and the Borough Council will continue to explore all potential opportunities for improving the existing housing stock.
	CPRE LP0015 IO0015	Housing market renewal schemes should be carried out to achieve a positive impact	The Borough Council will always seek to ensure that housing renewal schemes will have a positive impact.
	Persimmon Homes Teesside LP0045 IO0045	<p>Yes. Persimmon Homes agree that continuing housing market renewal schemes will have a positive impact on the housing offer in Hartlepool and will help increase levels of resident satisfaction.</p> <p>Recent examples have shown that through the correct planning, phasing and implementation such schemes can have a positive effect on an area and with more and more of the towns housing stock rapidly approaching the end of its practical lifespan and not up to modern standards, such schemes are a good method of rejuvenating, reinvigorating and reinventing areas of old stock.</p> <p>However, due to the obvious complications acquiring large sites, Persimmon Homes believe that such schemes should not be relied on as the main driver for housing delivery within the borough as there is no guarantee that they will be deliver within the timeframes set out within the Local Plan.</p> <p>Aspirational areas for future renewal should therefore be identified within the plan on top of the current housing sites need to address current and future housing needs in order to allow for the long term acquisition and planning of such sites.</p>	Agree that good housing renewal schemes can have a positive impact on the local area and can meet the expectations of many residents. Housing market renewal schemes are just one element in meeting overall housing requirements and should complement and support other forms of housing provision. Some research has been undertaken at Tees Valley level to identify areas that may require some form of intervention in the future. Where appropriate the Borough Council will consider such research as part of the new Local Plan evidence base.
Question 39 Do you think	Resident LP0006	The provision of affordable housing is important to help create mixed and inclusive communities in response to	The support for affordable housing is noted. There may be exceptional instances where affordable housing is not

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that affordable housing is an essential element of a sustainable community?	IO0006	objectively identified local need. The crucial element of this is the term 'community', it is not necessarily appropriate for every development site to comprise a mix of housing types and tenures, where it can be demonstrated that the affordable housing need is being met within the wider community.	appropriate on a particular site and if this is the case a developer contribution could be made towards provision 'off-site'
	Resident LP0007 IO0007	The provision of affordable housing is important to help create mixed and inclusive communities in response to objectively identified local need. The crucial element of this is the term 'community', it is not necessarily appropriate for every development site to comprise a mix of housing types and tenures, where it can be demonstrated that the affordable housing need is being met within the wider community.	The support for affordable housing is noted. There may be exceptional instances where affordable housing is not appropriate on a particular site and if this is the case a developer contribution could be made towards provision 'off-site'
	Unknown LP0008 IO0008	Affordable housing shouldn't mean lower income families it should mean cheaper houses.	Affordable housing needs to be provided for existing and projected households who lack their own housing or live in unsuitable housing and who cannot afford to meet their housing needs in the market.
	Unknown LP0009 IO0009	Yes	Noted.
	Resident LP0010 IO0010	Yes, but built an appropriate sites not greenbelt	The Borough Council supports the development of sustainable mixed and balanced communities and wishes to see affordable housing distributed across all types of housing site, not just those on brownfield land.
	Hartlepool Civic Society LP00013 IO0013	Yes.	Noted.
	Park Residents Association LP0014 IO0014	Yes.	Noted.
	CPRE LP0015 IO0015	Affordable housing is part of the mix which needs to be provided	Agree.

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	Elwick Parish Council LP0016 IO0016	<p>Affordable housing is an essential element of any and all new developments, in order to achieve a sustainable community. The only exception to this would be in very high-end Executive estates (such as parts of Wynyard) where exclusivity is a prized commodity – developers of sites such as these should be required to fund affordable housing elsewhere in the town.</p> <p>Some affordable housing is needed in the outer suburbs as well as in villages such as Elwick, Dalton Piercy, and Hart, and should be integrated into any new developments.</p>	Noted – the Borough Council supports the development of sustainable mixed and balanced communities, but in exceptional circumstances affordable housing provision could be made ‘off-site’.
	Greatham Parish Council LP0018 IO0018	Affordable housing is important for a sustainable and balanced community. This should be integrated into all developments.	Agree
	Taylor Wimpey LP0025 IO0025	<p>Yes, the provision of affordable housing is an essential element of the creation of sustainable communities. However, the affordable homes strategy needs to be flexible to ensure new affordable homes and investment in affordable homes is targeted towards the correct locations. Paragraph 50 of the NPPF states that to meet the objective of creating mixed and sustainable communities, off-site affordable housing provision or contributions can be justified. In this respect the Council should retain maximum flexibility for determining the location of affordable provision and not solely seek to prioritise provision through on-site delivery in new housing development.</p> <p>gva.co.uk</p> <p>There are parts of central Hartlepool that are suffering from housing market failure; subjected to acute problems of low demand, poor physical condition and reduced service provision. Initiatives in place to rejuvenate these areas; the Housing Market Renewal Programme and Hartlepool's Empty Homes Strategy have been severely hampered by increasing public sector cuts. We contend that the</p>	The Borough Council issued a draft Planning Obligations Supplementary Planning Document in May 2014. The Council has taken the view that generally, all affordable housing will be delivered through on-site provision. Only in exceptional circumstances will it be acceptable for provision to be made off-site. The Council will normally require developers to provide sound, robust evidence why affordable housing cannot be incorporated on-site and demonstrate how off-site provision will contribute to the creation of sustainable mixed communities elsewhere in Hartlepool.

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		<p>affordable housing strategy needs to be flexible enough to allow off-site provision or contributions to be directed to such areas to help initiatives so as to provide maximum benefit in areas of greatest housing need.</p> <p>Developers should have the flexibility to be able to easily demonstrate how the off-site delivery of affordable housing from greenfield developments could be the best option to create sustainable communities and assist the delivery requirements of the Council as set out in the Strategic Housing Market Assessment. This allows for the potential for cross-subsidisation and assistance for delivery of marginal developments in difficult parts of the Borough should these be the most effective mechanism for the delivery of affordable housing. This is the strategy espoused by Middlesbrough Council in the recently examined Housing Local Plan</p>	
	Coal Authority LP0042 IO0042	The provision of affordable housing is important to help create mixed and inclusive communities in response to objectively identified local need. The crucial element of this is the term 'community', it is not necessarily appropriate for every development site to comprise a mix of housing types and tenures, where it can be demonstrated that the affordable housing need is being met within the wider community.	The support for affordable housing is noted. There may be exceptional instances where affordable housing is not appropriate on a particular site and if this is the case a developer contribution could be made towards provision 'off-site'
	Persimmon Homes Teesside LP0045 IO0045	Affordable housing plays an important role addressing the wider housing needs of the area and allows residents who otherwise would have been unable to do so to achieve their housing aspirations. We therefore fully accept our social responsibility to provide an element of affordable housing on sites where it is viable to do so. We would therefore fully support an approach similar to that proposed by the Planning Inspector during the Examination of the previous Local Plan in 2013 which reads "The Borough Council will ensure that affordable housing will be sought on all applications or proposals for residential developments that	Support for the approach taken by the Inspector on the withdrawn Local Plan is noted. In May 2014 the Council issued a consultation Supplementary Planning Document on Planning Obligations. This proposed that affordable housing will be required on all planning applications for residential development that consist of a gross addition of 15 dwellings or more. The consultation SPD has also proposed that an affordable housing target of 27.5% should be required on all sites above the minimum threshold where there is an identified local need and/or where the economic viability of schemes allows.

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		<p>consist of a gross addition of 15 dwellings or more. These include residential new build, renewal of lapsed unimplemented planning permissions, changes of use and conversions.</p> <p>A minimum affordable housing target of 10% will be sought on all sites. The affordable provision and tenure and mix will be negotiated on a site-by-site basis, having regard to the economic viability of the development and the most up-to-date evidence of housing need, aspiration and the local housing market.”</p> <p>Any affordable housing policy should also allow for a lower provision if viability testing shows that its non-provision or lower provision is required to ensure deliverability Such a policy would subsequently allow for the creation of sustainable, mixed communities across the borough and go some way to addressing the overall affordability shortfall within the area.</p>	The Borough Council will make a final decision on affordable housing targets and thresholds when it has considered all comments received.
What part of the town do you feel would benefit most from affordable housing?	Unknown LP0008 IO0008	All areas of the town (otherwise it would become sink estates)	Noted – the Council supports the creation of sustainable mixed and balanced communities across Hartlepool/
	Unknown LP0009 IO0009	The central area where the council marked it for commercial - rethink strategy	While some affordable housing will be beneficial in and around the town centre, it should not be confined to one particular area. The Council supports the creation of sustainable mixed and balanced communities throughout Hartlepool.
	Resident LP0010 IO0010	Areas surrounding the town centre.	While some affordable housing will be beneficial in and around the town centre, it should not be confined to one particular area. The Council supports the creation of sustainable mixed and balanced communities throughout Hartlepool.
	Hartlepool Civic Society LP00013 IO0013	Affordable housing should be spread around, to avoid areas becoming ‘ghettos’	Noted – this will help to create balanced communities.
	Park Residents	Affordable housing should be an integral part of each area	Noted – this will help to create balanced communities.

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	Association LP0014 IO0014	in the town. It should not be seen as something to “stick” in one area.	
	CPRE LP0015 IO0015	Affordable housing should be in areas with good, inexpensive, access to facilities such as shopping, schools, doctors, etc	While these are essential criteria for affordable housing they are also essential criteria for all housing sites if they are to be sustainable.
	Hartlepool Rural Plan Working Group LP0017 IO0017	<p>Rural Exceptions affordable housing should be considered as an exception to other policies concerning the countryside, to meet locally identified affordable housing need, subject to all of the following criteria being met:</p> <p>Sites should adjoin the village envelope;</p> <p>2. Proposals must be for small schemes of 10 dwellings or fewer. Any such developments must be appropriate in scale, design and character to the locality;</p> <p>3. A thorough site options appraisal must be submitted to demonstrate why the site is the most suitable one. Such an appraisal must demonstrate why the need cannot be met within the settlement;</p> <p>4. In all cases, proposals for rural exceptions housing schemes must be supported by an up-to-date Housing Needs Survey that identifies the need for such provision within the village or group of villages;</p> <p>5. Occupancy will, in perpetuity, be restricted to a person in housing need and resident or working in the relevant village, or who has other strong links with the relevant locality, both initially and on subsequent change of occupancy. This could include Self Build;</p> <p>6. The locality to which the occupancy criteria are to be applied is taken as the village (or any adjoining rural villages), unless otherwise agreed with Hartlepool Borough Council;</p> <p>7. To ensure that a property is let or sold to a person who either lives locally or has strong local connections in the future, it is expected that a 'cascade' approach to the locality issue appropriate to the type of tenure will be</p>	The primary function of rural exception sites is to provide affordable housing. National Planning Policy Framework paragraph states “Local planning authorities should in particular consider whether allowing some market housing would facilitate the provision of significant additional affordable housing to meet local needs.”

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		<p>adopted. Thus, first priority is to be given to those satisfying the occupancy criteria in relation to the village or adjoining village or group of rural villages.</p> <p>Cross Subsidy. Proposals must consist in their entirety of affordable housing that will be retained in perpetuity. In exceptional circumstances, proposals that intend to include an element of market housing, or plots for open market sale, may be acceptable, if they meet all of the above criteria, along with the criteria below:</p> <p>a. Such proposals will only be permitted where it can be demonstrated that the site would not be viable, as a rural exception site, without cross subsidy. The developer will be required to submit an open book viability assessment to be carried out by Hartlepool Borough Council. In such cases,</p> <p>i. The Council will not accept aspirational land value as justification for allowing a higher proportion of market value units;</p> <p>ii. The assessment must show that the scale of the market housing component is essential for the successful delivery of the rural exception affordable housing scheme and that it is based on reasonable land values as a rural exception site and must not include an element of profit;</p> <p>iii. The majority of the development must be for rural exception affordable housing; and</p> <p>No additional subsidy is required for the scheme.</p>	
	Persimmon Homes Teesside LP0045 IO0045	Persimmon Homes do not consider there to be one area of the town which would benefit from affordable housing more than any other area and therefore believe that all areas should be treated equally when it comes to the level of affordable housing provision unless site specific considerations and viability suggest otherwise.	Noted – this is in line with the Council’s approach to creating sustainable mixed and balanced communities in Hartlepool.
Question 41 Should developers be required to	Church Commissioners LP0001 IO0001	The latest Annual Monitoring Report for 2012/13 states at paragraph 4.33 that the SHMA identifies a need for 88 affordable houses per annum in the Borough. Table 15 goes on to confirm that in 2012/13 only 30 affordable	The Council is currently undertaking an updated Strategic Housing Market Assessment as part of the evidence base for the new Local Plan. This will inform the level of new housing provision required over the plan period.

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provide any affordable housing on all new developments ?		homes were delivered, although in the previous 4 years the affordable homes target was achieved. The average delivery of affordable homes per annum in the period 2006 – 2013 was 92 dwellings. Whilst this is slightly in excess of the target in the SHMA, guidance in the PPG states that: “An increase in the total housing figures included in the local plan should be considered where it could help deliver the required number of affordable homes.” (REF ID: 2a-029-20140306) An increase in the overall housing requirement could therefore help with the delivery of affordable housing and ensure that the Council’s affordable housing target continues to be achieved in the future. By increasing the number of market houses that are to be provided, this could help ease the delivery of affordable housing on sites where there may be viability concerns, but in doing so, would not detract from achieving the overall affordable housing target.	
	Cameron Hall LP0003 IO0003	Question 41: Should developers be required to provide any affordable housing on all new developments? CHD support the delivery of affordable housing in the Borough but would suggest that the Council ensures flexibility within its policies to allow for the provision of off-site affordable housing or financial contributions instead of on-site provision may be made in exceptional circumstances.	The Council issued a Planning Obligation SPD Consultation in May 2014. This states that generally all affordable housing will be delivered through on-site provision and only in exceptional circumstances will it be acceptable for provision to be made off-site. Developers will need to provide sound, robust evidence why affordable housing cannot be incorporated on-site and show how off-site provision will contribute to the creation of sustainable mixed communities elsewhere in Hartlepool.
	Resident LP0006 IO0006	The provision of affordable housing is important to help create mixed and inclusive communities in response to objectively identified local need. The crucial element of this is the term ‘community’, it is not necessarily appropriate for every development to comprise a mix of housing types and tenures where it can be demonstrated that the need is being met within the overall community.	The support for affordable housing is noted. There may be exceptional instances where affordable housing is not appropriate on a particular site and if this is the case a developer contribution could be made towards provision ‘off-site’. See also response above.
	Resident LP0007	The provision of affordable housing is important to help create mixed and inclusive communities in response to	The support for affordable housing is noted. There may be exceptional instances where affordable housing is not

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	IO0007	objectively identified local need. The crucial element of this is the term 'community', it is not necessarily appropriate for every development to comprise a mix of housing types and tenures where it can be demonstrated that the need is being met within the overall community.	appropriate on a particular site and if this is the case a developer contribution could be made towards provision 'off-site'. See also response above.
	Unknown LP0008 IO0009	Yes to provide a mix of social classes (otherwise it's a them and us town)	Noted – this supports the Borough Council's approach to creating sustainable mixed and balanced communities.
	Unknown LP0008 IO0009	Yes - this is a must for Hartlepool	Noted.
	Resident LP0010 IO0010	No, particularly developments involving executive housing, who would buy executive housing surrounded by mix/affordable it would downgrade the value of the executive property immediately, hardly an investment.	Noted – however the Council is seeking to create sustainable and balanced communities and this includes an element of affordable housing on most sites. Only in exceptional circumstances would off-site affordable housing be considered.
	Hartlepool Civic Society LP00013 IO0013	Yes.	Noted.
	Park Residents Association LP0014 IO0014	Yes, this would ensure a balanced community	Noted.
	CPRE LP0015 IO0015	Affordable housing should be required from developers wherever it is appropriate. This may mean within a development, but it may be more appropriate to build it somewhere with good access to facilities such as shopping, schools, doctors, etc.	Noted – the new Local Plan will be trying to ensure that all new housing sites have good access to shopping and community facilities.
	Elwick Parish Council LP0016 IO0016	Affordable housing is an essential element of any and all new developments, in order to achieve a sustainable community. The only exception to this would be in very high-end Executive estates (such as parts of Wynyard) where exclusivity is a prized commodity – developers of	Noted – the Borough Council supports the development of sustainable mixed and balanced communities, but in exceptional circumstances affordable housing provision could be made 'off-site'.

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		<p>sites such as these should be required to fund affordable housing elsewhere in the town.</p> <p>Some affordable housing is needed in the outer suburbs as well as in villages such as Elwick, Dalton Piercy, and Hart, and should be integrated into any new developments.</p>	
	Hartlepool Rural Plan Working Group LP0017 IO0017	<p>For local residents in the rural area affordable housing should be required in all applications or proposals for residential development that consist of a gross addition of 5 or more dwellings (or 0.4 hectares). These include residential new build, renewal of lapsed unimplemented planning permissions, changes of use and conversions. A minimum affordable housing target of 10% will be required on all sites. The affordable provision and tenure and mix will be negotiated on a site-by-site basis, having regard to the economic viability of the development and the most up-to-date evidence of housing need, aspiration and the local housing market. The affordable homes provided must be of a tenure, size and type to help meet identified local housing needs and contribute to the creation of mixed, balanced and inclusive communities where people can live independently longer. Market and affordable homes on sites should be indistinguishable and achieve the same high design quality.</p> <p>It should be expected that affordable housing will be delivered through on-site provision and where appropriate, be peppercotted throughout the development. However in certain circumstances it will be acceptable for provision to be made off-site, where:</p> <ul style="list-style-type: none"> • Applicants can provide sound, robust evidence why the affordable housing cannot be incorporated on-site, and/or • Hartlepool Borough Council is satisfied that off-site provision or a commuted sum will benefit the delivery of affordable housing in the Rural Plan area. .Units provided should remain affordable for future eligible households or 	The approach to affordable housing in the Rural Plan is noted.

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		<p>for the subsidy to be recycled for alternative affordable housing provision.</p> <p>Other than in exceptional circumstances all affordable units should be delivered in partnership with a Registered Provider by means of a Legal Agreement, and appropriate provision to secure long term availability. .In exceptional circumstances, where the scheme's viability may be affected, developers should be expected to provide viability assessments to demonstrate alternative affordable housing provision. The developer should be required to submit an open book viability assessment. In cases where such alternative affordable housing provision is agreed there may be a requirement for the provision of 'overage' payments to be made. This will reflect the fact that the viability of a site will be agreed at a point in time and may need to be reviewed, at set point(s) in the future;</p>	
	Resident LP0020 IO0020	Developers should not necessarily be required to provide affordable housing on all new developments it should be judged on the area in question and the expectation of potential buyers. Yes, the council should identify specific sites for affordable housing and not just expect it to be integrated into new developments.	The Council has identified an approach to affordable housing in its consultation Supplementary Planning Document on Planning Obligations. This generally seeks to deliver affordable housing through on-site provision, with off-site provision only in exceptional circumstances.
	Taylor Wimpey LP0025 IO0025	Developers should only be required to provide affordable housing in relation to new developments at a level and manner where it is economically viable to do so. The NPPF clearly states, at paragraph 173, that sites should not be so overburdened by obligations (including affordable housing) and policy requirements that their ability to be developed viably is threatened. Any affordable housing policy should be tested to ensure that it is viable through the Local Plan process and provide additional flexibility at the planning application stage for viability to be taken into account. As discussed in our response to Question 39, the affordable housing strategy should allow for flexibility in	The Council's consultation SPD on Planning Obligations provides further detail on the level of contribution. The target of 27.5% will be required on all sites where there is an identified need and/or where the economic viability of schemes allows. Where viability evidence is submitted to illustrate that this level is not achievable a lower percentage may be agreed through the Council assessing the development through its viability testing model. The evidence base for the affordable housing 'target' is detailed in the Tees Valley 2012 Strategic Housing Market Assessment. The Council appreciates that it is necessary to ensure that affordable housing is provided at a level that

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		affordable housing provision to ensure that it can be directed to locations of greatest need and maximum benefit, be that through on-site provision or an off-site contribution. With regard to potential affordable housing requirements we consider the 27.5% figure quoted to be unsound. This requirement has not been tested through the Local Plan process to understand if it is viable. It is therefore contrary to national planning policy (paragraph 173 of NPPF) and is unjustified (paragraph 182).	is economically viable and does not prevent development from taking place.
	Onsite LP0032 IO0032	The principle of the provision of affordable housing is supported by OnSite. However, an affordable housing policy in the Plan should, in accordance with the NPPF, be evidence based and should not place undue burden upon the development industry. Affordable housing targets should reflect current market conditions as policies must be deliverable. Footnote 11 to paragraph 47 of the NPPF requires that to be considered deliverable sites must have a realistic prospect of being deliverable within five years, and in particular that development is viable.	The Council appreciates that it is necessary to ensure that affordable housing is provided at a level that is economically viable and does not prevent development from taking place. As stated in the consultation Planning Obligations SPD the Council will consider the case for a lower affordable housing target by assessing a development through its viability testing
	Spawforths on behalf of Persimmon Teesside LP0041 IO0041	Affordable housing should be provided subject to not undermining the viability of any scheme. Viability is identified within The Framework as a key indicator of deliverability	The Council appreciates that it is necessary to ensure that affordable housing is provided at a level that is economically viable and does not prevent development from taking place. As stated in the consultation Planning Obligations SPD the Council will consider the case for a lower affordable housing target by assessing a development through its viability testing model.
	Coal Authority LP0042 IO0042	The provision of affordable housing is important to help create mixed and inclusive communities in response to objectively identified local need. The crucial element of this is the term 'community', it is not necessarily appropriate for every development to comprise a mix of housing types and tenures where it can be demonstrated that the need is being met within the overall community.	The support for affordable housing is noted. There may be exceptional instances where affordable housing is not appropriate on a particular site and if this is the case a developer contribution could be made towards provision 'off-site'
	Persimmon	Yes.	The Council's consultation SPD on Planning Obligations

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	Homes Teesside LP0045 IO0045	<p>An element of affordable housing should be provided on all new developments where it is shown not to undermine the viability of the project. This will ensure fairness across the board and ensure that the burden is not solely upon large scale developers to address the need. However, in order to allow smaller sites to be delivered, we would recommend that a threshold of 15 units or more is applied before an affordable housing contribution is sought.</p> <p>The proposed level of affordable housing should be set at a level which is demonstrated through whole plan testing to be deliverable when taken in conjunction with other policy requirements. If the level of contributions cannot be shown to be deliverable then it will jeopardise the supply of new housing and therefore result in the plan being found unsound. Consideration must therefore be drawn to paragraph 173 of the NPPF which states:</p> <p>“Pursuing sustainable development requires careful attention to viability and costs in plan-making and decision-taking. Plans should be deliverable. Therefore, the sites and the scale of development identified in the plan should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened. To ensure viability, the costs of any requirements likely to be applied to development, such as requirements for affordable housing, standards, infrastructure contributions or other requirements should, when taking account of the normal cost of development and mitigation, provide competitive returns to a willing land owner and willing developer to enable the development to be deliverable.”</p> <p>It is therefore important that the level of contribution is set</p>	<p>provides further detail on the level of contribution. The target of 27.5% will be required on all sites where there is an identified need and/or where the economic viability of schemes allows. Where viability evidence is submitted to illustrate that this level is not achievable a lower percentage may be agreed through the Council assessing the development through its viability testing model.</p> <p>The evidence base for the affordable housing ‘target’ is detailed in the Tees Valley 2012 Strategic Housing Market Assessment. The Council appreciates that it is necessary to ensure that affordable housing is provided at a level that is economically viable and does not prevent development from taking place.</p>

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		appropriately and reasonable so as not to prevent or restrict the delivery of new housing schemes across the borough. It is also important that the level of contribution is not set on the limits of viability to ensure that development can “provide competitive returns to a willing land owner and willing developer”. We therefore feel it essential that any policy relating to affordable housing contains scope for negotiation between the developer and the council to take account of viability and any site specific considerations which may negate the delivery of such housing.	
Question 42 Should the Council be looking for specific sites for affordable housing or should it be integrated into new developments ?	HBF LP0005 IO0005	<p>The HBF would recommend that the Council does not accord any significant weight to the potential option requiring 27.5% affordable housing on all sites. It appears extremely unlikely that affordable housing levels of 27.5% can be viably met within Hartlepool. The publication version of the withdrawn Core Strategy identified a requirement for 10% affordable housing based upon the evidence available at the time. The HBF has not seen any substantive evidence to suggest that a higher requirement could be justified in Hartlepool. It is also notable that the neighbouring Tees Valley authority of Middlesbrough is identifying variable threshold of between 15% and 0% dependent upon the location of the scheme. The Middlesbrough Housing document is currently undergoing examination.</p> <p>It is therefore apparent that a lower affordable housing threshold than 27.5% will be required. The exact level of the threshold will need to be determined in reference to a viability study of the cumulative economic impacts of all plan policies and obligations, in accordance with paragraphs 173 to 177 of the NPPF. Given that the threshold will need to be significantly lower than 27.5% the Council will need is to consider alternative options for delivery of affordable housing if it is to meet the full objectively assessed needs for both affordable and market</p>	<p>The Council has identified an existing and future need for affordable housing in Hartlepool. The evidence base for affordable housing is set out in the 2012 Tees Valley Strategic Housing Market Assessment. The 2012 SHMA identified an overall annual requirement of some 88 dwellings. When matched against the proposed total net annual dwelling target this equates to a ‘need’ delivery of 27.5%.</p> <p>While the evidence identifies a significant level of affordable housing, the Council appreciates that providing affordable housing as part of a development affects economic viability. The Council will ensure that affordable housing is provided at a level that is economically viable and does not prevent development from taking place.</p>

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		housing, as required by the NPPF. These alternative methods may include exception sites for affordable housing or specific affordable housing allocations, although it appears likely that given the economic viability issues apparent in Hartlepool a degree of subsidy or market housing would be required to make any such schemes viable. An alternative method which has not been considered by the Council would be to increase the overall supply of market housing to assist in meeting the affordable housing need of 89 dwellings per annum.	
	Resident LP0006 IO0006	The Council should have sufficiently flexible policies which allow for the provision of affordable housing at locations where an objectively assessed local need is identified. This should not be solely limited to the provision of new build housing but should also allow for making more effective use of the existing housing stock, bringing empty and disused buildings into residential use.	Noted – the new Local Plan will address the need to make the most effective use of existing housing stock and re-use of redundant buildings.
	Resident LP0007 IO0007	The Council should have sufficiently flexible policies which allow for the provision of affordable housing at locations where an objectively assessed local need is identified. This should not be solely limited to the provision of new build housing but should also allow for making more effective use of the existing housing stock, bringing empty and disused buildings into residential use.	
	Resident LP0010 IO0010	The council should look for suitable sites for affordable housing; they have plenty of brownfield sites.	A key objective of the Council is to ensure that all housing sites are sustainable – this means good access to services and facilities, whether sites are brownfield or greenfield.
	Hartlepool Civic Society LP00013 IO0013	Should be integrated into new developments.	Noted.
	Park Residents Association LP0014 IO0014	Should be integrated into all new developments.	Noted.

Question Number	Organisation (including ref number)	Comments	Policy Response
	Taylor Wimpey LP0025 IO0025	Affordable housing should be integrated into new developments where it is viable and appropriate to do so. Given the poor state of housing provision and conditions in some parts of the town, affordable housing sites should be targeted in the central areas of Hartlepool to ensure benefits are maximised in areas of greatest need. A flexible affordable housing strategy that permits off-site provision and 'commuted' financial contributions would enable this approach. This is particularly important given that following public sector funding cuts many of the initiatives set up to address housing issues in this area have been struggling to achieve their objectives.	Affordable housing should be provided on-site unless there are exceptional circumstances. There should be robust evidence to justify off-site provision, including the ability to create sustainable communities elsewhere. The Council also recognises that affordable housing can affect the viability of development schemes, and will discuss viability testing with prospective developers..
	Spawforths on behalf of Persimmon Teesside LP0041 IO0041	No particular comment, but affordable housing will generally be included on-site unless circumstances indicate that this should be provided elsewhere. This often depends on scale of development.	Noted – the current approach is to provide affordable housing on-site unless there are exceptional circumstances to justify off-site provision. A developer must demonstrate that off-site provision contributes to the creation of sustainable mixed communities.
	Coal Authority LP0042 IO0042	The Council should have sufficiently flexible policies which allow for the provision of affordable housing at locations where an objectively assessed local need is identified. This should not be solely limited to the provision of new build housing but should also allow for making more effective use of the existing housing stock, bringing empty and disused buildings into residential use.	Noted – the new Local Plan will address the need to make the most effective use of existing housing stock and re-use of redundant buildings

Question Number	Organisation (including ref number)	Comments	Policy Response
	Persimmon Homes Teesside LP0045 IO0045	<p>Persimmon Homes believe that the council's preference for affordable housing should be to integrate it into new developments to successfully create sustainable, mixed communities where it is appropriate and viable to do so. There may however specific council owned sites which are highly sustainable and appropriate for residential development but simply do not appeal to market housebuilders. In such circumstances it may be appropriate for the council to examine the possibility of delivering such sites as an affordable housing scheme through a Registered Provider.</p> <p>In order not to saturate the market, any such allocation should be taken into account by the council when calculating the affordable housing requirement on other sites across the borough.</p>	Through its consultation SPD on Planning Obligations the Council has indicated that the preferred means of securing affordable housing is in partnership with a Registered Provider.
Question 43 Should open space be provided in new developments or should developer contributions be used to improve nearby open spaces or should a developer do both?	Resident LP0006 IO0006	<p>Open space is an important element of the built environment. It can contribute to the health and well-being of a community and also to the assimilation of a new development within the landscape or built environment. However, the requirement to provide open space in all new developments should be proportional to the scale and type of development. Policies should be sufficiently flexible and have regard to existing open spaces and recreational provision available within the local area based on an assessment of the quality and quantity of existing provision.</p>	A new Open Space Audit and Assessment is being prepared to update the evidence base supporting the new Local Plan. This will provide up to date information on the level of existing provision, the needs and aspirations of the local community, and what is needed to improve deficiencies and quality. The new Open Space Assessment will in turn inform the amount and location of open space that would be required as part of a planning obligation. Open space standards will help inform the levels of provision for new development and whether off-site facilities need to be improved or provided to meet the needs of a particular development.
	Resident LP0007 IO0007	<p>Open space is an important element of the built environment. It can contribute to the health and well-being of a community and also to the assimilation of a new development within the landscape or built environment. However, the requirement to provide open space in all new developments should be proportional to the scale and type of development. Policies should be sufficiently flexible and have regard to existing open spaces and recreational</p>	

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		provision available within the local area, and should be based on an assessment of the quality and quantity of that provision.	
	Unknown LP0008 IO0008	Do both.	Noted – this will be informed by the new Open Space Audit and Assessment.
	Unknown LP0009 IO0009	As part of a 'legal package' developer to do both	
	Resident LP0010 IO0010	Both	Noted.
	Hartlepool Civic Society LP00013 IO0013	Much depends on the size and location of developments but open space should be an integral part of new developments – important for all age groups and community building	The new Open Space Audit and Assessment will help inform the levels of provision needed for new development.
	Park Residents Association LP0014 IO0014	Open space should be an integral part of all new development; however the location and nature of this should not encourage anti-social behaviour.	Noted – the Council will always have regard to current guidelines and good practice design to minimise instances of anti-social behaviour.
	CPRE LP0015 IO0015	The best place for open space provision will be dependent on the development, especially its size and location. Off site provision should be as close as reasonably possible making best use of the resources.	Noted – the new Open Space Audit and Assessment will provide good information on the levels of provision associated with new development and whether off-site provision can meet the needs of a new development.
	Elwick Parish Council LP0016 IO0016	Every new development should have some open space integrated into the site. We believe that there is no such thing as too much open space, it is essential for the health and well being of residents!	The Open Space Audit and Assessment will help the Local Plan to identify minimum standards of provision.
	Resident LP0020 IO0020	Open space is so important to the feel, wellbeing and attractiveness of an area. Yes open space should be provided in new developments and the developer contributions should be used to improve nearby open spaces. The current greenfield bounding West Park is crucial to the attraction and countryside access of this area and maintains the important ecological environment for	The support for open space and developer contributions is noted. The new Local Plan will identify important open space, including important ecological areas, that need to be protected from development.

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		Summerhill Country Park, this area should be protected from any further development.	
	Woodland Trust LP0023 IO0023	Yes. When the Woodland Trust responded to your last Issues and Options consultation in 2008, with regards to providing safe and accessible open space and facilities, we identified the need for woodland also to be included as a type of open space. Whilst Green Infrastructure and Green Networks are now taken into account, instead of only green space, and this is supported, the need to provide people with woodland close to where they live as part of suitable green infrastructure, and the Woodland Access Standard which the Woodland Trust has developed should also be taken into account and we would like to see this included in your Local Plan as an aspirational target.	The new Local Plan will address issues such as increasing the amount of tree cover and accessibility of natural and semi-natural open space. The Council's Green Infrastructure Strategy and Action Plan also considers ways to increase the amount of woodland planting and access to woodland from urban areas.
	Environment Agency LP0031 IO0031	The Local Plan should encourage opportunities to de-culvert watercourses, create and/or extend buffers along watercourses to ensure continuity for wildlife, people and leisure space.	Noted – this will be addressed as part of the approach to green infrastructure and enhancing the natural environment.
	Spawforths on behalf of Persimmon Teesside LP0041 IO0041	Provision of open space will normally provided within a development, unless circumstances indicate otherwise. It can provide a sense of place and define the character of an area, but should be useable and accessible. Where a developer seeks to provide open space on site, they should not have to provide for space elsewhere. However, this will be subject to viability and it may be that some on-site and some offsite provision is acceptable. The focus should be on delivery of a scheme.	Noted – the new Open Space Audit and Assessment will provide evidence on the need for provision on-site and/or nearby. The Council recognises that open space provision can affect viability and would address this with developers through its own viability testing.
	Coal Authority LP0042 IO0042	Open space is an important element of the built environment. It can contribute to the health and well-being of a community and also to the assimilation of a new development within the landscape or built environment. However, the requirement to provide open space in all new developments should be proportional to the scale and type of development. Policies should be sufficiently flexible and have regard to existing open spaces and recreational	A new Open Space Audit and Assessment is being prepared to update the evidence base supporting the new Local Plan. This will provide up to date information on the level of existing provision, the needs and aspirations of the local community, and what is needed to improve deficiencies and quality. The new Open Space Assessment will in turn inform the amount and location of open space that would be required as part of a planning

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		provision available within the local area based on an assessment of the quality and quantity of existing provision.	obligation. Open space standards will help inform the levels of provision for new development and whether off-site facilities need to be improved or provided to meet the needs of a particular development.
	Persimmon Homes Teesside LP0045 IO0045	Where there is an identified and justifiable need for open space, Persimmon Homes believe that each development should be assessed on its own merits based on the site and area characteristics and viability to ensure that the most appropriate option is delivered. Whether that is onsite open space, an off-site contribution or a combination of both it is imperative that any obligation is applied correctly in accordance within the tests outlined within Paragraph 204 of the NPPF. It will be important to note however, that when a development provides sufficient open space onsite, it should not be expected to provide a contribution for offsite works.	Noted – the new Open Space Audit and Assessment will provide evidence on the need for provision on-site and/or nearby. The Council recognises that open space provision can affect viability and would address this with developers through its own viability testing. Noted – the new Open Space Audit and Assessment will provide evidence on the need for provision on-site and/or nearby. The Council recognises that open space provision can affect viability and would address this with developers through its own viability testing.
Question 44 Should areas of overprovision open space be re-allocated for other uses?	Resident LP0006 IO0006	Where it can be demonstrated that the area of open space is surplus due to quantitative or qualitative reasons or an alternative equivalent or better provision can be made, then policies should be sufficiently flexible to consider other appropriate uses of the land.	<p>The extent to which the policies are flexible will be determined by the findings of the relevant evidence base documents in addition to national legislation and policy guidelines, existing local strategies and plans. The 2014 open space assessment study's early indication is that there is an overall deficiency of open spaces in the Borough hence loss of open space will be resisted.</p> <p>The NPPF affords a measure of protection to open space, sports and recreational facilities. Paragraph 74 states that: 'Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:</p> <ul style="list-style-type: none"> • an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or • the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or

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			<ul style="list-style-type: none"> the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.' <p>However, where there is credible and demonstrable evidence for an overriding need for the open space, suitable alternative uses maybe considered.</p>
	Resident LP0007 IO0007	Where it can be demonstrated that the area of open space is surplus due to quantitative or qualitative reasons or an alternative equivalent or better provision can be made then policies should be sufficiently flexible to consider other appropriate uses of the land.	<p>The extent to which the policies are flexible will be determined by the findings of the relevant evidence base documents in addition to national legislation and policy guidelines, existing local strategies and plans. The 2014 open space assessment study's early indication is that there is an overall deficiency of open spaces in the Borough hence loss of open space will be resisted.</p> <p>The NPPF affords a measure of protection to open space, sports and recreational facilities. Paragraph 74 states that: 'Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:</p> <ul style="list-style-type: none"> an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.' <p>However, where there is credible and demonstrable evidence for an overriding need for the open space, suitable alternative uses maybe considered.</p>
	Unknown LP0008 IO0008	Sport pitches/ allotments/ cemetery etc. but not more houses.	The main approach is that the Local Plan will not allocate any designated open space for housing since there is an overall Borough-wide shortage of open spaces according

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			<p>to the 2014 Open Space Assessment.</p> <p>However, in extreme cases where there is a clear overriding need for housing in an area and this can be clearly demonstrated with a credible and defensible evidence base, housing maybe considered.</p>
	Resident LP0010 IO0010	Yes, Grayfields	<p>Grayfields is a well-used sports field and losing it will result in loss of open space for sports and sport facilities. The Open Space Assessment 2014 identifies a Borough-wide shortage of open spaces hence the Council will strongly resist loss of Grayfields unless there is an identified, clear and justified overriding need for an alternative use(s).</p> <p>Moreover the NPPF affords a measure of protection to open space, sports and recreational facilities. Paragraph 74 states that:</p> <p>'Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:</p> <ul style="list-style-type: none"> • an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or • the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or • the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.

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	Hartlepool Civic Society LP0013 IO0013	Difficult to identify where this actually exists. Valued functioning open space needs to be identified and protected, wasteland developed.	Findings of the 2014 Open Space Assessment will identify if there is any over-provision of open spaces. Early indications are that there is a Borough wide shortage of open spaces. The assessment also sets locally derived quality standards for all types of open spaces. The Council will protect existing open spaces and put in place measures to improve quality standards of all open spaces that fall below the locally derived standards The council notes comment on developing wasteland. The Local Plan will seek to ensure that all wasteland in the Borough's residential areas is cleaned up with the aim of incorporating it into protected open space wherever possible and raising its quality standards to locally derived quality standards.
	Park Residents Association LP0014 IO0014	Having looked at the plans I cannot see anywhere that I would class as having an overprovision. Open space should be proportionate to the development and our current open spaces must be protected.	Findings of the 2014 Open Space Assessment will identify if there is any over provision of open spaces. Early indications are that there is a Borough wide shortage of open spaces. The assessment also sets locally derived quality standards for all types of open spaces. The Council will protect existing open spaces and put in place measures to improve quality standards of all open spaces that fall below the locally derived standards.
		If the area is however wasteland then this should be developed.	Noted, the 2014 Open Space Assessment will develop locally derived quality standards upon which open spaces used as wasteland could be cleaned up and their standards improved. The Local Plan will seek to ensure that all wasteland in the Borough's residential areas is cleaned up with the aim of incorporating it into protected open space wherever possible and raising its quality standards to locally derived quality standards.
	CPRE LP0015	The reallocation of open space can be a sensitive matter and much will depend on what it is re-allocated for. The	Noted.

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	IO0015	open space assessment being refreshed will be an important part of this and local residents' views should carry great weight.	
	Hartlepool Rural Plan Working Group LP0017 IO0017	Community buildings and open spaces used for play areas, sports, recreation and allotments should be safeguarded unless they are proven to be surplus to requirements or unless improved alternative provision, of similar or better quality, is to be made.	<p>Noted. Due to identified shortage of open space in the Borough, the Local Plan will protect all existing open spaces and existing sport facilities.</p> <p>However, in extreme cases where there is a clear overriding need for alternative uses and where such need can be clearly demonstrated with a credible and defensible evidence base alternative uses maybe considered.</p> <p>The Local Plan will seek to improve all open spaces and sport facilities to at least meet the locally derived quality standards in accordance with the Open Space Assessment 2014 evidence base.</p>
	Greatham Parish Council LP0018 IO0018	Provision of open space would depend on the size of the development and whether there is already open space nearby. Generally it is always better to provide some open space as it helps create a better living environment and it encourages a sense of community to have open communal space. The open space should be integral to the design of the new development – for example a grassed area overlooked by houses provides a safer place for children to play compared with a strip left as a buffer between developments that might be behind properties.	<p>Noted</p> <p>Findings of the 2014 Open Space Assessment will be of major relevance</p> <p>As part of any residential developments, the S106 Planning Obligations determines thresholds for requesting developer contributions towards development of Green Infrastructure (GI). Open spaces form part of the GI hence will benefit from developer contributions.</p>
		If there is an overprovision of open space in a particular locality and it is not fully used either for recreation or wildlife then it may well be put to better use which might include housing.	Noted, the 2014 Open Space Assessment will identify if there is any overprovision of open space. However, early indication is that there is an overall shortage of open spaces in the Borough hence any loss will be resisted unless overriding needs are clearly demonstrated and justified.
	Spawforths on behalf of Persimmon	Where there is an overprovision of open space in an area then alternative uses may be sought, but this will need to be justified and considered on its individual merits.	Noted.

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	Teesside LP0041 IO0041		
	Coal Authority LP0042 IO0042	Where it can be demonstrated that the area of open space is surplus due to quantitative or qualitative reasons or an alternative equivalent or better provision can be made, then policies should be sufficiently flexible to consider other appropriate uses of the land.	<p>The extent to which the policies are flexible will be determined by the findings of the relevant evidence base documents in addition to national legislation and policy guidelines, existing local strategies and plans. The 2014 open space assessment study's early indication is that there is an overall deficiency of open spaces in the Borough hence loss of open space will be resisted.</p> <p>The NPPF affords a measure of protection to open space, sports and recreational facilities. Paragraph 74 states that: 'Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:</p> <ul style="list-style-type: none"> • an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or • the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or • the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.' <p>However, where there is credible and demonstrable evidence for an overriding need for the open space, suitable alternative uses maybe considered.</p>
	Persimmon Homes Teesside LP0045 IO0045	In areas where the council have identified an overprovision of open space, the council should make a judgement during the production of the Local Plan to either allocate areas for other uses providing it is practical and suitable to do so or to retain the open space and identify a catchment area or threshold below which open space requirements or contributions from development within that area will not be necessary.	<p>The 2014 open space assessment study's early indication is that there is an overall deficiency of open spaces in the Borough hence loss of open space will be resisted.</p> <p>The NPPF affords a measure of protection to open space, sports and recreational facilities. Paragraph 74 states that: 'Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:</p>

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		Whichever approach it taken, it needs to be clearly set out and identified within the Local Plan to ensure transparency and avoid confusion.	<ul style="list-style-type: none"> • an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or • the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or • the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.' <p>However, where there is credible and demonstrable evidence for an overriding need for the open space, suitable alternative uses maybe considered.</p> <p>As part of any residential developments, the S106 Planning Obligations determines thresholds for requesting developer contributions towards development of Green Infrastructure (GI). Open spaces form part of the GI hence will benefit from developer contributions.</p> <p>If there is surplus open space in that development other developer contributions such as built sport, play areas within proximity of the development will still be sought for as long as the development meets the S106 threshold for developer contributions.</p>
Question 45 Should allotments be retained?	Unknown LP0008 IO0008	Yes.	Noted.
	Resident LP0010 IO0010	Yes.	Noted.
	Hartlepool Civic Society LP0013 IO0013	Not only should be retained but particularly allotments – should be increased, they have a positive impact on health and well-being.	<p>Noted.</p> <p>Findings of the 2014 Open Space Assessment will be of major relevance concerning the overall provision and</p>

Question Number	Organisation (including ref number)	Comments	Policy Response
			demand for allotments in the Borough. There is an identified shortage of allotments.
	Park Residents Association LP0014 IO0014	Absolutely.	Noted.
	CPRE LP0015 IO0015	Allotments should be retained to contribute towards sustainable communities.	Noted.
	Elwick Parish Council LP0016 IO0016	Allotments are needed across the town, particularly in the outer suburbs and even in some villages. More people want to grow their own fruit and vegetables but, as gardens get smaller, it is often difficult to do this as well as providing space for children to play. Allotments not only provide a route to improved diet but also promote an active lifestyle and reduce our carbon footprint, thus increasing health and well being all round.	Noted. Subject to existing allotment strategies, assessed demand for allotments and the availability of land in the identified areas, provision for more allotments could be addressed through the Local Plan policies. The 2014 open space assessment will identify areas in the Borough with a shortage of allotments and these will be given priority in the Local Plan. Availability of land will determine allocation for allotment use.
	Greatham Parish Council LP0018 IO0018	Allotments must be retained not only for sustainability but because they are better for general health and wellbeing.	Noted.
	HBC (waste and environmental services) LP0038 IO0038	In 2010 an allotment strategy was developed with the vision of 'Working with allotment holders and surrounding communities to encourage through partnership working, the growth of vibrant, supportive and inclusive allotment groups. Help identify through these partnerships the means and support necessary to take forward works to improve the quality, appearance and environmental value of allotments and promote greater community participation. Through these actions the strategy aims to make a positive contribution to a greener and healthier future for the people	Noted.

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		<p>of Hartlepool.</p> <p>Hartlepool allotment waiting list currently is very oversubscribed (well over 400 people) and the average waiting time can be up to 5 years (more for the more popular sites).</p> <p>In order to achieve the strategic vision for allotments the allotment team need further support with regards to funding in order to create new allotments and to undertake significant improvement works to those which exist.</p> <p>Allotments play a vital role in providing fresh locally produced healthy food for families within the borough and are extremely important for the future sustainability of Hartlepool.</p>	
		We would very much appreciate the inclusion of measures within the local plan which will allow the improvement of the sites that exist, increase their availability (and reduce waiting lists) and counter the potential loss of sites (such as Stranton allotments which will be taken back to allow a cemetery extension over the next 10 years).	The 2014 Open Space Assessment will come up with locally derived quality standards for allotments and this standard will be used as basis for their improvements. Overall provision and demand for allotments in the Borough will also be assessed and any gaps in demand identified. Based on the outcome, the Local Plan will develop the relevant policies.
	Spawforths on behalf of Persimmon Teesside LP0041 IO0041	A wide range of housing of an appropriate mix and type should be provided in the town, subject to need, market demand and deliverability/viability of any scheme.	Noted and agreed. A range of housing sites will be provided in a range of locations catering for the housing needs identified in the SHMA.
	Persimmon Homes Teesside LP0045 IO0045	Allotments are a valuable community asset and one which many people enjoy. Where the council have identified an oversupply or an opportunity to consolidate allotment sites, it is essential that any re-allocation is properly evidenced and justified to ensure that there are no detrimental effects on the local community.	Noted.
Question 46 Where are new open	Unknown LP0008 IO0008	Improve the existing i.e. summerhill/ WJ park/ Rossy park etc.	Noted. Refer to Open Space Assessment 2014.

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space sites needed?	Hartlepool Civic Society LP0013 IO0013	The high use of skateboard areas, etc demonstrates need for new open space sites, particularly in new developments such as Bishop Cuthbert.	Noted. Refer to Open Space Assessment 2014
	Park Residents Association LP0014 IO0014	Bishop Cuthbert appears to be proportionately low on open spaces.	Noted. Refer to Open Space Assessment 2014
	CPRE LP0015 IO0015	Defining local centres is a beneficial policy.	Noted.
	Elwick Parish Council LP0016 IO0016	Increased green space is needed at the heart of the town and especially where housing is being redeveloped.	Noted. Refer to Open Space Assessment 2014 Where housing sites are proposed and the site is large enough, policies will be written to require the provision of open space.
	Hartlepool Rural Plan Working Group LP0017 IO0017	Contributions should be sought from new housing development in the rural area towards the improvement of leisure, community and recreation facilities and open spaces either through developing new facilities on site or contributions towards the improvement of existing facilities in the vicinity in the plan area.	Noted. This will be done through Planning Obligations S106 developer contributions
	Greatham Parish Council LP0018 IO0018	Parts of Bishop Cuthbert Estate are lacking in open space and facilities and might well be used as an example of how not to develop a large housing estate.	Noted. The Local Plan will seek to improve onsite open space provision in developing future large housing estates.
	Tees Valley Nature Partnership LP0024 IO0024	Some comments have been made above under Locational Strategy about the importance of providing good quality open space/green infrastructure both within and close to new and existing housing developments.	Noted.
	Spawforths on behalf of	The Hartlepool South West Extension will be providing accessible open space on the west of the town. Provision of	Noted.

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	Persimmon Teesside LP0041 IO0041	the Green Wedge and linkages to footpaths and cycleways will provide new opportunities for sport and recreation in that area.	
	Persimmon Homes Teesside LP0045 IO0045	Persimmon Homes do not know of any areas of the town where open spaces are needed at this moment but that may be subject to change following development in the coming years. It is important that any new development sufficiently contributes to the either the provision of or quality of local space in that area.	Findings of the 2014 Open Space Assessment will be of major relevance. Early indication is that there is an overall shortage of open spaces in the Borough hence any loss will be resisted. Developer contributions will be sought from all developments that meet the S106 criteria for open space provision or to improve quality standards of open spaces within vicinity of the new developments.
Question 47 Do you think that defining local centres is a good way to encourage the provision and protection of local services and are there any areas which would benefit from the allocation of a new local centre?	Unknown LP0008 IO0008	Protect existing centres.	Noted.
	Unknown LP0009 IO0009	If you allow 2700 houses to be built west of the Fens area - then new local service centre essential.	Noted. A local centre is proposed on the planning application (H/2014/0405).
	Resident LP0010 IO0010	Local centres encourage anti-social behaviour and littering of the area and surrounding areas.	Noted. Policy seeks to support and improve local centres and in doing so provide a greater footfall which will provide natural surveillance and hopefully discourage anti social behaviour.
	Hartlepool Civic Society LP00013 IO0013	Local centres are required to provide for community needs.	Noted. Policy will seek to protect and enhance local centres to ensure that day to day needs can be met close to home.
	Park Residents Association LP0014 IO0014	If any further local centres are identified I feel that it is essential that they are defined by the residents of the area.	Noted. One further local centre is proposed at Warren Road, this site will be debated during the next stage of consultation.
	CPRE LP0015 IO0015	By giving clarity and certainty on what is permitted where the Local Plan can encourage the right development in the right place.	Noted. This is indeed the Council's intention and policies will reflect this.
	Hartlepool Rural	Improvements to provide better leisure, community, sport	Noted. Policies will seek to encourage the improvement of

Question Number	Organisation (including ref number)	Comments	Policy Response
	Plan Working Group LP0017 IO0017	and recreation facilities should be supported where the proposed facilities are of a type and scale appropriate to the size of the settlement.	or provision of such facilities, the size and scale of such facilities will be assessed using the design policies. The design policies seek to ensure that development is in keeping with its surroundings.
	Greatham Parish Council LP0018 IO0018	It is very unfortunate that village services are not afforded the same protection as local centres when they provide the same function.	Noted. The importance of villages services is recognised and policies seek maintain them where possible, i.e. through appropriate diversification. However the powers to protect rural businesses are limited as it is often the case that rural businesses close due to market forces.
		If an expansion of the town westward does occur the potential impact of any new local centres on services in adjacent villages needs to be considered. For example the proposal to provide facilities including small supermarket, pub and community facilities for a development at Claxton not in the centre of that proposal but at one end alongside the A689 nearest to Greatham is likely to have maximum negative impact on the services available across the road in the village.	The location of the local centre close to the A689 forms part of the outline planning application. If the application is approved then the location of the local centre can be discussed at reserved matters stage, this will include consideration of a sustainable location within the development.
	Persimmon Homes Teesside LP0045 IO0045	New local centres should be provided in developments of a strategic scale. The Hartlepool South West Extension will provide a new local centre. Defining its location will place it within the retail hierarchy and it can be identified with greater assurance in Policy.	Any new local centre within the proposed Claxton estate will be afforded protection via the local centre policy.
Question 48 How can a Local Plan protect vital rural services?	George F White LP0007 IO0007	The plan should seek to support rural services through the inclusion of positive policies towards both housing and employment development in rural areas. This is in accordance with the NPPF (2012) para 55 which indicates that sustainable development in rural areas can enhance or maintain the vitality of rural communities, where there are groups of small settlements, development in one village may support services in a village nearby.	Noted. Comments to be reflected in policy formation and assessed against demand outlined in the SHMA.
	Unknown LP0008 IO0008	By denying developer Planning permission to build houses.	Noted.

Question Number	Organisation (including ref number)	Comments	Policy Response
	Civic Society LP0013 IO0013	Rural services need similar protection as local centres.	Noted.
	Park Residents Association LP0014 IO0014	The Local Plan can ensure that there is provision to protect the local services.	Noted.
	Elwick Parish Council LP0016 IO0016	We need to increase and improve the green corridors for wildlife and new public footpaths and bridleways are needed, both to connect the villages and to provide access to some attractive natural sites such as the Howls and the Butts at Dalton Piercy, or historical sites such as the Fishponds at Elwick.	Noted. Reflect comments in line with the Green Infrastructure SPD and Open Space and Recreation Assessment.
	Hartlepool Rural Plan Working Group LP0017 IO0017	The change of use or redevelopment of a village shop, public house or community building should not be permitted unless: 1. at least one other similar facility exists within the village; and 2. it can be demonstrated by the applicant that all reasonable efforts have been made to sell or let (without restrictive covenant) the property as a business or community facility, and that it is not economically viable; and 3. there is no evidence of significant support from the community for the retention of the business or community facility. Preference should be given to the premises remaining in some form of community or employment use; as long as there are no significant impacts on the rural road network, residential amenity, environment, heritage assets and their settings or the conservation area. Ways of supporting and improving public transport in rural areas needs to be found.	Noted – wording of a specific policy for rural services. Consideration for inclusion in the Local Plan – is there a sound evidence base?
	Spawforths on behalf of	A local plan can protect vital local services by allocating sustainable levels of new housing within rural villages which	Noted. The SMHA will set out the housing needs and be cross-referenced against the SHLAA to determine sites for

Question Number	Organisation (including ref number)	Comments	Policy Response
	Persimmon Teesside LP0041 IO0041	will in turn increase the usage of such services and ensure they remain viable. For a greater explanation of the role we feel the local plan can play in the protection of rural services please refer to our answers to Questions 11 and 37.	housing. No response given to Q11 and Q37 from the database.
Question 49 Do you think limiting the number of hot food takeaways and their location could help tackle obesity?	McDonalds LP0004 IO0004	<p>NB HBC note – Due to the extent of the submission the comments below are a précis of the original submission. The full submission received is available to view on the internet. (http://www.hartlepool.gov.uk/info/1004/planning_policy/108/planning_policy/7)</p> <p>Extensive reference to the NPPF and a vast amount of research was cited to assist in demonstrating the points made above.</p> <p>Limiting the number and location of hot food takeaways would be unsound. By way of overview, the Framework provides no justification at all for using the development control system to seek to influence people's dietary choices.</p> <p>Restricting the quantity and location of new A5 proposals within the borough, is not a positive approach to planning.</p> <p>There is no adequate evidence to justify the underlying assumption, that locating any A5 use within certain distances of schools causes adverse health consequences, which would in turn have negative land use planning consequences. The evidence does not support this chain of reasoning or a restriction on the location of A5 uses. A systematic review of the existing evidence base highlighted the need to 'develop a higher quality evidence base'. This lack of evidence has been confirmed in a number of planning decisions.</p>	<p>HBC are committed to improving the health of residents across the borough. HBC intend to set policies that will help improve the health of residents and HBC will work with businesses and residents in a bid to provide longevity to residents.</p> <p>To date extensive research regarding the links between A5 uses and health has been undertaken. Joint working with the public health and licensing team is on going.</p> <p>This following response also links to question 50 below. Limiting the number of A5 uses will be put forward in policy. The reason is not solely based on health grounds. The purpose of the town centre and the Borough's local centres is to provide shops and services in a sustainable location and/or close to houses. The majority of units within the Town Centre and in local centres should be those of A1 use, to predominantly serve the day to day needs of residents. Further uses such as A2 and D1 i.e. medical centres are also important elements as they allow residents to access day to day needs close to home. If a high percentage of A5 units are allowed then the character and function of the Town Centre and local centres alters from that of a retail function/day to day needs function to one of service only open need i.e. to provide food.</p> <p>It is considered that the Town Centre and local centre should provide a mix of uses but that the primary function should be for retail and day to day needs, therefore policies will seek to restrict the number of A5 uses.</p>

Question Number	Organisation (including ref number)	Comments	Policy Response
		<p>The suggested restrictions, take an ambiguous view of A5 uses in relation to the proximity to schools. It would apply an over-generic approach to restrict development with little sound planning reasoning or planning justification.</p> <p>Extensive reference to the NPPF and a vast amount of research was cited to assist in demonstrating the points made above.</p>	<p>Furthermore it can often be the case that A5 uses open mid afternoon operate late into the evening and have on many occasions been linked to anti social behaviour. The Council would seek to ensure all residents, including those living above retail units in the Town Centre or local centres and those residents adjacent to the Town Centre and retail areas have a high quality living environment, and although opening times can be limited, (to midnight), the level of anti social behaviour is harder to control.</p> <p>If retail centres were dominated by A5 uses then it is likely that the areas would be more active on an evening when residents are most likely to expect peace and quiet and that the day to day needs of residents would not be met.</p> <p>The comments by McDonalds are noted and the level of information provided is welcomed. The Council notes the contribution that the business can have in bringing employment to the area. The policies within the local plan will allow for A3 uses (restaurants with ancillary A5) such as McDonalds in the Town Centre and local centres and in other areas if appropriate.</p>
	Resident LP0010 IO0010	Yes	Noted.
	Hartlepool Civic Society LP00013 IO0013	Yes	Noted.

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	Park Residents Association LP0014 IO0014	I feel this is more an issue of education rather than policing.	It is the responsibility of the Council to seek to address health problems via as many ways as possible. The NPPF draws reference to ensuring a strong, healthy society within the definition of sustainable development. HBC see this as stating the important role that planning can play in improving health.
Question 50 Do you think controlling the uses within local centres would help to provide the appropriate mix of facilities for local residents, avoiding the proliferation of a particular use?	Hartlepool Civic Society LP00013 IO0013	Yes – if it could be administered.	Noted.
	Park Residents Association LP0014 IO0014	Yes.	Noted.
	CPRE LP0015 IO0015	Controlling the use of units within a local centre can be used to prevent one type of development dominating and leave space for varied uses.	Noted. Policy seeks to maintain Local Centres character and function primarily as a retail and essential service i.e. dentist location.
Question 51 What do you feel are the natural assets of the Borough?	Unknown LP0008 IO0008	Fantastic coastal walks/ great promenades on the Headland Seaton. Blue Lagoon at Teesmouth/ Gold Beaches. Several SSSI's.	Noted.
	Unknown LP0009 IO0009	Parks - gardens - recreation facilities.	Noted.

Question Number	Organisation (including ref number)	Comments	Policy Response
	Resident LP0010 IO0010	Surrounding beautiful countryside and quaint villages, which should remain protected from development, enough green belt has been unnecessarily given outline planning permission.	Noted. The council continues to protect the countryside through the planning application process. The Local Plan will have an accompanying Supplementary Planning Document which will be inline with the NPPF and outlines in detail criteria used to assess all applications for new dwellings outside development limits i.e. in the open countryside.
		The Marina and Seaton Carew beach (apart from unsightly windfarms)	Noted.
	Hartlepool Civic Society LP0013 IO0013	The coastline, the countryside, the wildlife sites. Areas such as Summerhill.	Noted.
	Park Residents Association LP0014 IO0014	The stunning coastline, the surrounding countryside, the wildlife and wetlands sites.	Noted.
	CPRE LP0015 IO0015	The natural assets of the Borough are listed in 10.2 onwards and have a value from the local to the international and should be given protection from inappropriate development.	This will be reflected in the Natural Environment policy in line with NPPF.
	Elwick Parish Council LP0016 IO0016	Elwick Parish Council would identify the natural assets of the Borough as being: the coast, countryside, reservoirs and streams, the dunes, Seaton beach, the Howls, the Butts, Summerhill Countryside Park, other parks, trees and woodlands within the town and all SSSIs.	Noted.

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	Greatham Parish Council LP0018 IO0018	Coast, countryside and wildlife are the natural assets of the Borough. The intertidal wetlands are of international importance. All these are important to the quality of life of residents but in particular access for informal recreation, even a simple thing like a walk in the countryside. Parks and green spaces in the town and the quality of the built environment are also of great value.	Noted. The open space assessment 2014 will set locally derived quality standards for all open spaces in the Borough and these will be used as benchmarks for quality improvements as and when needed.
	Woodland Trust LP0023 IO0023	Whilst easy access to the countryside and green wedges is taken into account with enhancing the environment and this is accepted, our previous request to your consultation on the Core Strategy in 2011 and our thoughts of introducing the concept of access standards is still not being taken into account. As already brought to your attention, the Woodland Trust's Access to Woodland Standard states that everyone should have access to a 2ha wood within 500 metres of their home and a 20ha wood within 4 kilometres. Trees and Woodland are a key component of GI and adoption of our access standard would give strong evidence to support the need for woodland creation. More detail on our access standard is available in our report Space for People, which can be downloaded at http://www.woodlandtrust.org.uk/en/about-us/publications/Documents/space-for-people-new.pdf .	Increasing the number of trees in the borough is one of the objectives of the Council's Tree Strategy. The Local Plan will reflect the Tree Strategy. The Local Plan will strive to re-allocate land that is available and/or no longer suitable for its allocated use. Uses such as woodlands will thus be considered. Findings of the Open Space Assessment 2014 will give guidance on areas that lack open spaces and these will be given priority.
	Natural England LP0043 IO0043	Natural England welcome the clear recognition of the coasts ecological sensitivity and its protection at a local, national and international level.	Noted.
Question 52 What parts of the Borough's environment do you feel are the most important for	Unknown LP0008 IO0008	Open spaces, air quality limiting any further development of waste recycling businesses.	Policy Officer The Minerals and Waste DPDs? Do these documents mention anything about developing waste recycling businesses?
	Resident LP0010 IO0010	Parks and open spaces and easy access to the countryside, also the beach area.	Noted.

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the quality of life of its residents?	Hartlepool Civic Society LP0013 IO0013	All aspects – the natural environment. The built environment including protection of listed and increased protection of locally listed buildings. Quality design of housing and corporate/public buildings. ‘Green’ environment schemes.	Noted.
	Park Residents Association LP0014 IO0014	I cannot single out one as they all add to the quality of life of different residents in a variety of ways. The natural environment creates an opportunity for health and wellbeing, the built heritage environment gives a sense of heritage and an opportunity for tourism etc.	Noted.
	CPRE LP0015 IO0015	The whole Green Network, including the coast, is of value. Which is most important will depend on the individual. Particularly important are the areas close to a particular resident and which they use frequently – these areas are not often “special” in formal ways, but are “special” to the resident.	Noted.
	Elwick Parish Council LP0016 IO0016	All green spaces are important for quality of life, as is the seaside.	Noted.
	Greatham Parish Council LP0018 IO0018	There is a lack of tree cover in the Borough. Any new developments should look to soften their impact on the landscape by providing tree cover.	Noted. Increasing the number of trees in the borough is one of the objectives of the Council’s Tree Strategy. The Local Plan will reflect the tree strategy.
		They should also seek to enhance the ecology of the area by helping to link areas of wildlife importance through wildlife corridors.	Noted. This will be addressed in the Local Plan in policy NE2.
		Improvements along the rights of way that make them more attractive should also be sought whilst having mind to the viability of the working countryside.	Noted. This will be addressed in the Local Plan in policy NE3.

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	Tees Valley Nature Partnership LP0024 IO0024	The Nature Partnership will look to the Local Plan to provide the appropriate policy base that will protect and enhance designated sites and protected species in line with current UK and European regulations. The Natural Environment and Rural Communities Act in particular places a duty on public authorities to minimise impacts on biodiversity and provide net gains in biodiversity where possible.	Noted. This will be addressed in the Local Plan as previously in Natural Environment Policies.
		The Nature Partnership has developed a 'Natural Network and Opportunity Mapping' project that looks in more detail at the potential for habitat enhancement and restoration and the opportunities for developing natural and ecological networks. The Partnership would welcome the opportunity to work closely with the Borough Council to explore opportunities that could be incorporated within the Local Plan. The Partnership can also help to ensure that the Local Plan policies for the natural environment are based on as much up to date evidence as possible.	Noted.
Question 53 Are there areas of the countryside that need consideration for improvement ?	Unknown LP0008 IO0008	General core Maintenance of the Town Countryside should be improved.	Noted.
	Resident LP0010 IO0010	Parks and open spaces and easy access to the countryside, also the beach area.	Noted. This will be addressed in the Local Plan in policy NE3.
	Hartlepool Civic Society LP0013 IO0013	Lack of tree cover needs to be addressed.	Noted. Increasing the number of trees in the borough is one of the objectives of the Council's Tree Strategy. The Local Plan will reflect the tree strategy.
		New developments need to enhance and link rights of way and wildlife sites and should include rights of way and attractive places to walk.	Noted. This will be addressed in the Local Plan in policy NE3.

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	Park Residents Association LP0014 IO0014	There needs to be serious consideration given to the public footpaths and rights of way, these are essential links from the town and are enjoyed by many, however they are also used late at night for various types of antisocial behaviour.	Noted. This will be addressed in the Local Plan in policy NE3.
	CPRE LP0015 IO0015	The Green Network should be assessed to see what is best for its future, including improvements. Note that sometimes it is “doing nothing” that is the best way forward – wildlife sites have been damaged by inappropriate work.	Noted.
	Elwick Parish Council LP0016 IO0016	An improved response to fly-tipping and strong prosecution of those doing it would be welcomed.	The Council does respond to fly tipping wherever it can and seeks the assistance of the public in reporting it promptly.
		Keep improving the network of public footpaths and number of bridleways, and ensure that these are well maintained, in order to encourage walkers, cyclists and horse riders, but limit access to vehicles.	Noted. This will be addressed in the Local Plan in policy NE3.
		Improve the surfaces of rural roads – an improved maintenance regime would limit pothole damage.	All roads are subject to regular checks for maintenance and other issues.
	Hartlepool Rural Plan Working Group LP0017 IO0017	Nature conservation sites of international and national importance, Local Wildlife Sites, Local Geological Sites and Local Nature Reserves should be protected, managed and actively enhanced. Designated sites are identified on the Proposals Map a. Development that would affect internationally and nationally important sites should not be permitted unless it meets the relevant legal requirements.	Noted. This will be addressed in the Local Plan in policy NE1.
		b. Development which would affect a locally designated site should not be permitted unless the reasons for the development clearly outweigh the harm to the conservation interest of the site. Where development on a locally designated site is approved, compensatory measures must be required to maintain and enhance conservation interests. Compensatory measures may include	

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		biodiversity offsetting where on-site compensation is not possible.	
		Enhancement of wildlife corridors, river and stream corridors, other habitats and potential sites identified by the local biodiversity partnership should be encouraged to create and develop an integrated network of natural habitats which includes wildlife compensatory habitats.	Noted. This will be addressed in the Local Plan in policy NE2.
		Where possible, new development should conserve, create and enhance habitats to meet the objectives of the Tees Valley Biodiversity Action Plan.	Noted. This will be addressed in the Local Plan in policy NE1.
		Existing woodland of amenity and nature conservation value and in particular ancient semi natural woodland and veteran trees should be protected. The planting of woodland and trees, and the restoration of hedgerows, using appropriate species, should be encouraged, particularly in conjunction with new development, to enhance the landscape character of the plan area. New tree and hedgerow planting should:	Noted. This will be addressed in the Local Plan in policy NE1.
	Woodland Trust LP0023 IO0023	The Woodland Trust believes that woodland creation is especially important because of the unique ability of woodland to deliver across a wide range of benefits – see our publication Woodland Creation – why it matters http://centrallobby.politicshome.com/fileadmin/epolitix/stakeholders/4117WoodandCreationbro.pdf . These include for both landscape and biodiversity (helping habitats become more robust to adapt to climate change, buffering and extending fragmented ancient woodland), for quality of life and climate change (amenity & recreation, public health, flood amelioration, urban cooling) and for the local economy (timber and woodfuel markets).	The Council will pursue opportunities to increase the amount of woodland and will explore potential funding opportunities and partnership working from a variety of sources and stakeholders. Increasing the number of trees in the Borough is one of the objectives of the Council's Tree Strategy and this will be reflected in Local Plan policy.

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	Environment Agency LP0031 IO0031	Consideration should be given to improving watercourses, including opportunities to de-culvert watercourses as part of any development.	Noted. This will be addressed in the Local Plan in policy NE2.
		Buffer strips along watercourses should also be incorporated into any development.	Noted. This will be addressed in the Local Plan in policy NE2.
		If de-culverting is not possible at the time of development, then no development should be permitted over the culvert. A buffer over and alongside the culvert should be maintained so that it can be de-culverted in the future.	The Council recognizes the environmental, amenity and other benefits of de-culverting, and will work closely with the Environment Agency, developers and other stakeholders to achieve this within new developments and part of wider green infrastructure initiatives.
	Natural England LP0043 IO0043	The importance of the green network and recognition of the Green Infrastructure (GI) SPD and Action Plan is also welcomed. Multi-function GI and ecological networks which connect nature conservation sites provide essential corridors for wildlife in addition to benefits to society.	Noted.
Question 54 Are our conservation areas adequately protected?	Unknown LP0008 IO0008	No	Noted.
	Resident LP0010 IO0010	No a good example is the Park conservation area namely Tunstall Court. This beautiful historic building through years of neglect has been given the death knell, HBC has allowed developers their way to demolish the building and HBC is guilty for the wilful neglect of the property during their ownership and not enforcing the maintenance of the building after selling it to property developers. Not only is this a loss of this once beautiful building but also for years they have endangered residents and fire-fighters lives. Had it been maintained residents would have been proud to live in the nearby vicinity.	Noted. Policy formation needs to account for protection and enhancement of heritage assets and set of clear parameters for when in exceptional circumstances demolition is an option.
	Civic Society LP0013 IO0013	Elected representatives must support officers to maintain this protection	Noted.

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	Park Residents Association LP0014 IO0014	In the main yes, however there needs to be a more robust stance taken in order to prosecute owners who either remove trees, allow buildings to fall into disrepair or refuse to comply with regulations. I believe that every property that changes hands within a conservation area should have a pack that clearly states what responsibility the new owner has and who to contact for further advice	Noted. Enforcement is set out in regulations separate to the policies set out in the Local Plan.
	CPRE LP0015 IO0015	The Local Plan should set a clear framework to protect conservation areas	Noted. Management plans will be in place for all Conservation areas and a timetable for the review of Conservation area appraisals will also be in place. This will be referenced in the Local Plan.
	Elwick Parish Council LP0016 IO0016	Parish Councillors believe that Conservation areas are adequately protected, but they need to be carefully monitored. Street lighting should be an integral part of a conservation area as should street furniture. The former should always be in keeping – so no harsh white LED lighting in Elwick or Greatham conservation areas, it is not appropriate. The proliferation of street furniture, especially the large number of road signs, detracts from the visual impact of such areas, and should be kept to a practical minimum. Locally sourced materials should be used whenever possible – we have a quarry!	Noted. Reference to monitoring to be included in policy formation. Although it should be noted that appropriate design is subjective, key is the assessment against impact on the conservation area as part of any planning application decision. In relation to changing street lights across the borough, this was a corporate HBC decision which will enable a significant reduction the local authority's street light budget and reduces energy consumption.
	Hartlepool Rural Plan Working Group LP0017 IO0017	Where possible, new development should conserve, create and enhance habitats to meet the objectives of the Tees Valley Biodiversity Action Plan Proposals for development within conservation areas need to demonstrate that they will conserve or positively enhance the character of the Conservation Area. In determining applications within conservation areas particular regard will be given to the following: 1. The scale and nature of the development should be appropriate to the character of the particular conservation	Potential wording for the policy provided. Need to assess against text provided and some duplication. Consider for the basis of the policy. The proposals use the 2006 Local Plan for a basis. Similar to HE1 (2006 Local Plan)

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		<p>area;</p> <p>2. The design, height, orientation, massing, means of enclosure, materials, finishes and decoration proposed should be sympathetic to the character and appearance of the conservation area;</p> <p>3. Original features of special architectural interest such as walls, gateway entrances and architectural details, should be retained;</p> <p>4. Existing trees, hedgerows and landscape features should be retained, with appropriate landscaping improvements incorporated into design proposals;</p> <p>5. Important views and vistas and settings within the conservation area should be protected;</p> <p>6. Car parking, where required, should be located, designed and landscaped in such a way as to minimise impact on the character and appearance of the area, and;</p> <p>7. Guidance provided in relevant Conservation Appraisals, Visual Assessments and Design Statements.</p>	
		<p>Proposals for demolition within conservation areas must be carefully assessed in order to avoid loss of important features and buildings but to encourage removal of unsympathetic later additions. Where there are controls on demolitions in conservation areas, these should only permit the demolition of those buildings and other features and structures if it can be demonstrated that:</p> <p>1. The removal would help to conserve or enhance the character or appearance of the conservation area,</p> <p>2. Its structural condition is such that it is beyond reasonable economic repair, or</p> <p>3. The removal is necessary to deliver a public benefit which outweighs the removal.</p> <p>Where any demolition is involved, detailed proposals must be required to secure the satisfactory re-development or after treatment of the site before demolition takes place. This will include the requirement to record and advance</p>	<p>Similar to HE4 (2006 Local Plan)</p> <p>Will be considered and similar included as part of policy formation.</p>

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		understanding of the significance of the heritage assets to be lost (wholly or in part) in a manner that is proportionate to their importance and the impact.	
		Developments which affect the setting of a conservation area, including developments outside of a conservation area should take account of the character of the conservation area through appropriate design, scaling, siting and use of materials. Where there are important views and vistas into and out of a conservation area these should be protected or enhanced. Where there are important views and vistas within and otherwise affecting the setting of a conservation area these should be protected or enhanced.	Similar to HE3 (2006 Local Plan). Will be considered and similar included as part of policy formation.
		Listed Buildings should be conserved or enhanced by preventing unsympathetic alterations, encouraging appropriate physical improvement work, supporting appropriate and viable proposals to secure their re-use and restoration and resisting unsympathetic alterations. treatment of the site before demolition takes place. This will include the requirement to record and advance understanding of the significance of the heritage assets to be lost (wholly or in part) in a manner that is proportionate to their importance and the impact.	Similar to HE8 (2006 Local Plan). Policy formation will reflect comments.
		Developments which affect the setting of a conservation area, including developments outside of a conservation area should take account of the character of the conservation area through appropriate design, scaling, siting and use of materials. Where there are important views and vistas into and out of a conservation area these should be protected or enhanced. Where there are important views and vistas within and otherwise affecting the setting of a conservation area these should be protected or enhanced.	Similar wording to be included in policy formation.
		Listed Buildings should be conserved or enhanced by preventing unsympathetic alterations, encouraging	Repetition of former however additional text. Suggested text for Listed Building policy (Similar to HE8 (2006 Local

Question Number	Organisation (including ref number)	Comments	Policy Response
		<p>appropriate physical improvement work, supporting appropriate and viable proposals to secure their re-use and restoration and resisting unsympathetic alterations. In determining applications for alteration or partial demolition of Listed Buildings the following criteria should be applied:</p> <ol style="list-style-type: none"> 1. Traditional materials and sympathetic designs which are in keeping with the character and special interest of the building should be used; 2. Internal features and fittings which comprise an integral part of the character and special interest of the building should be retained, and; 3. The works would support the enhancement or viable use/re-use of the remaining part of the building. <p>Works within the setting of a Listed Building should be of a design which is sympathetic to, and takes advantage of opportunities to enhance the setting of the Listed Building. If appropriate design solutions that would avoid any harm cannot be provided then the scheme should be refused. The demolition of a Listed Building should only be permitted in exceptional circumstances, where it has been clearly demonstrated that:</p> <p>in the case of total demolition:</p> <ol style="list-style-type: none"> 1. There is no appropriate or viable use for the building 2. The fabric of the building is beyond reasonable economic repair 3. Retention and restoration through some form of charitable or community ownership is not possible or suitable, and 4. Redevelopment would result in a public benefit which outweighs the loss of the building. <p>In the case of partial demolition: The part of the building to be demolished is beyond economic repair, and;</p> <ol style="list-style-type: none"> 2. The partial loss of the structure and/or architectural features will not materially detract from the special character of the building. 	<p>Plan). Will be considered and similar included as part of policy formation.</p> <p>In line with national policy and current direction of English Heritage, policy will avoid the use of 'sympathetic', more positive, appropriate and descriptive language will be used.</p> <p>Similar to HE7 (2006 Local Plan) – not saved. Similar to HE8 (2006 Local Plan) Will be considered and similar included as part of policy formation.</p>

Question Number	Organisation (including ref number)	Comments	Policy Response
		<p>Where any demolition is involved, detailed proposals for the satisfactory redevelopment or after treatment of the site must be required before demolition takes place. This should include the requirement to record and advance understanding of the significance of the heritage assets to be lost (wholly or in part) in a manner that is proportionate to their importance and the impact.</p> <p>Heritage assets of local Importance are considered to be worthy of protection as a means of emphasising local character and sense of place. The retention of heritage assets on the List of Locally Important buildings should be encouraged particularly when viable appropriate uses are proposed. In determining applications for planning permission that affect entries on the List of Locally Important Buildings, particular regard should be given to the following:</p> <ol style="list-style-type: none"> 1. The historic or architectural importance of the building, 2. Features which contribute significantly to the character of the building, 3. The group value, 4. Their contribution to the appearance of the locality, 5. Their scarcity value to the Borough, 6. The design and means of enclosure of the proposal, 7. The scale, nature and importance of the proposed redevelopment which should clearly demonstrate how it would conserve or enhance the site or the setting of other buildings nearby, 8. The works would support the enhancement of viable use/re-use of the remaining part of the building, and; 9. Redevelopment would result in a public benefit which outweighs the loss of the building. <p>Where any demolition is involved detailed proposals for the satisfactory redevelopment or after treatment of the site</p>	<p></p> <p>Similar to HE12 (2006 Local Plan) Will be considered and similar included as part of policy formation.</p>

Question Number	Organisation (including ref number)	Comments	Policy Response
		must be required before demolition takes place. This should include the requirement to record and advance understanding of the significance of the heritage assets to be lost (wholly or in part) in a manner that is proportionate to their importance and the impact. The use of Article 4 Directions should be supported in order to protect the integrity of buildings included on the List of Locally Important Buildings.	
		Scheduled Monuments and other sites of archaeological interest should be preserved, protected and enhanced. Development proposals affecting the site or setting of these heritage assets should take account of the character of the asset and should: 1. Clearly demonstrate how it would conserve or enhance the site or the setting, or 2. Clearly demonstrate that any harm to or loss of significance is necessary and would result in a public benefit which outweighs that harm or loss.	Will be considered and similar included as part of policy formation.
		Where development proposals affect the sites of known or possible archaeological interest, an archaeological assessment/evaluation should be required to be carried out prior to any planning application being determined. This is intended to indicate whether there will be a requirement for further site investigation, archaeological recording or preservation in situ of important remains. Where any demolition is involved detailed proposals for the satisfactory redevelopment or after treatment of the site must be required before demolition takes place. This will include the requirement to record and advance understanding of the significance of the heritage assets to be lost (wholly or in part) in a manner that is proportionate to their importance and the impact.	Will be considered and similar included as part of policy formation.
	Greatham Parish Council LP0018	Hartlepool does not have the best record of protecting conservation areas – for example the use of uPVC windows suggests a mindset that considers conservation areas in	Noted. Cross-reference policy against economic policy to enhance value of heritage assets and future uses of

Question Number	Organisation (including ref number)	Comments	Policy Response
	IO0018	Hartlepool to be less valuable than they might be in other parts of the country. There is a failure to recognize the potential economic benefit, especially for tourism, these areas could afford. There could be greater protection given and certainly greater efforts could be made with regard to enhancing these areas. There are a number of the Borough's listed buildings which are also at risk. A significant part of Greatham is a conservation area and includes a significant number of listed buildings. The quality of the built environment in particular has undoubtedly benefited from conservation area status. The economic benefit of the historic built environment has in the past been a greatly undervalued asset in Hartlepool.	heritage assets.
	EDF Energy LP0019 IO0019	As a responsible employer and landowner, we work with other landowners and the local wildlife trust on the environment local to the existing station, and on educational initiatives	Noted.
	Durham Heritage Coast LP0040 IO0040	<ol style="list-style-type: none"> 1. To conserve, protect and enhance the natural beauty of the coast, including the terrestrial, littoral and marine flora and fauna, geological interest, and its heritage features of architectural, historical and archaeological interest. 2. To facilitate and enhance the enjoyment, understanding and appreciation of the public by improving and extending opportunities for recreational, educational and tourist activities, including sport and art, that draw on, and are consistent with the conservation of its natural beauty and the protection of its heritage features. 3. To maintain, and improve the environmental health of inshore waters affecting the Heritage Coast and its beaches through appropriate works and management. 4. To take account of the needs of agriculture forestry and fishing, and the economic and social needs of the small communities on the coast, by promoting sustainable forms of social and economic development, which in themselves 	Response does not directly link to the protection of Conservation Areas (Question 54). The points outlined by Durham Heritage Coast are acknowledged and will be considered in relevant policy formation.

Question Number	Organisation (including ref number)	Comments	Policy Response
		<p>conserve and enhance natural beauty and heritage features.</p> <p>5. To promote community participation in the stewardship of the coast, optimising the potential of social and economic regeneration initiatives that are consistent with the conservation of the natural beauty and the protection of the heritage features of the Heritage Coast.</p> <p>6. To integrate fully with adjoining areas and within the region to actively promote Integrated Coastal Zone Management.</p>	
Question 55 Is there scope for enhancing our Conservation Areas?	Unknown LP0008 IO0008	Yes	Noted.
	Resident LP0010 IO0010	Preventing vandalism would be a start.	Noted. Management issue mainly although the reference may be given to this issue through policy formation around general environmental principles and designing out crime.
	Resident LP0011 IO0011	<p>Although there are signs of improvement, Hartlepool has a rather poor record of protecting its heritage and historic buildings. Too many have already gone or deteriorated so much that it takes a large project to bring them back into use. The new Local Plan should demonstrate a resolve that this should never happen again.</p> <p>Our natural assets are not confined to the coastline. We have a wonderful western urban fringe, enhanced by the Summerhill 'gateway to the countryside' park. None of this should be diminished by inappropriate housing development, it would be akin to throwing away the family silver.</p> <p>The Hart to Haswell Walkway is an under appreciated asset, largely because there is only very limited parking at the Hart Station end. Could parking be improved without causing problems for residents or providing opportunities for ASB?</p>	<p>Noted – policies will be constructed to ensure as much protection as possible is available through strategic planning policy for heritage assets.</p> <p>Noted. Policies will refer to all of Hartlepool's natural assets.</p> <p>The Green Infrastructure SPD and Action Plan the importance of the Green Infrastructure network. Consideration will be given to the design out crime as part of general environmental principles policy.</p>
	Civic Society LP0013	Yes	Noted

Question Number	Organisation (including ref number)	Comments	Policy Response
	IO0013		
	Park Residents Association LP0014 IO0014	Without doubt – and this must form a part of the new plan. We must ensure that the buildings, green spaces and retail outlets within the conservation areas are maintained to a high standard. We could also look at providing information related to the history and heritage of the areas to encourage civic pride and tourism.	Noted.
	Elwick Parish Council LP0016 IO0016	The whole town needs a tidy-up; there is an unacceptable level of litter and bird droppings in some parts of the town, and weeds are growing along the edges of most of the roads leading into the town centre. Community Payback schemes should be used to train people in safe litter picking and roadside maintenance – this would improve the look of the town whilst educating people on the consequences of litter throwing and providing skills for future employment.	Noted. Not a policy formation issue within the scope of the plan. Comments could be used to support policy development in relation to key routes into the urban area.
	Hartlepool Rural Plan Working Group LP0017 IO0017	Existing woodland of amenity and nature conservation value and in particular ancient semi natural woodland and veteran trees should be protected. The planting of woodland and trees, and the restoration of hedgerows, using appropriate species, should be encouraged, particularly in conjunction with new development, to enhance the landscape character of the plan area. New tree and hedgerow planting should: a. Aim to reduce the impact of any new buildings or structures in the landscape setting. In the area that forms the urban fringe of Hartlepool, areas of woodland and tree belts at least 10 metres wide designed to promote biodiversity and include public access routes should be planted along the western edge of any areas to be developed, prior to any development commencing; b. Provide screening around any non-agricultural uses; c. Use a mix of indigenous species appropriate to the landscape character area; d. Ensure that trees are planted at distances from buildings that provide for the future growth of the tree to maturity.	Noted. Suggested wording in relation to policy formation for the protection of natural assets.

Question Number	Organisation (including ref number)	Comments	Policy Response
	Natural England LP0043 IO0043	Measures to address the declining condition of the Tees and Hartlepool Foreshore and Headland SSSI (part of the Tees and Cleveland Coast SPA) should not be jeopardised by the local plan. Residential, leisure and tourism policies may require mitigation measures to address their contribution to disturbance of bird interests. The SA and HRA should identify whether mitigation is required. The measures should be deliverable and effective and be embedded within the plan itself to ensure it is sound.	Noted. The SA and HRA will be used as part of the evidence base for policy formation for the protection of natural assets.
	English Heritage LP0044 IO0044	The Local Plan should include a clear and positive strategy for the conservation and enjoyment of the historic environment in the area, including heritage assets most at risk through neglect, decay or other threats (paragraph 126). It may be expected to be a response derived from the matters identified through the process of evidence gathering. The strategy should also seek positive improvements in the quality of the historic environment in the pursuit of sustainable development (paragraph 9).	Noted. Policies in relation to the protection and enhancement of heritage assets will reflect policy set out in section 12 of the NPPF.
		One of the twelve principal objectives of planning under the NPPF is the conservation of heritage assets for the quality of life they bring to this and future generations (paragraph 17). Conservation means maintaining what is important about a place and improving it where this is desirable. It is not a passive exercise. It requires a plan for the maintenance and use of the heritage assets and for the delivery of development within their setting that will make a positive contribution to local character and distinctiveness. This represents an obvious opportunity to be factored into the SWOT analysis in Table 2.	Noted. This opportunity has not been included in the SWOT analysis (table 2). Acknowledged that heritage assets do present opportunities for the future development, policy will be developed to reflect this.
		As such, a strategy to conserve heritage assets potentially engages all aspects of planning. As part of a sound conservation strategy, policies for local housing, retail, and transport, for example, may need to be tailored to achieve the positive improvements in the historic environment that	A conservation and heritage strategy is being produced as part of the evidence base which will underpin policy development in relation to the protection and enhancement of heritage assets.

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		the NPPF expects (paragraph 8). Conservation is certainly not a stand alone exercise satisfied by stand alone policies that repeat the NPPF objectives.	
		The policies need to be clearly identified as strategic (paragraph 156). Without this they will not satisfy the NPPF and they risk being overridden by Neighbourhood Plan policies (paragraph 185). If the policies delivering conservation may be overridden then the Local Plan cannot be confidently predicted to deliver development needs throughout the plan period.	Noted. There are three Neighbourhood Plans in development in Hartlepool; all are being developed with involvement from the local authority, including the Conservation Officer. Neighbourhood Plans are required to be in general conformity with the Local Plan. The Local Authority is not aware of any significant departures in drafts being prepared in terms of Heritage Assets.
		To achieve this it will be necessary for the authority to consider the historic environment from the outset – from compiling the evidence base to policy, implementation and monitoring. Rather than taking a process-driven approach, the emphasis should be on the delivery of places of quality, drawing on the opportunities and potential of the historic environment of the local area (paragraph 126).	Noted.
		The NPPF expects heritage assets to be conserved and enhanced for generations to come. A positive strategy will address all the necessary means of achieving that end. The consequences of that strategy may stretch into many other areas of land use planning, such as design, infrastructure, and natural environment policies.	Noted.
		The Local Plan should include strategic policies to conserve and enhance the historic environment of the area (paragraph 156) and to guide how the presumption in favour of sustainable development should be applied locally (paragraph 15). It is vital to include strategic policies for the historic environment in the Local Plan, as they will be the starting point for decisions on planning applications, and Neighbourhood Plans are only required to be in general conformity with the strategic policies of the Local Plan (paragraph 12).	Noted. Policies will be developed for the protection and enhancement of heritage assets.
		The strategic policies for the historic environment will derive from the overall strategy to deliver conservation and	Noted

Question Number	Organisation (including ref number)	Comments	Policy Response
		<p>enjoyment of the area's heritage assets for the generations to come. These may be policies that concern themselves specifically with the development of types of heritage asset. However, delivery of the NPPF objective may also require strategic policies on use, design of new development, transport, layout and so on. Conceivably, every aspect of planning can make a contribution to conservation. Plan policies under all topics should be assessed for their impact on the strategic conservation objective. This is important to bear in mind when assessing the compatibility of sustainability objectives.</p>	
		<p>The Local Plan should consider the role which the historic environment might play in delivering other planning objectives, such as:</p> <p>Building a strong, competitive economy</p> <p>How can the quality of the historic environment be improved to encourage investment?</p> <p>What is the role for the historic environment, heritage-led tourism and culture in the economic vision and strategy?</p> <p>Have sites/locations for heritage regeneration and environmental enhancement been identified?</p>	<p>Noted. The role of heritage, especially in relation to maritime history and ship building is important for the development of Hartlepool. From a commercial and tourism aspect the Marina and Church Street Conservation Areas are priorities in terms of future regeneration of the town, outlined in the Hartlepool Vision, launched in 2014. A town centre masterplan is also currently being developed for this area. Consideration will be given to these strategic priorities through policy formulation.</p>
		Ensuring the vitality of town centres	Noted. Policy will be developed to support this.
		<p>Do the policies recognise and support historic town centres?</p> <p>Are historic markets and market places retained and enhanced?</p>	Policy will support the strategic direction of the town centre offer, which includes the indoor and outdoor markets.
		How can declining town centres capitalise on their historic environment?	<p>Noted. Accepted that this is challenging for town centres across the country. Policy will support and encourage a range of acceptable uses within town centre locations to avoid vacant buildings. Reference will be given to Hartlepool Masterplan which is currently being developed and focuses particularly on the value of the Town Centre and Church Street as an area to focus improvement, which will acknowledge the role for the heritage assets and the historic environment for facilitating this.</p>

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		Supporting a prosperous rural economy How is the conversion of traditional/historic rural buildings and farmsteads handled?	To be supported if a viable agricultural use cannot be demonstrated.
		How is heritage-led rural tourism supported?	Noted. A variety of tourist opportunities will be supported in the rural area, providing that they are in an appropriate location and of a suitable scale and size. The protection and enhancement of a heritage asset will be balanced against the viability of a scheme and the impact upon carbon emissions.
		What policies are included for the retention and development of locally important services and facilities which may occupy buildings of historic interest?	Use of building is largely dependent on proposals of a developer; uses will be restricted as appropriated and applications will be considered on a case by case basis against policy.
		Promoting sustainable transport How will future transport proposals respond positively to the historic environment?	Noted. Option to cross reference transport policies against heritage policies
		How are traffic/street management, environmental improvements, paving, and street furniture going to be designed and managed in a historic streetscene?	Noted. Any application for such development will have to comply with heritage policies and design policies.
		Supporting high quality communications infrastructure How will communications masts and streetboxes etc be integrated into the historic environment with minimal effect?	Noted. Any application for such development will have to comply with heritage policies and design policies.
		Delivering a wide choice of high quality homes What policies are included to identify and bring back into residential use empty housing and buildings, including upper floors of commercial properties?	Policy will encourage the use upper floors in commercial uses, proving in the vacant units are within appropriate areas such as the town centre or predominately residential areas.
		What policies are included to encourage the sensitive adaptive reuse of buildings?	Policy will be formed to accommodate for appropriate reuse of buildings.
		How does larger scale development, new settlements or extensions to villages and towns impact on the historic environment and reflect the character and appearance of the local area? Requiring good design	Noted. This will be considered in policy formulation. A number of SPDs are being developed of offer more specific guidance on design. Development briefs will be prepared where appropriate to help facilitate development of key sites across the borough.
		How has an understanding and evaluation of the defining characteristics of an area been reflected in design	Noted. Appraisals will be undertaken in the process of producing any design guidance.

Question Number	Organisation (including ref number)	Comments	Policy Response
		standards?	
		How has local distinctiveness been promoted / reinforced? What policies are included to successfully integrate new development into the historic environment?	Noted. To be reflected in policy formulation for the protection and enhancement of heritage assets. Policies set out in the draft plan will be cross-referenced to ensure they are robust.
		Meeting the challenge of climate change, flooding and coastal change Do flood prevention measures demonstrate an awareness of heritage assets in their location and design?	Noted. Yes.
		Has the renewable energy strategy positively cross-referenced the historic environment in terms of installation location and type	Noted. This will be done as part of policy formulation.
		Are appropriate retrofitting standards that conserve and enhance heritage assets reinforced?	Noted. Relevant policy will be cross-referenced with heritage policies.
		Conserving and enhancing the natural environment How have valued landscapes been identified, protected and enhanced?	Yes. Policy formulation will reflect this.
		Has the historic dimension to green infrastructure been included?	Yes.
		How have aspects of the historic landscape covering noise, tranquillity, light pollution and dark landscapes been covered?	Noted. To be considered as part of policy formulation.
		Facilitating the sustainable use of minerals Do the environmental criteria included in policies for the extraction of minerals avoid unacceptable adverse impact on the historic environment, including cumulative impacts?	Noted. Points to be considered in relevant section of draft Local Plan.
		Does the restoration policy include the historic environment? How has the small-scale extraction of building and roofing stone and brick clay for the repair of heritage assets been covered?	Noted – although limited relevance in relation to the heritage assets within Hartlepool.
		Planning across boundaries Local planning authorities are required to work collaboratively with other bodies to ensure that strategic priorities across local boundaries are properly co-ordinated	Noted – to be discussed and addressed through policy formulation.

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		<p>and clearly reflected in Local Plans, particularly those that relate to strategic priorities (paragraph 178). In some plans the need to conserve the historic environment of an area, and therefore deliver the strategic priorities of the NPPF, may require such cross-boundary co-operation. Again, Wynyard may be a case in point.</p>	
		<p>In formulating the strategy it is advisable and often necessary to consider the following factors:</p> <ul style="list-style-type: none"> • How the historic environment can deliver the vision and objective(s) of the Local Plan. • Particular issues identified during the development of the evidence base, including heritage at risk, and the reuse of buildings. • The location, design, and use of future development and how it can contribute to local identity and distinctiveness. • Whether masterplans or design briefs need to be prepared for significant sites where major change or conservation is proposed. • How the historic environment can help to deliver wider economic, social, and environmental objectives for the plan area (paragraph 126). • The interrelationship between conservation of heritage assets and green infrastructure, landscape, regeneration, economic development, transport works, infrastructure planning, tourism, town centres, and climate change mitigation or adaptation. • How conservation areas may be sustainably managed, including through the use of Management Plans and Article 4 Directions where appropriate. • The usefulness of local lists in identifying non-designated heritage assets. • Opportunities to improve historic streets, townscapes, landscapes and settings. • The expectation in relation to desk-based assessment and field evaluation in relation to sites of possible 	<p>Noted. All are being considered as part of the heritage strategy. English Heritage will be invited to comment on the heritage strategy.</p>

Question Number	Organisation (including ref number)	Comments	Policy Response
		<p>archaeological interest (paragraph 128).</p> <ul style="list-style-type: none"> • Areas where archaeological potential has already been identified. • The means by which new development in Conservation Areas and within the setting of heritage assets is expected to enhance or better reveals their significance (paragraph 137). • How CIL and/or S106 agreements could contribute towards the enhancement of individual assets or specific historic places. 	
		The strategy should also inform the identification of areas where development might need to be limited in order to conserve heritage assets or would be inappropriate due to its impact upon the historic environment (paragraph 157).	The Heritage Strategy will address this.
		In connection with this, I would take the opportunity to remind you that at the Examination in Public of the previous Local Plan, English Heritage made representations in respect of the proposed employment land allocation at North Burn. We would maintain that any uncertainty regarding the significance of the heritage assets likely to be affected by the allocation, and the level of harm or loss to them when weighed against public benefit that cannot be met in any other way casts doubts on the site allocation being justified, deliverable and, ultimately, sustainable. If the allocation remains in the Plan, and the issues which we raised are not addressed, we may seek to sustain our objection.	Land at North Burn is being assessed as part of the Employment Land Review. The comments regarding the 2013 withdrawn Local Plan are noted and HBC will seek to address them if the site is allocated.
Question 56 Are there any parts of the Borough that should be designated as conservation areas?	Unknown LP0008 IO0008	Improve existing areas first	Noted.
	Civic Society LP0013 IO0013	If the Council were to recognise the true economic value of conservation areas and listed buildings, then other areas may well be identified. (Items 10.6 and 10.7 page 29 are very important concerning the built environment).	Noted
	Park Residents	I feel we need to demonstrate a greater commitment to	Noted.

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	Association LP0014 IO0014	maintaining and improving our current conservation areas before we look to extend this.	
	Elwick Parish Council LP0016 IO0016	We believe that The Parade and that part of Park Avenue beside West Park should be a conservation area. These grand old sea captain's' houses should be preserved as part of our cultural history.	Noted – The area identified is already within the Park Conservation Area boundary.
	Greatham Parish Council LP0018 IO0018	Designating of any new conservation areas can only be worthwhile if there is serious weight given to the economic value of the existing areas.	Noted.
Question 57 How important do you feel it is that policies set high standards in terms of design for new development ?	Unknown LP0008 IO0008	Imperative	Noted
	Unknown LP0009 IO0009	Yes - high standards but not novel ideas	Noted
	Resident LP0010 IO0010	Extremely important	Noted
	Hartlepool Civic Society LP0013 IO0013	It is essential high standards are set and adhered to.	Noted.
	Park Residents Association LP0014 IO0014	It is of paramount importance.	Noted.
	CPRE LP0015 IO0015	It is essential high standards of design are required.	Noted.
	Elwick Parish Council	It is vital that the Borough Council sets the highest standards in terms of design and development, using the	Noted. Policy will reflect the need for high design, but it will not dictate a specific standard. The housing standards

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	LP0016 IO0016	most up-to-date 'Building for Life' techniques, and ensuring that all developments are sensitive to the local built and natural environment.	review is being followed closely and research is being undertaken with regard to Building for Life 12.
		Public money should be used to tackle problems of unsightly buildings which are detracting from the image of the town (the old Odeon cinema and the former Odessa nightclub in Park Road).	Noted. The Council's Heritage at risk register seeks to tackle heritage assets at risk, HBC continually work with owners to improve buildings and the policy framework will allow for improvements and will support a compulsory purchase approach where appropriate.
		It is to be deplored that we are too late to save Tunstall Court which was a beautiful building.	Noted.
	Greatham Parish Council LP0017 IO0017	Urge the use of the 'Building for Life 12' criteria developed by CABE Emphasis should be on providing homes and communities not just numbers of houses.	Noted. Policy will reflect the need for high design, but it will not dictate a specific standard. The housing standards review is being followed closely and research is being undertaken with regard to Building for Life 12.
	EDF Energy LP0019 IO0019	We support the use of good design to improve the image and quality of the local environment. It is important to note, however, that when designing large and complex structures such as power stations, there may be limited scope to change the design for local circumstances.	Noted.
	Spawforths on behalf of Persimmon Homes LP0041 IO0041	The principle of good design is supported as a key part of national and local policy. However, care must be taken when formulating Policies that may have good intent, but may place a burden on development and prevent delivery as a result. Bearing in mind that the Code is to be integrated into Building Regulations, so policy should not be overly onerous on developers.	Noted.
	Persimmon Homes Teesside LP0045 IO0045	Care should be taken so that local policies do not place an undue burden upon development and potentially prevent the delivery of new housing.	Noted. Policy will reflect the importance of good design. It is noted that housebuilders across the country can build to high design standards and such high designs are expected in Hartlepool. If for financial reasons an applicant can not meet policy requirements then a viability assessment

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		Consideration should also be given to the recommendations of the on-going Standards Review which proposes the phasing out of Code for Sustainable Homes.	should be submitted. Noted. The housing standards review is being closely followed and the energy efficiency requirements in policy may change in lieu of forthcoming building Regulations changes.
Question 58 What should we do to improve the image of Hartlepool through design?	Unknown LP0008 IO0008	Remove the two landfill sites.	Noted. Removal of the landfill sites is not possible. The Council's Minerals and Wasted plans will be used to guide such development in the future.
	Fens Residents Association LP0011 IO0011	Developers should be required to adhere to high standards of design for new buildings and they should incorporate ample parking for residents and visitors.	Noted. Policy will reflect this view.
		Badly maintained privately owned buildings should be targeted and everything possible done to resolve the situation.	The Council routinely liaises with owners of buildings across the borough in a bid to improve them, liaison often involves discussion regarding future uses, design and funding. This process is lengthy but planning policy will be flexible enough to allow for a variety of uses and/or demolition in appropriate instances.
	Hartlepool Civic Society LP00013 IO0013	We recommend the use of the 12 policies in the Design Council's Building For Life document.	Noted. Policy will reflect the need for high design, but it will not dictate a specific standard. The housing standards review is being followed closely and research is been undertaken with regard to Building for Life 12.
	Park Residents Association LP0014 IO0014	Ensure that all new builds are to a high standard and that they reflect the best aspects if the area.	Noted. This view will be reflected in policy. Furthermore a residential design and sustainability SPD is in draft stages and will be consulted upon in summer 2015.
		Should not allow low quality materials to be used and encourage developers to think creatively when it comes to providing storage for recycling materials, hard standing for vehicles.	Noted, the use of high quality materials will be encouraged through policy. Policy will also encourage developers to consider the design and sustainability of all elements of a proposal such as bin storage and parking bays.
		In the case of retail outlets suitable, shop fronts and fascia's that allow individuality but are in keeping with the area.	Noted. Policy will seek to ensure that all development contributes to good design. A shop front design SPD has been adopted which will assist in improving the design of shop fronts.
	CPRE LP0015 IO0015	A Supplementary Planning Document promoting quality design which enhances the Borough's environment should be compiled. Retaining the "sense of place" and sympathy	A residential design and sustainability SPD is in draft stages and due to be consulted upon in summer 2015.

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		with the locality is very important. Clear guidance sets the scene for prospective developers.	
	Elwick Parish Council LP0016 IO0016	Encourage the use of planting on roundabouts and roadsides where appropriate as this enhances the look of the town and the approaches to it and improves the climate.	Noted, such an approach could be beneficial. Policy will not specifically draw reference to such an idea but it does not preclude it. If appropriate there may be instances where section 106 money can be used for such improvements. Policy will also draw reference to the importance of good design, including landscaping on key approaches.
	Hartlepool Rural Plan Working Group LP0017 IO0017	Proposals for new housing development and the reuse of existing buildings should pay particular attention to design and landscape character so to preserve and enhance the character and distinctiveness of the countryside.	Policy will seek to ensure all development contributes to good design, furthermore a residential design and sustainability SPD is in draft stages and due to be consulted upon in summer 2015.
	Greatham Parish Council LP0018 IO0018	Urge the use of the 'Building for Life 12' criteria developed by CABI Emphasis should be on providing homes and communities not just numbers of houses.	Noted. Policy will reflect the need for high design, but it will not dictate a specific standard. The housing standards review is being followed closely and research is being undertaken with regard to Building for Life 12.
	Environment Agency LP0031 IO0031	The Council could implement and/or advocate the „safer by design" approach which has been undertaken by some police authorities.	Noted. The Council currently conditions many applications to ensure they are built to this standard and policy will continue to support this.
		With regards to helping wildlife adapt to climate change, the Council should promote design guides that protect existing wildlife corridors and develop new ones, preferably linking existing and new sites and helping to re-connect people with nature.	The requirement to plan for the protection and enhancement of ecological networks is given significant weight in the NPPF and will be developed locally through Policy.
	Natural England LP0043 IO0043	A robust Green Infrastructure Action Plan in addition to site access management may be used to mitigate the effects of recreational disturbance.	The Council adopted it's green infrastructure SPD and action plan in February 2014.
		Consideration of any existing management measures and their potential for improvement and/or expansion should be taken into account.	Agree this is important. Management measures tend to be an issue outside of the remit of the Local Plan, but will ensure necessary parties are involved to ensure good design in new relation to new developments.

Question Number	Organisation (including ref number)	Comments	Policy Response
	Persimmon Homes Teesside LP0045 IO0045	The Council should ensure that it does not stifle innovative or unconventional development and ensure that all development accords with the principles of design outlined within the NPPF.	Noted. Design policies will be sufficiently flexible to allow for a variety of styles and designs. It is the Council's opinion that good design enhances development and therefore policy will be developed to reflect this.
Question 59 Should public money be invested into tackling the problems of privately owned buildings which are detracting from the image of certain parts of the town?	Unknown LP0008 IO0008	Only after the owners have been taken to task compulsory Purchase. (push the prices down though).	Comment unclear. Compulsory purchase powers are used as a last resort as it can be a lengthy and expensive legal process, however the local plan will set out that such an approach is often necessary and the policy framework will allow for it.
	Unknown LP0009 IO0009	Yes if we have the money in reserve account but not to borrow.	Noted.
	Resident LP0010 IO0010	No legal steps should be taken to enforce the owner to maintain the property and recoup costs incurred from the owner.	This is currently an approach that HBC undertake and on many occasions are successful in securing improvements to buildings, however policy will allow for compulsory purchase where necessary.
	Hartlepool Civic Society LP00013 IO0013	Though unpalatable, public money should be spent to tackle these buildings, particularly listed buildings, which instead of being the assets they are, viewed as a blight on the town.	Noted. Policy will allow for compulsory purchase where necessary.
	Park Residents Association LP0014 IO0014	Public money should be spent on tackle these buildings, especially but not exclusively, listed buildings. However every step must be taken to recoup this money from the negligent owners	Noted. Policies and working practices will seek to improve buildings where possible and where public money is spent, every effort will be made to recoup that money.
	CPRE LP0015 IO0015	Where available and appropriate public money should be used to improve/develop problem buildings and/or sites. Grants and other sources of funding, e.g Community Infrastructure Levy, should also be pursued where possible	Noted and agree. Policies will support the improvement of buildings often at time through grants and the planning obligations policy will allow for contributions to be sought where appropriate. The Council's approach to CIL is currently being investigated.

Question Number	Organisation (including ref number)	Comments	Policy Response
	Greatham Parish Council LP0017 IO0017	Unfortunately there are owners who bring the area down through neglect of properties in their ownership. This affects the quality of life for residents and the image and economy of Hartlepool. This must be addressed and the Council should make full use of the powers available to them to do so. Where this involves the historic and cultural assets such as listed buildings these should be saved by finding new uses avoiding their loss through neglect leading to demolition.	Policies will seek to ensure that neglect does not occur in the first instance and if it does then policies will seek to address it utilising the powers that the Council has. Policies will also allow for changes of use and/or compulsory purchase.
Question 60 How can the planning of Hartlepool minimise the risk of climate change and how can any impacts be mitigated against?	HBF LP0005 IO0005	Within the options for issue 15 the Council identify the need to provide a proportion of renewable energy generation on new development □□ and to provide energy efficient buildings above and beyond what is required by Building Regulations. Neither of these are viable options.	HBC have been successful in securing on site renewables and improvements to energy efficiency above and beyond Building Regulations. Furthermore HBC planners are well practiced in assessing viability assessments and negotiating on the specifics of each application.
		The Council will be aware that the government is seeking to reduce the number of local standards and requirements through the housing standards review. In his ministerial speech, 13th March 2014, Stephen Williams MP was clear that on energy, there should be a “Building Regulations only” approach with no optional local standards above the requirements of Part L.	HBC are following the Housing Standards Review closely and policy will reflect the new legislation once it is published.
	Unknown LP0008 IO0008	Stop more development of landfill and waste recycling points.	Noted. The Local Plan will not contain policies relating to such applications, such policies are within the Council’s Minerals and Waste plans. The Local Plan will however encourage the reuse of materials along with the provision of recycling facilities in new developments.
	Fens Residents Association LP0011 IO0011	New properties should all be water efficient, have solar panels built in and have high standards of insulation.	Policies will seek to ensure all buildings are energy efficient and that developments of certain sizes contribute to the provision of renewable energy.
		A belt and braces approach should be taken as regards flood risk.	Policies will stipulate that development in high risk flood areas should be avoided. In assessing the location of new sites for housing, retail, industry ect the likelihood of flooding is taken into account.
		Tree planting opportunities should be maximised.	Policies will seek to encourage the retention of and additional provision of trees.

Question Number	Organisation (including ref number)	Comments	Policy Response
	Hartlepool Civic Society LP00013 IO0013	Energy conservation should be included in planning considerations, e.g. Insulation.	NPPF paragraph 96 requires local authorities to expect development to have regard to energy consumption. HBC will echo this approach. Furthermore a residential design and sustainability SPD is in draft stages and will be consulted upon in summer 2015.
		More trees would reduce the carbon footprint.	Noted. Policy will seek to protect existing trees and incorporate new ones where feasible and viable.
	Park Residents Association LP0014 IO0014	Energy efficiency should be a key part of the planning considerations, as should the use of natural building materials from renewable sources.	NPPF paragraph 96 requires local authorities to expect development to have regard to energy consumption. HBC will echo this approach along with encouraging applicants to reuse materials.
		The planting of trees would reduce the carbon footprint.	Policy will seek to protect existing trees and incorporate new ones where feasible and viable.
		An improvement in local transport would reduce car journeys.	Noted. HBC will continually work with public transport providers to improve provision. Significant development will also be located within the most sustainable parts of the borough or in areas that can be well connected.
	CPRE LP0015 IO0015	Promoting energy efficient buildings, both new build and renovations/conversions.	NPPF paragraph 96 requires local authorities to expect development to have regard to energy consumption, this includes conversions. HBC will echo this approach. Furthermore a residential design and sustainability SPD is in draft stages and will be consulted upon in summer 2015.
		Identify areas at risk of flood, both from long term and flash storm, and ensure only development able to deal with flood is permitted in areas liable to flooding.	Policies seek to only allow development in areas of low flood risk and if any flood risk is predicted then mitigation measures will be sought.
		Direct development to brownfield sites to reduce pressure on green fields. However, sites should be assessed as some become valuable for wildlife, recreation, etc.	Policies will encourage development on brownfield land, if it is in the right location and does not serve another purpose i.e. a European site of nature conservation.
		Assessment work should be done on all potential sites so there is clarity about which sites can be redeveloped and which retained and promoted for wildlife, recreation, etc.	Assessments of such nature are currently ongoing.
	Elwick Parish Council LP0016 IO0016	Global warming is resulting in rising sea levels which may impact negatively on the Hartlepool coast. We need to ensure that the sea defences and the Heugh are well maintained.	Policies will seek to maintain and enhance, where appropriate, flood defences. Policies will seek to maintain all heritage assets.

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		Don't build any more on river/stream flood plains!	Policies will stipulate that development in high risk flood areas should be avoided. In assessing the location of new sites for housing, retail, industry ect the likelihood of flooding is taken into account.
		Plant trees on every development.	Policy will seek to encourage the retention and planting of trees on new developments and via section 106 legal agreements.
		Use porous surfacing wherever possible to encourage surface water to sink into the ground rather than run off, thus reducing the risk of flash flooding.	Policies will encourage the use of a number of measures intended to tackle climate change and flood risk, the use of porous materials is one approach that will be encouraged.
		Encourage the use of geothermal heating systems and other energy efficient building methods, using the most up-to-date 'Building for Life' techniques.	Policies will seek to ensure that all new developments are energy efficient. Geothermal heating may be supported although it is appreciated that such methods of heating can be expensive.
		Encourage developers to use local labour; this will reduce the carbon footprint.	This process is currently on going and policies will still encourage it.
	Hartlepool Rural Plan Working Group LP0017 IO0017	The development of renewable and low carbon energy schemes, together with any ancillary buildings and infrastructure, should be supported and considered in the context of the wider environmental, economic and social benefits arising from the scheme whilst considering any adverse impacts, individually and cumulatively upon: a. The surrounding landscape including natural, built, historic (including archaeological) and cultural assets and townscape; including buildings, features, habitats and species of national and local importance; b. Residential amenity including visual intrusion, air, dust, noise, odour, traffic generation, recreation and access; c. The operation of air traffic operations, radar and air navigational installations. Appropriate mitigation measures to address any effects identified and considered must be required prior to any development proceeding.	Noted and agree, policies will seek to ensure that renewable energy projects are considered on their merits and in context to their location/setting.
		Given the nature of some forms of renewable and low carbon energy schemes and their supporting infrastructure	This is an approach that HBC currently undertake and one which will continue.

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		and ancillary buildings, it will be necessary and appropriate in certain instances to secure removal of the scheme and its supporting infrastructure and ancillary buildings and restore the land to an appropriate use once a scheme is ready for decommissioning, through the imposition of planning conditions.	
	Greatham Parish Council LP0017 IO0017	High standards of energy efficiency would seem key as this reduces the need for energy.	Noted. Policy will reflect this requirement and will recognise the importance for climate change and fuel poverty reasons. Additionally a design SPD will be produced to assist in implementing the policy.
	EDF Energy LP0019 IO0019	Climate change is one of the biggest threats we face. Increasing the proportion of low carbon energy (including both nuclear power and renewables) within our electricity generation mix is an important step in reducing the damaging emissions of carbon dioxide. Rising sea levels and increased flood risk need to be considered in long term plans, and are an important consideration in the safety of nuclear power stations. The existing power station is protected against the risk of flooding by flood defences and the provision of robust emergency systems. Following the tsunami which overwhelmed Fukushima Dai-Ichi nuclear power station in Japan, EDF Energy has reviewed the robustness of its emergency arrangements and implemented additional measures to provide enhanced resilience against very low probability events.	The flood protection associated with the power station is welcomed.
	Resident LP0020 IO0020	The Hartlepool Strategic Flood Risk Assessment is an excellent and accurate document that clearly identifies the key at risk areas for development which should be avoided.	Noted.
		HBC do not seem to recognise their own professionally commissioned advice (SFRA 2010) and do not challenge proposed development that impacts on known high flood risk areas.	Noted. Policies will seek to direct development to areas of low flood risk and flood alleviation and surface water drainage schemes will be encouraged.
		Recent permitted development to the west of our town has proved this point many times, Elwick Rise runoff flooding of	Flooding is taken into account when assessing sites for development. Sites to the west of the borough have been

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		West Park and “sinking city” to name but a few. Yet further potential development to the higher ground westward compounding the situation is still being proposed. We should not consider any development of higher ground to the west, from a known flood risk and climatic change perspective.	submitted and are being assessed as part of the SHLAA process.
		The SFRA 2010 also specifically highlights Tunstall Farm water course as a critical flooding mechanism for Hartlepool, any proposed development close or through this flood zone 3 should not be permitted. Again from a known flood risk and climatic change perspective development of Tunstall Farm land should not be permitted.	Land at Tunstall Farm is currently subject to appeal and that decision may become apparent before the draft Local Plan. The local plan will reflect the inspector’s findings.
	RES LP0021 IO0021	The NPPF is clear that planning has a key role to play in securing the radical reductions in greenhouse gas emissions and supporting the delivery of renewable and low carbon energy.	Noted.
		RES are encouraged that the Council are proposing to include policies within the Local Plan that aim to minimise the risk of climate change throughout the District, particularly the requirement to provide a proportion of renewable energy generation within new developments.	Support welcomed. Policies will seek to address climate change and in some instances will ensure that 10 %of the developers expected energy consumption is provided via a renewable source
		It is however considered that the options outlined with regards to Issue 15 should be expanded to encourage the provision of stand-alone renewable and low carbon energy developments within the District. It is noted that paragraph 97 of the NPPF states that local planning authorities should: “design their policies to maximise renewable and low carbon energy development while ensuring that adverse impacts are addressed satisfactorily, including cumulative landscape and visual impacts” and to “consider identifying suitable areas for renewable and low carbon energy sources, and supporting infrastructure, where this would help secure the development of such sources”. It is suggested that the Council include a specific Policy to	A policy will be included within the local plan and it will be used to assess renewable energy developments of any size and location.

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		support the delivery of stand-alone renewable and low carbon energy developments.	
		As a leading wind farm developer RES is supportive of planning policies which seek to ensure that the impacts associated with renewable energy schemes are satisfactorily addressed. However, the Company would be strongly opposed to the imposition of arbitrary thresholds or separation distances which are unjustified and contrary to the guidance contained in the NPPF and the Planning Practice Guidance.	Each application will be assessed on its merits and no threshold is proposed at this time.
		To be considered positive the Council should ensure that local policies encourage applicants to design scheme taking into consideration the findings of site specific assessments and the views received from statutory consultees and local stakeholders following public consultation.	Noted and agree.
		For the reasons stated above we strongly suggest that the Policy relating to renewable energy provision is worded as follows: "Proposals for the utilisation, distribution and development or renewable and low-carbon sources of energy, including freestanding installations, will be encouraged. In considering such proposals, the Council will give positive weight to their environmental benefits and community initiatives alongside consideration of impacts on biodiversity, landscape character, residential amenity and the historic environment of the local area".	The policy wording is welcomed. The renewable energy policy will follow the impetus of the suggested wording but will be more detailed.
	Woodland Trust LP0023 IO0023	Climate change is acknowledged as a threat to your spatial vision for Hartlepool, and the environment is identified as assisting with reducing the impacts, therefore this is accepted.	Noted.
		Green Infrastructure has a significant role to play in helping to combat climate change through mitigation and particularly in urban areas like Hartlepool, as well as your five villages in your rural hinterland, and the area of	Noted and agree.

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		Wynyard through adaptation. Green infrastructure provides a range of social, economic and environmental benefits for economic growth and investment, land and property values, health and wellbeing, recreation and leisure, land and biodiversity, as well as flood alleviation and climate change adaptation and mitigation. .	
		Networks of natural environmental components and green and blue spaces that lie within your authority, and also on your boundary, should be planned and managed as critical infrastructure.	Agree. Policies will allocate areas of green infrastructure and will seek to protect and enhance all green and blue infrastructure.
	Environment Agency LP0031 IO0031	The Local Plan should include policies which ensure that new development is planned to avoid increased vulnerability to the range of impacts arising from climate change. This could include allocating land for development using flood zones that take into account climate change allowances.	Noted and agree.
		The risk of climate change could be minimised through the provision of green infrastructure, including green and blue wedges which could be used as routes to key locations.	The maintenance and provision and or improvement of green infrastructure will be set out in policy.
		There is also potential for ponds, swales and Sustainable Drainage Systems (SuDS) to control surface water flows and mitigate flooding, pollution from wrong connections, leaks, spills and sediment wash off.	The use of SuDS is an approach that the Council currently undertake and policies will allow for, and encourage, such an approach in the future.
	Spawforths on behalf of Persimmon Teesside LP0041 IO0041	Development should be sustainable and linked to the main urban area. This promotes sustainable patterns of travel and reduces the need for reliance on the private car. Any Policies relating to climate change should be carefully worded and be linked to viability of any development, as again, good intentions can lead to onerous criteria and impact on delivery of development.	Noted and agreed. It is common practice with HBC to request and assess viability assessments, it is such assessments that are used as a basis for negotiation.
	Natural England LP0043 IO0043	Natural England welcomes the recognition that brownfield sites may be more biodiverse or ecologically valuable than farmed land (paragraph 10.15), particularly where old industrial processes result in unique ground and soil conditions. These sites should be avoided where possible	Noted. HBC are currently undertaking research to determine if any land could be reallocated to ensure that it is not developed upon and that the ecological value remains and/or is enhanced.

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		and opportunities taken to incorporate them into the wider ecological network.	
	Persimmon Homes Teesside LP0045 IO0045	As set out within the NPPF, planning plays a key role in helping shape places to secure radical reductions in greenhouse gas emissions, minimising vulnerability and providing resilience to the impacts of climate change, and supporting the delivery of renewable and low carbon energy and associated infrastructure. This is central to the economic, social and environmental dimensions of sustainable development.	The paragraphs of the NPPF will be complied with when formulation policy.
		All development should therefore be on those sites which are considered to be the most sustainable and be supported by the necessary portfolio of infrastructure, services and connections which will promote sustainable patterns of transport and lessen the reliance on the private car.	All sites are currently being assessed through the SHLAA and the Employment Land review. All sites chosen will be subject to a sustainability appraisal. The sustainability appraisal will look at many factors when assessing site including the infrastructure provision and requirements.
		Tailbacks and congestion on the road network are major sources of greenhouse gases so the Council should also focus upon improving the current highway network to avoid such incidents and improve the flow of vehicles throughout the borough as well as promoted sustainable transport modes.	Noted and agree. The planning department work closely with developers, the Highway Agency and the Council's engineers to address traffic related issues including traffic flows, congestion and the provision of public transport. Policies will stipulate that measures to improve networks including public transport networks should be undertaken.
		In terms of residential developments, schemes should be encouraged to incorporate where appropriate and viability allows such features as SuDS to reduce the risk of flooding in susceptible locations. It should be noted however that any policies relating to climate change should be carefully worded and linked to viability so as not to hinder the delivery of new development.	Noted and agree. The Council routinely assess viability assessments and it is common practice to negotiate with developers so that an acceptable scheme can be delivered. This approach has proved successful and policies will allow for it to continue.
Question 61 Are there any other issues	Unknown LP0008 IO0008	Sea defences have and are being improved so short of removing the two dumps I don't know.	Noted.

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on how climate change will affect Hartlepool?	Unknown LP0009 IO0009	Do not agree with climate change to many experts either 'for' or 'against'	Noted. However HBC have reviewed the research and accept that an increase in global temperatures is a real threat.
	Hartlepool Civic Society LP00013 IO0013	Rising sea level - the new sea defences at Seaton Carew and work near the Brus Tunnel – are going some way to address this.	Noted.
	Park Residents Association LP0014 IO0014	Rising sea levels will undoubtedly impact on our coastline. The building of a new Nuclear Station should assist in reducing carbon emissions in the UK as a whole.	Support for new Nuclear Power Station noted.
	Greatham Parish Council LP0017 IO0017	The Borough has a low level of tree cover, by encouraging the planting of trees one can absorb carbon dioxide a greenhouse gas reducing the carbon footprint within the Borough.	Noted. Policy will seek to encourage the retention and planting of trees on new developments and via section 106 legal agreements.
	Woodland Trust LP0023 IO0023	In terms of how a Local Plan can mitigate flood risk and given your coastal location, recent flooding has highlighted the importance of land use in either contributing to or mitigating flood risk, and in particular the fact that trees can often make an important contribution both to mitigating flooding and improving water quality role in helping to reduce flood risk.	Noted and agree. Trees are recognised for their multi functional importance. Policies will seek to protect existing trees and provide more.
		Green infrastructure can help to mitigate flood risk and also help in managing water resources; providing water resources, storage and retention areas which operate as places to store water for re-use, reducing and slowing down peak flows, reducing and slowing tidal surges, manage surface water and sewer flooding by reducing the rate and volume of runoff.	Green infrastructure is recognised for its multi functional benefits. The protection of, improvement of and further provision of green infrastructure is supported through policies and through the Green Infrastructure SPD and action plan endorsed in February 2014.
		Whilst Issue 15 does acknowledge the need to effectively use natural resources to minimise the effects of climate change, and this is supported. The need for your Core Strategy to refer to the need for adopting a landscape scale approach to enable wildlife to adapt to climate change, should be taken into account	The need to take a landscape scale approach and plan to restore and enhance ecological networks will be address in policy.

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		again. Also, if natural resources are going to be used effectively to help minimise climate change then a recent report by the Woodland Trust (Stemming the Flow - the Role of Trees and Woodland in Flood Protection, 2014) should be taken into account.	Reference to further research is welcomed and has been taken on board.
	Highways Agency Highways Agency LP0029 IO0029	supportive of providing Park and Ride facilities as a means of reducing private car usage and increasing travel by more sustainable means, particularly where such facilities would reduce the need to utilise the SRN. Critical to the effectiveness of such facilities is the location and accessibility of the site, along with the reliability and efficiency of the rail or bus service provided from the facility.	Support for such schemes is noted. No park and ride facilities will be allocated through policy, however HBC do use such facilities when a high number of visitors come to the borough and the policy framework will be flexible enough to continue to allow for this.
	Natural England LP0043 IO0043	Former industrial sites adjacent to the coast may also be used by SSSI and SPA bird interest, and their development may have significant effects upon the nature conservation site.	Bird surveys of former industrial land adjacent to the coast, which are proposed for development in the Local Plan, have been subject to wintering bird surveys in order to inform a HRA of the Local Plan.
Question 62 Should Park and Ride facilities be developed, and if so what would be the most suitable locations?	Unknown LP0008 IO0008	No, we spent £4 million on an unused transport interchange. No requirement for P&R.	The National Planning Policy Framework requires local plans to consider a range of options and solutions that favour sustainable transport modes. Park and Ride facilities can form part of a sustainable package of measures that help to reduce greenhouse gas emissions and reduce congestion. They can also provide an additional element of choice for residents, commuters and shoppers coming into Hartlepool. The Borough Council is working closely with the Tees Valley Local Enterprise Partnership, other local authorities and transport providers to investigate appropriate sustainable transport measures. A key priority identified in the Strategic Economic Plan is to open up new routes to employment and enable growth through sustainable transport that will help to reduce carbon emissions, increase employment and provide travel to work solutions. Any proposal to introduce park and ride facilities will need to be linked to and supported by other demand
	Hartlepool Civic Society LP0013 IO0013	Where cost effective and not taking up Greenfield sites, eg. Teesbay Retail Park Area	
	Park Residents Association LP0014 IO0014	I feel that due to the size of our town these would not be used sufficiently to make them viable.	
	CPRE LP0015 IO0015	Park and ride can be very effective, but sometimes it is not. Careful analysis will be required to identify suitable locations	
	Elwick Parish Council LP0016 IO0016	Provide a Park & Ride service at Greatham if the rail station is reopened. Do not reduce the number of car parks within the town, unless you are prepared to invest heavily in public	

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		transport; however, you could reduce the cost of parking.	management measures, including provision of parking and meeting parking demand.
	Greatham Parish Council LP0018 IO0018	Park and Ride may help reduce traffic in the town centre but this should not be at the cost of the countryside. Park and ride sites should be located within the urban fence such as at Tees Bay Retail Park which would also serve to improve the link between this shopping area and the town centre. The service would have to be very efficient to be successful. York is an excellent example where the service also started by using out of town shopping centre car parks	
	Highways Agency LP0029 IO0029	The Agency recognises that parking levels within the town centre can provide an effective tool for managing traffic demand. The Agency has no specific comment on the level of parking that should be provided, but consideration should be given to achieving a balance between ensuring that the level and location of parking does not prejudice the desirability and viability of sustainable transport services and facilities and effect that parking provision may have on the viability of the town centre when compared to potentially more distant and less sustainable locations.	
Question 63 Should car parking levels in the town centre be reduced?	Unknown LP0008 IO0008	Reduce Parking charges (It may help retail outlets in town centre)	The National Planning Policy Framework states that local authorities should seek to improve the quality of parking in town centres so that it is convenient, safe and secure. The Borough Council will regularly review parking provision within the town centre, but any decision on reducing car parking levels will always be made within the context of other demand management measures and sustainable transport initiatives.
	Unknown LP0008 IO0008	No increased or motorists will just do elsewhere	
	Resident LP0010 IO0010	No	
	Hartlepool Civic Society LP0013 IO0013	No – parking (particularly free) encourages support for established shops.	
	Park Residents Association LP0014	No, they should remain the same and should be free to encourage residents to support the remaining shops in our depleted town centre.	

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	IO0014		
	CPRE LP0015 IO0015	Reducing car parking in the town centre could be very negative as some people have no choice but to use a car. They will go elsewhere if they are not confident they will be able to park. Alternatives should be provided, such as park and ride, good public transport links, etc, to try and encourage people to not use their car.	
	Elwick Parish Council LP0016 IO0016	Yes	
Question 64 Would a western bypass outweigh any negative impacts?	Unknown LP0008 IO0008	No	<p>The proposal for a western by-pass has generated a great deal of strong opinion. Before deciding whether or not to go ahead with a proposal to plan for such a road, the Borough Council will need to carefully consider and weigh up the benefits and disbenefits. Elements will include:</p> <ul style="list-style-type: none"> • The scale of development that could take place on the western edge of urban Hartlepool, and the likely phasing of such development • The implications resulting from the modelling of traffic impacts arising from new development • The potential role of sustainable transport measures that could be put in place during the plan period to provide alternatives to the use of the private car • Whether any smaller scale, more local solutions could address potential traffic issues • The effect of a new road on the local environment, including impact on the character and setting of rural settlements and the landscape, impact on the agricultural sector, effect on amenity through noise and disturbance, and effect on biodiversity • Deliverability of the road within the timescales of the Local Plan, and
	Resident LP0010 IO0010	Definitely not, how could continuous traffic compare to the tranquility of beautiful countryside. Every entrance to the town is continuous traffic; the area to the West is an asset to the Borough and must be preserved at all costs.	
	Fens Residents Association Robert Smith	We can stop it getting worse by NOT building new estates on the urban fringe. The concept of a Western Bypass is madness, it is not needed and the environmental damage would be huge. It would create far more problems than it solved.	
	Hartlepool Civic Society LP0013 IO0013	In actual fact, the A19 is really a western bypass for Hartlepool Improvements are already being made to the A19/A179 junction, though more are needed. It is necessary to be alert to the possibility of a western bypass being created by default because of developments on the western edge of town and such a road not being designed or able to cope with new traffic.	
	Park Residents Association LP0014	No. If it ever came to fruition I feel that it would simply make it easier for people to access facilities and services in other towns when they should be being drawn to spend	

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	IO0014	money and time in Hartlepool.	<ul style="list-style-type: none"> Likely costs and value for money and whether additional funding would be required on top of the elements of the road that could be delivered by the developments. <p>The Council would undertake further detailed discussions during the Preferred Options stage with key stakeholders including residents, adjoining local authorities, the Local Enterprise Partnership, and the Highways Agency should Members be in favour of such a concept.</p>
	Elwick Parish Council LP0016 IO0016	The Parish Council is strongly opposed to a western by-pass as this will only encourage development to either side of such a road, negatively impacting the rural settlements of Dalton Piercy and Elwick. Improving the road from Naisberry crossroads to the A179 however, would not only reduce the volume of traffic through Elwick, but provide Elwick villagers with a safer access to the north bound A19.	
	Greatham Parish Council LP0018 IO0018	Hartlepool already has a western bypass in the form of the A19. Money would be better spent improving this route and the A179. Especially important would be an upgraded A19/A179 junction. This would be better value than building a completely new road. Traffic for the north of the town could then be directed via Hart, which would also reduce the pressure on the A689.	
	Resident LP0020 IO0020	To suggest that a western bypass would help relieve traffic on the A689 through town is misleading, it would be less than 2 miles from and in parallel with the A19 which does exactly the same thing already bridging very effectively the A689 and A179. Traffic would only end up feeding into the same roads anyway, but worst of all would actually then encourage greater traffic to flow centrally then westward through our existing road networks, which were not designed for that. This is a fundamentally flawed idea and should not be included in the plan. The idea of what is effectively expanding the road between Hart and Dalton has probably only been suggested by developers wishing to significantly expand development westward.	
	Highways Agency LP0029 IO0029	The concept of a western bypass would need to be fully explored as part of the plan making process with appropriate evidence that identifies the influence that such a scheme would have on the SRN. Prior to any evidence being available the Agency is not able to make particular comment, but should this idea be progressed, would wish	

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		to be involved to ensure appropriate evidence is established in relation to the SRN impacts.	
	Resident LP0035 IO0035	<p>I would be concerned that a Western Bypass would severely impact on the benefits achieved by the Green Network of bringing the countryside into the town by creating a significant barrier between the town and the countryside and it would also have a significant impact on the 'rural' villages, sandwiching them between 2 major roads and taking away their rural aspect.</p> <p>Providing Park and Ride facilities I think would reduce the flow of traffic through the town particularly if combined with a consolidation of the shopping facilities to remove the need to drive from one end of the town to the other in order to complete shopping. To the South I wonder whether a Park and Ride Facility could be combined with a scheme to by-pass Newton Bewley, allowing Newton Bewley to flourish as an additional rural village, possibly also providing the potential to develop extra accommodation and services.</p> <p>I would also very much support the idea of a network of cycle paths throughout the borough. I would particularly like to see the network extended out to the villages which would allow village residents to travel into town by bike and would also provide a leisure facility for residents of the urban area possibly increasing trade at the village pubs. The network would need to be supported by adequate cycle parking facilities in retail, service and recreational amenity locations</p>	
	Spawforths on behalf of Persimmon Teesside LP0041 IO0041	The Hartlepool South West Extension will provide a road link on the west of the town. The first phases of development will not link the road, but there is potential for future phases to provide a link from the A689. This will link to Brierton Lane, but in theory in future could link to larger bypass to the north. The key question is whether this wider vision (i.e. beyond the HSWX site) can delivered in this	

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		Plan or is a future aspiration.	
	Persimmon Homes Teesside LP0045 IO0045	<p>In order to comprehensively answer this question significant work first needs to be undertaken to establish the benefits of a by-pass and secondly to assess the environmental impact of the road which would be entirely dependant upon the proposed route. At the moment none of this information is available so the answer can not be accurately established.</p> <p>It should be noted however that future phases of the South West Extension will have the potential to incorporate a road connecting the A689 with Brierton Lane to the north of the site which could then be extended by 3rd parties to form the beginning of a wider bypass. It is however questionable whether the by-pass is in fact needed given that in the previous iteration of the Local Plan proposed a similar level of development to be delivered without the need for a by-pass. This therefore suggests that even if it is found that the by-pass would be needed it is unlikely to be required until the back end of the plan period or possibly beyond that.</p>	
Question 65 Should there be a greater use of travel plans?	Unknown LP0008 IO0008	The recent traffic review is helping already	Noted
	Hartlepool Civic Society LP0013 IO0013	The recent traffic review is helping already	Noted
	Park Residents Association LP0014 IO0014	Travel plans could be made to be more attractive.	The Borough Council is always willing to provide advice to tailor travel plans to particular developments and proposals.
	CPRE LP0015 IO0015	Travel Plans should be encouraged where possible	The National Planning Policy Framework stipulates that all developments which generate significant amounts of movement should be required to provide a Travel Plan. A Travel Plan will explore sustainable transport modes appropriate for a particular development, including giving
	Elwick Parish Council	Greater use of Travel Plans should be encouraged, but will really only become a viable option for many people when	

Question Number	Organisation (including ref number)	Comments	Policy Response
	LP0016 IO0016	more, safe cycle ways are provided around the town.	priority to pedestrian and cycle movements and good access to public transport. The Council's Planning Obligations SPD (Consultation, May 2014) also requires developments of certain thresholds and where significant amounts of travel are likely to be generated, to provide travel plans.
	Highways Agency LP0029 IO0029	Travel Plans are a key mechanism to promoting sustainable travel and the Agency considers that they should be contained in a policy in order to support the 'Improving5 Connectivity' theme and the associated spatial objectives. The Agency previously supported the provisions within Policy TR2: Improving Connectivity in Hartlepool of the withdrawn Local Plan and would therefore continue to support this approach.	Noted – the Council will include an appropriate policy on Travel Plans within the Local Plan, and this will be supported through the Planning Obligations SPD.
	Spawforths on behalf of Persimmon Teesside LP0041 IO0041	No particular comment but Travel Plans are already generally used where appropriate	Noted.
	Persimmon Homes Teesside LP0045 IO0045	Travel Plans are commonly used where the council and developers feel it is appropriate to do so and therefore Persimmon Homes do not feel that their further use should be required or promoted unnecessarily	Noted.
	Hartlepool Rural Plan Working Group LP0017 IO0017	Support the following highway improvements: 1. improvement of the A179/A19 junction; 2. the dualling of the A179; 3. improved junctions to the A179, A689 and A19 junction from Dalton Piercy, Elwick, Greatham, Hart and Naisberry; 4. alleviating the impact of the increase in traffic on the A179 and A689 arising from new development in Hartlepool on Hart and Newton Bewley;	There are a number of congestion 'hot spots' on the main road network and the Council will work closely with the Highways Agency and others to identify the most appropriate solutions to relieve congestion and increase capacity where necessary. This includes ensuring that there is no unacceptable impact on local communities from excessive traffic levels and that through traffic is discouraged from using inappropriate roads.

Question Number	Organisation (including ref number)	Comments	Policy Response
		5. measures to discourage traffic from any new development on the edge of Hartlepool using minor roads through the villages in the plan area, including traffic calming, where necessary.	
	Greatham Parish Council LP0018 IO0018	Caution will need to be taken if any plans for western extensions to the urban area are chosen to ensure their service roads do not become an unplanned bypass and create the same problems as Catcote Road now endures. Travel Plans should be required for any significant developments.	Noted – it will be important to design the road layouts on urban extensions to avoid routes becoming short cuts and encouraging through traffic. Travel Plans will be required for all major residential developments.
	EDF Energy LP0019 IO0019	It is important to maintain and develop arterial roads through the Borough. The dual carriageway route through the town from the existing port and marina area to the A19 and the industrial area south of the town is of strategic importance and should be maintained as a dual carriageway, while recognising the potential issues that this creates for pedestrians. The B1277 (Brenda Road) from the A689 (Belle Vue Way) to the A178 (Tees Road) is an important link road for large loads to and from the power station, and development plans should ensure that the housing or other developments do not limit its future use. Hartlepool's value as a new nuclear power station site is enhanced by the relatively good transport links to the nominated site by road, rail and its proximity to ports. The transport infrastructure is central to Hartlepool's economic development and should be a priority for the	The Borough Council recognises the important role that both the road and rail networks play for the local economy and encouraging new investment. The Council will continue to give a high priority to the strategic and main routes serving the key employment areas and their links to the strategic network.
	Stockton-on-Tees Borough Council LP0022 IO0022	Both Councils have previously worked together, along with the Highways Agency and Tees Valley Unlimited, to successfully address key issues affecting congestion on the transport network and supporting sustainable transport improvements. The Council has no comments on the interventions outlined in the response; however, In line with the duty to co-operate, this Council will continue to work with Hartlepool Borough Council, and where necessary the Highways	The Council will continue to liaise closely with Stockton-on-Tees Borough Council, Tees Valley Unlimited and the Highways Agency to ensure that all potential highway issues are dealt with in the most appropriate and sustainable way.

Question Number	Organisation (including ref number)	Comments	Policy Response
		Agency to understand and address emerging issues.	
Question 66 Do you feel the Authority should look to deliver the Tees Valley Metro idea to give people the opportunity to travel sustainably?	Unknown LP0008 IO0008	That is never going to happen. Keep Hartlepool out of the Tees Valley.	Noted
	Unknown LP0008 IO0008	No. This has been discussed over many years (even a tunnel under the Tees) just forget	Noted
	Hartlepool Civic Society LP0013 IO0013	Yes	Noted
	Park Residents Association LP0014 IO0014	Absolutely	Noted
	CPRE LP0015 IO0015	The Tees Valley Metro is a very long term project. The planning policy documents under development will need to take the potential into account and ensure corridors and land potentially required are protected	This project is no longer referred to as Tees Valley Metro. The focus now is on improvement in standards and frequency on the existing local rail network. This is being branded simply under a 'Tees Valley Rail' heading. The project is being coordinated by Tees Valley Unlimited and overseen by the Tees valley Transport & Infrastructure Group on which all the Borough Councils and Network Rail are represented. To support economic growth the rail network needs high quality vehicles, greater capacity, and frequent services that connect people and businesses to where they want to travel. The Tees Valley Rail project will use the existing rail network in a more effective and efficient way. Tees Valley Rail will be implemented and developed in phases. Phase 1 has seen major improvements to passenger facilities at Hartlepool station, already resulting in an annual increase in patronage 5% higher than the average level of growth elsewhere. Phase 1 also saw improvements to Seaton Carew station which included new shelters and CCTV coverage.

Question Number	Organisation (including ref number)	Comments	Policy Response
			The next major phase involves capacity improvements at Darlington to reduce conflict between local and main line services. This should allow increased frequencies to be achieved across the whole of the Tees valley rail network. The case for new and re-opened stations will also be considered as part of the Tees Valley Rail initiative.
	Elwick Parish Council LP0016 IO0016	The Tees Valley Metro is vital to improving transport across the Tees Valley, and would greatly reduce car usage, and thus pollution and stress, if it is wisely planned. For example, it should link to mainline rail services and have stations at every major hospital, large retail park and professional football ground.	See comment in response to CPRE above.
	Greatham Parish Council LP0018 IO0018	The Tees Valley Metro idea is a sound one making better use of the rail network and providing an improved sustainability for communities in the Tees Valley area. Greatham Parish council would welcome exploring the possibilities of reopening Greatham station.	See comment in response to CPRE above.
	Highways Agency LP0029 IO0029	The Tees Valley Metro would likely offer a sustainable alternative to the private car for journeys along the corridors that it would serve and the Agency can therefore offer its support, in principle, for the idea and consider it worthy of investigation. Clearly evidence to suggest the influences that such could have, including in relation to any benefits to the SRN, should be provided to enable a firm position to be established.	Noted – the Highways Agency is also represented on the Tees Valley Transport & Infrastructure Group and is kept informed of proposals relating to the rail network.
	Persimmon Homes Teesside LP0045 IO0045	A Tees Valley Metro providing it was correctly planned and implemented so that it incorporated the wider Hartlepool area, not just the town centre, could bring huge benefits to the region. It could be used to promote sustainable travel and also take the strain off the existing road network. The increased permeability and connectivity of the town and its residents could also bring huge economic benefits providing the route was planned correctly and did not jeopardise the delivery of any housing or employment sites.	Noted – see response to CPRE above. It can also be noted that Network Rail is undertaking demand studies across the North East to assess potential demand for travel to jobs and business travel. Housing and employment proposals in the Local Plan will inform this process.

Question Number	Organisation (including ref number)	Comments	Policy Response
		The success of the nearby Tyne / Wear Metro System demonstrates the benefits of such a system so Persimmon Homes would support any council approach to deliver the idea.	
Question 67 What areas of the town do you feel would benefit most from the construction of new cycle and walkways?	Unknown LP0008 IO0008	Cycleways at present are not used as such they either rise on roads or pavements. Education needed before building more.	It is accepted that the provision of cycle ways needs to be done alongside better publicity and education. This is something that the Borough Council will address through its sustainable transport measures. A key objective in the Hartlepool Green Infrastructure Strategy is to ensure that key hubs are linked by means of safe and easily accessible green networks and rights of way.
	Hartlepool Civic Society LP0013 IO0013	A valuable route would be from the southern industrial areas of the town, for commuting. Obviously other routes from the Headland, Seaton Carew to other parts of the town would reduce the traffic both on the main routes through town and the 'rat runs' which have been established. Other routes would benefit from a cycle and footpath bridge over the A689 at Sappers Corner and a footbridge over the A19 in the vicinity of the services which could link into Wynyard	The Hartlepool Green Infrastructure Action Plan Supplementary Planning Document contains a number of projects and proposals to provide new and/or upgraded cycle and footpath routes. These include new routes to/from South Hartlepool (serving both the industrial areas and the important wildlife areas), the Headland and North Hartlepool, in particular along the coast; improvements to paths in both the Greatham and Wynyard areas although cost is an obvious factor in the provision of new footbridges
	Park Residents Association LP0014 IO0014	Ideally we should have cycle ways / walk ways that would encourage children to travel to school without the need for their parents taking them in a car. We could also look at a heritage route that would link in with the aspiration to improve our visitor offering.	Ways of reducing the use of the car for journeys to school is important and the Borough Council will investigate ways of doing this as part of its consideration of sustainable transport measures. The Hartlepool Green Infrastructure Strategy considers new and improved links within the built up and rural areas, and particularly along the coast – all of which have potential for improving the visitor offer.
	Elwick Parish Council LP0016 IO0016	Further benefit would accrue from the development of safe footpaths along the roads into town from Dalton Piercy, Elwick and Hart, which would encourage many people to walk into town or out to the villages. Another footpath, between Newton Bewley and Greatham, would provide safe access along the A179.	The Hartlepool Green Infrastructure Action Plan Supplementary Planning Document contains a number of projects and proposals to provide new and/or upgraded cycle and footpath routes. These include new and/or upgraded links in the Dalton Piercy, Elwick and Hart areas, as well as in the A689 corridor between Greatham and Newton Bewley.

Question Number	Organisation (including ref number)	Comments	Policy Response
	Greatham Parish Council LP0018 IO0018	New cycle and walkway routes should be provided to link the industrial and wildlife areas in the south of the borough with Greatham and Seaton Carew and thus the rest of the Hartlepool. The rights of way are already there and this could help reduce car journeys. Links then continuing to the Transporter and Middlesbrough would also be desirable. A bridge for the existing cycle route, to include pedestrians, is needed to cross the A689 at Sappers Corner. A new pedestrian and cycle link between Greatham and Queens Meadow which would also link to Greatham station should be provided. This would also increase public access which could help address the problem of off-road bikes using a site directly behind the village on Queens Meadow. A route would be possible using the buffer area between the pipe mill and Greatham linked to the existing network at Thorn Tree Lane.	The Hartlepool Green Infrastructure Action Plan Supplementary Planning Document contains a number of projects and proposals to provide new and/or upgraded cycle and footpath routes. These include new and/or upgraded links in the Dalton Piercy, Elwick and Hart areas, as well as in the A689 corridor between Greatham and Newton Bewley.
	Highways Agency LP0029 IO0029	The Agency was generally supportive of the sustainable transport provisions included in Policy TR1: Strategic Transport Network of the withdrawn Local Plan. Sustainable transport measures need to be suitable for the locality and the Agency will consider all plan proposals that are appropriately evidenced. In relation to the SRN, sustainable links beyond Hartlepool (to Tees Valley and further afield) will be of particular interest as those are the trips likely to be of most influence to the SRN.	Noted and will continue to liaise with the Highways Agency through the development of the Plan.
	Spawforths on behalf of Persimmon Teesside LP0041 IO0041	The Hartlepool South West Extension will provide new footpaths and cycleways linking various parts of the west of the town and to networks beyond. The development will provide these in a managed fashion.	Noted.
Question 68	Unknown	A decent bus service	Hartlepool is part of the Tees Valley Bus Network

Question Number	Organisation (including ref number)	Comments	Policy Response
Any there any other methods of encouraging sustainable transport that the Local Plan should cover?	LP0008 IO0008		Improvement Scheme – a series of actions and proposals designed to make bus services more attractive. Measures that can be taken include new bus lanes, bus priority schemes at major junctions, better buses and increased frequencies. The Borough Council is working closely with the LEP, other local authorities and the bus operators to identify appropriate projects that will benefit people living and working in Hartlepool.
	Unknown LP0009 IO0009	Difficult to assess unless we go back to providing a subsidy.	See response above regarding the Tees Valley Bus Network Improvement Scheme.
	Hartlepool Civic Society LP0013 IO0013	Sustainable transport should have high priority when considering new developments	The National Planning Policy Framework states that all developments that generate significant amounts of movement should be supported by a Transport Statement or Transport Assessment. These would include an assessment of the opportunities for sustainable transport modes, depending on the nature and location of the site. Through the Borough Council's Local Development Framework Planning Obligation Supplementary Planning Document, proposals for all major development will be required to provide a Travel Plan. Travel Plans may also be required as a condition as part of a planning permission.
	Elwick Parish Council LP0016 IO0016	The Borough Council needs to consider the benefits of subsidising public transport in rural areas, to encourage villagers to use the town's retail and other amenities rather than looking to towns to the north and south. Social isolation caused by a lack of public transport impacts particularly heavily on the elderly and teenagers who have no means of accessing the town's amenities and services other than by using taxis which are increasingly expensive	The Borough Council, in conjunction with operators and user groups, will consider the provision of subsidies in areas where there is inadequate provision through normal market provision.
		More electric car charger points need to be made available, especially near the A179 and A689 routes into town.	Electric car charging points are gradually being introduced into appropriate locations and some routes are being prioritised. The speed of provision depends to some extent on the availability of funding.

Question Number	Organisation (including ref number)	Comments	Policy Response
		The Council should consider providing bicycles for hire at any new Park & Ride developed, at Seaton Carew, the marina, Hart and the town's car parks.	This is an initiative that the Council could consider supporting through the private sector, but may not be able to fund provision itself.
	Hartlepool Rural Plan Working Group LP0017 IO0017	The reopening of Greatham railway station should be supported provided that: 1. It would not result in an increase in road traffic accessing the station that would be detrimental to road safety or the quality of life in Greatham village; and 2. The station is served by a new car park and bus service to provide a park and ride service together with new cycle and pedestrian routes to employment sites at Queens Meadow, Graythorp and Seal Sands.	The potential reopening of Greatham station will be considered as part of the overall 'Tees Valley Rail' initiative. Through the Tees Valley Transport & Infrastructure Group the Borough Council is working with Network Rail, the LEP and other local authorities to implement local rail improvements, which includes the reopening of stations.
		The re-opening of Hart Station together with a park and ride facility will be supported.	The potential reopening of Hart station will be considered as part of the overall 'Tees Valley Rail' initiative and the provision of sustainable transport measures. Through the Tees Valley Transport & Infrastructure Group the Borough Council is working with Network Rail, the LEP and other local authorities to implement local rail improvements, which includes the reopening of stations.
		Improvement and extension of the bridle path, cycleway and rights of way network should be supported where it would: 1. support the rural economy, in particular tourism and equine businesses; 2. improve access to employment sites for rural and urban populations; 3. improve non-vehicular access to wildlife sites and the countryside; 4. include the provision of cycle/foot bridges over the A19 near Elwick and the A689 at Greatham and Newton Bewley.	Noted – the Council is actively supporting a number of sustainable transport measures that include improvements to cycle and footpath and bridle networks. Cycle ways and footpaths are also an integral part of the green infrastructure network, and the Council's Green Infrastructure Action Plan includes a rolling programme of prioritised projects.
	Greatham Parish Council LP0018 IO0018	New developments should be required to provide cycle and pedestrian routes and link these into any existing routes. There needs to be greater co-ordination between public transport such as rail and bus services though not sure how	The National Planning Policy Framework states that all developments that generate significant amounts of movement should be supported by a Transport Statement or Transport Assessment. These would include an

Question Number	Organisation (including ref number)	Comments	Policy Response
		a local plan might address this.	assessment of the opportunities for sustainable transport modes, depending on the nature and location of the site. The Council's green infrastructure strategy also considers the potential for improving cycle and footpath links from new development into existing routes. Coordination between different modes of public transport is important and is addressed through the Tees Valley Transport & Infrastructure Group and any spatial implications can then be dealt with through the local plan process.
Question 69 Along the coastline, where do we need to improve linkages and access?	Unknown LP0008 IO0008	Across Middleton area. To use it as part of the Coastal walkway.	Land ownership issues can create problems in opening up land and creating footpaths but the Council will explore all opportunities for links into the coastal footpath.
	Hartlepool Civic Society LP0013 IO0013	Following the closure of the Steetley Site, a coastal path could be established, all the way to Hart Warren. With some changes to the right of way at the Golf Course and some parking provision at Hart Station, it could connect with the Durham Coastal Path at Crimdon Beck.	This is already being implemented as part of the England Coastal Path and will be developed further through an existing planning permission for the Britmag site.
		Others could be: Cliff top footpath 518347 to connect with the existing cliff top access by Spion Kop Cemetery.	This is already being implemented as part of the England Coastal Path and will be developed further through an existing planning permission for the Britmag site.
		Public Access to the Lifeboat Station and adjoining pier.	There are ownership and health & safety issues in this area but the Council will work with landowners to improve access where appropriate.
		From Tofts Farm West to the existing Greatham to Graythorp path.	Noted. This will be addressed in the Local Plan in policy NE3.
	Park Residents Association LP0014 IO0014	I would suggest looking at the old Steetley Site developing a coastal to Hart Warren which could potentially connect with the Durham Coastal Path at Crimdon Beck.	This is already being implemented as part of the England Coastal Path and will be developed further through an existing planning permission for the Britmag site.
	Elwick Parish Council LP0016 IO0016	A footpath linkage from St Hilda's (Headland) to the marina would extend the Coastal Path, encouraging walkers into the town.	A footbridge link from the Headland to the marina remains a long term aspiration and the Council will continue to explore all opportunities for funding and continue to work with landowners.
		Provide a ferry and/or bridge across the Victoria Dock and	See above comment..

Question Number	Organisation (including ref number)	Comments	Policy Response
		a ferry service to Middlesbrough from the Headland, via the marina.	
	Greatham Parish Council LP0018 IO0018	There is room for improving the links between Greatham and Seaton Carew and thence along Tees Road toward Saltholme.	Noted. This will be addressed in the Local Plan in policy NE3.
	Durham Heritage Coast LP0040 IO0040	The first phase of England Coast Path has recently been introduced through Hartlepool from North Gare, through the town centre, the Headland and northwards through Durham to Whitburn. Work to link North Gare west and south is ongoing, providing a National Trail through the Borough. The England Coast Path will bring new visitors to the town and will stimulate increased use of the coast by local residents.	Noted.
		There are ongoing demands to allow open horse access onto the North Sands strand.	The Council is open to discussion with all relevant stakeholders to examine such an option, bearing in mind amenity, safety and other issues.
	Natural England LP0043 IO0043	The Issues and Options document recognises the risk of actively encouraging further leisure and tourism activities at the coast. The effects of which will depend on the type and location of new facilities and the improvements of access to and along the coast.	Noted.
Question 70 Do you feel that improved access in certain areas would help to discourage anti-social behaviour and illegal pursuits?	Unknown LP0008 IO0008	No it would just improve the access to the people who engage in antisocial and illegal stuff.	Noted.
	Hartlepool Civic Society LP0013 IO0013	Yes, if more people were around there would be an element of 'supervision'.	Noted.
	Park Residents Association LP0014 IO0014	Debatable, if more people were around there would be an element of 'supervision' during the day, but late evening would potentially create yet more opportunity for anti-social behaviour. Crime statistics tend to back this up.	Noted.
	Elwick Parish Council	Reduce the level of anti-social behaviour such as illegal motor bike riding on the dunes, by providing a purpose-built	The Council takes measures to address the problem of motor bikes using the dunes and other parts of the coast

Question Number	Organisation (including ref number)	Comments	Policy Response
	LP0016 IO0016	mini-moto /motor cycle trail centre elsewhere in the town.	through its wardens and volunteers. Alternative provision can be an option but requires resources and co-operation with developers and landowners.
	Greatham Parish Council LP0018 IO0018	Anti-social behavior and illegal activities flourishes out of sight therefore any increased presence through improved public access is going to help discourage it.	Noted.
	Natural England LP0043 IO0043	Coastal access policies will require thorough assessment within the SA and HRA. These should consider whether the proximity of allocations to improved access will increase effects in combination.	Noted.
Question 71 Should environmentally sensitive areas of the coastline be protected from over use by limiting access to them?	Unknown LP0008 IO0008	SSSI's should be protected. Nut closing access to the likes of the Blue Lagoon car park is silly.	Noted. The Local Plan will protect the SSSI's but will not contain any proposals to close the access to the Blue Lagoon car park.
	Hartlepool Civic Society LP0013 IO0013	Yes, there should be controlled viewpoints e.g. seal sands.	The provision of controlled viewpoints would be outside of the Local Plan however any effects of increased access brought about by policies in the Local Plan will be assessed through the HRA of the Local Plan.
	Park Residents Association LP0014 IO0014	Yes and these should be reviewed regularly.	Access is already controlled in some area eg North Gare by a bye-law and activities are regulated in other areas, eg DCO on North Sands. Any effects of increased access brought about by policies in the Local Plan will be assessed through the HRA of the Local Plan.
	Elwick Parish Council LP0016	Environmentally sensitive areas of the coastline should be protected from over use by limiting access, especially for vehicles, including motor bikes of any size or type. At	Access is already controlled in some area eg North Gare by a bye-law and activities are regulated in other areas, eg DCO on North Sands.

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	IO0016	certain times it may be appropriate to limit access for pedestrians also e.g. nesting period in spring, or when protected wildflowers and blooming in the summer. A limited number of licenses could be issued each year, managed and monitored by the Countryside wardens.	Any effects of increased access brought about by policies in the Local Plan will be assessed through the HRA of the Local Plan.
	Greatham Parish Council LP0018 IO0018	Environmentally sensitive areas do primarily need protection but it would be good for more people to be able to appreciate them through controlled access. Good examples are the seal hide at Greatham Creek and the bird watching hide at where Greatham Creek meets Seal Sands (both in Stockton Borough).	The provision of controlled viewpoints would be outside of the Local Plan however any effects of increased access brought about by policies in the Local Plan will be assessed through the HRA of the Local Plan.
	Woodland Trust LP0023 IO0023	Yes. Environmentally sensitive areas are critical to the maintenance of productive and diverse plant and wildlife. These areas should be linked to nearby greenspace including wildlife corridors and woody debris in buffer zones and environmentally sensitive areas should be maintained to provide habitat for a diversity of wildlife.	Noted. This will be addressed in the Local Plan in policy NE2.
	Durham Heritage Coast LP0040 IO0040	To achieve a healthy natural environment that is accessible to local residents and to visitors for quiet recreation will require increased levels of management. We would suggest that it is appropriate the Hartlepool Borough Council explore the benefits of Heritage Coast status for North Sands. In Durham the Heritage Coast Partnership is seen as the delivery mechanism for any required mitigation to the SPA/SAC required by the development consenting process. This approach is currently being assessed by City of Sunderland.	Mitigation in relation to the SPA at North Sands is being addressed through the planning permission for the Britmag site but will be assessed further as part of the HRA of the Local Plan.
	Natural England LP0043 IO0043	Whilst an increase presence within coastal areas may reduce damaging activities (such as illegal off-roading or fly-tipping), the effects of this presence may itself require mitigation. Restricting access to the most environmentally sensitive areas, increasing awareness of site sensitivity and promoting access where it can be managed (such as viewing points) should form part of mitigation strategy for the coast.	Noted. This will be assessed as part of the HRA of the Local Plan

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Question 72. Are there any other key issues that should be addressed?	Unknown LP0008 IO0008	Yes, reinstate the old town plan.	Noted. The current Local Plan (2006) has many out of date policies and therefore development proposed may not be in line with strategic priorities. The emerging local plan is being developed in line with the requirements on the NPPF.
	unknown LP0009 IO0009	Free travellers site	Comment unclear so no action taken.
	Civic Society LP0013 IO0013	The Society feels strongly that the situation of the 'ELEPHANT IN THE ROOM' – namely Wynyard – should be addressed.	Noted. The plan will address development at Wynyard.
	Elwick Parish Council LP0016 IO0016	All new housing should be designed and developed in sympathy with space and place and built to the highest specification. The demographic change needs to be recognised and practical steps put into place to meet the needs of an aging population, such as accessibility, whilst not forgetting the needs of young families.	Noted. Housing policies will address these issues.
		Elwick Parish Council would wish developments across the Borough to be balanced, prioritising the re-use of brown field sites and leading to a successful, sustainable mixed economy, with a housing mix sufficient to meet the demands of all sectors of the community.	Noted.
		All rural settlements should have Design Statements which state clearly what is acceptable.	Noted. Discuss with MK.
		All developments, whether for housing, industry or business should be designed with the health and well being of the community in mind, to encourage walking and cycling rather than car use for access to the town.	Noted. All policies will be drafted to achieve sustainable development.
	Greatham Parish Council LP0018 IO0018	The Borough Council should consider including something in the policy to encourage community engagement in the planning process and development such as Enquiry by Design. Developers and major schemes in particular should be encouraged to engage in a true and meaningful	Noted. The Local Authority has a Statement of Community Involvement which forms part of the Local Development Framework. This is due to be updated and will reflect legislation and the NPPF which requires developers to carry out community engagement.

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		engagement with local communities in discussing projects that will affect their communities.	
	Hartlepool Borough Council, Public Protection LP0037 IO0037	The main contributor to fine particulate PM2.5 air pollution is diesel vehicles including domestic cars, buses, lorries etc. As this is a major contributor to mortality in the adult population then any measures we can take to reduce the levels of particulate PM2.5 in the atmosphere will result in a benefit to the public health of the local population. I would therefore ask that consideration be given to a policy being put into the local plan requiring developers to provide charging points for electric vehicles to properties on new residential developments which would encourage the future use of electric vehicles which do not produce particulate air pollution. This would also support the council's climate change agenda.	Noted. Inclusion of electric charge points under transport policy and parking standards to be considered.
Question 73. (links to 72 above) What are the options for tackling these?	Resident LP0006 IO0006	The plan should focus on the majority of new development within the town of Hartlepool.	Noted.
	George F White LP0007 IO0007	The plan should be sufficiently flexible to allow for development opportunities within the rural area to support and attract inward investors and to maintain and grow the existing population. The level of development needs to be sufficient to avoid the rural areas stagnating, to help create thriving rural communities and to address problems of housing affordability and community decline.	Noted. Policies will incorporate these themes.
	Unknown LP0008 IO0008	A planning free for all.	Comment unclear so no action taken.
	unknown LP0009 IO0009	No options only trouble wherever it is sited	Noted.
	Spawforths on behalf of Persimmon	Development should be focussed in and around the urban area with the Hartlepool South West Extension (HSWX) forming a key component of this,	Noted. Housing sites yet to be allocated.

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	Teesside LP0041 IO0041	complementing and complemented by other appropriate development in the main urban area. The Council's May 2014 Policy Framework document, states that it cannot demonstrate a five year supply of deliverable sites. Moreover, the Council's position is unlikely to change in the coming years as the calculation of delivery against supply indicates a massive shortfall of over 2,000 units up to 2028 (see figure below). The Plan period is going to need to be up to 2013 as a minimum depending on when it is adopted, which will mean even more supply being identified and more important proven as deliverable.	
	Coal Authority LP0042 IO0042	The plan should focus on the majority of new development within the town of Hartlepool.	Noted.
Question 74 Where do you consider most development should be in the future? <ul style="list-style-type: none"> - central area of town - other areas of town - greenfield land on edge of built-up area - Wynyard - focussed on one or 	Church Commissioners LP0001 IO0001	We reiterate our response to Issue 1 that stated that the majority of new housing should go either within or on the edge of the main urban area as the most sustainable locations within the Borough. Notwithstanding this, we consider that the spatial distribution of development should also include the provision of some new housing in the villages, including Newton Bewley. By directing new housing to the existing rural villages, this in our view would help sustain the existing range of shops and services that are present, thereby helping to maintain the vitality of these rural communities. The option that is omitted in paragraph 12.3 of the Issues and Options document is the potential for a new village/settlement or urban extension and we again repeat the potential for a sustainable urban extension to the north of Billingham, on land that is within the ownership of the Commissioners and which is located wholly within Hartlepool Borough. Subject to the findings of the updated assessment of OAN, there may be a need to consider the spatial distribution of new housing development if the OAN indicates a significant increase in the housing requirement	The new Local Plan will use evidence provided through, for example the updated Strategic Housing Land Availability Assessment and updated Strategic Housing Market Assessment., to inform both the amount of land to be allocated for housing development and the most sustainable locations for new housing development to take place.

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more of the villages		for the Borough. If this is the case, then we suggest that a sustainable urban extension to the north of Billingham should be one of the options that should be considered by the Council.	
	Cameron Hall LP0003 IO0003	As outlined previously, CHD would support a locational strategy that spreads development across the Borough, including further development at Wynyard Village, and ensures that sufficient deliverable sites are identified to ensure the objectively assessed housing needs are met. CHD believe that the identification of suitable greenfield sites that are attractive to the market is essential to the Council meeting its housing requirement and would fully support the allocation of the land at Wynyard Woods West as outlined in the document contained at Appendix 1.	The Strategic Housing Market Assessment and Strategic Housing Land Availability Assessment will inform housing policy and site allocations in the new Local Plan. The SHLAA will consider all potential housing sites, including land in the Wynyard area, in terms of whether it is deliverable and developable.
	Unknown LP0008 IO0008	I don't want the town to be spread out like a pool of vomit (Limited development when required not as it appears to be going now)	Noted – the new Local Plan will seek to ensure that new development takes place in the most sustainable locations.
	Unknown LP0009 IO0009	West of the 'fens area' - any brown field site used within present boundary.	Noted
	Resident LP0010 IO0010	Central to the town and other areas within the town, no more destruction of green belt.	Noted
	Hartlepool Civic Society LP0013 IO0013	Most developments should be in the town area	Noted
	Park Residents Association LP0014 IO0014	The majority of developments should be in the town area	Noted
	CPRE LP0015 IO0015	The Plan process, particularly site allocations, is intended to assess the potential for each site and generalisations can be problematic. However, they can serve an initial	Through the Local Plan process the Council will seek to ensure that new development takes place in the most sustainable locations, with good access to services and

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		<p>purpose so at the risk of oversimplifying the following thoughts are offered:</p> <ul style="list-style-type: none"> •Suitable development in the town centre can be very beneficial •CPRE does not wish green field sites to be developed •Developing the villages requires great care. Suitable development can enhance a village, but inappropriate development can have a major negative impact. How much development should or should not be permitted in each village requires careful consideration. 	<p>facilities. In line with guidance in the National Planning Policy Framework the Local Plan will look to provide a range of development sites and locations, including in and around the town centre. The NPPF encourages the re-use of previously-developed land and the new Local Plan will seek to explore all potential opportunities. The rural economy is important and some development in rural villages may be considered where it will support the local economy; similarly some housing development for local people may be acceptable in the villages.</p>
	Greatham Parish Council LP0018 IO0018	<p>Most development should be located in the town. It is no good allowing new developments on the periphery if the heart of the town is allowed to decay.</p>	<p>Noted – the regeneration and improvement of inner urban areas will be a key objective for the new Local Plan to address.</p> <p>The support for a major urban extension to the south west</p>

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	Persimmon Homes Teesside LP0045 IO0045	<p>There is a clear and unequivocal need for significant additional levels of housing in Hartlepool, and as set out within Paragraph 52 of the NPPF, “the supply of new homes can sometimes be best achieved through planning for larger scale development, such as new settlements or extensions to existing villages and towns”.</p> <p>Persimmon Homes therefore strongly believe that the wider South West Extension site should form the basis of the borough’s housing strategy over the next 15 years and beyond, supplemented by a host of smaller, equally sustainable sites across the area to provide the scale and range of housing necessary to address current and future housing needs. It is our view that the South West Extension which has the ability to provide 2750 units within the plan period is crucial in ensuring that the aims and objectives of the Local Plan are achieved within the plan period. It is therefore imperative that such strategically important sites are deliverable.</p> <p>It should therefore be noted that the site is available in so much that the landowners have agreed a deal with ourselves to dispose of the land subject to receiving formal planning permission. Following months of dialogue between Persimmon Homes, the council and local residents we consider ourselves to now be in a position where we are of confident of submitting a sustainable scheme on phase one to the council within the coming weeks addressing all known concerns. We therefore envisage that construction on site could start early to middle of 2015.</p> <p>In addition, following the Examination in Public last year by the Planning Inspector who in his notes afterwards expressed support for the allocation at the South West Extension, we believe that the principle of residential development on the site has stood up to scrutiny. This is the only potential site of this size and nature which can deliver the scale of housing required to address the borough’s current and future housing needs which has publicly be found to be sound and therefore it should be considered as the most suitable option.</p> <p>Finally, given the size and scale of Persimmon Homes as a</p>	<p>of Hartlepool is noted. The new Local Plan will use evidence provided through studies including the Strategic Housing Land Availability Assessment and the Strategic Housing Market Assessment, to consider the most sustainable locations for new development to meet the Borough’s requirements over the plan period. This will include consideration of the core planning principles outlined in paragraph 17 of the National Planning Policy Framework and the views of the local Hartlepool community and key stakeholders in the planning process.</p>

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Question 75 Are there any other areas to be considered?	HBF LP005 IO005	<p>The HBF considers that the overall housing requirement should be more fully addressed by the Council. This is a significant omission from the Issues and Options consultation. Whilst the background paper 'Future Housing Provision4Home Builders Federation. In the Borough for the next 15 years (May 2014)' is noted the housing requirement identified within that paper should not be considered a fait accompli. The HBF contends that the housing requirement of 320 dwellings per annum (dpa) is not sufficiently positive or aspirational and will not provide the significant boost to housing supply required by the NPPF.</p> <p>The NPPG is clear that the housing requirement should use as its starting point the CLG household projections. The 2008 based household projections identify a need for 319dpa over the plan period. The Council's chosen housing requirement is just 1dpa greater than this at 320dpa. The Council correctly identifies that this requirement is significantly greater than the more recent 2011 interim household projections. However the HBF, and the NPPG, identify caution in the use of the 2011 interim projections.</p>	<p>Noted: use of outdated housing requirements/needs</p> <p>The 2014 Strategic Housing Market Assessment (SHMA) is currently underway and will assess the overall housing requirement for the Borough. The SHMA will be used to inform policies in the Local Plan and set a new housing requirement that will supercede the current 320dpa.</p>

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		<p>The reason for this is they are only interim and do not cover the full plan period and they are reflective of a period of recession. The recessionary effect has manifested itself in lower headship rates than previous projections. This reduction in headship rates is an anomaly when considered against the previous trends of increasing headship rates in earlier projections. A recent Town and Country Planning Association paper (New estimates of housing demand and need in England, 2011 to 2031 by Alan Holmans) identifies much of the suppressed household formation rate contained within the 2011 figures is due to the economic recession. Therefore under more favourable economic conditions, expected in future years, it is highly likely there will be a return to higher rates of household formation. This issue of using the 2011 interim household projections was recently raised by the Inspectors of both the Lichfield Local Plan and South Worcestershire Local Plan who note that Councils should not plan on the basis of the 2011 headship rates. The Inspector into the Lichfield Local Plan noted in his initial concerns;</p> <p>‘over the longer term household representation rates have been rising and the fall in these rates identified in the 2011 projection is likely to have been driven by short term factors such as the impact of the recession, constraints on housing supply and constraints on mortgage lending. It is reasonable, therefore, to assume that beyond 2021 (the end of the period covered by the 2011 projection) household representation rates will resume their long term rise’ (paragraph 24).</p> <p>Therefore the HBF consider that the 2008 based household projections provide the most robust data upon which to base an assessment of household projections. It is, however, acknowledged that these are likely to be superseded later in 2014.</p>	
		The NPPG is also clear that adjustments to the household	Noted: under delivery of housing

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		<p>projections should be made to take account of economic aspirations and market signals. Neither have been fully considered within the background paper 'Future Housing Provision in the Borough for the next 15 years (May 2014)'. For example the impacts of the economic aspirations of Tees Valley Unlimited Strategic Economic Plan (SEP) have not been considered. It is also notable that the 2012 SHMA does not consider the effects of past under-delivery and its impacts upon concealed households. It is likely that once the economic aspirations of the SEP and the impacts of past under-delivery and the need to meet the areas affordable housing needs are factored into the housing requirement a higher requirement than 320dpa will be required. The current background paper places significant reliance upon previous delivery rates not meeting previous plan requirements. Such an approach is contrary to the NPPG which clearly states that;</p> <p>'If the historic rate of development shows that actual supply falls below planned supply, future supply should be increased to reflect the likelihood of under-delivery of a plan'. (ID 2a-019-20140306)</p> <p>The HBF recommends that these and the other issues referred to in the NPPG should be addressed prior to the next stage of consultation and alternative options for the housing requirement should be explored and consulted upon at that time.</p>	<p>The issues will be addressed and next stage Preferred Options will be based on the updated SHMA 2014.</p> <p>The council monitors and assesses housing delivery every quarter and concurrently demonstrates the five year land supply for housing. As a result the council has addressed and continues to address the issue of housing under delivery by adjusting housing targets for future supply. This is consistent with the NPPF requirements.</p>
	Unknown LP0008 IO0008	No	Noted
	Unknown LP0009 IO0009	None at present time.	Noted
	Hartlepool Civic Society LP0013	Greater emphasis needs to be given to the economic value of the built heritage – listed buildings, conservation areas and locally listed buildings. Essential, not least, in providing	Noted: The Local plan will have policies on built heritage.

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	IO0013	an attractive image for tourism as well as a sense of place.	
	Mobile Operators Association LP0028 IO0028	Mobile communications are now considered an integral part of the success of most business operations and individual lifestyles. With the growth of services such as mobile internet access, demand for new telecommunications infrastructure is continuing to grow. The authority is keen to facilitate this expansion whilst at the same time minimising any environmental impacts. It is our policy to reduce the proliferation of new masts by encouraging mast sharing and siting equipment on existing tall structures and buildings."	Noted: telecommunications proliferation of new masts The Employment Land Review 2014 predicts growth in the ICT sector by 2031 and this will most likely be accompanied by a rising number of applications for telecommunications masts. Proliferation of masts will be controlled through the standard application process with Development Control and relevant policies for impacts of developments will be formulated in the Local Plan.
	Road Haulage Association LP0030 IO0030	<p>We would ask that a study is made of introducing priority freight lanes in the Hartlepool area. Freight priority lanes also called "no car", "high-occupancy vehicle" or "essential-user" lanes permit trucks to use bus lanes at certain times of day, which increases capacity for other road users in normal traffic, at the same time as ensuring that lorries carrying essentials do not become snarled-up in heavy traffic. Where congestion is an issue, particularly in the proximity of retail and commercial premises, some councils have agreed to include goods vehicles amongst priority road-users. We would like to emphasise that priority lanes help to ease congestion, reduce emissions, and make freight delivery more efficient.</p> <p>Planners need to think about whether it is appropriate to create freight consolidation centres close to urban areas that allow large trucks coming off the motorway system to deliver goods, which are then taken on to their ultimate destination by smaller commercial vehicles. If properly planned, such centres can work well.</p> <p>However we would not like to see significant numbers of local depots close to accommodate one exclusive freight consolidation centre as this might negatively affect the diversity and flexibility of provision within the Hartlepool</p>	<p>Noted: Priority lanes/no car lanes.</p> <p>Priority freight lanes/no car lanes would be necessary in Hartlepool if there are observed traffic flow/congestion problems. During the Plan Period up to 2031, the Employment Land Review 2014 predicts growth in the local economy of 1700 net jobs and the Tees Valley is targeting a net growth of 2900 jobs in Hartlepool by 2025. This 'ideally' should increase traffic flow and subject to traffic flow assessments by the highways, the Local Plan could develop policies to address road infrastructure issues such as these. The Local Plan will not formulate policies for non car lanes.</p> <p>Noted: Freight Consolidation Centres</p> <p>If it can be demonstrated that it is not possible to deliver priority lanes within the existing road infrastructure, a freight consolidation centre would be ideal but this will also be subject to availability of land in the right locations.</p>

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		<p>area.</p> <p>We want to see planners take more seriously the need for provision of secure lorry parking sites, particularly near interchanges and major retail or industrial sites. At present, there is a shortage of sites, creating issues in terms of security of load and driver and road safety.</p> <p>It is essential that drivers should have easy access on long journeys to refreshments and bathroom facilities. If such facilities are not available, then drivers may stop at inappropriate locations that cause inconvenience to local residents and other road users.</p> <p>The tachograph rules require drivers to take regular rest breaks and so the development of comprehensive facilities can only be of benefit to the haulage industry and local residents alike.</p> <p>The lack of secure facilities also means that drivers and their loads are at greater risk of crime, as high value loads have to be parked at the roadside. With the planned closure of facilities such as public toilets across the country, due to local authority spending cuts, the situation is likely to get worse.</p> <p>Provision of sufficient loading bays for trucks can also help reduce traffic disruption and congestion.</p> <p>Therefore we would ask that the Hartlepool Local Plan makes proper provision for adequate facilities for truck drivers.</p> <p>We would ask that consideration is given to the lifting of any night-time delivery restrictions that force truck operators to use the roads at the most congested times. If vehicles can</p>	

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		<p>deliver to retail premises and depots in off-peak hours then trucks will not be on the roads at the busiest periods and so there should be air pollution reduction and carbon saving, as well as road safety benefits. The Noise Abatement Society ran a number of quiet delivery trials in 2009/11, which demonstrated that such initiatives could work very well. Details of the scheme can be found by clicking on the link.</p>	
		<p>We hope that new development in Hartlepool will make use of the most up-to-date technology for traffic management. Use of technology and Urban Traffic Management Control (UTMC) systems will help reduce pollution, through use of such methods of good traffic light phasing which is currently being deployed in Liverpool so trucks can be routed without having to stop through the city centre. This is particularly relevant at night when lighting sequences and dwell times can be longer.</p> <p>We would also like to say that the positioning of road signs is important. Good signage helps drivers to find correct places to park and load, but also to avoid the risk of trucks, for example, hitting low bridges because signs are in the wrong place or because the bridge sign gives insufficient notice for the driver to divert before approaching the bridge.</p>	<p>Noted: Use of technology and Urban Traffic Management Control (UTMC) systems to reduce pollution.</p>
		<p>We acknowledge that the existing UK roads infrastructure has not been designed to accommodate cycling as an integral and significant part of the transport system. We would welcome moves to make standard the consideration of the needs of cyclists as a part of the roads design process.</p> <p>We understand that in countries where more people cycle routinely, it is common to have cycle routes completely segregated from other road traffic. The RHA would support the allocation of resources to the development of viable networks of cycle routes that are separated from motorised traffic.</p>	<p>Noted: Cycling</p> <p>The Council is continually improving cycle routes and rights of ways and this is monitored annually as an integral part of the Local Plan. Provision will be made for continued development of a comprehensive network of cycle routes linking the main areas of the Borough.</p>

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		I hope these comments have been helpful and that the points we have made will be taken into account fully. I look forward to being consulted further as the scheme progresses.	Noted
	Environment Agency LP0031 IO0031	<p>Water Framework Directive</p> <p>The Water Framework Directive (WFD) is a European Legislation designed to protect and enhance the quality of our rivers, lakes, streams, groundwater, estuaries and coastal waters, with a particular focus on ecology. The Environment Agency is the lead authority on WFD and we are required to plan and deliver actions that will improve our water environment through the Northumbria River Basin Management Plan.</p> <p>The Council is required to have regard to and to deliver the objectives detailed in the Northumbria River Basin Management Plan. The Local Plan should therefore seek to contribute towards delivering the objectives of the WFD. The Local Plan should detail the requirements of the WFD, in particular the responsibilities of the Council and the penalties should compliance not be achieved.</p> <p>The actions detailed in the Northumbria River Basin Management Plan should be included in your Local Plan policies. These actions are detailed in Annexe C of the Northumbrian River Basin Management Plan and are available at https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/297476/gene0910bsry-e-e.pdf</p> <p>For example, the Local Plan should contain policies/actions to improve the water environment in the rural areas of Greatham Beck or North Burn where WFD failures have been identified.</p> <p>It is our understanding that a western bypass is planned within the Greatham Beck catchment. The Local Plan should therefore seek to ensure that any such development prevents deterioration of Greatham Beck through the</p>	<p>Noted: The Water Framework Directive</p> <p>The Local Plan policies will consider the actions detailed in the Northumbria River Basin Management Plan (NRBMP) as relevant and/or applicable to the Borough.</p> <p>The Council is aware that the proposed western bypass poses an ecological risk to the Greatham Beck and as such the Local Plan will ensure that policies seek to protect, enhance and secure the ecological integrity of the Beck and any other places of ecological significance throughout the Borough.</p>

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		effects of physical modification or impacts on flow pattern. Significant opportunities may exist to enhance the ecological quality through such proposals.	
		References should also be made to the opportunity to deliver both River Basin Management Plan and Flood Risk Management Plan actions through coordinated planning. Coordinated actions on the water environment can contribute to delivering "Hartlepool's Ambition"(Community Strategy 2014) Themes and the proposed spatial objectives around tourism (Objective 3. To enhance the tourism offer - through improved bathing water quality), flood risk management (Objective 14. Climate change), Water Framework Directive (objective 12. protect and enhance the quality of the natural environment), and sustainable transport (objective 19. ensure the provision of a safe, efficient and sustainable transport network).	Noted: Coordinated planning on the water environment The Local Plan will seek to enhance the tourism offer through improved bathing water quality, natural environment quality, sustainable transport network, effective flood risk management.
		WFD objectives and the Northumbria River Basin Management Plan actions should also be reflected in the Sustainability Appraisal (SA)/Strategic Environment Assessment (SEA) documents. In particular, the Council should use the SA/SEA process to show where WFD requirements will have to be met and what actions and/or mitigation measures are required to deliver them.	Noted: SA and SEA Appraisal to include both WFD objectives and NRBMP actions. The SA/SEA process will show how the WFD objectives will be met and what actions and/or mitigation measures are required to deliver them.
		Bathing Waters The Local Plan should have regard to the importance of the local economy in achieving the standards of the revised Bathing Water Directive. For example, the designated Bathing Water at Seaton North failed guideline standards in 2013. Any additional sewage discharges or loads could therefore increase the likelihood of compliance sample failures, which could in turn have a negative impact on tourism in the area. Ensuring at least sufficient bathing water quality should be a consideration for the Local Plan. Planning development can play a part in achieving this by ensuring that not only	Noted: Bathing Water Directive (BWD) The Local Plan will seek to ensure that by 2031 designated bathing waters in the Borough such as Seaton North meet the quality guideline standards as set out in the BWD. It is noted that additional sewage discharge increases the likelihood of bathing waters sample compliance failures hence the Local Plan will also seek to ensure that sewage facilities, pumping stations, and related infrastructure have the capacity to accommodate any new developments

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		<p>new development but the downstream network of sewerage facilities, pumping stations and treatment facilities have sufficient capacity to accommodate increased loading without compromising environment quality through worsening of effluent quality or increased frequency of both emergency and storm overflows.</p> <p>Domestic wrong connections can contribute to poor bathing water quality in coastal towns. It can be difficult to eliminate all wrong connections as they arise on an ongoing basis. Although not eliminating the effects, well designed sustainable drainage systems can reduce the impact of domestic wrong connections by providing passive treatment of organic wastes which support bacterial communities.</p>	<p>without compromising the sewage drainage systems. In instances where the systems are compromised then planning conditions or mitigation measures need to be put in place in order to address the problem. Developer contributions could also be sought through the Local Plan to fund the maintenance costs.</p>
		<p>Flood Risk The Local Plan should include a policy/section in relation to the flood risk. This policy/section should ensure that development is located away from areas at risk from flooding and flood management measures are included within the development to ensure flood risk in the surrounding area is not increased. It should also seek to ensure that flood risks can be managed through suitable adaptation when new development is brought forward in areas which are vulnerable to flooding.</p> <p>Development within an area at risk of flooding will need to be accompanied by a Flood Risk Assessment (FRA). The details of the FRA will need to discuss all relevant factors of flood risk such as risk to development, risk to other areas, flow routes and finished levels etc. Any development on sites that are at risk from flooding will need to achieve the 100 year flood level plus climate change allowance for the life time of the development.</p>	<p>Noted: Policy section in relation to flood risk</p> <p>A Flood Risk Assessment (FRA) is integral to any development located in a high flood risk area. The Council utilises data sets and maps produced by the Environmental Agency in assessing planning applications. The council encourages inclusion of SUDS for developments located in flood risk areas as a way of mitigation.</p>
		<p>Sequential and Exception Test The Council should be able to provide evidence that a sequential approach to growth has been taken to steer development away from areas at risk from flooding.</p>	<p>Noted: Sequential and Exception Test (SET)</p> <p>As part of the evidence base the approach to SET will be set out (when? Helen) and will be summarised in the SA.</p>

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		<p>Sequential and Exception tests should be applied at the earliest possible stage of the planning policy process. Clarification on how the council intend to apply the Sequential Test and Exceptions Test should be included as part of your evidence base to the Local Plan. This evidence should also be contained or summarised in the SA. Your Strategic Flood Risk Assessment and Surface Water Management Plan should also form part of your evidence base.</p>	<p>The Strategic Flood Risk Assessment (SFRA) and Surface Water Management Plan (SWMP) will also form part of the evidence base.</p>
		<p>Surface Water The Local Plan should seek to improve management of surface water. For example, you should use your Surface Water Management Plan to identify areas where there are particular surface water management issues and develop actions and policy approaches aimed at reducing these risks.</p>	<p>Noted: Improve management of surface water</p> <p>The outcome from SET, SFRA, and SWMP together with the Green Infrastructure Plan's aims, objectives and actions will determine if the Local Plan needs the surface water policy. SuDS will be an integral part of new developments located in high risk areas.</p>
		<p>Sustainable Drainage Systems (SuDS) The Local plan should encourage the provision of SUDS in any new development as a component which can reduce flood risk and contribute to ensuring water quality is maintained from new developments. We recommend that the Local Plan also aims to realise improvement in existing urban drainage to a more natural form e.g. through de-culverting, as described in the councils Green Infrastructure Plan.</p>	<p>Noted: SuDs</p> <p>See response on bathing waters and flood risk. This will be reflected in the Natural Environment policies of the Local Plan</p>
		<p>Coastal Erosion Consideration should be given to the identification of Coastal Change Management Areas (CCMA). A CCMA should only be defined where rates of shoreline change are significant over the next 100years, taking account of climate change. They do not need to be defined where the Shoreline Management Plan (SMP) policy is to hold or advance the line (maintain existing defences or build new defences) for the whole period covered by the plan, subject</p>	<p>Noted: Shore Management Plan</p> <p>Hartlepool is a coastal town and good shore management measures are in place. The flood defences along the coastal line are constantly monitored. Works to reinforce flood defences along Seaton coastal front have just been completed.</p>

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		<p>to evidence of how this may be secured.</p> <p>When considering Coastal Change Management Areas within the Borough, it is recommended that the council first focuses on the areas along the coast which have No Active Intervention (NAI) along that stretch. Consideration should then be given to Hold the Line (HTL) or Management Retreat Areas (MR) sections.</p> <p>It is also recommended that the following guiding principles are followed when identifying CCMA"s:</p> <ul style="list-style-type: none"> <input type="checkbox"/> It is necessary to have both planners and coastal experts involved in the designation of CCMA"s. <input type="checkbox"/> Presumption for CCMA designation for all policies other than HTL <input type="checkbox"/> All HTL policy areas need to be considered to determine whether other knowledge and information means that CCMA designation is appropriate <input type="checkbox"/> Future chances of funding in HTL areas needs to be considered when determining whether CCMA"s are required <p>For HTL policy areas, where CCMA"s are appropriate, the extent of the CCMA should be determined by other information such as the nterm NAI data sets.</p> <ul style="list-style-type: none"> <input type="checkbox"/> Where NAI policies are present then CCMA"s need to extend inland to some extent to allow for the erratic nature of erosion. <input type="checkbox"/> Where MR policies are present then CCMA areas can be quite specific assuming that the proposed retreat line is known. <input type="checkbox"/> Dune systems should show CCMA"s on the landward side of the dunes to allow for dune role-back where necessary. <input type="checkbox"/> All CCMA"s should extend 5m inland of the 100-year erosion line to ensure a thin buffer strip is designated where 	<p>The Local Plan will give consideration to the Shoreline Management Plan.</p> <p>The Council recognizes the pressures on the coast as a result of climate change, development and other issues. It will work closely with, and seek the views of all relevant agencies, including the Marine Management Organisation (MMO) and the Environment Agency. In particular the Council is now actively engaged with the MMO as part of the preparation of the North East Marine Plan and will seek advice on the role and value of Coastal Change Management Areas and how these can be supported, where appropriate, through Local Plan policy.</p>

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		<p>little erosion is expected.</p> <ul style="list-style-type: none"> □ Areas of hinterland that could become at risk of coastal flooding through the erosion of natural flood defences, such as dunes or cliffs, should be designated as CCMA's as future flooding is a form of coastal change. □ Policy required to undertake vulnerability assessment within 30m of a CCMA. □ Where SMP and CPA Schedule IV Boundaries don't match up then consideration needs to be made on a case by case basis. □ An audit trail of how decisions have been made for CCMA's would need to be produced in order to clearly explain decisions should this be required. <p>As part of the evidence base for the Local Plan, consideration will need to be given to the SMP. The SMP provides a large scale assessment of the risks associated with coastal processes and provide the primary source of evidence in defining the coastal change management area and is available on the following link: http://www.northeastmp2.org.uk/finalSMP2.htm. Further information regarding coastal erosion is also available on the Environment Agency's coastal erosion pages at: http://www.environment-agency.gov.uk/homeandleisure/107495.aspx</p>	
		<p>Sewerage Capacity Increasing the number of houses will add to the pressures of the current sewerage waste treatment infrastructure. This could lead to an increase in spills to the environment, impact on WFD classifications of the watercourses and adding to the pressures of the failing Bathing Waters. The Local Plan should therefore take into account the findings in the Tees Valley Water Cycle Study (WCS), in particular any sewage network capacity issues identified within the WCS.</p>	<p>Noted: Increasing the number of houses (sewage capacity) In determining the total number of housing allocations in the plan period up to 2031, the Local Plan will take into account findings of the Tees Valley Water Cycle Study to ensure the current sewage infrastructure has capacity to accommodate new housing developments. Also see response on bathing waters</p>
		<p>Biodiversity and Green Infrastructure We support the options detailed in paragraph 10.7, which</p>	<p>Noted: creation of habitats and improvement of water bodies</p>

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		<p>advocates the enhancement of Hartlepool's wildlife sites; expansion of the Green Network to include new areas and the identification of further green wedges in line with new housing proposals.</p> <p>However, it is particularly important that the Local Plan seeks to improve water related habitats and biodiversity through valuing nature, protecting and enhancing healthy, well functioning ecosystems and ecological networks. In particular, the Local Plan should encourage opportunities to create new habitats that will provide multiple benefits as part of green infrastructure, flood alleviation or SuDS schemes. For example, there are opportunities to incorporate habitat creation and/ or enhancement into any tidal redevelopment including on vertical frontage. Potential options can be found in the Environment Agency's „Estuary Edges" guidance document. The guidance looks at design considerations and different engineering methods whilst incorporating habitat creation options and is available to view at http://www.restorerivers.eu/Portals/27/Publications/Estuary%20Edges%20-%20design%20advice.pdf</p> <p>Any planting should include a range of locally native species using species that give all year round interest in flowering and fruiting to encourage birds. Planting along watercourses should be locally native species and the location should ensure a variety of shade conditions. Where possible, improvements should be made to banksides, buffer strips, de-culverting and habitat creation. The implementation of these measures can improve green corridors as well as the quality of the waterbody.</p>	<p>In exploring opportunities to create habitats, the Local Plan will give reference to the EA's Estuary Edges Guidance Document.</p> <p>This will be reflected in the Natural Environmental Policies of the Local Plan</p> <p>Also see response on surface water, bathing waters, flood risk.</p>
		<p>Groundwater</p> <p>With regards to section 10.1, parts of Hartlepool Borough are underlain by the Magnesian Limestone and/or Sherwood Sandstone Principal Aquifers. These aquifers are an important source of potable water for public and</p>	<p>Noted: protection of aquifer.</p> <p>Saline intrusion of the aquifer from the coast is bound to increase with predicted rise of sea water levels as a result of climate change. The Local Plan will consider measures</p>

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		<p>private water supplies and require protection. In particular, Hartlepool Water abstracts water for public supply from the Magnesian Limestone at a number of locations within the Borough and there are also a number of large industrial abstractions that are reliant on groundwater supplies. Groundwater within the area is known to have been historically impacted by saline intrusion from the coast. We are currently working with abstractors to ensure they manage their abstractions to maintain and improve groundwater quality. Any proposed developments should ensure that suitable pollution prevention measures are in place to protect the water supplies from contamination. Remediation of contaminated land within the Borough which has the potential to impact controlled waters should also be encouraged. Groundwater levels near to the coast are already high. Any future development that entails piling, deep foundations or removal of the soil and clay (superficial drift) cover should be suitably managed so that they do not produce new pathways for any contaminants present to enter the underlying groundwater. In addition, creation of new pathways which would allow high groundwater to inundate land, causing localised groundwater flooding, should be prevented.</p>	<p>to protect groundwater quality from both saline intrusion and pollution from developments.</p> <p>Also see response on coastal erosion.</p>
		<p>With regards to section 10.11, increasing flood risk rising sea levels also increases saline intrusion risks. Elevated chloride, sodium and sulphate concentrations are usually associated with saline intrusion and have the potential to make groundwater supplies unusable as water becomes untreatable. We are currently working with existing abstractors, particularly those close to the coast, to manage their abstractions (including pumping rate, duration and borehole construction). We have also put in place restrictions on new groundwater abstractions licenses within 5 km of the coast. We ask that the council support our work and ensure that any future development has a</p>	<p>Noted: restrictions on new groundwater abstractions.</p> <p>The Local Plan will seek to support the EA's efforts of protecting the quality of groundwater from saline intrusion. The Local plan will encourage new developments to demonstrate that they have access to a sustainable water supply prior to approval. In particular proposals for new ground groundwater abstractions within 5km of the coast will have to be restricted.</p>

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		sustainable water supply (whether connecting to Hartlepool Water's mains supply or from a low risk new groundwater supply) before approval is given.	
		Waste The Local Plan should seek to ensure that businesses and other organisations reduce the impacts of their activities on air, land and water, using resources efficiently and minimising waste disposal and manage their waste responsibility. For example, the Local Plan should seek to steer higher risk waste disposal and treatment facilities away from sensitive receptors such as housing and communities, based on evidence of environmental risk. Waste management should be considered alongside other spatial planning concerns, such as housing, transport, economic growth, natural resources, energy and regeneration.	Noted. The Tees Valley Joint Minerals and Waste DPDs address the issues on waste and have policies in place.
	Resident LP0033 IO0033	I am a resident of Elwick Village and live on the Green. I spent my childhood here and have returned to enable my daughter to enjoy hers here too.	Noted: High volume of traffic passing through the village. This includes goods trucks.
		The volume of traffic that travels through the Village on a daily basis to access the A19 however, is having a negative effect on this. The 20 mph speed limit is ignored by the majority of drivers and the increasing amount of trucks that access the A19 through Elwick is extremely frustrating. There are days when it is almost like living directly on the A19 itself!	
		Proposed housing developments on the west of the town will only serve to increase the amount of traffic passing through the village. Why destroy the green belt when there are areas within the town that could be built upon? Surely the green belt and rural village life is worth protecting?	Noted: proposed housing developments on west of town will further increase traffic
		The infrastructure in Elwick is poor. The paths are in a sorry state of repair and not suitable for wheelchairs. I cannot push my Mum around the village in her chair as there a	Noted: need cycle lanes into Hartlepool town, improve existing paths and make them accessible to wheelchair users. Public transport irregular.

Question Number	Organisation (including ref number)	Comments	Policy Response
		very view dipped curbs. It is also very unsafe for village children wanting to ride their bikes. The paths are not suitable, and the amount of traffic makes it unsafe. (There were 2 boys from the village trying to drum up support for a cycle path into town yesterday!) Surely we should be encouraging youngsters to be active but the environment has to be safe. The Elwick Road is especially unsafe due to the volume of traffic. The distance between Elwick and Hartlepool is such that a walk, run or bike ride could be possible for a wide age range but the volume of traffic and lack of paths or cycle lanes makes such an excursion very hazardous. The lack of a regular council supported bus service is also intensely frustrating for residents. The parish council heavily subsidise a private service but this does not run daily and is of no use for people needing to travel into Hartlepool for regular appointments or work.	
		If the housing developments on the west side of the town go ahead, is there a contingency plan for the traffic to reach the A19 or is it just expected to travel through Elwick? Is it not possible to link the Hart by-pass and this side of the town? How about putting a cycle lane /footpath on the Elwick road to enable a safe route to and from the village? This would lead to a narrowing of the lane available for cars and potentially lead to motorists choosing an alternative route out of or into town eg the Hart by-pass or A689. This is an issue which, over years, will continue to get worse for Elwick residents. Please put some measures in place that will help to protect this lovely place and not destroy it.	Noted: Extend the Hart by-pass into Elwick? Put cycle path on Elwick Road and narrow the road to discourage motorists.
	Resident LP0034 IO0034	I'm 12 years old and I live in Elwick. I'm a young, keen cyclist and I would love to ride to school (I go to High Tunstall). However, the road is narrow, busy and very dangerous in the morning. I'm sure that the rest of my village would agree that a cycle path linking the village and the town would be well used.	Noted: Development of a cycle lane along Elwick Road will be considered in the Local Plan and looked at as part of the development of future housing sites.

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		<p>This path would be a sustainable method of Transport brining people into the village, using the pubs and shop, boosting the village economy.</p> <p>I would be happy to work with the parish counsel to organise various fund raisers to contribute towards any costs in the scheme.</p> <p>The below image shows the proposed path. I really hope you take this idea into account as it would be a massive improvement to the village and the community.</p>	
	Marine Maritime Organisation LP0036 IO0036	<p>As the marine planning authority for England the MMO is responsible for preparing marine plans for English inshore and offshore waters. At its landward extent, a marine plan will apply up to the mean high water springs mark, which includes the tidal extent of any rivers. As marine plan boundaries extend up to the level of the mean high water spring tides mark there will be an overlap with terrestrial plans which generally extend to the mean low water springs mark. In our duty to take all reasonable steps to ensure compatibility with existing development plans, which apply down to the low water mark, we are seeking to identify the 'marine relevance' of applicable plan policies.</p> <p>On 2 April 2014 the East Inshore and East Offshore marine plans were published, becoming a material consideration for the Marine Management Organisation (MMO) and other public authorities with decision making functions. The East Inshore and East Offshore Marine Plans provide guidance for sustainable development in English waters, and cover the coast and seas from Flamborough Head to Felixstowe. Marine plans will inform and guide decision makers on development in marine and coastal areas. More information including the East Inshore and East Offshore marine plans document can be found at http://www.marinemanagement.org.uk/marineplanning/areas/east_plans.htm.</p>	<p>Noted: East Inshore and East Offshore management Plans</p> <p>The Local Plan will consider contents of this plan in making decisions regarding any marine/coast polices</p> <p>However, it is important to note that the East Inshore and East Offshore Marine Plan does not cover Hartlepool but similar plans for other areas will in future.</p>
	Natural England	Para 112 of the NPPF states that Local Planning	Noted: developing agricultural land.

Question Number	Organisation (including ref number)	Comments	Policy Response
	LP0043 IO0043	<p>Authorities (LPAs) should take into account the economic and other benefits of the best and most versatile agricultural land. Where significant development of agricultural land is demonstrated to be necessary, Local Planning Authorities should seek to use areas of poorer quality land in preference to that of a higher quality. Land quality varies from place to place. Information on Best and Most Versatile Agricultural land (grades 1,2 and 3 a) is available from the Agricultural Land Classification (ALC) .ALC maps are available on the MAGIC website. Further information is available here ALC.</p> <p>Natural England consider that the Plan should contribute to and enhance the natural and local environment by protecting and enhancing soils in line with para 109 of the NPPF.</p>	<p>The Local Plan will assess quality of agricultural land prior to developing or allocation for alternative uses. Policies therefore will be criteria based taking into account the land classification as outlined by the ALC.</p> <p>There is only have a small area of higher quality agricultural land within the borough and proposals will seek to avoid developing there. During the planning application process, the grading of agricultural land will be investigated if necessary.</p>
		<p>In line with para 113 of the NPPF we expect the Plan to include criteria based policies for development on or affecting protected landscapes.</p> <p>The landscape strategy and policies for the planning area, should be founded on a sound basis. Designated landscape should be shown on the proposals map, the purposes of designation should be explained and appropriate policies included to deliver those purposes. "Great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty" (NPPF para 115).</p> <p>The National Character Area (NCA) profiles will provide useful information. These update the national framework of Joint Character Areas and Countryside Character Areas that are used to inform LCAs. Further information is available at NCAs.</p> <p>Local Landscape Character Assessments (LCAs) identify the different landscape elements which give a place its unique character and can help inform the location and design of new development. Natural England would like to</p>	<p>Noted: Criteria based policies on protected landscapes</p> <p>In developing the environmental baseline upon which to develop environmental objectives pertinent to Hartlepool, and also in developing criteria-based policies for developments on or affecting designated/protected landscapes, the Local Plan will take into account contents of the National Character Area (NCA) and Landscape Character Assessments (LCAs). Policies will seek not only to protect but to conserve, enhance and/restore landscapes and scenic beauty.</p>

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		<p>see the Plan supported by LCA for Hartlepool. Further information on LCAs is at Landscape Character Assessment.</p> <p>The NCAs profiles identify potential opportunities for positive environmental change. LCAs also identify opportunities for landscape restoration and enhancement. These can help identify potential opportunities for developments to contribute to landscape enhancement in an area.</p> <p>The SA framework broadly conforms to the requirements of the SEA directive, Planning and Compulsory Act 2004, and the Environmental Assessment of Plans and Programmes Regulations 2004.</p> <p>The SA must provide sufficient information for the LPA and Inspector to determine the most sustainable development strategy for Hartlepool. This information should clearly identify the positive and negative effects of the plan, and justify any scoring or endorsement of a policy. Critically an equal assessment of reasonable policy alternatives (including those that avoid an effect) will assist the LPA comply with the mitigation hierarchy.</p> <p>Appendix A does not identify the Government's White Paper The Natural Choice: securing the value of nature. This sets the principle of going beyond protecting sites in isolation and creating, protecting and enhancing an ecological network of sites. This principle has been embedded within the NPPF.</p> <p>As referred to above the NCA profiles provide useful information which may help set environmental baselines and develop environmental objectives which are pertinent to Hartlepool.</p> <p>The scoping report refers to the Conservations Regulations 1994, these interpret the EU Habitats Directives and have</p>	<p></p> <p>Noted: SA; compliance with mitigation hierarchy.</p> <p>The Local Plan will be formulated upon completion of a sustainability assessment and reasonable alternatives are continually assessed as part of the plan making process.</p> <p>Officers will consider the Government's White Paper The Natural Choice: securing the value of nature.</p> <p>Noted: Regulation 102 of the Conservation of Habitats and Species Regulations 2010 (as amended).</p>

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		<p>been updated by the Conservation of Habitats and Species Regulations 2010 (as amended). Improving access to nature conservation sites is an assessment criteria for determining whether objective 8 (protect and enhance biodiversity and geodiversity) will be achieved. As part of the assessment of whether a policy will protect and enhance the biodiversity and geodiversity, improving access, without avoidance and/or mitigation measures, is likely to be detrimental to this objective, taking into account the advice provided above on recreational pressure affecting the coast. This internal conflict should be recognised and rectified.</p> <p>All policies and proposals should, in accordance with the Regulation 102 of the Conservation of Habitats and Species Regulations 2010 (as amended) be screened for their likely significant effects alone or in-combination upon any internationally protected nature conservation sites. Depending on the location, type and scale of residential development these effects may include the direct effects through loss of habitat or noise and visual disturbance, or indirect effects through increased recreational activities, diffused air or water pollution.</p> <p>The HRA should determine that port related employment allocations at Seaton Channel do not adversely affect the Teesmouth and Cleveland Coast SPA. Loss of functionally linked land used by SPA bird interests, noise and visual disturbance (during construction and operation), direct loss of habitat (should allocations involve or facilitate ports, quays or jetties), coastal squeeze and air or water pollution are effects which may occur and require avoidance or mitigation measures.</p> <p>Those significant effects which cannot be ruled out will require an appropriate assessment to determine whether site integrity will be adversely affected. At each stage it will be crucial to consider alternatives and where alternatives</p>	<p>It will be ensured that the Local Plan accords with Regulation 102 of the Conservation of Habitats and Species Regulations 2010 (as amended). In particular, all policies and proposals in the Local Plan will be screened for their likely significant effects alone or in-combination upon any internationally protected nature conservation sites.</p>

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		do not exist mitigation measures will need to be applied in order to ensure the plan is sound. If having determined that adverse effects cannot be mitigated and no alternative exists, the HRA must examine whether: imperative reasons of overriding public interest (IRIPO) exist; and the adverse effects can be compensated.	
		Given the extent of coastline designated as an SPA, Ramsar and SAC within Hartlepool and neighbouring Durham and Stockton-on-Tees, and the potential for further development in close proximity to these sites, Natural England would welcome further discussions on the local plan and its supporting HRA.	Officers will discuss the plan and supporting HRA with Natural England.
	English Heritage LP0044 IO0044	Finally, I should like to make an observation in respect of the Council's Sustainable Community Strategy (SCS). The consultation document makes the important connection between the Local Plan and the SCS; the Local Plan being the means by which the spatial elements of the SCS are to be delivered. I note that the SCS was updated this year, yet it makes no reference to the NPPF or what government policy says in respect of what constitutes sustainable development. NPPF Paragraph 7 informs that there are three dimensions to sustainable development, and that contributing to protecting and enhancing the historic environment is part of the environmental dimension. A sustainable community, therefore, is one in respect of which social, economic, and environmental gains are sought 'jointly and simultaneously through the planning system' (see above). It is somewhat disappointing therefore that in the most recent version of the SCS there is no reference to the NPPF or the historic environment, and in some respects it is hard to see how suggested spatial objectives 12 and 13, although most welcome, could emerge from it.	Noted: Sustainable Community Strategy makes no reference to the NPPF. Regardless of the SCS not making reference to the NPPF, the Local Plan ensures all spatial objectives and policies are deliverable within the plan period and are in conformity with legal requirements otherwise the plan will be found unsound at examination. Therefore the requirements of the NPPF amongst other legal requirements will be met by the Local Plan.

SUMMARY OF RESPONSES - SA scoping report

English Heritage (LP0044) (I&O0044)	
Comments	HBC response officer
<p>SA scoping report comments</p> <p>Introduction</p> <p>Paragraph 1.4 makes reference to the connection between the Local Plan and the Council's Sustainable Community Strategy (SCS); the Local Plan being the means by which the spatial elements of the SCS are to be delivered. I note that the SCS was updated this year, yet it makes no reference to the National Planning Policy Framework (NPPF) or what government policy says in respect of what constitutes sustainable development. NPPF Paragraph 7 informs that there are three dimensions to sustainable development, and that contributing to protecting and enhancing the historic environment is part of the environmental dimension. A sustainable community, therefore, is one in respect of which social, economic, and environmental gains are sought 'jointly and simultaneously through the planning system' (NPPF paragraph 8). It is somewhat disappointing therefore that in the most recent version of the SCS there is no reference to the NPPF or the historic environment, and in some respects it is hard to see how suggested spatial objectives 12 and 13 in the Local Plan, although most welcome, could emerge from it.</p>	Noted.
<p>2.0 The Scoping Report</p> <p>No comments</p>	n/a
<p>3.0 Links with other plans and Appendix 1</p> <p>One important omission of relevance to the historic environment is the European Landscape Convention 2000.</p>	Noted.
<p>4.0 Key Sustainability Issues</p> <p>Paragraph 4.4 contains a snapshot of Hartlepool's historic environment. It identifies a range of asset types and their number. It omits reference, however, to non-designated heritage assets.</p>	Noted, non-designated heritage assets added to SA criteria.
<p>Additionally, this section does not articulate what, if any, issues arise as a consequence of the way in which the historic environment is managed in the Borough. So, for example, it is not clear whether any of the following are issues which the SA and the Local Plan need to address in order to satisfy the NPPF and to make Hartlepool a (more) sustainable community.</p> <p>The extent to which -</p> <ul style="list-style-type: none"> • sufficient is known of the heritage interest of its assets to be able to safeguard them appropriately or make best use of the opportunities they might otherwise present. 	The Council's Conservation manager provides detailed advice on the borough heritage assets during plan preparation and at application stage.

<ul style="list-style-type: none"> • there is an under-appreciation of the various ways in which the historic environment and its heritage assets can assist with achieving other social and economic objectives. 	HBC are aware of the multifunctional benefits that the historic environment can bring to the borough.
<ul style="list-style-type: none"> • there is access to the historic environment, both physically and intellectually, and an ability for everyone to enjoy it. 	Noted.
<ul style="list-style-type: none"> • heritage assets (designated or otherwise) are adjudged to be at risk or vulnerable to deterioration. The NPPF encourages Local Plans to include a positive strategy for the removal of heritage from risk. 	HBC will produce a positive heritage strategy and that strategy will inform the policies.
<ul style="list-style-type: none"> • brownfield sites are overlooked in favour of development on previously undeveloped land which may possess archaeological potential. 	Noted. Archaeological importance and potential will be considered during site selection.
<ul style="list-style-type: none"> • planning decisions are taken which fail to safeguard heritage assets in a manner appropriate to their significance. 	Noted.
<p>45.0 The SA Objectives</p> <p>English Heritage welcomes the inclusion of the historic environment within the list of SA Objectives. As it stands, however, confusion arises in as much as there are two Objective 7s which are identical, although their Appraisal Criteria differ.</p>	Criteria were split over two pages, criteria have been put on one page. There is only one objective number 7.
<p>There is no apparent separation of the various components of these objectives and in consequence they demonstrate well the difficulties associated with conflating the natural, built, and historic environment into one. Urban development encroaching into the countryside may indeed be harmful to the natural environment but may, if sited carefully, avoid heritage assets and may be preferable to unsatisfactory development in, say, a conservation area. The potential for internal contradiction should be recognised and resolved by separation, as they are in the SEA Directive (see paragraph 5.4).</p>	<p>This type of analysis would be put forward in the commentary box.</p> <p>No change.</p>
<p>Appraisal Criteria should seek to assess effects on all heritage asset types, whether designated or otherwise. Additional questions could be culled from the checklist of possible sustainability issues referred to above.</p>	All heritage asset types will be considered.
<p>The table under paragraph 5.4 shows there to be a relationship between the SEA Directive issue of Cultural Heritage and SA Objectives 7 (not surprisingly), 10, and 11 only. This rather understates the cross-cutting value of the historic environment, and seems to be at odds with the matrix in paragraph 5.5 which shows there to be other compatibilities. Even so, I would contest the view that the historic environment (encapsulated within SA Objective 7) might be inconsistent with SA Objective 1, unless the proposed development under consideration were unsustainable according to the NPPF definition. I would also contend that there are positive relationships between SA Objective 7 and SA Objectives 2, 5, 6, 11, and 13. Indeed, to say there is a possible inconsistency between SA Objectives 7 and 11 seems to contradict the table in paragraph 5.4. My response to the Issues and Options consultation itself reveals that the historic environment can overlap in a positive way with many other SA Objectives, and once again the extent to which the historic</p>	Noted.

environment can contribute to meeting those objectives provides the basis for other possible appraisal criteria.	
6.0 The Framework for the SA No comments.	n/a
7.0 Baseline information The table set out within this section identifies indicators and sources in connection with the various SA Objectives. Here we appear to revert to only one SA Objective 7. Indicators and sources should cover all heritage asset types and their condition, but there are many other possible indicators that would help the Sustainability Appraisal to better measure the success or otherwise of the Local Plan in protecting and enhancing the historic environment.	Noted.
8.0 Conclusion No comments.	n/a
Appendix 1 See above	n/a
Appendix 2 All indicators appear to be 'economic' ones. Given the above, the range and nature of these indicators, 'economic' or otherwise, could benefit from strengthening. With this in mind I would direct your attention to the English Heritage guidance on Strategic Environmental Assessment, Sustainability Appraisal and the Historic Environment which can be found on the HELM website.	Noted. Officers to view guidance.