

Hartlepool Local Plan

Examination Hearings

Matter 2: Spatial (Locational) Strategy

Tuesday 26 September 2017 – 2pm

Participants:

Hartlepool Borough Council
Persimmon Homes (Teesside)
Cecil M Yuill Ltd
Hartlepool Rural Neighbourhood Plan Working Group
Brett Wilkinson
CPRE
Home Builders Federation
Wynyard Park
Highways England

Key documents/references:

HLP01/8 & EX/HBC/25 – Sustainability Appraisal (Publication & Addendum)
HLP05/1 Local Infrastructure Plan
HLP06/4 Strategic Housing Land Availability Assessment
EX/HBC/7-8 Hartlepool Rural Neighbourhood Plan & EX/HBC/65-67 Examination Report.
EX/HBC/22-23 Strategic Gap Assessment Report & Appendices

Agenda

Issue 1 – Soundness of the overall spatial strategy

1. Spatial Vision, Themes and Objectives

See Inspector's Matter 2 question 1. Additionally the Inspector wishes to discuss:

- (a) Should air and/or water quality be identified as a separate spatial objective?

2. Location / Distribution of Development

See Inspector's Matter 2 questions 2-5. Additionally the Inspector wishes to discuss:

- (a) Should the locational strategy be clearer on the overall scale of development in the Borough 2016-2031?
- (b) Are there reasonable alternatives to increase the level of housing supply within the submitted spatial strategy?
- (c) Is there a necessity for the locational strategy to promote and enhance modal shift to secure a sustainable pattern of development?
- (d) In broad terms, the rationale for a third access from A19 into Hartlepool (also to be discussed under Matters 6, 8 & 15).
- (e) Exploration of the benefits of additional growth west/south-west of Hartlepool to sustain regeneration and expenditure in the town and assist overall viability / policy objectives
- (f) The logic of creating critical mass at Wynyard (in combination with proposals in Stockton Borough)
- (g) Clarity of vision/strategy for economic growth and how the Plan will support a growing economy

3. Spatial Strategy for the Rural Areas

4. See Inspector's Matter 2 questions 6-7.

5. Strategic Gap

See Inspector's Matter 2 questions 8-9. Additionally the Inspector wishes to discuss:

- (a) Reasoning for the strategic gap
- (b) Justification of the delineation of the Strategic Gap - especially west of Hartlepool given extent of countryside to Dalton Piercy, Elwick and Newton Bewley and noting there appears to be some understanding in the submissions for the logic of avoiding coalescence of the urban area of Hartlepool with the villages of Greatham and Hart.
- (c) An alternative option of detailed landscape character assessment
- (d) The suggested amendment tabled by Persimmon Homes (Statement EX HS 2_4, paragraph 1.13)
- (e) Alignment to the Rural Neighbourhood Plan (EX/HBC/67).

6. Neighbourhood Plans

See Inspector's Matter 2 questions 10-12. Additionally the Inspector wishes to discuss:

- (a) Outcomes from the recent report into the examination of the Hartlepool Rural Plan and potential timeframe for referendum.

- (b) Consistency between the Local Plan and the Neighbourhood Plan in relation to proposed urban edge, west of Hartlepool (including site HSG4 –the south west extension) and settlement limits and sites in the villages (Glebe Farm, Hart)
- (c) Would any policy of the Local Plan supersede a policy in the Rural Neighbourhood Plan?
- (d) Modifications that could provide clarity between the Plans

7. Summing up - Inspector

Session ends.