



Hartlepool Local Planning Framework Emerging Local Plan

Evidence Paper

Hot Food Takeaway Thresholds for Retail and Commercial Area



September 2017



Hot food takeaway thresholds for retail and commercial areas

August 2017

Contents Page

Chapter	Title	Page
1	Introduction	2
2	Retail and Commercial Areas	3
3	Tackling Obesity	4
4	Overweight and Obesity Statistics	9
5	Retail and Commercial Area Statistics and A5 Justification	12

Table	Title	Page
1	UK Obesity Average & Hartlepool Ward by Ward Adult Obesity Data	9
2	Childhood National and Regional Obesity Figures, Three Year Average (2013/14 to 2015/16)	9
3	Overweight and Obesity Data for Primary Schools within Hartlepool (2015/6)	10
4	Childhood Overweight and Obesity Data by Ward, 3 Year Average figures (2013/14 to 2015/16)	11
5	Middleton Grange Shopping Centre A5 Floorspace Data & A5 Threshold Justification	12
6	Town Centre Sub Areas Floorspace Data & A5 Threshold Justification	12
7	Edge of Centre Areas Floorspace Data & A5 Threshold Justification	14
8	Retail & Leisure Parks Floorspace Data & A5 Threshold Justification	16
9	Local Centres Floorspace Data & A5 Threshold Justification	17

CHAPTER 1 INTRODUCTION

- 1.1 To assist in formulating the hot food takeaway policy (policy RC18) the Council's Planning Services team and Public Health team undertook a significant amount of research.
- 1.2 This paper sets out why the Council are seeking to control the number of hot food takeaways within the borough, the rationale for setting such thresholds and sets out the statistics used to assist in setting bespoke thresholds for each retail and leisure area.

CHAPTER 2 RETAIL AND COMMERCIAL AREAS

- 2.1 Within Hartlepool, there are four types of allocated retail and commercial areas; the town centre, edge of centres, retail and leisure parks and local centres. It is within these areas, where main town centre uses¹ should be located. Although the town centre's vitality and viability is a priority for the Council, the Council considers it important to ensure that new retail development is directed to all the retail and commercial areas, rather than non-allocated areas. Directing activity to the allocated areas assists in protecting their vitality and viability and ensures that retail and commercial uses do not proliferate within unsuitable areas such as industrial or residential areas. These centres contain local shops and services that meet the day to day shopping and other local needs of the community.
- 2.2 To gain an understanding of the role and character of the retail and commercial areas across the Borough, along with an understanding of their vitality and viability, the Council undertakes an annual assessment in relation to the amount of ground floor floorspace within each centre.
- 2.3 The areas assessed include the size of each ground floor unit, including storage and amenity areas, beer gardens, taxi/car washing forecourts and areas of operational land in association with the brewery. Areas that are not recorded are upper floor uses, car parks, outdoor storage and areas of non-official outdoor seating such as tables and chairs outside cafes that may only appear in the summer months.
- 2.4 Assessments are carried out in June each year during daytime working hours. Where a property appears vacant i.e the shutters are pulled down, then further research is undertaken. This research is undertaken to establish if the property is actually vacant or if it is not operational during the working day. Information is gathered from other Council departments, namely the licensing team and business rates team, along with researching the business on the internet and contacting them direct or possibly contacting neighbouring properties.
- 2.5 This research has been undertaken for many years providing an accurate and up to date data set for each retail and commercial area is accurate.
- 2.6 The information within the assessments assists in the formulation of the Authority's Monitoring Report (AMR), formulating the hot food takeaway policy and is used when assessing planning applications for hot food takeaways. The information collected is also useful when assisting applicants with sequential tests and impact assessments.
- 2.7 The information is collated and transposed into GIS maps and excel spreadsheets, due to the size of the data it is not available on the Council's website, however is available upon request.

¹ Main town centre uses as defined by the glossary within the NPPF

CHAPTER 3 TACKLING OBESITY

- 3.1 England has one of the highest rates of excess weight when compared to other western countries with the prevalence of obesity in England more than doubling in the last twenty five years.² The prevalence of obesity in England is high at all ages; almost two-thirds of adults and one-third of children are either overweight or obese.³ Statistical modelling conducted in 2007 suggested that if present trends continue, 60% of men, 50% of women and 25% of children will be obese by 2050.⁴
- 3.2 Obesity is a highly complex issue with many causes, including our individual behaviour, the environment, genetics and culture. However, the root cause is an energy imbalance: taking in more energy through food than is expended through physical activity.
- 3.3 Obesity is one of the most common causes of preventable death in England and is associated with a plethora of increased health risks including type 2 diabetes, cardiovascular disease, some cancers, hypertension, hyperlipidaemia, stroke, disability during older age, increased risks during and after pregnancy and ultimately it contributes to a decrease in life expectancy; obesity doubles the risk of dying prematurely.⁵
- 3.4 Research indicates that compared with a man of healthy weight, an obese man is:
- five times more likely to develop type 2 diabetes;
 - three times more likely to develop cancer of the colon; and
 - over two-and-a-half times more likely to develop high blood pressure, a major risk factor for stroke and heart disease.
- 3.5 Compared with a woman of healthy weight, an obese woman is:
- almost thirteen times more likely to develop type 2 diabetes;
 - four times more likely to develop high blood pressure; and
 - three or more times more likely to have a heart attack.⁶
- 3.6 Historically, the relationship between obesity and common mental health disorders is complex. Evidence suggests there are links between obesity and depression, although it is not clear which ways the influence flows. One systematic review found that “obese persons had a 55% increased risk of developing depression over time, whereas depressed persons had a 58% increased risk of becoming obese”.⁷ More recent research indicates that not only are obese people more likely to get physical health conditions like heart disease, they are also more likely to be living with conditions like depression.⁸
- 3.7 Today, nearly a third of children aged 2 to 15 are overweight or obese⁹ and younger generations are becoming obese at earlier ages and staying obese for longer. Obesity-related health problems may develop during childhood: this includes type 2 diabetes, raised

² Tipping the scales, Case Studies on the use of planning powers to limit hot food takeaways (2016)

³ <http://www.teesjsna.org.uk/hartlepool-obesity>

⁴ <http://www.teesjsna.org.uk/hartlepool-obesity>

⁵ T. Pischon, M.D et al. (2008) General and Abdominal Adiposity and Risk of Death in Europe. The New England Journal of Medicine. 359:2105-2120 (available online)

⁶ <http://www.teesjsna.org.uk/hartlepool-obesity>

⁷ Luppino et al. 2010 in <http://www.teesjsna.org.uk/hartlepool-obesity>

⁸ NHS Digital Health Survey for England 2014 (<https://www.gov.uk/government/publications/childhood-obesity-a-plan-for-action/childhood-obesity-a-plan-for-action>)

⁹ NHS Digital Health Survey for England 2014 (<https://www.gov.uk/government/publications/childhood-obesity-a-plan-for-action/childhood-obesity-a-plan-for-action>)

blood pressure, raised cholesterol and metabolic syndrome. Other health risks from childhood obesity can include early puberty, eating disorders, skin infections, asthma, respiratory problems, obstructive sleep apnoea, some musculoskeletal disorders, low self-esteem and higher rates of anxiety and depression.¹⁰

- 3.8 The economic costs of obesity and associated health-related problems are extremely high. The UK spend more each year on the treatment of obesity and diabetes than on the police, fire service and judicial system combined.¹¹ It was estimated that the NHS in England spent £5.1 billion on overweight and obesity-related ill-health in 2014/15.¹² Research indicates that if current trends are not reversed, the cost of obesity and overweight health related illnesses could increase to between £10 billion and £12 billion in 2030.¹³
- 3.9 The rising trend in obesity is one of the biggest threats to the health of the population of Hartlepool. The prevalence of obesity in Hartlepool is significantly higher than the national average for both adults and children.
- 3.10 Within Hartlepool, 27.5% of adults are classified as obese¹⁴ and recent data from the Sport England Active People Survey (2013-15) suggests that 73% of adults are overweight or obese. Results from the National Childhood Measurement Programme show that by year six (age 11) 19.3% of children are obese (rising from 14.3% in reception age children aged 4-5).¹⁵ These levels of obesity are higher than the England average.
- 3.11 The trend of weight problems in children and young people is of particular concern because of evidence suggesting a ‘conveyor belt’ effect in which excess weight in childhood continues into adulthood.¹⁶
- 3.12 The incidence of maternal obesity in Hartlepool is also higher than the national average. Maternal obesity significantly increases the morbidity and mortality risks to the mother and infant, and is a significant burden on NHS resources.¹⁷
- 3.13 The increasing prevalence rates of overweight and obesity subsequently impacts on demand for services and cost to the NHS and wider economy. Within Hartlepool, the annual cost to the NHS of obesity and overweight diseases in 2010 was £30.4 million and was predicting to rise to £45.5 million by 2015 though confirmation of this is still to be reported.¹⁸
- 3.13 Obesity is a complex problem that requires action from individuals and society across multiple sectors. Research and best practice indicates that one important action is the need

¹⁰ <http://www.teesjsna.org.uk/hartlepool-obesity>

¹¹ McKinsey Global Institute (2014) *Overcoming Obesity: An Initial Economic Analysis* (available online)

¹² Estimates for UK in 2014/15 are based on: Scarborough, P. (2011) ‘The economic burden of ill health due to diet, physical inactivity, smoking, alcohol and obesity in the UK: an update to 2006–07 NHS costs. *Journal of Public Health*. May 2011, 1-9. Uplifted to take into account inflation. No adjustment has been made for slight changes in overweight and obesity rates over this period. It’s been assumed England costs account for around 85% of UK costs.

(<https://www.gov.uk/government/publications/childhood-obesity-a-plan-for-action/childhood-obesity-a-plan-for-action>)

¹³ McKinsey, 2014 in *tipping the scales*, Case Studies on the use of planning powers to limit hot food takeaways (2016)

¹⁴ see table 1 - UK obesity average and Hartlepool ward by ward adult obesity data.

¹⁵ See table 2 childhood national and regional obesity figures, three year average from 2013/14 to 2015/16

¹⁶ Department of Health, 2008 via <http://www.teesjsna.org.uk/hartlepool-obesity>

¹⁷ <http://www.teesjsna.org.uk/hartlepool-obesity>

¹⁸ Department of Health, 2008 via <http://www.teesjsna.org.uk/hartlepool-obesity>

to modify the environment so that it supports being active and does not promote sedentary behaviour or provide easy access to energy-dense food.¹⁹

- 3.14 The National Institute for Health and Care Excellence (NICE) guidance outlines that the nutritional content of food from hot food takeaways are generally unhealthy as they contain high levels of trans-fat, saturated fat and salt. A diet which is high in such fats/salt contributes to the risk of developing obesity.
- 3.15 There is a lack of hard evidence of a direct causal relationship between obesity and density of hot food takeaways because obesity is such a multi-faceted issue. It will always be difficult to establish direct causal links.²⁰ However, when looking back at the general cause of obesity, 'an energy imbalance, taking in more energy through food than is used through activity', it is evident that high fat foods are one factor that can cause obesity, especially if the calories in such high fat foods are not used up. The Council are committed to creating an environment that encourages an active lifestyle, however if the Council does not seek to tackle the high fat food that residents consume then the Council are only tackling one half of the problem.
- 3.16 Notwithstanding the fact that it is difficult to pin-point the exact cause of obesity, or the number of causes, evidence does show that people exposed to the highest number of takeaways are 80 per cent more likely to be obese and 20 per cent more likely to have a higher Body Mass Index than those with the lowest number of encounters.²¹
- 3.17 Furthermore, there is also evidence that the type of food on sale nearest to schools may influence the diet of schoolchildren.²²
- 3.18 The government is committed to tackling childhood obesity: "We aim to significantly reduce England's rate of childhood obesity within the next ten years."²³ In 2016, they published an action plan²⁴ that set out numerous ways in which childhood obesity can be tackled. It is noted that using planning powers to manage hot food takeaways is not detailed within the plan, however the action plan is clear that "the launch of the plan represents the start of a conversation, rather than the final word".²⁵
- 3.19 National Planning Practice Guidance (NPPG) relating to Health and Wellbeing permits local planning authorities to bringing forward local plan policies which limit the proliferation of certain use classes in identified areas. NPPG states that if setting such policies, local planning authorities can look at a number of issues such as evidence indicating high levels of obesity and general poor health in specific locations, along with over-concentration and clustering of certain use classes within a specified area.

¹⁹ Tipping the scales, Case Studies on the use of planning powers to limit hot food takeaways (2016)

²⁰ Tipping the scales Case Studies on the use of planning powers to limit hot food takeaways (2016)

²¹ Burgoine et al, 2014, based on a Study of Norfolk in Tipping the scales Case Studies on the use of planning powers to limit hot food takeaways (2016)

²² Engler- Stringer, 2014; Smith, 2013 in tipping the scales, Case Studies on the use of planning powers to limit hot food takeaways (2016)

²³ Childhood obesity: a plan for action, Cabinet Office, Department of Health, HM Treasury, and Prime Minister's Office, 10 Downing Street, published 18 August 2016 Last updated 20 January 2017

²⁴ Childhood obesity: a plan for action, Cabinet Office, Department of Health, HM Treasury, and Prime Minister's Office, 10 Downing Street, published 18 August 2016 Last updated 20 January 2017

²⁵ 'Local planning authorities should work with public health leads and health organisations to understand and take account of the health status and needs of the local population (such as for sports, recreation and places of worship), including expected future changes, and any information about relevant barriers to improving health and well-being.'

- 3.20 The Council considers that government publications relating to health, obesity and hot food takeaways, along with the NPPG guidance, the NPPF presumption in favour of sustainable development and its three dimensions to the concept: economic; social²⁶; and environmental, NPPF paragraphs 17²⁷ and 171²⁸, the aforementioned action plan and commitments, all set the framework in which planning authorities can seek to do their bit to help tackle the growing problem of obesity.
- 3.21 In the first instance, the Council aims to ensure that the Borough's retail and commercial areas flourish and provide a mix of shops and services that serve employment, leisure, retail and day to day needs of residents and visitors.
- 3.22 In light of the obesity issue, and the government's agenda to tackle obesity, the Council has sought to ensure that the number of hot food takeaways are further controlled where overweight and obesity figures for particular schools are higher than the national average. The Council chose to focus on childhood weight data as the Council wishes to tackle the problem from an early age in the hope that weight issues will not manifest in later life. In addition, if the Council used adult weight data alone then it is likely that there would be a total ban on any future hot food takeaways. Such a ban would not align with the Council's agenda to promote economic development.
- 3.24 The Council recognises that hot food takeaways do play a role within the Borough's economy; they provide employment, they utilise existing floorspace and they provide a service that many residents and visitors enjoy.
- 3.25 The Council has sought to apply a flexible yet pragmatic approach to the issue of maintaining vibrant retail and commercial areas, tackling obesity yet still encouraging economic development. The Council has set bespoke hot food takeaways floorspace thresholds for each retail and commercial area, including the town centre sub-areas. Within some areas, hot food takeaways are not encouraged; in other areas, hot food takeaways may be permitted but generally no more than exist at present; in some areas, additional hot food takeaway floorspace would be supported.
- 3.26 The following pages set out the information that has been used to set the thresholds. Information includes:
- national, local and ward adult obesity rates,
 - national and local reception and year 6 overweight and obesity rates,
 - primary school overweight and obesity rates
 - ward level overweight and obesity rates for children
- 3.27 The Council considers that retail and commercial areas should, as a general rule, have no more than 10% hot food takeaway floorspace. The general threshold has been set by a process of analysing areas with existing levels of 5%, 10%, 15 % and 20% hot food takeaway

²⁶ The social role comprises "supporting strong, vibrant and healthy communities, by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being".

²⁷ Core land-use planning principles - take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs.

²⁸ Local planning authorities should work with public health leads and health organisations to understand and take account of the health status and needs of the local population (such as for sports, recreation and places of worship), including expected future changes, and any information about relevant barriers to improving health and well-being.

floorspace. It was considered that those with a 10%²⁹ hot food takeaway floorspace appear to be vibrant and provide a good mix of uses. So when considering vitality alone, a 10% threshold appears rational.

3.28 Within policy RC 18, thresholds have been set at above 10% where there is already more than 10% active A5 floorspace. Thresholds have been set at below 10% where the schools that are likely to be on the walking route have poor weight statistics for reception and year 6 children. Four statistics were assessed for each school, they were:

- percentage of overweight reception children,
- percentage of obese reception children,
- percentage of overweight year 6 children; and
- percentage of obese year 6 children.

If two or more of the statistics for each school are higher than the national³⁰ average then the amount of hot food takeaway floorspace is capped at a level no higher than exists at present, which in some cases can mean that floor space is capped at below 10%.

²⁹ Local centres with an A5 floorspace of approximately 10% include Brus Corner, Catcote Road, Clavering, Elizabeth Way, Fens Shops, King Oswy, Murray Street, Northgate/Durham Street, Owton Manor West, Oxford Road

³⁰ NB the publication draft policy was based on 2016 retail survey data and a regional average for child obesity. The regional average is no longer used, instead a three year average national figure has been applied. The three year average is deemed to be more accurate as it assists in balancing out any anomalies.

CHAPTER 4 OVERWEIGHT AND OBESITY STATISTICS

United Kingdom obesity data

Table 1: UK obesity average and Hartlepool ward by ward adult obesity data

Ward	% obese adults
England average	24.1
Hartlepool average	27.5
Hartlepool ward statistics	
Hart	26.9
De Bruce	27.1
Headland & Harbour	27.0
Jesmond	29.4
Rural West	24.8
Victoria	26.9
Burn Valley	26.9
Foggy Furze	28.6
Manor House	29.4
Fens & Rossmere	27.0
Seaton	27.6
Notes	All figures are higher than the UK average. Overall negative statistics for Hartlepool.

Source: Health Survey for England 2006-2008 (localhealth.org.uk)

NB - It is noted that the statistics in Table 1 are approximately 10 years out of date, however this is the most up to date ward level adult obesity data available from Public Health England. This is because the indicator values for 2013-15 are based on between 1350 and 1450 observations within each LA population. Due to the small number of observations within each ward, and because the sample isn't stratified to elicit a proportionate sample from each ward, the results aren't published at ward level.

Table 2: childhood national and regional obesity figures, three year average (2013/14 to 2015/16)

	% Overweight		% Obese	
	Reception (aged 4-5)	Year 6 aged 10-11	Reception aged 4-5	Year 6 aged 10-11
National average	12.9	14.3	9.3	19.3
Hartlepool average	14.3	15.1	11.0	24.8

Source: National Childhood Measurement Programme (NCMP)

Table 3: overweight and obesity data for primary schools within Hartlepool (2015/16)

Blue = 4/4 stats above national average Pink = 3/4 stats above national average Orange = 2/4 stats above national average Green = 1 / 4 stats above national average None = 0/4 stats above national average	% Overweight		% Obese		
	Reception	Year 6	Reception	Year 6	
	Primary School				
	Figures shown in bold are higher than the national average %				
	Primary School	Reception	Year 6	Reception	Year 6
Eskdale Academy (formerly) Owton Manor Primary School)	-	15.0	-	-	
St Joseph's RC Primary School	9.5	10.5%	28.6	36.8	
Stranton Primary School	12.8	7.5	20.5	22.5	
Sacred Heart RC Primary School	11.7	17.5	20.0	19	
Barnard Grove Primary School	18.9	13.2	18.9	26.3	
Clavering Primary School	15.6	22.4	18.8	24.5	
Rossmere Primary School	18.5	10.0	18.5	22.5	
Greatham C of E Primary School	18.2	23.1	18.2	46.2	
Grange Primary School	10.7	23.1	17.9	25.0	
Lynnfield Primary School	13.3	21.7	17.8	17.4	
Rift House Primary School	8.6	8.3	14.3	37.5	
St John Vianney RC Primary School	3.3	3.8	13.3	15.4	
Ward Jackson Primary School	13.3	15.4	13.3	38.5	
St Aidan's C of E Memorial Primary School	14.9	5.9	12.8	23.5	
St Helen's Primary School	18.2	21.2	11.4	18.2	
St Cuthbert's RC Primary School	16.2	18.9	10.8	18.9	
Throston Primary School	16.7	12.5	10.0	28.6	
Brougham Primary School	15.9	16.7	9.1	30.6	
West View Primary School	18.0	25.0	8.0	42.9	
Golden Flatts Primary School	11.1	6.3	7.4	31.3	
Eldon Grove Academy	18.2	11.7	7.3	23.3	
Jesmond Gardens Community Primary School	11.4	25.6	6.8	43.6	
West Park Primary School	10.3	15.0	5.1	12.5	
Fens Primary School	11.9	16.7	5.1	25.0	
Kingsley Primary School	15.9	13.6	4.8	25.4	
St Bega's RC Primary School	19.0	17.6	4.8	17.6	
St Teresa's RC Primary School	6.7	18.8	4.4	18.8	
Holy Trinity Church of England (Aided) Primary School	0.0	16.7	3.4	23.3	
Hart Primary School	0.0	0.0	0.0	18.2	
Springwell School	0.0	10.5	0.0	15.8	
St Peter's Elwick Church of England Voluntary Aided Primary School	14.3	11.1	0.0	22.2	

Source: National Childhood Measurement Programme (NCMP) data 2015/16

Table 4: Childhood overweight and obesity data by ward, 3 year average figures (2013/14 to 2015/16)

Ward	% excess weight (reception age)	% excess weight (Year 6)	% obese (reception)	% obese (Year 6)
Burn Valley	25.9	35.5	11.2	22.8
De Bruce	29.5	45.6	12.8	27.3
Fens and Rossmere	23.7	39.5	10.0	25.4
Foggy Furze	24.3	39.4	11.6	26.5
Hart	23.1	35.1	9.1	21.4
Headland and Harbour	30.9	49.1	13.7	29.5
Jesmond	27.3	41.8	10.5	25.1
Manor House	24.9	42.1	12.1	28.4
Rural West	20.1	34.5	8.6	18.7
Seaton	20.4	37.7	8.0	23.3
Victoria	25.4	40.2	11.4	23.2
England	22.2	33.6	9.3	19.3

Source: National Childhood Measurement Programme (NCMP)

CHAPTER 5 RETAIL AND COMMERCIAL AREA STATISTICS AND A5 JUSTIFICATION

The statistics set out on the preceding pages derive from data collected in June 2017

1. Town centre

A) Middleton Grange Shopping Centre (MGSC)

Table 5 MGSC A5 floorspace data and A5 threshold justification

	A5 floorspace		Notes
	M ²	As a %	
MGSC ground floor	0	0	MGSC is part of the main shopping area, which is an area predominantly for A1 uses and where businesses closed by 6pm. There are no predominantly A5 uses within MGSC the only A5 uses that exist are ancillary to the main function of other businesses. Given that MGSC is primarily a retail centre that currently has options for dining within A3 businesses and the Council seek to protect the retail floor space it is considered that A5 uses would not be appropriate within this location.
MGSC first floor	0	0	Policy RC18 stipulates that no A5 uses shall be permitted within MGSC.

B) Town centre sub areas excluding MGSC

Table 6 Town centre sub areas floorspace data and A5 threshold justification

Town Centre sub areas	Total floor space M ²	A5 floorspace		Notes
		M ²	%	
Church Street East	8182.85	1042.84	12.74	Set threshold at 13% this is the level that exists at present and already over the desired 10% threshold.
Church Street West	11039.44	268.70	2.43	Set threshold at 5%, this area is part of the late night uses area and the Council recognises that A5 uses are part of the late night economy. Health Statistics not applied.
Hucklehoven North	15540.94	0	0	Set threshold at zero. Area is closer to a number of residential properties especially to the south of Hucklehoven Way. By preventing A5 in this area the Council ensures problems associated with A5 uses do not spread into this area.
Park Road	3476.65	272.57	7.8	Set threshold at 8% as this area it close to homes especially to the south and across the A689. By preventing A5 in this area the Council ensures problems associated with A5 uses are not exacerbated.

Victoria Road	10417.78	175.73	1.7	Set threshold at 2%, no more than exists at present. This area is close to residential properties. By preventing A5 in this area the Council ensures the problems associated with A5 uses are not exacerbated.
York Road North (bounded by Victoria Road and Park Road).	9388.70	224.79	2.4	Set threshold at 3%, this is the figure that exists at present. The area close to residential properties. By preventing A5 in this area the Council ensures problems associated with A5 uses are not exacerbated. In addition the area is within the key shopping area of the borough and the units should be safeguarded for uses that encourage day time activity.
York Road South (bounded by Park Road and Lister Street)	12259.77	280.08	2.23	Set threshold at 3%, this is the figure that exists at present. The area close to residential properties. By preventing A5 in this area the Council ensures problems associated with A5 uses are not exacerbated. In addition the area is within the key shopping area of the borough and the units should be safeguarded for uses that encourage day time activity.
Museum Road/South Lauder Street	17753.03	0	0	Set threshold at zero. Area is closer to a number of residential properties especially to the west. By preventing A5 in this area the Council ensures problems associated with A5 uses do not spread into this area.

Edge of Centre areas

Table 7 Edge of Centre areas floorspace data and A5 threshold justification

Edge of centre	Total floor space M ²	A5 floorspace		Notes
		M ²	%	
Avenue Road/Raby Road	14249	256.2	1.80%	The amount of A5 floorspace should not exceed 2%, this is the amount that exists at present. Area is close to a number of residential properties. By restricting A5 uses in this area the Council ensures the problems associated with A5 uses are not exacerbated in this area.
Brewery and Stranton	31616.2	0	0	Set threshold at zero. Area is close to a number of residential properties especially to the north, west and south. By preventing A5 in this area the Council ensures the problems associated with A5 uses do not spread into this area.
East of Stranton	5651.8	0	0	Set threshold at zero. Area is close to a number of residential properties especially to the north, east and south. By preventing A5 in this area the Council ensures the problems associated with A5 uses do not spread into this area.
Lynn Street	33016.4	0	0	Set threshold at zero. Area is close to a number of residential properties especially to the east and south. By preventing A5 uses in this area the Council ensures the problems associated with A5 uses do not spread into this area.
Mill House	23003.51	0	0	Set threshold at zero. Area is close to a number of residential properties especially to the north, west and south. By preventing A5 uses in this area the Council ensures the problems associated with A5 uses do not spread into this area.
Park Road West	7382.3	0	0	Set threshold at zero. Area is close to a number of residential properties especially to the south. By preventing A5 uses in this area the Council ensures the problems associated with A5 uses do not spread into this area.
West Victoria Road	5973.9	0	0	Set threshold at zero. Area is close to a number of residential properties especially to the north, east and south. By preventing A5 uses in this area the Council ensures the problems associated with A5 uses do not spread into this area.
York Road South	12542	787.4	6.28	Set threshold at 7% which is the amount that exists at present. Area is close to a

Edge of centre	Total floor space M ²	A5 floorspace		Notes
		M ²	%	
				number of residential properties especially to the east, south and west. By limiting A5 uses in this area the Council ensures the problems associated with A5 uses are not exacerbated in this area.

Retail and Leisure Parks

Table 8 Retail and Leisure Parks floorspace data and A5 threshold justification

Retail and Leisure Park	Total floor space M ²	A5 floorspace		Notes
		M ²	%	
The Marina	29679	224	1	Set threshold at 5% but not 10% (which is generally the desired threshold across the Borough). A5 uses are typical of what is in the area i.e pubs, and restaurants, A5 and pubs are complimentary but allowing 10% is too much of an increase and could change the charter of the area. 5% may go unnoticed but 10% likely to be noticed. Furthermore there are a number of residential units in the area so a balance must be struck between economic development, the evening economy offer and protecting residential amenity.
Tees Bay	17234	0	0	Set threshold at zero, A5 uses are not compatible with the function of the area.
Trincomalee Wharf	7592	0	0	Set threshold at zero, A5 uses are not compatible with the function of the area.
West of Marina Way	25032.83	0	0	Set threshold at zero, A5 uses are not compatible with the function of the area.

Local centres

Table 9 local centres floorspace data and A5 threshold justification

Local centre and ward	Total floor space M ²	A5 floorspace		Primary schools that could be on the walking route and the number of above average health statistics	Threshold justification
		M ²	%		
Methodology note: All floorspace % is rounded up instead of mathematically. It is not practical to round down as the floor space exists so to round down would discount something that exists.					
Belle View Way (Foggy Furze Ward)	1770.40	286.36	16.17	n/a	Set threshold at 17%, which is the amount that exists at present. The currently A5 floorspace is currently over 10% which is higher than the desired threshold.
Brierton Lane (Manor House Ward)	529.62	75.04	14.17	n/a	Set threshold at 15%, which is the amount that exists at present. The currently A5 floorspace is currently over 10% which is higher than the desired threshold.
Brus Corner (De Bruce Ward)	993.55	98.99	9.96	n/a	Set threshold at 10% as this is deemed to be the optimum threshold.
Brenda Road/ Sydenham Road (Foggy Furze Ward)	2002.84	62.07	3.10	St Cuthbert's school 3/4 negative statistics. St Aidan's C of E Memorial School 3/4 negative statistics.	Set threshold at 4% which is the amount that exists at present and the surrounding school health statistics are negative in this area.
Catcote Road (Manor House ward)	2424.67	217.00	8.95	Rift House school Kingsley School both 2/4 negative statistics	Set threshold at 9% which is the amount that exists at present and the surrounding school health statistics are negative in this area.
Chatham Road (Jesmond ward)	874.2	148.6	17.0	n/a	Set threshold at 17%, which is the amount of floor space that exists at present and is currently over 10% which is higher than the desired threshold.
Clavering (Hart ward)	769.59	75.39	9.80	n/a	Set threshold at 10% as this is deemed to be the optimum threshold.

Local centre and ward	Total floor space M ²	A5 floorspace		Primary schools that could be on the walking route and the number of above average health statistics	Threshold justification
		M ²	%		
Methodology note: All floorspace % is rounded up instead of mathematically. It is not practical to round down as the floor space exists so to round down would discount something that exists.					
Claxton H/2014/0405 (Rural West ward)	2799	0	0	Grange 3/4 negative statistics. Fens 2/4 negative statistics	Set the threshold to zero, there is no A5 floorspace and none was applied for on the planning application and the school statistics are negative. Restricting A5 uses in this area ensures that the negative health statistics are not exacerbated.
Davison Road (De Bruce ward)	305	0	0	West View school 3/4 St John Vianney 1/4 Factor in the overall De Bruce ward Statistics, which shows that all of the four sets of Statistics for overweight and obese children are above the Hartlepool average.	Set the threshold to zero, the school statistics are negative; there is no A5 floorspace at present. Restricting A5 uses here ensures that the negative health statistics are not exacerbated.
Duke Street North (Victoria ward)	285	100.6	32	n/a	Set threshold at 32% which is the amount of A5 floorspace that exists at present and is currently over 10% which is higher than the desired threshold.
Duke Street South (Victoria ward)	349	0	0	Secred Hart school 2/4 negative statistics. Lynnfield school 3/4 negative statistics.	Set the threshold to zero, the school statistics are negative; there is no A5 floorspace at present. Restricting A5 uses here ensures that the negative health statistics are not exacerbated.
Elizabeth Way (Seaton ward)	1369.65	129.75	9.47	n/a	Set threshold at 10% as this is deemed to be the optimum threshold.
Fens Shops Fens and (Rossmere ward)	2660.57	326.84	12.28	n/a	Set threshold at 13% which is the amount of A5 floorspace that exists at present and is currently over 10% which is higher than the

Local centre and ward	Total floor space M ²	A5 floorspace		Primary schools that could be on the walking route and the number of above average health statistics	Threshold justification
		M ²	%		
Methodology note: All floorspace % is rounded up instead of mathematically. It is not practical to round down as the floor space exists so to round down would discount something that exists.					
					desired threshold.
High Tunstall (H/2014/0428) (Rural West ward)	750 m ²	0	0	West Park Primary School 1/4 negative statistics.	Set threshold at 10%. 75m ² retail floorspace is approximately 10% of the total floorspace approved. School weight data is positive in this instance.
Jutland Road (Seaton Ward)	724.71	171.39	23.65	n/a	Set threshold at 24% which is the amount of A5 floorspace that exists at present and is currently over 10% which is higher than the desired threshold.
King Oswy (De Bruce ward)	2589.11	210.41	8.13	St John Vianny 0/4 negative statistics. Barnard Grove 3/4 negative statistics. Factor in De Bruce ward data, all childhood Statistics are above the national and local average.	Set threshold at 9%, statistics for two schools are negative as are the ward statistics.
Middle Warren (Hart ward)	1474	249.70	17	n/a	Set threshold at 17% which is the amount of A5 floorspace that exists at present and is currently over 10% which is higher than the desired threshold.
Murray Street (Victoria ward)	7356	765	10	n/a	Set threshold at 10% as this is deemed to be the optimum threshold.
Miers Avenue (De Bruce ward)	822.9	160.6	19.5	n/a	Set threshold at 20% which is the amount of A5 floorspace that exists at present and is currently over 10% which is higher than the desired threshold.

Local centre and ward	Total floor space M ²	A5 floorspace		Primary schools that could be on the walking route and the number of above average health statistics	Threshold justification
		M ²	%		
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Northgate/Durham Street (Headland and Harbor ward)	1734.76	161.68	9.32	n/a	Set at 10% as this is deemed to be the optimum threshold.
Northgate/Union Street (Headland and Harbor ward)	2820	165	6	St Helen`s 3/4 negative statistics. St Begas 2/4 negative statistics.	Set threshold at 6% which is what exists at present and both nearby schools have negative health statistics.
Owton Manor East (Fens and Rossmere ward)	892.28	114.56	12.84	n/a	Set threshold at 13% which is the amount of A5 floorspace that exists at present and is currently over 10% which is higher than the desired threshold.
Owton Manor West (Manor House ward)	1862	217	12	n/a	Cap threshold at 12% which is the amount of A5 floorspace that exists at present and is currently over 10% which is higher than the desired threshold.
Oxford Road (Foggy Furze ward)	1673.79	150.05	8.96	St Cuthbert`s 3/4 negative Statistics Stranton 2/4 negative statistics Kingsley primary school 2/4	Set threshold at 9% which is what exists at present and the nearby schools have negative health statistics.
PowlettRoad / Lancaster Road (Jesmond ward)	161	70	43	n/a	Cap threshold at 43% which is the amount of A5 floorspace that exists at present and is currently over 10% which is higher than the desired threshold.

Local centre and ward	Total floor space M ²	A5 floorspace		Primary schools that could be on the walking route and the number of above average health statistics	Threshold justification
		M ²	%		
Methodology note: All floorspace % is rounded up instead of mathematically. It is not practical to round down as the floor space exists so to round down would discount something that exists.					
Former Powlett Pub (Jesmond ward)	486.8	0	0	West View primary 3/4 negative statistics Jesmond Gardens 2/3 negative statistics Springwell school 0/4 negative statistics Brougham school 3/4 negative statistics.	Set the threshold to zero, there is no A5 floorspace at present and 3 out of 4 schools have negative health statistics.
Raby Road/Brougham Terrace	1685.77	269.29	15.97	n/a	Cap threshold at 16% which is the amount of A5 floorspace that exists at present and is currently over 10% which is higher than the desired threshold.
Raby Road/Hart Lane	3135.23	123.84	3.95	Brougham Primary School 3/4 negative statistics Jesmond Gardens Primary School 2/4 negative statistics Secred Heart Primary School 2/4 negative statistics Lynnfield Primary School 3/4 negative statistics	Set threshold at 4%, surrounding school statistics are negative, all have more than 2 statistics above the national average.

Local centre and ward	Total floor space M ²	A5 floorspace		Primary schools that could be on the walking route and the number of above average health statistics	Threshold justification
		M ²	%		
Methodology note: All floorspace % is rounded up instead of mathematically. It is not practical to round down as the floor space exists so to round down would discount something that exists.					
Former Saxon Pub. (H/2014/0159) Permission granted for Change of use to A1 retail and A5 hot food takeaway and outline application for the erection of two A1 retail units. Approved 19/6/2014	499	70	14.03	n/a	Set the threshold at 15% which is the amount of A5 floorspace that exists at present and is currently over 10% which is higher than the desired threshold.
Seaton Front (Seaton ward)	5693	245	4	Holy Trinity 1/4 negative statistics.	Allow 10%. This is a popular tourist area within the borough and A5 uses, especially fish and chip shops are common in seaside resorts. Furthermore the school health statistics are positive in this instance.
Stockton Road/ Cornwall Street (Burn valley ward)	2332.2	359.7	15.4	n/a	Set the threshold at 16%, which is the amount of A5 floorspace that exists at present and is currently over 10% which is higher than the desired threshold.
Stockton Road/Spring Gardens (Burn valley ward)	385	0	0	St Cuthbert's 3/4 negative statistics.	set threshold set at zero, closest school has 3/4 negative health statistics.

Local centre and ward	Total floor space M ²	A5 floorspace		Primary schools that could be on the walking route and the number of above average health statistics	Threshold justification
		M ²	%		
Methodology note: All floorspace % is rounded up instead of mathematically. It is not practical to round down as the floor space exists so to round down would discount something that exists.					
Warren Road (De Bruce ward)	771.5	97.3	12.6	n/a	Set the threshold at 13%, which is the amount of A5 floorspace that exists at present and is currently over 10% which is higher than the desired threshold.
Wiltshire Way (Jesmond ward)	1340.23	172.97	12.91	n/a	Set the threshold at 13%, which is the amount of A5 floorspace that exists at present and is currently over 10% which is higher than the desired threshold.
Wynyard Park Local centre north (rural west ward)	400	0	0	No school statistics for the Wynyard area.	Set threshold at 10% The rural ward adult health statistics are broadly similar to the England average. Two out of four of the school obesity statistics are lower than the national average. As this area is a growth area with no A5 floorspace at present and health statistics are not significantly negative, then A5 floorspace will be permitted.
Wynyard Road (Manor House ward)	9523.19	315.47	3.31	Rossmere 3/4 negative statistics Eskdale 1/4 negative statistics (NB. Limited data) St Teresa's 1/4 negative statistics Grange primary 3/4 negative statistics Ward statistics are higher than Hartlepool average.	Set threshold at 4% which is what exists at present and school statistics are negative in this instance.