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Municipal Buildings
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Stockton-on-Tees
TS18 1LD

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Email: SpatialPlans@stockton.gov.uk

Date: 31/03/2017

Dear Mr Carter,

Hartlepool Local Plan Publication Stage Consultation (December 2016)

Thank you for consulting Stockton-on-Tees Borough Council on the emerging Local Plan for Hartlepool Borough. This Council recognises its duty to co-operate with Hartlepool Borough Council on the production of your Local Plan, and also the requirement to engage with you as this authority progresses on the production of the Stockton on Tees Local Plan.

General comments

This Council supports the Locational Strategy (LS1) set out in the document, in particular, the approach to locating new housing and employment uses, safeguarding of land for a new nuclear power station, the approach to locating new town centre uses, and protecting the environment. As the strategic policies in the rest of the plan build on the principles established in policy LS1, the Council is generally supportive of the remainder of the emerging Local Plan.

Several issues which are of particular relevance to this Council are housing market areas in the Borough; the approach to managing the expected housing and economic growth in the Wynyard area; and the strategic gap policy set out to the north of Billingham. These issues are discussed in more detail below.

Housing Market Areas

This Council's Strategic Housing Market Assessment (SHMA) identifies that Stockton Borough and Hartlepool Borough are distinct housing market areas. It is noted from correspondence to this Council's Local Plan (20/12/2016) that the evidence collected for the Hartlepool SHMA is in broad agreement with this approach. However, this Council is also aware of the Government's intention to publish a Housing White Paper, which could have implications for the consideration of this matter.

Wynyard

Sustainable Settlement

This Council welcomes the recent letter of support from Hartlepool Borough Council towards the Stockton Local Plan policy which seeks to create a 'sustainable settlement' in the Wynyard area. It is recognised that this aspiration can only be achieved through collaborative working and this Council supports the housing allocations in the Hartlepool Local Plan (HSG6a, HSG6b, and HSG6c).

Furthermore, the continued allocation of land for employment use at Wynyard (policy EMP1) is also noted and supported by Stockton on Tees Borough Council.

Infrastructure

This Council is clear that the vision of a 'sustainable settlement' can only be realised if new development ensures that highways and community infrastructure is delivered to accommodate this

new growth. This Council remains committed to working with Highways England and Hartlepool Borough Council to ensure that the impact of all new development on the local and strategic road network is appropriately mitigated.

In your correspondence of the 20/12/2016 it was suggested that:

'... it is formally agreed between the two authorities that the cost of the proposed highway mitigation works is shared between the two authorities, based on pro-rata contributions received from the applications for the relevant planning applications...'

I can confirm that this Council agrees to this approach in principle. However, due to the complexity of this matter, further discussions and agreement will be required to confirm the total level of infrastructure, including social and education facilities, required to deliver the housing sites in the Local Plan, as well as the method of ensuring delivery. Officers at Stockton on Tees Borough Council are of course willing to work together with your authority to explore the possibility of a joint masterplan.

Environment Designations

Policies NE2 and NE3 identify a 'Strategic Green Corridor' and 'Green Wedge' in the Wynyard area, which border the administrative boundary with this Council. This Council fully understands the approach taken in the Hartlepool Local Plan. Whilst officers are generally supportive of the approach, in order for both Councils to provide a consistent approach to the future development of the Wynyard area, further engagement will be required to discuss this matter further.

Strategic gap between Newton Bewley and Billingham

Policy LS1 sets out the context for strategic gaps which are intended to 'prevent the urban area coalescing with the villages'. This Council recognises and supports the 'Strategic Gap' designation around Newton Bewley which aims to prevent the village coalescing with the town of Billingham which is located in Stockton on Tees Borough.

Conclusion

Hopefully you will find the above response in order and these comments assist Hartlepool Borough Council in progressing the Local Plan. This Council is of course willing to discuss any other strategic matter which you may arise during the preparation of the plan.

Notwithstanding any future meetings we would be obliged if you would keep the Council informed of progress on the Local Plan.

Kind regards



Chris Renahan

Economic Growth & Spatial Development Manager