



Saved Policies 2006 Hartlepool Local Plan

Planning Policy Framework Justification

November 2015



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1. INTRODUCTION

- 1.1 The purpose of this document is to demonstrate the current planning policy framework with regard to making decisions on planning applications currently and in the future.
- 1.2 This document should be used by all relevant parties to gain an understanding of the current planning policy situation for Hartlepool in which saved policies in the Adopted 2006 Local Plan, the National Planning Policy Framework, National Planning Practice Guidance and other material considerations should be used to make decisions with specific regard to determining planning applications in the future.

2. BACKGROUND

- 2.1 The reason for this statement arises from a series of events which took place since 2008. They are illustrated in the subsequent paragraphs below.

2006 Local Plan

- 2.2 The 2006 Local Plan was prepared in order to replace the then existing 1994 Local Plan. The 2006 Local Plan identified strategic land allocations to meet the demand and needs for new and existing housing, employment, retail, leisure etc and sought to guide and control development in the borough up to 2016. The 2006 Local Plan was prepared in accordance with the Town and Country Planning (Transitional Arrangements) (England) Regulations 2004 and not the Town and Country Planning (Regional Planning) (England) Regulations 2004.

Saved Policies of the 2006 Local Plan

- 2.3 Under the Planning and Compulsory Purchase Act 2004, unless expressly replaced by a `new` policy, `old` policies of an adopted Local Plan were automatically saved for three years from the date the Local Plan was adopted. On 13th April 2009 the Council saved the vast majority of the policies included in the 2006 Local Plan as they were assessed as being relevant and did not repeat national planning guidance at the time. The saved policies of the 2006 Local Plan were subsequently used as a basis alongside national planning policy to determine planning applications.

2013 Local Plan

- 2.4 The Council started the preliminary work of preparing a new Local Plan in January 2007 by starting to assemble an evidence base. In October 2007 The Council published an Issues & Options document and moved to Preferred Options in January 2010. A further Preferred Options document was produced in April 2010 before a Publication document was produced in February 2012.
- 2.5 At Publication stage the Council started to implement certain policies contained in the 2013 Local Plan where they held significantly more weight than existing policies in the 2006 Local Plan and/or the 2006 Local Plan was silent on the issue; including issues such as affordable housing and renewable energy provision.
- 2.6 The Local Plan was submitted to the Secretary of State in June 2012 and subject to public Hearings in January 2013 running to September 2013. The public hearings resulted in a situation where the Planning Inspector found the Local Plan sound subject to modifications.
- 2.7 At a meeting held on 17th October 2013 the Council resolved to withdraw the Local Plan under Section 22(1) of the Planning and Compulsory Purchase Act, 2004, as amended by Schedule 25 Part 17 of the Localism Act, 2011. The Council also resolved to cease to make any documents relating to the withdrawn Local Plan available.

The Current Situation

- 2.8 The withdrawal of the 2013 Local Plan placed the Council in a situation where the planning policy framework consists of saved 2006 Local Plan policies which are consistent with national policy, the guidance contained in the National Planning Policy Framework and other material considerations.

3. NATIONAL PLANNING POLICY FRAMEWORK & GUIDANCE

3.1 The National Planning Policy Framework (NPPF) was published in March 2012 along with the Planning Policy for Traveller Sites. It is a key element of the Government's reforms to make the planning system less complex and more accessible, by combining the majority of existing guidance within one overarching document. It replaced all Planning Policy Statements (PPSs), Planning Policy Guidance (PPGs) and Circulars, with the exception of PPS10 (Waste). Whilst the NPPF does not affect the status of development plans as the starting point for considering planning applications, local authorities have been encouraged to review existing Local Plans and other planning documents to ensure that they have a high level of consistency with the NPPF.

3.2 From the date of its publication, the policies contained in the NPPF have been a material consideration that local authorities need to take into account when making development decisions, and in the preparation of local planning documents. To allow for a period of transition, Councils can give weight to relevant policies adopted since 2004, even if there is a limited degree of conflict with the NPPF. Published alongside the NPPF is the National Planning Practice Guidance (NPPG) which gives further clarity to the policies and considerations contained in the NPPF. The NPPG is a material consideration along side the NPPF when making development decisions.

3.3 With regard to this NPPF paragraph 214 states:

“For 12 months from the day of publication, decision-takers may continue to give full weight to relevant policies adopted since 2004 (*In development plan documents adopted in accordance with the Planning and Compulsory Purchase Act 2004 or published in the London Plan) even if there is a limited degree of conflict with this Framework.”*

3.4 As previously stated in section 2, the 2006 Local Plan was prepared in accordance with the Town and Country Planning (Transitional Arrangements) (England) Regulations 2004 and not the Town and Country Planning (Regional Planning) (England) Regulations 2004. As a result the Council cannot give full weight to the saved policies in the 2006 Local Plan.

3.5 However NPPF paragraph 215 goes further to state:

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

3.6 The Council's current situation therefore falls into the “in other cases” category. Paragraph 215 states that “due weight” should be given to “relevant” policies in existing plans according to their degree of consistency with the NPPF. Paragraph 215 offers a mechanism whereby the 2006 Local Plan can still be given due weight dependant upon the consistency of the policies with the NPPF.

3.7 Section 5 of this document demonstrates the 2006 Local Plan saved policies consistency with the NPPF bearing in mind the current situation in the borough.

3.8 NPPF paragraph 196 further states:

“The planning system is plan-led. Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. The NPPF is a material consideration in planning decisions”

3.9 Bearing in mind NPPF paragraph 196 it is considered that other material considerations can be taken into account alongside relevant policies in the development plan (2006 Local Plan) and the NPPF. Taking this into consideration, the borough has specific policy areas where the 2006 Local Plan is silent and/or the relevant policies are out-of-date. These other material considerations, as illustrated in section 4, should be given due weight in decision making; with specific regard to determining planning applications.

4. SPECIFIC MATERIAL CONSIDERATIONS

4.1 The borough has specific policy areas where the 2006 Local Plan is silent and/or the relevant policies are out-of-date and the NPPF delegates the decision making to the development plan. The policy areas are set out below:

- Demonstrating a 5 Year Supply of Deliverable Housing Sites
- Affordable Housing
- Renewable Energy

These other material considerations should be given due weight in decision making; with specific regard to determining planning applications.

Demonstrating a 5 Year Land Supply of Deliverable Housing Sites

4.2 The Council cannot effectively demonstrate a 5 year supply of deliverable housing sites. This is a crucial consideration in establishing the future planning framework to be used in decision making, with particular regard to determining planning applications. The following paragraphs outline the Councils position with regard to the 5 year supply of deliverable housing sites.

4.3 The NPPF places great importance in the delivery of a wide choice of high quality homes. NPPF paragraph 47 states:

“To boost significantly the supply of housing, local planning authorities should:

- *Use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in this Framework, including identifying key sites which are critical to the delivery of the housing strategy over the plan period;*
- *Identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land;*
- *Identify a supply of specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15;”*

4.4 NPPF paragraph 48 states:

“Local planning authorities may make an allowance for windfall sites in the five-year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. Any allowance should be realistic having regard to the Strategic Housing Land Availability Assessment, historic windfall delivery rates and expected future trends, and should not include residential gardens.”

- 4.5 Bearing in mind paragraphs 47 and 48 the Council has a requirement to identify a supply of deliverable sites sufficient to provide five years worth of housing against their housing requirements. As discussed in section 2, the Council submitted to the Secretary of State in June 2012 its new Local Plan and it was subject to public Hearings in January 2013 running to September 2013. The public hearings resulted in a situation where the Planning Inspector found the Local Plan sound subject to modifications.
- 4.6 As the Local Plan was withdrawn prior to adoption any policies contained in the plan are deemed to hold no weight, this includes any housing allocations contained in the Local Plan. As a result no housing allocations contained in the withdrawn Local Plan are to be included in the 5 year supply demonstration.
- 4.7 The Council is currently preparing a new Local Plan to replace the 2006 Local Plan; and is currently at the evidence gathering stage prior to producing a Draft Local Plan in spring 2016. A major component of the robust and up to date evidence base is understanding the Objectively Assessed Housing Need (OAHN). The Council has commissioned and endorsed a 2015 Strategic Housing Market Assessment (SHMA) which sets out the OAHN. The SHMA can be downloaded from the Council's website and should be read as a companion piece to this report.
- 4.8 The SHMA states that an appropriate housing target would be approximately 325 net additional dwellings going forward over the next 15 years. Taking the SHMA housing target as a starting point the following issues need to be taken into consideration when looking at meeting future housing need, as set out in Table 1.

Table 1: Housing Target Breakdown

Housing Target Breakdown	Annual Dwellings	Total Dwellings Over 15 Years
SHMA Housing Requirement	325	4875
Estimated Demolitions Replacements	35	525
10% Previous Underperformance Backlog	36	540
Total Gross Delivery Required	396	5940
Proposed Baseline Housing Target	400	6000

- 4.9 Having only achieved the advocated housing target (at the time) once in the last 10 years, in accordance with NPPF paragraph 47 the Council accepts that there has been a record of persistent under delivery of housing. As a result there is a requirement to increase the provision over the first 5 years by an additional 20% (moved forward from later in the plan period). This essentially means that the Council needs to demonstrate a 6 year supply instead of a 5 year supply over the same period. Table 2 illustrates the housing delivery scenario over the next 15 years bearing in mind the 20% buffer allowance.

4.10 In identifying sites that contribute towards meeting a 1st 5 year supply the Council has only included deliverable (meeting the definition in NPPF footnote 11) housing sites in the borough; which are drawn from the following sources:

- (a) Sites with planning permission,
- (b) Sites identified in the Strategic Housing Land Availability Assessment (SHLAA),
- (c) Sites identified in the SHLAA and included in the 2016 Local Plan as allocations.

4.11 In accordance with NPPF footnote 11, in judging the deliverability of housing sites an assessment has been carried out looking at whether the housing delivery site has any issues with regard to:

- Site availability,
- Site location,
- Viability constraints,
- Infrastructure constraints,
- Planning policy constraints,
- Market demand constraints,
- Other constraints.

The development phasing of the sites has also been taken into account. For instance if a site was granted planning permission in outline in 2015, it may take 12 months to submit and approved Reserved matters, a further 12 months to assemble the site and start building units; as a result completions would not start occurring until year 2/3 (i.e. 2017/2018) of the development lifespan.

4.12 For information, the assessment is set out in Appendix 2. Where there are identified issues relating to the deliverability of the housing site (as above list) they have subsequently not been included in the 1st 5 years as they have specific delivery problems. Where sites have not been included in the 1st 5 years they have been discounted (i.e. beyond the 15 year period) or identified for development in the 2nd and 3rd 5 year periods, when it is more likely that development could occur.

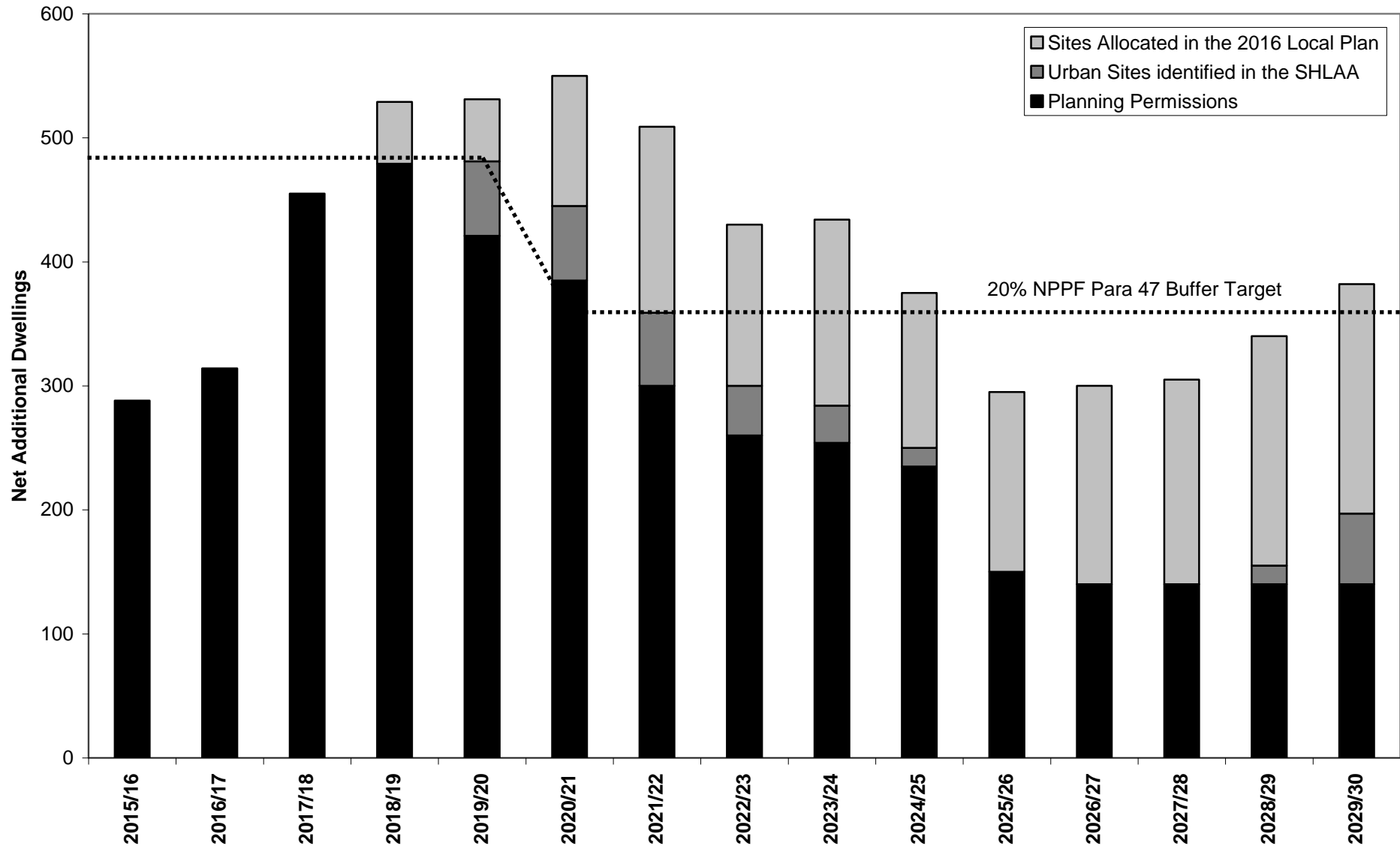
4.13 Table 2 and graph 1 summarise all of the sites which contribute towards the 5 year supply; the details can be observed in Appendix 2.

Table 2: Summary of Demonstrating a 5 Year Supply of Deliverable Housing Sites

Housing Delivery Source	2015/16 Completed	2015/16 Remaining	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30
(a) Planning Permissions	179	109	314	455	479	421	385	300	260	254	235	150	140	140	140	140
(b) Urban Sites Identified in the SHLAA	0	0	0	0	0	60	60	59	40	30	15	0	0	0	15	57
(c) Sites Allocated in the 2016 Local Plan	0	0	0	0	50	50	105	150	130	150	125	145	160	165	185	185
Total Housing Delivery Trajectory	179	109	314	455	529	531	550	509	430	434	375	295	300	305	340	382

Baseline Housing Target		400	400	400	400	400	400	400	400	400	400	400	400	400	400	400
20% NPPF Para 47 Buffer Target		480	480	480	480	480	360	360	360	360	360	360	360	360	360	360
Housing Target Accordance		-192	-166	-25	49	51	190	149	70	74	15	-65	-60	-55	-20	22
5 Year Land Supply Accordance (Dwellings)		-283					+498					-178				
5 Year Land Supply Accordance (Years)		4.4					6.4					4.5				

Graph 1: Current Housing Trajectory



4.14 Table 2 and graph 1 reveals a situation where the Council cannot demonstrate a 5 year supply of deliverable housing sites to meet the housing requirement over the next 5 (including the NPPF 20% buffer) when considering the projected housing delivery in the borough. Currently the Council is approximately 283 dwellings short of demonstrating a 5 year supply, which equates to a 4.4 year supply of deliverable housing sites. Over time the 5 year supply situation has changed primarily due to:

- More planning permissions being granted contributing to the future supply,
- Existing housing sites building out and coming out of the future supply, and;
- Changes to the future housing requirements/targets as new demographic and economic information is released by Government, Office of National Statistics and local bodies.

4.15 In November 2013 the Council could demonstrate a 3.5 year supply, in May 2014 it was 4.6, in November 2014 and now in November 2015 it is a 4.4 year supply of deliverable housing sites.

4.16 With regard to the current 4.4 year supply situation the figures differ from the previous years primary due to the changes in the overall housing target against which the 5 year supply is measured. The new 2015 SHMA increased the housing target requirement over the next 15 years, so notwithstanding the additional planning permissions granted significantly boosting the overall housing supply this has meant that the overall situation has broadly remained static.

4.17 With specific regard to the Council not being able to demonstrate a 5 year supply of deliverable housing sites NPPF paragraph 49 states:

“Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.”

4.18 The inability of the Council to demonstrate a 5 year supply of deliverable housing sites means that, in accordance with NPPF paragraph 49, any saved policies included in the 2006 Local Plan regarding the supply of housing should not be considered up-to-date.

Affordable Housing Provision

4.19 There is an existing and future need for additional affordable housing in the borough to be delivered. The need for additional affordable housing is a material consideration in decision making.

4.20 The evidence base for the affordable housing provision in the borough is detailed in the “*Hartlepool Strategic Housing Market Assessment*” which was published in 2015. In Hartlepool there is an overall need for approximately 144 affordable dwellings each year. When matched against the proposed total net annual dwelling target of 400 dwellings, this equates to a “need” delivery of 36%.

- 4.21 The Planning Obligations SPD, Adopted in November 2015, sets out the thresholds and nature of affordable housing required. Evidence presents a clear need for affordable housing; however it is acknowledged that the level of 36% may have an impact on the viability of developments coming forward. Therefore an assessment of affordable housing economic viability assessment has been prepared to determine an affordable housing target. This comprehensive appraisal considered viability assessments for developments submitted over the last three years as well as making baseline assumptions regarding the following:
- Typical land values
 - Typical development build costs
 - Typical infrastructure costs for roads, utilities, open space etc.
 - Typical other developer contributions sought including education, green infrastructure, play provision, highways etc.
 - Typical development values
 - Average Borough house values with regard to valuations
 - Typical developer profit
- 4.22 Based on the evidence and further assessment undertaken (In Appendix 1 of the Planning Obligations SPD document), an affordable housing target of 18% has been set for all developments of 15 units or more. Again for clarity, more information on level, amount and nature of affordable housing required as part of future residential developments can be found in the Planning Obligations SPD, which can be downloaded from the Council's website.

Renewable Energy

- 4.23 The Council are committed to delivering sustainable development and will seek to ensure that new development has regard to the need to reduce CO₂ emission and mitigate against the impacts of climate change through providing a minimum of 10% of the developments energy needs from renewable and/or decentralised resources.
- 4.24 In November 2010 the Council produced an evidence paper called "*Energy Supply from Decentralised and Renewable or Low Carbon Sources*" which relates to providing an on site energy supply from decentralised and renewable or low carbon sources. The evidence paper reviews European, National, Regional and local guidance along with particular reports that formed part of the Regional Spatial Strategy evidence base, to ascertain the overarching aim of RSS policy 38 and why the 10% requirement on major developments was originally set.
- 4.25 The background paper concluded that the RSS evidence and policy which was tested at examination in public in 2006 were justifiable and that a similar approach was appropriate within Hartlepool. The Council consider that the application of the 10% requirement should only apply to major applications, some smaller scale developers may see the requirement as an undue burden, however major developments that are more likely to have a significant increase in CO₂ emissions are likely to have greater profit margins and therefore the 10% requirement is considered acceptable as it should not have a significant financial impact upon build costs that can not be off set against profit margins. As indicated in European Directive 2001/77/EC as more renewable energy technologies are used, the price will fall due to economies of scale.

- 4.26 NPPF paragraphs 93, 94, 95 96 and 97 are paramount in ensuring that development meets the challenge of climate change. The on site renewable energy requirement is part of the Council's proactive strategy to mitigate and adapt to climate change as required by NPPF paragraph 94, furthermore the on site renewable energy provision ensures that Hartlepool takes responsibility and contributes to meeting EU and government targets in providing energy from renewable or low carbon sources as per NPPF paragraph 97.
- 4.27 Notwithstanding the above where it can be proven that it is not viable and would place undue burden on the development to derive a minimum of 10% of the energy needs from renewable and/or decentralised resources, a lower percentage may be considered acceptable and/or the development should seek to make up any shortfall through additional energy efficiency measures in building construction and layout.

5. 2006 LOCAL PLAN POLICIES NPPF CONSISTENCY

5.1 Table 3 below summarises the saved 2006 Local Plan policies and illustrates their consistency with the National Planning Policy Framework (NPPF) in terms of full or not consistent. The full discussion of the policies is contained in appendix 1.

Table 3: 2006 Local Plan Saved Policies NPPF Consistency

Policy	Full	Partial	Not
Gen Environmental			
GEP1	x		
GEP2	x		
GEP3	x		
GEP7	x		
GEP9		x	
GEP10	x		
GEP12	x		
GEP16	x		
GEP17	x		
GEP18	x		
Industry & Business			
IND1	x		
IND2			x
IND3	x		
IND4	x		
IND5	x		
IND6	x		
IND7			x
IND8	x		
IND9	x		
IND10	x		
IND11	x		
Retail & Commercial			
COM1	x		
COM2	x		
COM3	x		
COM4	x		
COM5	x		
COM6	x		
COM7			x
COM8			x
COM9			x
COM10			x
COM12	x		
COM13			x
COM14	x		
COM15			x
COM16	x		
Tourism			
TO1	x		
TO2	x		
TO3	x		
TO4	x		
TO6	x		
TO8	x		
TO9	x		
TO10	x		
TO11	x		
Housing			
HSG1	x		
HSG2			x
HSG3			x
HSG4			x
HSG5			x
HSG6			x
HSG7	x		
HSG9	x		
HSG10	x		
HSG11	x		
HSG12	x		
HSG13			x
HSG14	x		
Transport			
TRA1	x		
TRA2	x		
TRA3	x		
TRA4	-	-	-
TRA5	x		
TRA7	x		
TRA9	x		
TRA10	x		
TRA11	x		
TRA12	x		
TRA13	x		
TRA14	x		
TRA15	x		
TRA16	x		
TRA17	x		
TRA18	x		
TRA20	x		
Public & Community			
PU3	x		
PU6	x		
PU7	x		
PU10	-	-	-
PU11	-	-	-
Dev Constraints			
DCO1	x		
Recreation & Leisure			
REC1	x		
REC2	x		
REC3	x		
REC4	x		
REC5	x		
REC6	x		
REC7	x		
REC8	x		
REC9	x		
REC10	x		
REC12	x		
REC13	x		
REC14	x		
Green Network			
GN1	x		
GN2	x		
GN3	x		
GN4	x		
GN5	x		
GN6	x		
Wildlife			
WL2	x		
WL3	x		
WL5	x		
WL7	x		
Historic Environment			
HE1	x		
HE2	x		
HE3	x		
HE6	x		
HE8	x		
HE12	x		
HE15	x		
Rural Area			
RUR1			x
RUR2			x
RUR3			x
RUR4	x		
RUR5	x		
RUR7	x		
RUR12			x
RUR14	x		
RUR15	x		
RUR16	x		
RUR17	x		
RUR18	x		
RUR19	x		
RUR20	x		
Minerals			
MIN1	-	-	-
MIN2	-	-	-
MIN3	-	-	-
MIN4	-	-	-
MIN5	-	-	-
Waste			
WAS1	-	-	-
WAS2	-	-	-
WAS3	-	-	-
WAS4	-	-	-
WAS5	-	-	-
WAS6	-	-	-

- 5.2 Of the 136 saved policies in the 2006 Local Plan the vast majority of the policies were assessed to be fully consistent with the NPPF with only 21 found to not be consistent with the NPPF. The following paragraphs identify the specific chapters in the 2006 Local Plan and illustrate their overall consistency with the NPPF.

General Environmental Principles

- 5.3 All of the GEP policies are fully consistency with the NPPF.

Industrial and Business Development

- 5.4 All of the IND policies are fully consistent with the NPPF in general with the exception of policies IND2 relating to the allocation at North Burn.

Retail, Commercial and Mixed Use Development

- 5.5 Many of the COM policies are not consistent with the NPPF. All of the COM policies are in full consistency with the NPPF in general with the exception of policies COM7 relating to Tees Bay and COM8 relating to shopping development which are not consistent with the NPPF and COM9 which is substantially not consistent.

- 5.6 Policies COM8 and COM9 which concern main town centre uses are substantially not consistent with the NPPF. As a result NPPF paragraphs 24, 25, 26 and 27 should be used to determine planning applications relating for main town centre uses based on the hierarchy of centres established in policy COM9. Any subsequent COM policies that reference ant the core of the policy an accordance with COM8 or COM9 policies are therefore also be definition not consistent with the NPPF.

Tourism

- 5.7 All TO policies are consistent with the NPPF.

Housing

- 5.8 A high number of the HSG policies are not consistent with the NPPF as the Council cannot currently demonstrate a 5 year supply of deliverable housing sites in accordance with NPPF paragraph 47; as a result weight cannot be given to policies which seek to restrict additional housing provision.

- 5.9 The Council's situation with regard to the 5 year land supply is illustrated in section 4 and in appendix 1. As a result the NPPF as a whole should be used as a basis to determine future additional housing applications in the borough alongside 2006 Local Plan policies HSG10, HSG11 and HSG12, which purely relate the design of additional housing development. Other 2006 Local Plan policies (specifically GEP1) will apply depending upon the site specifics and location of the proposed development.

Transport

- 5.10 All TRA policies are fully consistent with the NPPF.

Public Utility and Community Facilities

- 5.11 All PU policies are consistent with the NPPF.

Development Constraints

- 5.12 The DCO policy is consistent with the NPPF.

Recreation and Leisure

- 5.13 All the REC policies are fully consistent with the NPPF.

The Green Network

- 5.14 All GN policies are consistent with the NPPF.

Wildlife

- 5.15 All the WL policies are consistent with the NPPF.

Conservation of the Historic Environment

- 5.16 All the HE policies are consistent with the NPPF.

The Rural Area

- 5.17 Many of the RUR policies are not consistent with the NPPF as the Council cannot currently demonstrate a 5 year supply of deliverable housing sites (see section 4) in accordance with NPPF paragraph 47; full weight cannot be given to policies which seek to restrict additional housing provision. This is particularly relevant when considering the “urban fence” development limits established in policies RUR1, RUR2, RUR3, RUR 5 and RUR12.

Minerals

- 5.18 The MIN policies are no longer applicable as the policies have been superseded by the policies contained in the Tees Valley Minerals and Waste Development Plan Documents.

Waste

- 5.19 The WAS policies are no longer applicable as the policies have been superseded by the policies contained in the Tees Valley Minerals and Waste Development Plan Documents.

2006 Local Plan Policies NPPF Consistency Conclusion

- 5.20 As illustrated in Table 3 the majority of the policies contained in the 2006 Local Plan are still fully consistent with the NPPF. Where policies are fully consistent they are to be given full weight in decision making, however where policies are not consistent with the NPPF they are given no weight in decision making and the relevant paragraphs in the NPPF will be used to determine planning applications.
- 5.21 As a result where decision making is required in most cases a combination of the existing 2006 Local Plan and the relevant paragraphs in the NPPF will be used as a policy framework until the Council moves forward the preparation of a new Local Plan to a sufficient stage where emerging policies can be given due weight. Bearing this in mind, this document will be regularly updated to take into consideration any relevant changes.

6. PLANNING FRAMEWORK CONCLUSION

6.1 The withdrawal of the 2013 Local Plan placed the Council in a situation where the planning framework consists of:

- Saved 2006 Local Plan policies,
- Guidance contained in the National Planning Policy Framework, and;
- Other material considerations.

Saved 2006 Local Plan Policies & National Planning Policy Framework

6.2 Table 3 illustrates the saved 2006 Local Plan policies and their consistency with regard to the National Planning Policy Framework (NPPF) with appendix 1 detailing each saved policy and guidance relating to its consistency with the NPPF. In instances where the plan is not fully consistent with the NPPF appendix 1 outlines which NPPF paragraph numbers should be used in decision making with specific regard to determining planning applications.

Material Planning Considerations

6.3 The borough has specific policy areas where the 2006 Local Plan is silent and/or the relevant policies are out-of-date and the NPPF delegates the decision making to the development plan. These other material considerations are:

- **Demonstrating a 5 Year Supply of Deliverable Housing Sites**
The inability of the Council to demonstrate a 5 year supply of deliverable housing sites means that, in accordance with NPPF paragraph 49, any saved policies included in the 2006 Local Plan regarding the supply of housing should not be considered up-to-date.
- **Affordable Housing**
There is a need to deliver 18% affordable housing as part of residential developments.
- **Renewable Energy**
There is a need to provide a minimum of 10% of the developments energy needs from renewable and/or decentralised resources.

Summary Conclusion

6.3 As a result, where decision making is required, in most cases a combination of the existing 2006 Local Plan, the relevant paragraphs in the NPPF and other material considerations will be used as a planning framework until the Council moves forward the preparation of a new Local Plan to a stage where emerging policies can be given due weight.

6.4 Bearing this in mind, this document will be regularly updated to take into consideration any relevant changes.

Appendix 1: 2006 Local Plan Saved Policies / NPPF Accordance

Table A: General Environmental Principles

2006 LP Saved Policy	Full	Partial	Not	Relevant NPPF Paragraph	Comments
General Environmental Principles					
GEP1	x			6, 7, 8, 9, 10, 14, 15, 17, 30, 32, 34, 35, 37, 43, 49, 50, 53, 55, 56, 57, 58, 60, 61, 63, 64, 65, 67, 69, 70, 72, 73, 75, 93, 94, 95, 99, 100, 101, 102, 103, 104, 109, 110, 111, 112, 114, 115, 116, 117, 118, 119, 120, 121, 123, 124, 125, 126, 128, 129, 131, 132, 133, 135, 136, 137, 138, 139, 140, 144, 148, 149, 150, 151, 152, 154, 156, 157, 203, 204, 205.	<p>The policy seeks to contribute towards sustainable development. The policy covers a lot of key areas that all seek to provide sustainable development, the policy seeks to ensure that development is located in the right place and is of high quality design and does not have a detrimental impact upon amenity.</p> <p>The policy is fully consistent with the NPPF. The Council cannot currently demonstrate a 5 year supply of deliverable housing sites in accordance with NPPF paragraph 47. As a result weight cannot be given to policies which seek to restrict additional housing provision. Bearing this in mind, where the policy states that “<i>development should be located within limits to development as shown on the proposals map</i>” it must be appreciated that the policy starts with “<i>in general</i>”; therefore allowing an element of flexibility in the location of development making the policy NPPF compliant.</p>
Access For All					
GEP2	x			6, 7, 8, 9, 10, 14, 15, 17, 29, 30, 31, 32, 34, 35, 37, 39, 40, 49, 50, 56, 57, 58, 64, 67, 69, 70, 75, 95, 150, 151, 152,	The policy seeks to contribute towards sustainable development. The policy seeks to ensure that all development is accessible to all users in particular those with disabilities and the less able bodies, thus ensuring that development is sustainable as it provides for the population now and in the future.
Crime Prevention by Planning and Design					
GEP3	x			6, 7, 8, 9, 10, 14, 15, 17, 20, 21, 49, 50, 55, 56, 57, 58, 61, 64, 67, 69, 70, 150, 151, 152.	The policy seeks to contribute towards sustainable development. The policy seeks to ensure that development does not lead to an increase in crime and anti social behaviour and where possible it should reduce such instances. The policy states that safety should be taken into account when designing a scheme.
Frontage of Main Approaches					
GEP7	x			6, 7, 8, 9, 10, 14, 15, 17, 20, 21, 29, 30, 31, 41, 49, 56, 58, 61, 64, 70, 93, 150, 151, 152,	The policy seeks to contribute towards sustainable development. The policy seeks to protect and enhance the main approaches within the borough, to assist in improving the overall quality of the borough. The policy sets out key main approaches that are of particular importance to Hartlepool.

2006 LP Saved Policy	Full	Partial	Not	Relevant NPPF Paragraph	Comments
Developers Contributions					
GEP9		x		6, 7, 8, 9, 10, 14, 15, 17, 150, 151,152, 203, 204, 205.	The policy is fully consistent with the NPPF. The policy seeks contributions from developers for the provision of additional works deemed to be required as a result of the development. The policy sets out the types of contributions which may be required.
Provision of Public Art					
GEP10	x			6,7, 8, 9, 10, 14, 15, 17, 21, 49, 56, 57, 58, 60, 63, 69, 151, 152	The policy seeks to contribute towards sustainable development. The policy seeks to add to the overall quality and distinctiveness of the borough through the provision of bespoke public art.
Trees, Hedgerows and Development					
GEP12	x			6, 7, 8, 9, 14, 15, 17, 20, 49, 50, 56, 57, 58, 61, 64, 69, 70, 93, 114, 150,151,152, 203, 206.	The policy seeks to contribute towards sustainable development. The policy seeks to protect trees and hedgerows that currently add to the quality of the environment. The policy also encourages further tree planting as part of a scheme.
Untidy Sites					
GEP16	x			6, 7, 8, 9, 10, 14, 15, 17, 20, 21, 57, 150,151,152, 207	The policy seeks to contribute towards sustainable development. The policy sets out Council's desires and powers but it does not specifically link to development proposals. The overall aim of the policy is in accordance with the thread of the NPPF that is to create sustainable development and thus quality environments.
Derelict Land Reclamation					
GEP17	x			6, 7, 8, 9, 10, 14, 15, 17, 20, 21, 109, 111, 150,151,152,	The policy seeks to contribute towards sustainable development. The policy sets out Council's desires but it does not specifically link to development proposals. The overall aim of the policy is in accordance with the thread of the NPPF that is to create sustainable development and thus quality environments.
Development on Contaminated Land					
GEP18	x			6,7,8 9, 14, 15, 17, 109, 110, 111,120,121,122, 150,151,152,	The policy seeks to contribute towards sustainable development. The policy encourages development on contaminated land as it is a positive measure to remove the contamination.

Table B: Industrial and Business Development

2006 LP Saved Policy	Full	Partial	Not	Relevant NPPF Paragraph	Comments
Wynyard Business Park					
IND1	x			6, 7, 8, 9, 10, 14, 15, 17, 18, 19, 20, 21, 22, 36, 57, 58, 109, 126 150, 151, 152, 203, 204, 205.	<p>The policy seeks to contribute towards sustainable development. The policy is consistent with the NPPF. It allocates land for a prestige business park that supports sustainable economic growth. This site is fully committed for this use with a full planning permission for business use for the full site. The wider Wynyard Park area has a proven track record of attracting inward investment and development. (meets paragraphs 18, 19, 20, 21, 22).</p> <p>The policy also provides criteria to protect areas of historic and natural interest (109 and 126) , to provide high quality landscaping and or woodland planting (57), high quality design (57 and 58), the landscaping of car parking areas and that travel plans should be prepared (36).</p>
North Burn Electronics Components Park					
IND2			x	6, 7, 8, 9, 10, 14, 15, 17, 18, 19, 20, 21, 22, 31, 36, 57, 58, 109, 126 150, 151, 152, 203, 204, 205.	<p>The policy is not consistent with the NPPF. It allocates land for a prestige business park there is currently no planning permission in place and there is substantial infrastructure costs associated with developing the site. In this respect the site does not meet paragraph 22 as, on current evidence, there is no reasonable prospect on the site being developed.</p>
Queens Meadow Business Park					
IND3	x			6, 7, 8, 9, 10, 14, 15, 17, 18, 19, 20, 21, 22, 36, 57, 58 150,151,152, 203, 204, 205.	<p>The policy seeks to contribute towards sustainable development. The policy is consistent with the NPPF. It allocates land for a business park that supports sustainable economic growth. The business park has attracted development over the years and is a key part of the portfolio of the sites that make up the Boroughs employment land offer (the policy meets paragraphs 18, 19, 20, 21, 22).</p> <p>The policy also provides criteria to ensure high quality landscaping and or woodland planting (57), high quality design (57 and 58), the landscaping of car parking areas and that travel plans should be prepared (36).</p>

2006 LP Saved Policy	Full	Partial	Not	Relevant NPPF Paragraph	Comments
Higher Quality Industrial Estates					
IND4	x			6, 7, 8, 9, 10, 14, 15, 17, 18, 19, 20, 21, 22, 36, 57, 58, 61 150, 151, 152, 203, 204, 205.	The policy seeks to contribute towards sustainable development and is fully consistent with the NPPF.
Industrial Areas					
IND5	x			6, 7, 8, 9, 10, 14, 15, 17, 18, 19, 20, 21, 22, 57, 58, 150,151,152, 203, 206.	The policy seeks to contribute towards sustainable development and is fully consistent with the NPPF.
Bad Neighbour Uses					
IND6	x			6, 7, 8, 9, 10, 14, 15, 17, 18, 19, 20, 123, 150,151,152,	The policy seeks to contribute towards sustainable development. The policy is consistent with the NPPF (18, 19, 20, 123). The policy seeks to identify an area for bad neighbour uses in order to prevent the spread of untidy uses into more sensitive industrial areas.
Port Related Development					
IND7			x	6, 7, 8, 9, 10, 14, 15, 17, 18, 19, 20, 21, 22, 109, 113, 114, 117, 118, 150, 151, 152,	The policy is not consistent with the NPPF and allocates a site at North of Seaton Channel for Port Related Development. Work on the emerging local plan led to this land being re-allocated to general employment land as it was deemed unsuitable (objections from Natural England) for Port Related due to effects on the SPA if it was to be used for port related uses (jetties would need to be constructed on the SPA mudflats) (does not comply with 109 and 114). Also there is no planning permission on any part of the site and there has been no developer interest in the site. (does not comply with 22).
Industrial Improvement Areas					
IND8	x			6, 7, 8, 9, 10, 14, 15, 17, 19, 20, 21, 58, 150, 151, 152,	The policy seeks to contribute towards sustainable development. The policy is consistent with the NPPF and looks to improve the environment of industrial areas.

2006 LP Saved Policy	Full	Partial	Not	Relevant NPPF Paragraph	Comments
Potentially Polluting or Hazardous Developments					
IND9	x			6, 7, 8, 9, 10, 14, 15, 17, 18, 19, 20, 21, 22, 113, 114, 117, 118 120, 122, 124, 150, 151, 152,	<p>The policy seeks to contribute towards sustainable development. The policy is consistent with the NPPF (18, 19, 20, 21, 22). It allocates land for potentially polluting or hazardous developments that supports sustainable economic growth. Two of the sites are fully committed for this use and the third one North of Graythorp is partially developed. Some of the bodies referenced in the policy text are out of date i.e English Nature is now Natural England and the Nuclear Installations Inspectorate is now Office for Nuclear Regulation.</p> <p>The policy also cross references to the criteria of policy WL2 and this element is also compliant with NPPF (113, 114, 117 & 118)</p>
Underground Storage					
IND10	x			6, 7, 8, 9, 10, 14, 15, 17, 18, 19, 109, 113, 114, 117, 118 120, 122, 124, 150, 151, 152,	<p>The policy seeks to contribute towards sustainable development. The policy is consistent with the NPPF. The policy is concerned with underground storage in disused brine cavities. Some of the bodies referenced in the policy text are out of date i.e. English Nature is now Natural England and the Nuclear Installations Inspectorate is now Office for Nuclear Regulation.</p> <p>The policy also cross references to the criteria of policy WL2 and this element is also compliant with NPPF (113, 114, 117 & 118) and to protect the aquifer and watercourses (109).</p>
Hazardous Substances					
IND11	x			6, 7, 8, 9, 10, 14, 15, 17, 18, 19, 113, 114, 117, 118, 120, 121, 122, 124, 150, 151,152,	<p>The policy seeks to contribute towards sustainable development. The policy is consistent with the NPPF and is concerned with proposals that involve hazardous substances.</p> <p>The policy also cross references to the criteria of policy WL2 and this element is also compliant with NPPF (113, 114, 117 & 118).</p>

Table C: Retail, Commercial and Mixed Use Development

2006 LP Saved Policy	Full	Partial	Not	Relevant NPPF Paragraph	Comments
Development in the Town Centre					
COM1	x			6, 7, 8, 9, 10, 14, 15, 17, 23, 150, 151, 152, 156	The policy seeks to contribute towards sustainable development. The policy is consistent with the NPPF. The policy establishes a hierarchy of centres and defines the extent of the town centre.
Primary Shopping Area					
COM2	x			6, 7, 8, 9, 10, 14, 15, 17, 23, 56, 57, 61, 150, 151, 152, 156	The policy seeks to contribute towards sustainable development. The policy is consistent with the NPPF. The policy defines the primary shopping area.
Primary Shopping Area – Opportunity Site					
COM3	x			6, 7, 8, 9, 10, 14, 15, 17, 23, 56, 57, 61, 150, 151, 152, 156, 203, 204, 205.	The policy seeks to contribute towards sustainable development. The policy is consistent with the NPPF.
Edge of Town Centres					
COM4	x			6, 7, 8, 9, 10, 14, 15, 17, 23, 56, 57, 61, 123, 150, 151, 152, 156	The policy seeks to contribute towards sustainable development. The policy is consistent with the NPPF. The policy establishes a hierarchy of centres and defines the edge of centre areas.
Local Centres					
COM5	x			6, 7, 8, 9, 10, 14, 15, 17, 23, 56, 57, 61, 123, 150, 151, 152, 156	The policy seeks to contribute towards sustainable development. The policy is consistent with the NPPF. The policy establishes a hierarchy of centres and defines the local centres in the borough.
Commercial Improvement Areas					
COM6	x			6, 7, 8, 9, 10, 14, 15, 17, 20, 56, 57, 58, 61, 69, 123, 150, 151, 152,	The policy is consistent with the NPPF. The policy seeks to contribute towards sustainable development in the commercial areas through seeking to improve the built environment of the commercial areas.

2006 LP Saved Policy	Full	Partial	Not	Relevant NPPF Paragraph	Comments
Tees Bay Mixed Use Site					
COM7			x	6, 7, 8, 9, 10, 14, 15, 17, 21, 23, 24, 30, 32, 150, 151, 152, 203, 204, 205.	<p>The policy is not consistent with the NPPF. The policy establishes Tees Bay as being outside the hierarchy of centres but plans to support the existing business sectors already located there. The policy is not consistent as it is seeking to:</p> <p>(i) Ensure development should accord with policy COM8 which is considered as not consistent with the NPPF.</p> <p>As a result it is considered that the policy is not used to determine planning applications relating to the Tees Bay.</p>
Shopping Development					
COM8			x	6, 7, 8, 9, 10, 14, 15, 17, 23, 24, 25, 26, 27, 30, 32, 150, 151, 152, 203, 204, 205, 206	<p>The policy is not consistent with the NPPF as it seeks to:</p> <p>(i) Make the primary shopping area more sequentially preferable than the town centre. (ii) Require an applicant to demonstrate retail need. (iii) Require an applicant to undertake a retail impact assessment on all retail developments in excess of 2,500sqm.</p> <p>As a result NPPF paragraphs 24, 25, 26 and 27 should be used to determine planning applications relating to retail development.</p>

2006 LP Saved Policy	Full	Partial	Not	Relevant NPPF Paragraph	Comments
Main Town Centre Uses					
COM9			x	6, 7, 8, 9, 10, 14, 15, 17, 23, 24, 25, 26, 27, 30, 31, 150,151,152, 203, 204, 205, 206	<p>The policy is not consistent with the NPPF as it is seeking to:</p> <p>(i) Only allow main town centre uses outside of the town centre where need is demonstrated. (ii) Ensure development should accord with policy COM8 which is considered as not consistent with the NPPF.</p> <p>The policy does establish the hierarchy of centres in accordance with the NPPF as a result weight should be given to the hierarchy of centres; which are set out on the Proposals Map. As a result NPPF paragraphs 24, 25, 26 and 27 should be used to determine planning applications relating for main town centre uses based on the hierarchy of centres established in policy COM9.</p>
Retailing in Industrial Areas					
COM10			x	6, 7, 8, 9, 10, 14, 15, 17, 17, 22, 23, 24, 26, 27, 123, 150, 151, 152,	<p>The policy is not consistent with the NPPF as it is seeking to:</p> <p>(i) Ensure development should accord with policy COM8 which is considered as not consistent with the NPPF.</p> <p>The policy seeks deliver retailing in industrial areas in a sustainable manner taking into consideration the potential impacts on the local area by nature of the use proposed. Policy GEP1 should be used to assess potential impacts in lieu of the criteria set out in COM10.</p>
Food and Drink					
COM12	x			6, 7, 8, 9, 10, 14, 15, 17, 56, 57, 61, 123, 150, 151,152, 203, 204, 205.	<p>The policy seeks to contribute towards sustainable development. The policy is consistent with the NPPF. The policy seeks to deliver food and drink development in a sustainable manner taking into consideration the potential impacts on the local area by nature of the use proposed.</p>

2006 LP Saved Policy	Full	Partial	Not	Relevant NPPF Paragraph	Comments
Commercial Uses in Residential Areas					
COM13			x	6, 7, 8, 9, 10, 14, 15, 17, 22, 23, 24, 26, 27, 56, 57, 61, 123, 150, 151, 152,	<p>The policy is not consistent with the NPPF. as it is seeking to:</p> <p>(i) Ensure development should accord with policy COM8 which is considered as not consistent with the NPPF.</p> <p>The policy seeks deliver retailing in residential areas in a sustainable manner taking into consideration the potential impacts on the local area by nature of the use proposed. Policy GEP1 should be used to assess potential impacts in lieu of the criteria set out in COM13.</p>
Business Uses in the Home					
COM14	x			6, 7, 8, 9, 10, 14, 15, 17, 56, 57, 61, 123, 150, 151, 152,	<p>The policy seeks to contribute towards sustainable development. The policy is consistent with the NPPF. The policy seeks to allow business uses in the home in a sustainable manner taking into consideration the potential impacts on the local area by nature of the use proposed.</p>
Victoria Harbour / North Docks Mixed Use Site					
COM15			x	6, 7, 8, 9, 10, 14, 15, 17, 17, 21, 22, 56, 57, 61, 100, 103, 123, 150, 151, 152,	<p>The policy is not consistent with the NPPF as it is seeking to:</p> <p>(i) Ensure development should accord with policy COM8, COM9 which is considered as not consistent with the NPPF.</p> <p>The policy is broken up into 2 distinct development areas; promoting mixed use including residential and the other element being port related / general industry development. The policy seeks deliver mixed uses in a sustainable manner taking into consideration the potential impacts on the local area by nature of the use proposed. Policy GEP1 should be used to assess potential impacts in lieu of the criteria set out in COM15.</p>
Headland – Mixed Use					
COM16	x			6, 7, 8, 9, 10, 14, 15, 17, 14, 17, 19, 20, 21, 123, 126, 128, 129, 131, 137, 150, 151, 152,	<p>The policy seeks to contribute towards sustainable development. The policy is consistent with the NPPF. The policy seeks to allow mixed uses in the Headland area in a sustainable manner taking into consideration the potential impacts on the local area by nature of the use proposed.</p>

Table D: Tourism

2006 LP Saved Policy	Full	Partial	Not	Relevant NPPF Paragraph	Comments
Tourism Development in the Marina					
TO1	x			6, 7, 8, 9, 10, 14, 15, 17, 18, 19, 21, 23, 24, 26, 27, 100, 106, 107, 108, 150, 151, 152, 186	<p>The policy seeks to contribute towards sustainable development. The policy is consistent with the NPPF. The policy promotes the use of the Marina for Tourism which is in conformity with a number of the elements of the NPPF which seek to promote economic development in sustainable locations. The NPPF also highlights the need for Coastal Change Management Plans which the authority is working on and will complement policies related to the coastal margins.</p> <p>Paragraph 23 seeks to allocate tourism development within town centres, however paragraph 24 sets out the sequential tests to apply and given the Marina is an edge of centre location, identified as a suitable for such uses, it is therefore also in accordance in this respect.</p>
Tourism at the Headland					
TO2	x			6, 7, 8, 9, 10, 14, 15, 17, 150, 151, 152, 18, 19, 21, 23, 26, 27, 100, 106, 107, 108, 115, 126, 128, 129, 131, 137, 186	<p>The policy seeks to contribute towards sustainable development. The policy is consistent with the NPPF. The policy promotes the use of the Headland for Tourism developed in a sensitive way to reflect the character and maritime and Christian Heritage which is in conformity with a number of the elements of the NPPF which seek to promote economic development in sustainable locations. The NPPF also highlights the need for Coastal Change Management Plans which the authority is working on and will complement policies related to the coastal margins.</p> <p>Paragraph 23 seeks to allocate tourism development within town centres, however paragraph 24 sets out the sequential tests to apply and given the Headland is locally identified as a suitable location for such uses is therefore also in accordance in this respect.</p>

2006 LP Saved Policy	Full	Partial	Not	Relevant NPPF Paragraph	Comments
Core Area of Seaton Carew					
TO3	x			6, 7, 8, 9, 10, 14, 15, 17, 150,151,152, 18, 19, 21, 23, 26, 27, 100, 106, 107, 108, 186	<p>The policy seeks to contribute towards sustainable development. The policy is consistent with the NPPF. The policy promotes the use of the Seaton Carew for Commercial and Leisure developments which are sympathetic to the character of the area and in keeping with a seaside resort and is in conformity with a number of the elements of the NPPF which seek to promote economic development in sustainable locations. The NPPF also highlights the need for Coastal Change Management Plans which the authority is working on and will complement policies related to the coastal margins.</p> <p>Paragraph 23 seeks to allocate tourism development within town centres, however paragraph 24 sets out the sequential tests to apply and given Seaton Carew is locally identified as a suitable location for such uses is therefore also in accordance in this respect.</p>
Commercial Development Sites at Seaton Carew					
TO4	x			6, 7, 8, 9, 10, 14, 15, 17, 18, 19, 21, 23, 24, 26, 27, 100, 106, 107, 108, 150, 151, 152, 186	<p>The policy seeks to contribute towards sustainable development. The policy is consistent with the NPPF. This policy identifies individual sites in Seaton Carew which are suitable for certain types of commercial and recreational facilities. It is in conformity with a number of the elements of the NPPF which seek to promote economic development in sustainable locations. The NPPF also highlights the need for Coastal Change Management Plans which the authority is working on and will complement policies related to the coastal margins.</p> <p>Paragraph 23 seeks to allocate tourism development within town centres, however paragraph 24 sets out the sequential tests to apply and given Seaton Carew is locally identified as a suitable location for such uses is therefore also in accordance in this respect.</p>
Seaton Park					
TO6	x			6, 7, 8, 9, 10, 14, 15, 17, 150,151,152, 26, 27, 69, 70, 73, 74, 171, 186	<p>The policy seeks to contribute towards sustainable development. The policy is consistent with the NPPF. It promotes the development of additional recreational facilities in Seaton Park to enhance it's attractiveness to users. This aim is in line with a number of elements of the NPPF.</p>
Teasmouth National Nature Reserve					
TO8	x			6, 7, 8, 9, 10, 14, 15, 17, 109, 113, 118,150,151,152, 186	<p>The policy seeks to contribute towards sustainable development. The policy is consistent with the NPPF. It promotes the Teasmouth National Nature Reserve as a tourist attraction by encouraging its enhancement and encouraging sustainable green tourism. This aim is in line with a number of elements of the NPPF.</p>

2006 LP Saved Policy	Full	Partial	Not	Relevant NPPF Paragraph	Comments
Tourism Accommodation					
TO9	x			6, 7, 8, 9, 10, 14, 15, 17, 18, 19, 23, 24, 26, 27, 100, 106, 107, 108, 150, 151, 152, 186	The policy seeks to contribute towards sustainable development. The policy is consistent with the NPPF. The Policy links to GEP1 which is also considered to be consistent. Paragraph 23 seeks to allocate tourism / commercial development within town centres, however paragraph 24 sets out the sequential tests to apply and given The Marina, Seaton Carew and the Headland are locally identified as a suitable location for such uses is therefore also in accordance in this respect.
Touring Caravan Sites					
TO10	x			6, 7, 8, 9, 10, 14, 15, 17, 19, 28, 61, 64, 109, 110, 186, 150,151,152,	The policy seeks to contribute towards sustainable development. The policy is consistent with the NPPF. The policy supports the development of touring caravan sites where they meet a number of criteria.
Business Tourism and Conferencing					
TO11	x			6, 7, 8, 9, 10, 14, 15, 17, 19, 20, 21, 150,151,152, 186,	The policy seeks to contribute towards sustainable development. The policy is consistent with the NPPF. The policy seeks to encourage and promote business tourism and conferencing. The Policy links to GEP1 which is also considered to be consistent.

Table E: Housing

2006 LP Saved Policy	Full	Partial	Not	Relevant NPPF Paragraph	Comments
Housing Improvements					
HSG1	x			6, 7, 8, 9, 10, 14, 15, 17, 51, 56, 57, 61, 69, 150,151,152, 156, 157	The policy seeks to contribute towards sustainable development. The policy is consistent with the NPPF. The policy seeks to improve the physical environment of the existing housing stock in the borough.
Selective Housing Clearance					
HSG2			x	6, 7, 8, 9, 10, 14, 15, 17, 51, 56, 57, 61, 69, 150,151,152, 156, 157	<p>The policy seeks to improve the physical environment through selective demolitions of the existing housing stock in the borough. The policy is not consistent with the NPPF as:</p> <p>(i) The Council cannot currently demonstrate a 5 year supply of deliverable housing sites in accordance with NPPF paragraph 47. As a result weight cannot be given to policies which seek to restrict additional housing provision.</p> <p>As a result the NPPF as a whole should be used as a basis to determine future additional housing applications in the borough alongside 2006 Local Plan policies HSG9, HSG10, HSG11 and HSG12, which purely relate the design of additional housing development. Other 2006 Local Plan policies will apply depending upon the site specifics and location of the proposed development.</p>
Housing Market Renewal					
HSG3			x	6, 7, 8, 9, 10, 14, 15, 17, 51, 56, 57, 61, 69, 150,151,152, 153, 156, 157, 174	<p>The policy seeks to improve the physical environment of the existing housing stock in the borough. The policy is not consistent with the NPPF as:</p> <p>(i) The Council cannot currently demonstrate a 5 year supply of deliverable housing sites in accordance with NPPF paragraph 47. As a result weight cannot be given to policies which seek to restrict additional housing provision.</p> <p>As a result the NPPF as a whole should be used as a basis to determine future additional housing applications in the borough alongside 2006 Local Plan policies HSG9, HSG10, HSG11 and HSG12, which purely relate the design of additional housing development. Other 2006 Local Plan policies will apply depending upon the site specifics and location of the proposed development.</p>

2006 LP Saved Policy	Full	Partial	Not	Relevant NPPF Paragraph	Comments
Central Area Housing					
HSG4			x	6, 7, 8, 9, 10, 14, 15, 17, 24, 25, 26, 27, 150, 151, 152,	<p>The policy is not consistent with the NPPF as it seeks to:</p> <p>(i) Make an exception on the hierarchy of centres and their sequential preference for uses that are classed as “local services”.</p> <p>As a result NPPF paragraphs 24, 25, 26 and 27 should be used to determine planning applications relating for main town centre uses based on the hierarchy of centres established in policy COM9. If the development is acceptable in Locational terms policy COM13 in the 2006 Local Plan should be used to determine planning applications relating to retail in residential areas with the exception of the accordance to policy COM8.</p>
Management of Housing Land Supply					
HSG5			x	6, 7, 8, 9, 10, 14, 15, 17, 49, 150, 151, 152, 156, 157, 203, 204, 205,	<p>The policy is not consistent with the NPPF as:</p> <p>(i) The Council cannot currently demonstrate a 5 year supply of deliverable housing sites in accordance with NPPF paragraph 47. As a result weight cannot be given to policies which seek to restrict additional housing provision.</p> <p>As a result the NPPF as a whole should be used as a basis to determine future additional housing applications in the borough alongside 2006 Local Plan policies HSG9, HSG10, HSG11 and HSG12, which purely relate the design of additional housing development. Other 2006 Local Plan policies will apply depending upon the site specifics and location of the proposed development.</p>
Mixed Use Areas					
HSG6			x	6, 7, 8, 9, 10, 14, 15, 17, 49, 51, 56, 57, 61, 100, 103, 123, 150, 151, 152, 156, 157	<p>The policy seeks to deliver additional housing provision in the borough. The policy is not consistent as it is seeking to:</p> <p>(i) promote additional housing provision on specific land subject to any detrimental effect on the strategic housing requirement set out in the policy. As the Council cannot currently demonstrate a 5 year supply of deliverable housing sites in accordance with NPPF paragraph 47, weight cannot be given to policies which seek to restrict additional housing provision.</p>

2006 LP Saved Policy	Full	Partial	Not	Relevant NPPF Paragraph	Comments
Conversions for Residential Uses					
HSG7	x			6, 7, 8, 9, 10, 14, 15, 17, 14, 29, 30, 37, 51, 56, 57, 150, 151, 152, 156, 157	The policy is considered to accord with the NPPF and is considered fully compliant.
New Residential Layout – Design and Other Requirements					
HSG9	x			6, 7, 8, 9, 10, 14, 15, 17, 29, 30, 37, 49, 56, 57, 58, 69, 93, 109, 110, 121, 123, 150, 151, 152, 157, 203, 204, 205,	The policy is considered compliant with the NPPF as it provides details on designs of development and does not restrict the supply of housing.
Residential Extensions					
HSG10	x			6, 7, 8, 9, 10, 14, 15, 17, 56, 57, 150, 151, 152, 157	The policy seeks to contribute towards sustainable development. The policy is consistent with the NPPF. The policy seeks to improve the physical environment of the existing housing stock in the borough specifically taking into consideration residential extensions.
Residential Annexes					

2006 LP Saved Policy	Full	Partial	Not	Relevant NPPF Paragraph	Comments
HSG11	x			6, 7, 8, 9, 10, 14, 15, 17, 17, 56, 57, 150, 151, 152, 157, 203, 204	The policy seeks to contribute towards sustainable development. The policy is consistent with the NPPF. The policy seeks to improve the physical environment of the existing housing stock in the borough specifically taking into consideration residential annexes; delivering sustainable development.
Homes and Hostels					
HSG12	x			6, 7, 8, 9, 10, 14, 15, 17, 29, 30, 37, 56, 57, 123, 150, 151, 152, 156, 157	The policy seeks to contribute towards sustainable development. The policy is consistent with the NPPF. The policy seeks to deliver additional housing provision in the borough specifically taking into consideration homes and hostels.
Residential Mobile Homes					
HSG13			x	6, 7, 8, 9, 10, 14, 15, 17, 22, 29, 30, 37, 49, 56, 57, 58, 69, 70, 123, 150, 151, 152, 156, 157	<p>The policy is not consistent with the NPPF. The policy seeks to control the delivery of additional housing provision in the form of residential mobile homes in the borough. The policy is not consistent as:</p> <p>(i) The Council cannot currently demonstrate a 5 year supply of deliverable housing sites in accordance with NPPF paragraph 47. As a result weight cannot be given to policies which seek to restrict additional housing provision.</p> <p>As a result the NPPF as a whole should be used as a basis to determine future additional housing applications in the borough alongside 2006 Local Plan policies HSG9, HSG10, HSG11 and HSG12, which purely relate the design of additional housing development. Other 2006 Local Plan policies will apply depending upon the site specifics and location of the proposed development.</p>
Gypsy Site					
HSG14	x			Planning Policy for Traveller Sites 6, 7, 8, 9, 10, 11, 14, 15, 17, 150, 151, 152,	The policy is fully consistent with the NPPF.

Table F: Transport

2006 LP Saved Policy	Full	Partial	Not	Relevant NPPF Paragraph	Comments
Bus Priority Routes					
TRA1	x			6, 7, 8, 9, 10, 14, 15, 17, 29, 30, 35, 150, 151, 152, 156, 186,	The policy seeks to contribute towards sustainable development. The policy is consistent with the NPPF. The policy supports the development of bus priority routes and is in line with the sustainable transport policies within the NPPF.
Railway Line Extensions					
TRA2	x			6, 7, 8, 9, 10, 14, 15, 17, 29, 30, 31, 35, 150, 151, 152, 156, 157, 186	The policy seeks to contribute towards sustainable development. The policy is consistent with the NPPF. The policy safeguards land for a future rail line extension, supporting sustainable transport both to the potential benefit of the public the industrial area in the south of the town. The policy is in line with the sustainable transport policies within the NPPF.
Rail Halts					
TRA3	x			6, 7, 8, 9, 10, 14, 15, 17, 29, 30, 31, 35, 150, 151, 152, 156, 157, 186	The policy seeks to contribute towards sustainable development. The policy is consistent with the NPPF. The policy supports improvements to the local rail network and encourages the provision of new rail halts along the corridor, supporting sustainable transport both to the potential benefit of the public the industrial area in the south of the town. The policy is in line with the sustainable transport policies within the NPPF.
Public Transport Interchange					
TRA4	-	-	-	6, 7, 8, 9, 10, 14, 15, 17, 29, 30, 32, 35, 150, 151, 152, 156, 157, 186	It must be noted that the policy is no longer applicable as the site has been developed in accordance with the policy criteria.
Cycle Networks					
TRA5	x			6, 7, 8, 9, 10, 14, 15, 17, 150, 151, 152,	The policy seeks to contribute towards sustainable development. The policy is consistent with the NPPF. The policy supports improvements to the cycle network and sets out a range of corridors where improvements are needed, supporting sustainable transport to the benefit of the public and the town. The policy is in line with the sustainable transport policies within the NPPF.

2006 LP Saved Policy	Full	Partial	Not	Relevant NPPF Paragraph	Comments
Pedestrian Linkages: Town Centre / Headland / Seaton Carew					
TRA7	x			6, 7, 8, 9, 10, 14, 15, 17, 29, 30, 34, 35, 41, 156, 157, 150, 151, 152, 186	The policy seeks to contribute towards sustainable development. The policy is consistent with the NPPF. The policy supports improvements to the pedestrian network and sets out a range of corridors where improvements are needed, supporting sustainable transport to the benefit of the public, the town and the economy. The policy is in line with the sustainable transport policies within the NPPF.
Traffic Management in the Town Centre					
TRA9	x			6, 7, 8, 9, 10, 14, 15, 17, 29, 150, 151, 152, 156, 157	The policy seeks to contribute towards sustainable development. The policy is consistent with the NPPF. The policy supports improvements to the traffic network in the central area to improve the environment for users and residential properties. The policy is in line with the sustainable transport policies within the NPPF.
Road Junction Improvements					
TRA10	x			6, 7, 8, 9, 10, 14, 15, 17, 29, 30, 32, 35, 41, 150, 151, 152, 156, 157, 186	The policy seeks to contribute towards sustainable development. The policy is consistent with the NPPF. The policy supports improvements to junctions on the A689 which will aid access into the town centre and help to support the economy. The policy is in line with the sustainable transport policies within the NPPF.
Strategic Road Schemes					
TRA11	x			6, 7, 8, 9, 10, 14, 15, 17, 18, 19, 21, 22, 28, 29, 30, 31, 32, 34, 37, 95, 110, 150, 151, 152, 156, 157, 160, 162, 173, 197, 216,	The policy seeks to contribute towards sustainable development. The policy is fully consistent with the NPPF.
Road Schemes: North Graythorp					
TRA12	x			6, 7, 8, 9, 10, 14, 15, 17, 18, 19, 21, 22, 28, 29, 30, 31, 32, 34, 37, 41, 95, 110, 150, 151, 152, 156, 157, 160, 173, 197, 216,	The policy seeks to contribute towards sustainable development. The policy is fully consistent with the NPPF.

2006 LP Saved Policy	Full	Partial	Not	Relevant NPPF Paragraph	Comments
Road Schemes: Development Sites					
TRA13	x			6, 7, 8, 9, 10, 14, 15, 17, 18, 19, 21, 22, 28, 29, 30, 31, 32, 34, 37, 95, 110, 150, 151, 152, 156, 157, 160, 173, 197, 216,	The policy seeks to contribute towards sustainable development. The policy is fully consistent with the NPPF.
Access to Development Sites					
TRA14	x			6, 7, 8, 9, 10, 14, 15, 17, 18, 19, 21, 22, 28, 29, 30, 31, 32, 34, 37, 95, 110, 150, 151, 152, 156, 157, 160, 173, 196, 197, 216,	The policy seeks to contribute towards sustainable development. The policy is fully consistent with the NPPF.
Restriction on Access to Major Roads					
TRA15	x			6, 7, 8, 9, 10, 14, 15, 17, 32, 150, 151, 152, 154	The policy seeks to contribute towards sustainable development. The policy is consistent with the NPPF. The policy seeks to restrict new access to or the intensification of junctions on major roads with the exception of schemes outlined in other transport policies to serve development sites. The policy is in line with the sustainable transport policies within the NPPF and will ensure the future safety of the highway network.
Car Parking Standards					
TRA16	x			6, 7, 8, 9, 10, 14, 15, 17, 29, 30, 34, 35, 36 39, 40, 150, 150, 151, 152, 156, 196	The policy seeks to contribute towards sustainable development. The policy is consistent with the NPPF. The policy sets out car parking standards, requires major developments to undertake a Travel Plan to reduce the need for parking and to promote sustainable modes of travel. It sets local car parking standards for the town centre aimed at encouraging sustainable travel. The policy is in line with the sustainable transport policies within the NPPF.
Railway Sidings					

2006 LP Saved Policy	Full	Partial	Not	Relevant NPPF Paragraph	Comments
TRA17	x			6, 7, 8, 9, 10, 14, 15, 17, 18, 19, 21, 29, 30, 31, 35, 93, 95, 150, 150, 151, 152, 156, 157, 196	The policy seeks to contribute towards sustainable development. The policy is consistent with the NPPF. The policy seeks to facilitate the transport of goods by rail and encourages new railway sidings into industrial land to facilitate this. This is in line with the aspirations set out in paragraphs 31, 156 and 157 of the NPPF. The policy is in line with the sustainable transport policies within the NPPF.
Rail Freight Facilities					
TRA18	x			6, 7, 8, 9, 10, 14, 15, 17, 18, 19, 21, 29, 30, 31, 35, 56, 65, 93, 95, 123, 150, 151, 152, 156, 157, 196	The policy seeks to contribute towards sustainable development. The policy is consistent with the NPPF. The policy notes the criteria which should be considered in assessing proposals for rail development of existing or new sidings to form freight handling facilities. The criteria covered relate to paragraphs 56, 65 and 123 of the NPPF. The policy is in line with the sustainable transport policies within the NPPF.
Travel Plans					
TRA20	x			6, 7, 8, 9, 10, 14, 15, 17, 29, 32, 36 150, 151, 152, 203, 204, 205.	The policy seeks to contribute towards sustainable development. The policy is consistent with the NPPF. The Policy requires developments likely to lead to an increase in travel to produce a travel plan. This is in line with paragraph 36 of the NPPF which requires the use of Travel Plans to make travel more sustainable.

Table G: Public Utility and Community Facilities

2006 LP Saved Policy	Full	Partial	Not	Relevant NPPF Paragraph	Comments
Sewage Treatment Works					
PU3	x			6, 7, 8, 9, 10, 14, 15, 17, 56, 57,58, 109, 150, 151, 152, 156, 157, 162	The policy seeks to contribute towards sustainable development. The policy is consistent with the NPPF. The policy seeks to maintain and extend where relevant additional sewage treatment work provision in the borough. The provision of adequate sewage infrastructure is crucial to meet the needs of the current borough and also facilitate future sustainable development.
Nuclear Power Station Site					
PU6	x			6, 7, 8, 9, 10, 14, 15, 17, 29, 56, 57, 58, 109, 150, 151,152, 156, 157, 162	The policy seeks to contribute towards sustainable development. The policy is consistent with the NPPF. The policy seeks to safeguard land for and to guide development of a new nuclear power station in the borough. The provision of adequate power supply is crucial to meet the needs of the current borough (and wider national grid) and also facilitate future sustainable development.
Renewable Energy Developments					
PU7	x			6, 7, 8, 9, 10, 14, 15, 17, 18, 56, 57,58, 93, 94, 96, 97, 98, 109, 150,151,152, 156,162	The policy seeks to contribute towards sustainable development. The policy is consistent with the NPPF. The policy seeks to support additional renewable energy developments in the borough which contribute to moving to a low carbon future which helps mitigate against and adapt to climate change (paragraph 97).
Primary School Location					
PU10	-	-	-	n/a	The policy seeks to contribute towards sustainable development. The policy is no longer applicable as the site has been developed in accordance with the policy criteria.
Primary School Site					
PU11	-	-	-	n/a	The policy seeks to contribute towards sustainable development. The policy is no longer applicable as the site has been developed in accordance with the policy criteria.

Table H: Development Constraints

2006 LP Saved Policy	Full	Partial	Not	Relevant NPPF Paragraph	Comments
Landfill Sites					
DCO1	x			6, 7, 8, 9, 10, 14, 15, 17, 120, 121, 122, 150, 151, 152, 203, 204, 205, 206	The policy seeks to contribute towards sustainable development. The policy is consistent with the NPPF. The policy seeks to allow only appropriate development on sites that are affected by previous landfill activity.

Table I: Recreation and Leisure

2006 LP Saved Policy	Full	Partial	Not	Relevant NPPF Paragraph/s	Comments
Coastal Recreation					
REC1	x			6, 7, 8, 9, 10, 14, 15, 17, 56, 58, 61, 64, 73, 99, 113, 114, 116, 118, 150, 151, 152, 156, 186,	<p>The policy is consistent with the NPPF. The policy sets criteria for proposals for outdoor recreational developments within coastal areas within the limits to development to be assessed against. The criteria are considered in appliance with the NPPF and links to saved policy WL2 which is also considered in conformity.</p> <p>The policy however also links to policy Rur1 which is not in conformity in relation to the restriction of housing when the authority cannot currently demonstrate a 5 year housing land supply. As policy Rec1 does not relate to housing this is not considered an issue of non-conformity in relation to this policy.</p> <p>The policy also links to Policy To1 which is considered to be in conformity.</p> <p>Two policies which were not “saved” are referenced, To5 (North Shelter) and WL1 (Protection of International Local Conservation Sites). These references should be disregarded.</p> <p>The policy is considered in conformity with the relevant NPPF guidance.</p>
Provision for Play in New Housing Areas					
REC2	x			6, 7, 8, 9, 10, 14, 15, 17, 56, 57, 58, 69, 73, 150, 151, 152, 156, 157, 203, 204, 205, 206	<p>The policy is consistent with the NPPF. The policy requires new housing developments comprising 20 or more family dwellings to provide safe and convenient areas for casual play and, if practicable, formal play. It notes that where play cannot be provided on site, or for smaller developments, a contribution will be required towards the provision and maintenance of play facilities nearby.</p> <p>The policy links to GEP9 as a way of providing this contribution. It is considered that this policy is in line with the sustainable development policies within the NPPF.</p>

2006 LP Saved Policy	Full	Partial	Not	Relevant NPPF Paragraph/s	Comments
Neighbourhood Parks					
REC3	x			6, 7, 8, 9, 10, 14, 15, 17, 56, 57, 58, 69, 73, 150, 151, 152, 156, 157, 203, 204, 205, 206,	The policy is consistent with the NPPF. The policy outlines where new neighbourhood parks will be developed and notes that developer contributions will be used towards their provision. It is considered that the development of neighbourhood parks that this policy relates to is in line with the sustainable development policies within the NPPF.
Protection of Outdoor Playing Space					
REC4	x			6, 7, 8, 9, 10, 14, 15, 17, 73, 74, 150, 151, 152, 156, 203, 204, 205, 206	<p>The policy is consistent with the NPPF. The policy outlines how the local authority will protect existing areas of outdoor playing space (children's play, playing fields, tennis courts and bowling greens) and notes the strict circumstances where their loss will be considered acceptable. This is in line with paragraph 74 of the NPPF and is considered in compliance.</p> <p>The policy also notes that where playing space is lost, Policy GEP9 will be used to secure its replacement or the enhancement of such land remaining ensuring sustainable development.</p>
Development of Sports Pitches					
REC5	x			6, 7, 8, 9, 10, 14, 15, 17, 69, 73, 74, 150, 151, 152, 156,	The policy is consistent with the NPPF. The policy outlines where new sports pitches will be developed. It is considered that the development of sports pitches that this policy relates to is in line with the sustainable development policies within the NPPF.
Dual Use of School Facilities					
REC6	x			6, 7, 8, 9, 10, 14, 15, 17, 70, 73, 74, 150, 151, 152, 156, 203, 204, 205, 206,	<p>The policy is consistent with the NPPF. The policy outlines that, where appropriate, the use of sports facilities within educational establishments will be made available to the public out of school hours. This is in line with the guidance set out in paragraph 70 of the NPPF which requires that authorities plan positively for the provision and use of shared space to enhance the sustainability of communities and residential environments.</p> <p>It is considered that the development of dual use sports facilities in schools that this policy relates to is in line with the sustainable development policies within the NPPF.</p>

2006 LP Saved Policy	Full	Partial	Not	Relevant NPPF Paragraph/s	Comments
Outdoor Recreational Sites					
REC7	x			6, 7, 8, 9, 10, 14, 15, 17, 69, 73, 74, 150, 151, 152, 156	The policy is consistent with the NPPF. The policy outlines where new outdoor recreational facilities and sporting development requiring few built facilities will be developed. It is considered that the development of recreational facilities that this policy relates to is in line with the sustainable development policies within the NPPF.
Areas of Quiet Recreation					
REC8	x			6, 7, 8, 9, 10, 14, 15, 17, 69, 73, 150, 151, 152, 156	The policy is consistent with the NPPF. The policy outlines areas to be developed for quiet recreational purposes and notes they will be landscaped and planted and, where appropriate, facilities such as nature trails, provided. It is considered that the development of these is in line with the sustainable development policies within the NPPF.
Recreational Routes					
REC9	x			6, 7, 8, 9, 10, 14, 15, 17, 29, 41, 73, 75, 150, 151, 152, 156	The policy is fully consistent with the NPPF.
Summerhill					
REC10	x			6, 7, 8, 9, 10, 14, 15, 17, 73, 75, 109, 123, 150, 151, 152, 156	The policy is consistent with the NPPF. The policy notes that Summerhill will continue to be developed as a focus for access to the countryside, nature conservation and informal recreation and sporting activities. It is considered that this is in line with the sustainable development and conservational guidance contained within the NPPF.
Land West of Brenda Road					
REC12	x			6, 7, 8, 9, 10, 14, 15, 17, 69, 73, 150, 151, 152, 156	The policy is consistent with the NPPF. The policy outlines an area to be developed for outdoor recreational purposes to the west of Brenda Road. It is considered that the development of this is in line with the sustainable development policies within the NPPF.

2006 LP Saved Policy	Full	Partial	Not	Relevant NPPF Paragraph/s	Comments
Late Night Uses					
REC13	x			6, 7, 8, 9, 10, 14, 15, 17, 69, 70, 123, 150, 151, 152, 203, 204, 205	<p>This policy is compliant with NPPF. The policy identifies a late opening zone in the Church Street, South Marina area and meets 69 and 70 regarding creating areas for social interaction and 123 in terms of mitigating noise and its effects on quality of life by creating this one zone in the Borough for these late night uses.</p> <p>The policy also links to the contributions policy GEP9 regarding contributions to mitigate any adverse impacts from these activities.</p>
Major Leisure Developments					
REC14	x			6, 7, 8, 9, 10, 14, 15, 17, 23, 24, 26, 27, 150, 151, 152, 203, 204, 205	<p>This policy is compliant with NPPF (23, 24, 26, and 27) in that it recognises the town centre as the heart of the community and where major leisure developments should be located (23). The policy defines a sequential hierarchy of locations if no suitable sites are available in the town centre (24). As the policy sets no threshold for the definition of a major leisure development the NPPF sets a default threshold of 2,500sqm where no local threshold is set (26).</p>

Table J: The Green Network

2006 LP Saved Policy	Full	Partial	Not	Relevant NPPF Paragraph	Comments
Enhancement of the Green Network					
GN1	x			6, 7, 8, 9, 10, 14, 15, 17, 70, 74, 114, 117, 118, 123, 150, 151, 152, 156, 157	The policy seeks to contribute towards sustainable development. The policy is consistent with the NPPF. The policy seeks to develop, protect and enhance a network of green infrastructure in the borough.
Protection of Green Wedges					
GN2	x			6, 7, 8, 9, 10, 14, 15, 17, 70, 74, 114, 117, 118, 123, 150, 151, 152, 156, 157	The policy seeks to contribute towards sustainable development. The policy is consistent with the NPPF. The policy seeks to protect existing green wedges from development which form part of the wider network of green infrastructure in the borough.
Protection of Key Green Space Areas					
GN3	x			6, 7, 8, 9, 10, 14, 15, 17, 70, 74, 114, 117, 118, 123, 150, 151, 152, 156, 157	The policy seeks to contribute towards sustainable development. The policy is consistent with the NPPF. The policy seeks to protect existing key green spaces from development which form part of the wider network of green infrastructure in the borough.
Landscaping of Main Approaches					
GN4	x			6, 7, 8, 9, 10, 14, 15, 17, 58, 150, 151, 152,	The policy seeks to contribute towards sustainable development. The policy is consistent with the NPPF. The policy seeks to improve the physical environment of the main approaches into the town.
Tree Planting					
GN5	x			6, 7, 8, 9, 10, 14, 15, 17, 58, 150, 151, 152, 203, 204, 205, 206.	The policy seeks to contribute towards sustainable development. The policy is consistent with the NPPF. The policy seeks to improve the physical environment of the key green spaces in the borough through tree planting.
Protection of Incidental Open Space					
GN6	x			6, 7, 8, 9, 10, 14, 15, 17, 74, 150, 151, 152, 203, 204, 205, 206.	The policy seeks to contribute towards sustainable development. The policy is consistent with the NPPF. The policy seeks to protect areas of incidental open space from development which form part of the wider network of green infrastructure in the borough.

Table K: Wildlife

2006 LP Saved Policy	Full	Partial	Not	Relevant NPPF Paragraph	Comments
Protection of International Nature Conservation Sites					
WL2	x			6, 7, 8, 9, 10, 14, 15, 17, 113, 114, 117, 118, 150, 151, 152, 203, 204, 205.	The policy seeks to contribute towards sustainable development. The policy is consistent with the NPPF. The policy seeks to protect Nationally Important Nature Conservation Sites from inappropriate development.
Enhancement of Sites of Special Scientific Interest					
WL3	x			6, 7, 8, 9, 10, 14, 15, 17, 113, 114, 117, 118, 150, 151, 152,	The policy seeks to contribute towards sustainable development. The policy is consistent with the NPPF. The policy seeks to protect from inappropriate development and enhance Sites of Special Scientific Interest in the borough.
Protection of Local Nature Reserves					
WL5	x			6, 7, 8, 9, 10, 14, 15, 17, 113, 117, 118, 150, 151, 152,	The policy seeks to contribute towards sustainable development. The policy is consistent with the NPPF. The policy seeks to protect from inappropriate development the network of Local Nature Reserves in the borough.
Protection of SNCIs, RIGs and Ancient Semi-Natural Woodland					
WL7	x			6, 7, 8, 9, 10, 14, 15, 17, 113, 117, 118, 150, 151, 152, 203, 204, 205, 206.	The policy seeks to contribute towards sustainable development. The policy is consistent with the NPPF. The policy seeks to protect from inappropriate development the network of SNCIs, RIGs and Ancient Semi Natural Woodland in the borough.

Table L: Conservation of the Historic Environment

2006 LP Saved Policy	Full	Partial	Not	Relevant NPPF Paragraph	Comments
Protection and Enhancement of Conservation Areas					
HE1	x			6, 7, 8, 9, 10, 14, 15, 17, 21, 56, 60, 61, 126, 128, 129, 130, 131, 133, 150, 151, 152.	The policy seeks to contribute towards sustainable development. The policy seeks to protect and enhance conservation areas and all assets within it. The policy sets out criteria that should be applied when assessing a planning application.
Environment Improvements in Conservation Areas					
HE2	x			6, 7, 8, 9, 10, 14, 15, 17, 21, 56, 57, 61, 109, 126, 150, 151, 152.	The policy seeks to contribute towards sustainable development. The policy is pro active as it seeks to encourage environmental improvements within conservation areas and thus forms part of the Council's positive strategy for the conservation and enjoyment of the historic environment.
Developments in the Vicinity of Conservation Areas					
HE3	x			6, 7, 8, 9, 10, 14, 15, 17, 21, 56, 57, 58, 109, 126, 128, 131, 129, 137, 150, 151, 152	The policy seeks to contribute towards sustainable development. The policy seeks to ensure that development that takes place within the vicinity of a conservation area takes into account the character of the conservation area and is designed accordingly.
Protection and Enhancement of Registered Parks and Gardens					
HE6	x			6, 7, 8, 9, 10, 14, 15, 17, 21, 56, 57, 58, 109, 126, 129, 137, 150, 151, 152	The policy seeks to contribute towards sustainable development. The policy seeks to protect and enhance registered parks and gardens to maintain their character, the policy should be applied to development in such locations and areas within the vicinity.
Works to Listed Buildings (Including Partial Demolition)					
HE8	x			6, 7, 8, 9, 10, 14, 15, 17, 21, 56, 57, 64, 126, 132, 150, 151, 152	The policy seeks to contribute towards sustainable development. The policy seeks to ensure that works to listed buildings, buildings adjacent to listed buildings and those that affect the setting of a listed building area sympathetic to the heritage asset.
Protection of Locally Important Buildings					
HE12	x			6, 7, 8, 9, 10, 14, 15, 17, 21, 56, 57, 58, 61, 126, 131, 135, 150, 151, 152	The policy seeks to contribute towards sustainable development. The policy recognises the importance of non designated heritage assets and seeks to protect them where possible.

2006 LP Saved Policy	Full	Partial	Not	Relevant NPPF Paragraph	Comments
Areas of Historic Landscape					
HE15	x			6, 7, 8 9, 10, 14, 15, 17, 21, 61,109, 115, 126, 131, 132, 150, 151, 152	The policy seeks to contribute towards sustainable development. The policy seeks to protect and enhance the areas of historic landscape within the borough.

Table M: The Rural Area

2006 LP Saved Policy	Full	Partial	Not	Relevant NPPF Paragraph	Comments
Urban Fence					
RUR1			x	6, 7, 8, 9, 10, 14, 15, 17, 28, 34, 49, 52, 123, 150, 151, 152,	<p>The policy is not consistent with the NPPF. The policy seeks to control development beyond the urban fence. The policy is not consistent as it is seeking to:</p> <p>(i) Restrict potential additional housing provision outside the urban fence. As the Council cannot currently demonstrate a 5 year supply of deliverable housing sites in accordance with NPPF paragraph 47, full weight cannot be given to policies which seek to restrict additional housing provision based upon the extent of the urban fence.</p> <p>(ii) Ensure all development outside of the urban fence is in accordance with policy RUR12. Policy RUR12 is not in accordance with NPPF paragraph 55.</p> <p>The NPPF as a whole should be used as a basis to determine future additional housing applications in the borough alongside 2006 Local Plan policies, particularly policy GEP1.</p>
Wynyard Limits to Development					
RUR2			x	6, 7, 8, 9, 10, 14, 15, 17, 28, 34, 49, 52, 123, 150, 151, 152,	<p>The policy seeks to contribute towards sustainable development. The policy is not consistent with the NPPF. The policy seeks to control development beyond the Wynyard limits to development. The policy is not consistent as it is seeking to:</p> <p>(i) Restrict potential additional housing provision outside the Wynyard limits to development. As the Council cannot currently demonstrate a 5 year supply of deliverable housing sites in accordance with NPPF paragraph 47, full weight cannot be given to policies which seek to restrict additional housing provision based upon the extent of the Wynyard limits to development.</p> <p>The NPPF as a whole should be used as a basis to determine future additional housing applications in the borough alongside 2006 Local Plan policies, particularly policy GEP1.</p>

2006 LP Saved Policy	Full	Partial	Not	Relevant NPPF Paragraph	Comments
Village Envelopes					
RUR3			x	6, 7, 8, 9, 10, 14, 15, 17, 28, 34, 49, 52, 123, 150, 151, 152,	<p>The policy seeks to contribute towards sustainable development. The policy is not consistent with the NPPF. The policy seeks to control development beyond the defined village envelopes. The policy is not consistent as it is seeking to:</p> <p>(i) Restrict potential additional housing provision outside the defined village envelopes. As the Council cannot currently demonstrate a 5 year supply of deliverable housing sites in accordance with NPPF paragraph 47, full weight cannot be given to policies which seek to restrict additional housing provision based upon the extent of the defined village envelopes.</p> <p>The NPPF as a whole should be used as a basis to determine future additional housing applications in the borough alongside 2006 Local Plan policies, particularly policy GEP1.</p>
Village Design Statements					
RUR4	x			6, 7, 8, 9, 10, 14, 15, 17, 58, 59, 150, 151, 152,	The policy seeks to contribute towards sustainable development. The policy is consistent with the NPPF. The policy seeks to improve the physical environment of the existing built environment in the boroughs villages; delivering sustainable development.
Development at Newton Bewley					
RUR5	x			6, 7, 8, 9, 10, 14, 15, 17, 28, 34, 49, 52, 123, 150, 151, 152,	The policy seeks to contribute towards sustainable development. The policy is in full accordance with the NPPF.
Development in the Countryside					
RUR7	x			6, 7, 8, 9, 10, 14, 15, 17, 58, 59, 61, 92, 99, 109, 114, 150, 151, 152,	The policy seeks to contribute towards sustainable development. The policy is consistent with the NPPF. The policy seeks to improve the physical environment of the countryside area; delivering sustainable development.

2006 LP Saved Policy	Full	Partial	Not	Relevant NPPF Paragraph	Comments
New Housing in the Countryside					
RUR12			x	6, 7, 8, 9, 10, 14, 15, 17, 49, 55, 150, 151, 152,	<p>The policy is not consistent with the NPPF as:</p> <p>(i) The Council cannot currently demonstrate a 5 year supply of deliverable housing sites in accordance with NPPF paragraph 47. As a result weight cannot be given to policies which seek to restrict additional housing provision.</p> <p>(ii) The policy does not include the full criteria for appropriate new dwellings in the countryside as set out in paragraph 55 of the NPPF.</p> <p>As a result the NPPF as a whole, with specific regard to paragraph 55, should be used as a basis to determine future additional housing applications in the countryside alongside 2006 Local Plan policies, particularly policies GEP1 and RUR7.</p>
The Tees Forest					
RUR14	x			6, 7, 8, 9, 10, 14, 15, 17, 58, 59, 150, 151, 152, 203, 204, 205, 206	The policy seeks to contribute towards sustainable development. The policy is consistent with the NPPF. The policy seeks to improve the physical environment of the countryside.
Small Gateway Sites					
RUR15	x			6, 7, 8, 9, 10, 14, 15, 17, 28, 58, 59, 150, 151, 152,	The policy seeks to contribute towards sustainable development. The policy is consistent with the NPPF. The policy seeks to improve and diversify the rural economy.
Recreation in the Countryside					
RUR16	x			6, 7, 8, 9, 10, 14, 15, 17, 28, 58, 59, 150, 151, 152, 203, 204, 205, 206	The policy seeks to contribute towards sustainable development. The policy is consistent with the NPPF. The policy seeks to improve and diversify the rural economy.
Strategic Recreational Routes					
RUR17	x			6, 7, 8, 9, 10, 14, 15, 17, 28, 58, 59, 75, 150, 151, 152,	The policy seeks to contribute towards sustainable development. The policy is consistent with the NPPF. The policy seeks to protect and improve recreational routes in the rural area.

2006 LP Saved Policy	Full	Partial	Not	Relevant NPPF Paragraph	Comments
Rights of Way					
RUR18	x			6, 7, 8, 9, 10, 14, 15, 17, 28, 58, 59, 75, 150, 151, 152,	The policy seeks to contribute towards sustainable development. The policy is consistent with the NPPF. The policy seeks to improve rights of way in the rural area.
Summerhill – Newton Bewley Greenway					
RUR19	x			6, 7, 8, 9, 10, 14, 15, 17, 28, 58, 59, 75, 150, 151, 152,	The policy seeks to contribute towards sustainable development. The policy is consistent with the NPPF. The policy seeks to protect and improve recreational routes in the rural area.
Special Landscape Areas					
RUR20	x			6, 7, 8, 9, 10, 14, 15, 17, 109, 113, 114, 150, 151, 152,	The policy seeks to contribute towards sustainable development. The policy is consistent with the NPPF. The policy seeks to protect and improve special landscape areas.

Table N: Minerals

2006 LP Saved Policy	Full	Partial	Not	Relevant NPPF Paragraph	Comments
Safeguarding of Mineral Resources					
MIN1	-	-	-	n/a	The policy seeks to contribute towards sustainable development. The policy is no longer applicable as the policy has been superseded by the policies contained in the Tees Valley Minerals and Waste DPDs.
Use of Secondary Aggregates					
MIN2	-	-	-	n/a	The policy seeks to contribute towards sustainable development. The policy is no longer applicable as the policy has been superseded by the policies contained in the Tees Valley Minerals and Waste DPDs.
Mineral Extraction					
MIN3	-	-	-	n/a	The policy seeks to contribute towards sustainable development. The policy is no longer applicable as the policy has been superseded by the policies contained in the Tees Valley Minerals and Waste DPDs.
Transport of Minerals					
MIN4	-	-	-	n/a	The policy seeks to contribute towards sustainable development. The policy is no longer applicable as the policy has been superseded by the policies contained in the Tees Valley Minerals and Waste DPDs.
Restoration of Mineral Sites					
MIN5	-	-	-	n/a	The policy seeks to contribute towards sustainable development. The policy is no longer applicable as the policy has been superseded by the policies contained in the Tees Valley Minerals and Waste DPDs.

Table O: Waste

2006 LP Saved Policy	Full	Partial	Not	Relevant NPPF Paragraph	Comments
Major Waste Producing Developments					
WAS1	-	-	-	n/a	The policy seeks to contribute towards sustainable development. The policy is no longer applicable as the policy has been superseded by the policies contained in the Tees Valley Minerals and Waste DPDs.
Provision of “Bring” Recycling Facilities					
WAS2	-	-	-	n/a	The policy seeks to contribute towards sustainable development. The policy is no longer applicable as the policy has been superseded by the policies contained in the Tees Valley Minerals and Waste DPDs.
Composting					
WAS3	-	-	-	n/a	The policy seeks to contribute towards sustainable development. The policy is no longer applicable as the policy has been superseded by the policies contained in the Tees Valley Minerals and Waste DPDs.
Landfill Developments					
WAS4	-	-	-	n/a	The policy seeks to contribute towards sustainable development. The policy is no longer applicable as the policy has been superseded by the policies contained in the Tees Valley Minerals and Waste DPDs.
Landraising					
WAS5	-	-	-	n/a	The policy seeks to contribute towards sustainable development. The policy is no longer applicable as the policy has been superseded by the policies contained in the Tees Valley Minerals and Waste DPDs.
Incineration					
WAS6	-	-	-	n/a	The policy seeks to contribute towards sustainable development. The policy is no longer applicable as the policy has been superseded by the policies contained in the Tees Valley Minerals and Waste DPDs.

Appendix 2: Demonstrating a 5 Year Land Supply of Deliverable Housing Sites

(a) Sites With Planning Permission

Site Ref	Site Name	Completed	Remaining	1 st 5 Years					2 nd 5 Years					3 rd 5 Years					+ 15 Years		Site Deliverability Justification								
				2015/16 Com	2015/16 Rem	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	E2031+	Site Availability Issues?	Suitable Location Issues?	Viability Constraints?	Infrastructure Constraints?	Policy Constraints?	Market Demand Constraints?	Other Constraints?	
H251	South West Extension		1260		0	0	25	40	40	105	105	105	105	105	105	105	105	105	105	105	0	No	No	No	No	No	No	No	No
H203	Upper Warren		500		0	0	35	35	70	70	70	70	70	10	0	0	0	0	0	0	0	No	No	No	No	No	No	No	No
H225	Britmag Ltd		484		0	0	35	35	35	35	35	35	35	35	35	35	35	35	35	29	0	No	No	No	No	No	No	No	No
H087	South of Maritime Avenue		400		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	400	No	No	Yes	Yes	No	Yes	Yes	
H215	Land North of the A689		200		0	0	25	25	25	25	25	25	25	0	0	0	0	0	0	0	0	No	No	No	No	No	No	No	No
H216	WYNYARD WOODS WEST		134		0	0	20	20	20	20	20	14	0	0	0	0	0	0	0	0	0	No	No	No	No	No	No	No	No
H161	Mayfair	120	126	32	6	40	40	40	0	0	0	0	0	0	0	0	0	0	0	0	0	No	No	No	No	No	No	No	No
H189	Wynyard Park	50	118	22	0	25	25	25	25	18	0	0	0	0	0	0	0	0	0	0	0	No	No	No	No	No	No	No	No
H238	Tunstall Farm		110		0	0	20	30	30	30	0	0	0	0	0	0	0	0	0	0	0	No	No	No	No	No	No	No	No
H220	Creosote Works		108		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	108	No	No	Yes	Yes	No	Yes	Yes	
H198	FORMER BRIERTON SCHOOL SITE		107		0	0	0	35	35	37	0	0	0	0	0	0	0	0	0	0	0	No	No	No	No	No	No	No	No
H104	Hartlepool Hospital		100		0	0	20	20	20	20	20	0	0	0	0	0	0	0	0	0	0	No	No	No	No	No	No	No	No
H181	Middle Warren Area 9 Phase 15	77	90	36	0	35	35	20	0	0	0	0	0	0	0	0	0	0	0	0	0	No	No	No	No	No	No	No	No
H191	FORMER HENRY SMITH SCHOOL SITE	31	86	6	25	25	25	11	0	0	0	0	0	0	0	0	0	0	0	0	0	No	No	No	No	No	No	No	No

Site Ref	Site Name	Completed	Remaining	1 st 5 Years					2 nd 5 Years					3 rd 5 Years					+ 15 Years		Site Deliverability Justification							
				2015/16 Com	2015/16 Rem	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	E2031+	Site Availability Issues?	Suitable Location Issues?	Viability Constraints?	Infrastructure Constraints?	Policy Constraints?	Market Demand Constraints?	Other Constraints?
H233	Quarry Farm		81		0	0	21	30	30	0	0	0	0	0	0	0	0	0	0	0	0	No	No	No	No	No	No	No
H077	Block 19 Marina		60		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	60	No	No	Yes	No	No	Yes	No
H086	Mixed Use Maritime Avenue		54		0	0	0	0	14	20	20	0	0	0	0	0	0	0	0	0	0	No	No	No	No	No	No	No
H083	Block 29 Marina		48		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	48	No	No	Yes	No	No	Yes	No
H080	Block 25 Marina		48		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	48	No	No	Yes	No	No	Yes	No
H166	Perth Street Regeneration Scheme	42	41		21	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	No	No	No	No	No	No	No
H068	Block 23 Mansion House		40		0	5	5	5	5	5	5	5	5	0	0	0	0	0	0	0	0	No	No	No	No	No	No	No
H241	Coniscliffe Road		39		0	0	15	15	9	0	0	0	0	0	0	0	0	0	0	0	0	No	No	No	No	No	No	No
H218	FRIARAGE		38		0	0	0	0	38	0	0	0	0	0	0	0	0	0	0	0	0	No	No	No	No	No	No	No
H085	Block 32 Marina		36		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	36	No	No	Yes	No	No	Yes	No
H213	Raby Gardens		33		0	33	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	No	No	No	No	No	No	No
H190	Land adjacent Seaton Carew Nursery School	10	29	10	10	19	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	No	No	No	No	No	No	No
H243	Greatham (Land off Station Road)		29		0	0	0	14	15	0	0	0	0	0	0	0	0	0	0	0	0	No	No	No	No	No	No	No
H201	Claremont		28		0	14	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	No	No	No	No	No	No	No
H193	Middle Warren 9 B2	70	25	37	0	25	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	No	No	No	No	No	No	No

Site Ref	Site Name	Completed	Remaining	1 st 5 Years					2 nd 5 Years					3 rd 5 Years					+ 15 Years		Site Deliverability Justification						
				2015/16 Com	2015/16 Rem	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	E2031 +	Site Availability Issues?	Suitable Location Issues?	Viability Constraints?	Infrastructure Constraints?	Policy Constraints?	Market Demand Constraints?
H084	Block 31 Marina		24		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	24	No	No	Yes	No	No	Yes	No
H219	Raby Arms		23		0	10	13	0	0	0	0	0	0	0	0	0	0	0	0	0	No	No	No	No	No	No	No
H245	Seaton Lane (Lot 2)		22		0	0	0	22	0	0	0	0	0	0	0	0	0	0	0	0	No	No	No	No	No	No	No
H082	Block 28 Marina		20		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20	No	No	Yes	No	No	Yes	No
H081	Block 26 Marina		20		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20	No	No	Yes	No	No	Yes	No
H244	Seaton Lane (Lot 1)		20		0	0	0	20	0	0	0	0	0	0	0	0	0	0	0	0	No	No	No	No	No	No	No
H079	Block 24 Marina		19		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	19	No	No	Yes	No	No	Yes	No
H078	Block 20 Marina		18		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	18	No	No	Yes	No	No	Yes	No
H023	Jesmond Road / Heather Grove		17		0	0	7	10	0	0	0	0	0	0	0	0	0	0	0	0	No	No	No	No	No	No	No
H232	Eskdale Road		16		16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	No	No	No	No	No	No	No
H076	Block 18 Marina		16		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16	No	No	Yes	No	No	Yes	No
H075	Block 17 Marina		16		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16	No	No	Yes	No	No	Yes	No
H240	Manorside Phase 1		15		0	5	5	5	0	0	0	0	0	0	0	0	0	0	0	0	No	No	No	No	No	No	No
H217	THE WOODCUTTER PUBLIC HOUSE		14		0	0	14	0	0	0	0	0	0	0	0	0	0	0	0	0	No	No	No	No	No	No	No
H045	Tunstall Court		14		0	0	5	5	4	0	0	0	0	0	0	0	0	0	0	0	No	No	No	No	No	No	No

Site Ref	Site Name	Completed	Remaining	1 st 5 Years					2 nd 5 Years					3 rd 5 Years					+ 15 Years		Site Deliverability Justification							
				2015/16 Com	2015/16 Rem	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	E2031 +	Site Availability Issues?	Suitable Location Issues?	Viability Constraints?	Infrastructure Constraints?	Policy Constraints?	Market Demand Constraints?	Other Constraints?
H123	North Farm		14		0	7	7	0	0	0	0	0	0	0	0	0	0	0	0	0	No	No	No	No	No	No	No	No
H242	Meadowcroft		14		0	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	No	No	No	No	No	No	No	No
H246	Seaton Lane (Lot 3)		11		0	0	0	11	0	0	0	0	0	0	0	0	0	0	0	0	No	No	No	No	No	No	No	No
H197	Havelock Centre	3	10	3	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	No	No	No	No	No	No	No	No
H176	Sussex & Oxford Street		10		0	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	No	No	No	No	No	No	No	No
H185	Former Mas Agraa Palace		9		0	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	No	No	No	No	No	No	No	No
H136	Morison Hall		8		0	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	No	No	No	No	No	No	No	No
H211	Southbrooke		8		0	0	8	0	0	0	0	0	0	0	0	0	0	0	0	0	No	No	No	No	No	No	No	No
H180	19-21 Tankerville Street		7		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7	Yes	No	Yes	No	No	Yes	No	
H237	Worset Lane		7		0	0	2	2	3	0	0	0	0	0	0	0	0	0	0	0	No	No	No	No	No	No	No	No
H173	Eden Park Self Drive		7		0	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	No	No	No	No	No	No	No	No
H199	Foggy Furze Library	25	5	16	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	No	No	No	No	No	No	No	No
H158	Manor House Farm		4		4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	No	No	No	No	No	No	No	No
H231	18 Lowthian Road		4		0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	No	No	No	No	No	No	No	No
H226	Land to the rear of 51 The Front		4		0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	No	No	No	No	No	No	No	No

Site Ref	Site Name	Completed	Remaining	1 st 5 Years						2 nd 5 Years					3 rd 5 Years					+ 15 Years		Site Deliverability Justification							
				2015/16 Com	2015/16 Rem	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	E2031+	Site Availability Issues?	Suitable Location Issues?	Viability Constraints?	Infrastructure Constraints?	Policy Constraints?	Market Demand Constraints?	Other Constraints?	
H227	45-49 Raby Road		4		0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	No	No	No	No	No	No	No	No
H145	2-4 Whitby Street		4		0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	No	No	No	No	No	No	No	No
H092	United Reform Church	6	4		4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	No	No	No	No	No	No	No	No
H182	70-71 MILLPOOL & 1-2 SOMERSBY CLOSE		4		0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	No	No	No	No	No	No	No	No
H091	Union House	4	3		3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	No	No	No	No	No	No	No	No
H179	Close Farm Cottage		3		0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	No	No	No	No	No	No	No	No
H229	28 and 30 Sydenham Road		3		0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	No	No	No	No	No	No	No	No
H007	Land adjacent to the manor house	4	3		0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	No	No	No	No	No	No	No	No
H155	29 Hutton Avenue		2		0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	No	No	No	No	No	No	No	No
H221	301 Stockton Road	2	2		2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	No	No	No	No	No	No	No	No
H222	Priory Farm		2		0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	No	No	No	No	No	No	No	No
H247	138 Elwick Road		2		0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	No	No	No	No	No	No	No	No
H209	120 Alma Steet		2		0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	No	No	No	No	No	No	No	No
H212	20 Owton Manor Lane		1		0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	No	No	No	No	No	No	No	No
H172	Overlands Plot A		1		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	No	No	No	No	No	No	No	No

Site Ref	Site Name	Completed	Remaining	1 st 5 Years						2 nd 5 Years					3 rd 5 Years					+ 15 Years		Site Deliverability Justification						
				2015/16 Com	2015/16 Rem	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	E2031+	Site Availability Issues?	Suitable Location Issues?	Viability Constraints?	Infrastructure Constraints?	Policy Constraints?	Market Demand Constraints?	Other Constraints?
H154	Lambs House Farm		1		1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	No	No	No	No	No	No	No	No
H248	PLOT 2 MANOR HOUSE FARM		1		0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	No	No	No	No	No	No	No	No
H230	Pawton Hill Farm		1		0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	No	No	No	No	No	No	No	No
H250	21 Seaton Lane		1		0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	No	No	No	No	No	No	No	No
H235	The Laurels		1		0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	No	No	No	No	No	No	No	No
H187	Brierton Farm		1		0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	No	No	No	No	No	No	No	No
H188	Land at Tanfield Road	44	1	15	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	No	No	No	No	No	No	No	No
H148	Park House		1		1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	No	No	No	No	No	No	No	No
H239	42 Bilsdale Road		1		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	No	No	No	No	No	No	No	No
H234	Ashfield Farm		1		0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	No	No	No	No	No	No	No	No
H236	Priory Farm		1		0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	No	No	No	No	No	No	No	No
H249	Rear of 138 Elwick Road		1		0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	No	No	No	No	No	No	No	No

(b) Urban Sites Identified in the SHLAA

Site Ref	Site Name	Completed	Remaining	1 st 5 Years						2 nd 5 Years					3 rd 5 Years					+ 15 Years		Site Deliverability Justification								
				2015/16 Com	2015/16 Rem	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	E2031+	Site Availability Issues?	Suitable Location Issues?	Viability Constraints?	Infrastructure Constraints?	Policy Constraints?	Market Demand Constraints?	Other Constraints?		
US1	South of John Howe Gardens	0	20	0	0	0	0	0	0	0	20	0	0	0	0	0	0	0	0	0	0	0	No	No	No	No	No	No	No	No
US2	Bruntoft Avenue	0	25	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	25	0	0	No	No	No	No	No	No	No	No
US3	Britmag South	0	30	0	0	0	0	0	0	0	0	15	15	0	0	0	0	0	0	0	0	0	No	No	No	No	No	No	No	No
US4	Carr & Hopps	0	70	0	0	0	0	0	35	35	0	0	0	0	0	0	0	0	0	0	0	0	No	No	No	No	No	No	No	No
US5	Surtees Street (Focus Building)	0	30	0	0	0	0	0	0	0	0	0	0	0	0	0	15	15	0	0	0	0	No	No	No	No	No	No	No	No
US6	Briarfields	0	14	0	0	0	0	0	0	0	14	0	0	0	0	0	0	0	0	0	0	0	No	No	No	No	No	No	No	No
US7	Oxford Road	0	17	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	17	0	0	No	No	No	No	No	No	No	No	No
US8	Coronation Drive	0	100	0	0	0	0	0	25	25	25	0	0	0	0	0	0	0	0	0	0	0	No	No	No	No	No	No	No	No
US9	Seaton Coach Park	0	30	0	0	0	0	0	0	0	0	15	15	0	0	0	0	0	0	0	0	0	No	No	No	No	No	No	No	No

(c) Sites Allocated in the 2016 Local Plan.

Site Ref	Site Name	Completed	Remaining	1 st 5 Years						2 nd 5 Years					3 rd 5 Years					+ 15 Years		Site Deliverability Justification							
				2015/16 Com	2015/16 Rem	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	E2031+	Site Availability Issues?	Suitable Location Issues?	Viability Constraints?	Infrastructure Constraints?	Policy Constraints?	Market Demand Constraints?	Other Constraints?	
LP1	Nine Acres Hart Village	0	30	0	0	0	0	15	15	0	0	0	0	0	0	0	0	0	0	0	0	No	No	No	No	No	No	No	No
LP2	Glebe Farm Hart Village	0	20	0	0	0	0	0	0	0	20	0	0	0	0	0	0	0	0	0	0	0	No	No	No	No	No	No	No
LP3	Potters Farm Elwick Village	0	35	0	0	0	0	0	0	0	0	0	0	0	0	15	20	0	0	0	0	No	No	No	No	No	No	No	No
LP4	High Tunstall	0	1200	0	0	0	0	35	35	80	105	105	105	105	105	105	105	105	105	105	105	0	No	No	No	No	No	No	No
LP5	Wynyard North Pentagon	0	100	0	0	0	0	0	0	25	25	25	25	0	0	0	0	0	0	0	0	0	No	No	No	No	No	No	No
LP6	Wynyard Park North	0	400	0	0	0	0	0	0	0	0	0	20	20	40	40	40	80	80	80	0	No	No	No	No	No	No	No	No