Hartlepool Borough Council Local Development Framework

Authorities Monitoring Report

2016 - 2017

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EXECUTIVE SUMMARY

Introduction

This Authorities Monitoring Report (AMR) is produced by Planning Services on behalf of the Council and relates to the period 1st April 2016 to 31st March 2017. It reviews the progress made on the implementation of the Local Development Scheme (LDS) and generally assesses the effectiveness of planning policies and the extent to which they are being implemented. The LDS that relates to this report was produced in November 2016.

The planning policies assessed in this report, are those of the Hartlepool Local Plan adopted in April 2006. A list of the 2006 Local Plan policies saved beyond April 2009 as per direction of the Secretary of State in 2008 is shown in Appendix 1 and can also be accessed on the Council's website.

Chapter 4 of this report details how the Local Plan policies have, on the whole, been effective in both the management of planning proposals and in the economic, social and environmental development of the borough.

Housing

In accordance with Part 8, 34 (3) of the Town and Country Planning (Local Planning) (England) Regulations 2012, Chapter 4 includes annual numbers of net additional dwellings which have been specified in a Local Plan policy.

The net opening stock of housing as at the start of this year was 43 429 dwellings and net closing stock was 43 614. There was therefore a net addition of 185 dwellings and this is below the annual housing delivery target and also a lot lower than last year's delivery of 528 dwellings.

Effective from this year the net housing delivery target has been set to 410 dwellings per annum in accordance with the revised Strategic Housing Market (SHMA) Addendum (2016) which was completed in October 2016. The 'new' target takes into account the predicted household projections over the next 15 years, a backlog from the 2006 Local Plan period and aspirations of the Tees Valley Combined Authority to create more jobs and overcome economic development barriers of which housing is one as outlined in their Strategic Economic Plan (2016-2016).

This year's net housing delivery is below the refreshed set annual delivery target of 410 dwellings. This brings to total a cumulative under-delivery of 919 dwellings since adoption of the 2006 Local Plan. However, this is expected to improve next year as it is anticipated that there will be more completions from large housing developments such as Quarry Farm, Tunstall farm, Britmag, Mayfair at Seaton Carew, Area 15 Middle Warren, Wynyard and various small sites across the Borough. The emerging Local Plan (2018) has allocated more Greenfield housing sites which are also expected to deliver the Borough's housing need on target. Therefore the annual target of 410[1] dwellings is considered to be an achievable figure and the housing delivery policies are hence being implemented.

Policy Hsg5 sets a target of housing development to be provided on previously developed land and through conversions (60% by 2008 and 75% by 2016). This year 15.8% of additional dwellings were built on previously developed land (Brownfield land) and this is lower than last year. The emerging Local Plan, however, allocates new strategic housing sites on Greenfield land on the urban edge; as a result it is anticipated that the proportion of new dwellings delivered on previously developed land will significantly decrease in the future as the emerging Local Plan sites will contribute to the future housing delivery however as there is now no national guidance (NPPF or NPPG) requiring a particular percentage of development to be on Brownfield land the thrust of this policy Hsg5 will not be carried forward in the emerging Local Plan.

The Council's Empty Homes Strategy (EHS) to bring back to residential use empty properties in the Borough (empty at least 6 months) continued to deliver during the year. As at March 31st 2017, there were a total of 109 properties brought back into use and this is higher than last year's total of 86. This year there are 732 empty properties across the Borough and this is anticipated to improve in the coming years as the strategy continues to deliver.

According to Policy Hsg6, housing will be approved and provided as part of a mixed use development in the regeneration areas of the Headland and Victoria Harbour. The 2006 Local Plan states that development at the strategic site will develop as follows:

- Headland - 50 dwellings in the period 2005-2011
- Victoria Harbour - 550 dwellings by 2005-2011
  - 900 dwellings in the period 2011-2016

There have been no dwellings developed on either sites up to date and since 2009 the land owners indicated their intentions not to proceed with the anticipated mixed use development and expressed their intention to focus on port-related development including offshore wind and sustainable energy solutions. Although the site would have provided a significant number of dwellings, on Brownfield land within the urban limits, the council are fully supportive of the land owners' intentions to retain the land for employment purposes. Therefore Policy Hsg6 cannot be implemented and this policy will therefore not be taken forward in the emerging Local Plan.

The net additional affordable housing delivery for this year is 10 dwellings and in comparison to last year this decreased significantly and remains below the set target of 144 per annum. It is anticipated that there will be more affordable properties delivered next year as construction at Raby Gardens and Carr/Hopps HMR areas commenced during this year. Large housing sites allocated in the emerging Local Plan and those with existing permission are also expected to deliver more affordable homes through developer contributions.

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[1] This figure may be subject to change through the modifications process to the emerging Local Plan prior to Adoption.

Economy, Employment, Town Centre

Similar to the previous financial year, economic activity has not grown much this year. There is a total of 276.3 m^2 additional commercial floorspace from a completed staff office building at Graythorp and a workshop at Queens Meadow. Only one business moved into Queen's Meadow Enterprise Zone (EZ) area i.e. ARCS Energy Ltd with a total floor office space of 212m^2. To date the following companies have moved into the EZs and all are at Queen's Meadow:

- 2016/17 ARCS Energy Ltd
- 2015/16 JNP Group
- 2014/15 Applus RTD, Hart Biologicals
- 2013/14 Contract Laboratory Services
- 2012/13 Omega Plastics, Propipe, Durable Technologies, Solomons Europe Ltd

All the additional commercial floor space is on allocated sites and there has been no record of any on unallocated sites. It is therefore considered that the industrial policies are robust and have, over the report period, fulfilled their function in directing industrial activity to allocated employment areas and thus protecting the rest of the borough for other land uses. There is therefore no need to review any of the industrial policies.

The total available employment land this year stands at 409.7 ha from a total of 17 employment sites and has not changed from the previous year (Employment Land Review (ELR) 2015). The highest proportion of available land is at Wynyard, Northburn, Queens Meadow and Victoria Harbour whilst much of the remaining land comprises small parcels of land within substantially developed industrial estates. When the available employment land total is adjusted with the ELR's recommended de-allocations/re-allocations, the total available will be 258ha. However it is important to note that the ELR's recommendations have not been taken into account in reporting the total available employment land. This will be formally done through the emerging Local Plan (2018) hence the total available employment land will most likely change upon adoption of the Local Plan (2018).

This year's town centre vacancy rate in terms of floor space improved i.e. 11.5% compared to last year's 12.5%. Lack of high quality shops in the town centre still remains a challenge as those that shut down are replaced mainly by budget shops, for instance BHS department store was closed and replaced by B&M which is a budget shop trading in discount food and home ware. On a positive note, however, the closure of Marks & Spencer has seen H&M, a good quality clothing shop move into the town together with Costa Coffee. This has increased the shops quality offer and shopping experience within the town centre.

Tourism, Natural Environment

Tourism policies remain robust with tourism applications being determined in designated tourist areas within the borough. The tourism policies within the

Local Plan identify the Town Centre, the Marina, the Headland and Seaton Carew as main tourism destinations and the policies encourage appropriate developments within these areas. However, rural tourism through recreation and leisure developments could be allowed under certain circumstances (policy Rur16). There have been three tourist-related planning permissions granted during this financial year; one in Seaton Carew Parkview Nursing Home for change of use from a residential care home to a guest house and provision of a cafe; one at the Marina Premier Inn Hotels for erection of a two storey extension to create 18 additional bedrooms; and one in the countryside at Owton Grange Farm for erection of new buildings to provide 4 holiday lets.

The natural environment in the Borough has consistently lost woodland habitat through the years as a result of housing developments on large sites, in particular at Wynyard and Tunstall Farm. Although some habitat has been compensated it is not adequate to offset the cumulative habitat loss over the previous years. Red-listed priority bird species have also been adversely affected by planning applications this year and this is of conservation concern. 8 pairs of skylark, 2 pairs of lapwing and 1 pair of grey partridge have been lost this year. However, there are no changes to areas of designated international or national nature conservation sites and this is positive development for the Borough and indicates that wildlife policies are actually being implemented at international level.

Some housing applications have provided areas of Suitable Alternative Natural Green Space (SANGS). While these are natural in character they do not count as biodiversity enhancement/ habitat creation. This is because their use is required to be for recreation to deter people from travelling to the European designated nature conservation sites where they may harm protected features.

Waste, Minerals

At 30.7%, the proportion of recycled or composted waste has decreased this year and has been declining since 2011/2012. The Minerals and Waste DPD 2011 (M&W DPD) allows for 40% of household waste to be recycled or composted from 2011 rising to 46% in 2016. Hartlepool council is below the set target within the M&W DPD and possibly measures need to be put in place to encourage households and companies to recycle more.

Discussions on monitoring of the Minerals and Waste (M&W) DPDs commenced in 2012/2013 in cooperation with neighbouring local authorities in the Tees Valley, but this has not been successfully implemented due to work commitments hence again this year it has not been possible to consolidate the joint monitoring report as per joint plan.

Quality of life

During the year, there have been a total of 9 developments approved outside the limits to development. In particular, there has been one development of 15 dwellings in the open countryside with no agricultural justification at Hart Village. This application was determined during the time when the Council could not demonstrate the ‘Five Year Land Supply for Housing’ hence the emerging Local Plan will include this site within Hart Village by re-drawing and extending the village development limits boundary to the east. There are no are unjustified developments of isolated dwellings in the open countryside. This indicates the effective implementation of rural policies that seek to protect the countryside, promote the rural economy and protect the compactness of the urban area.

The Council continues to improve access to the countryside and furniture within the countryside so that a more inclusive network will be available to a broader user base. This year the Secretary of State (DEFRA) legally approved the creation of 3.8km of coastal paths in Hartlepool and this is yet to be enacted but hopefully will be in the coming financial year. A 0.22km permissive path has also been created in the year.

There have been no cycle routes created in the past 8 years. It is important to note that this does not indicate policy failure since plans are in place to deliver these in 2018 through the programme of cycleway improvements supported under the Tees Valley Combined Authority (TVCA) Local Growth Fund (LGF) ‘Sustainable Access to Employment’ programme. This will include a length of a new cycleway from the entrance to Queens Meadow Business Park to Truro Drive and a new road crossing for cyclists plus a small amount of new cycleway serving the new Bishop Cuthbert residential area. Plans are also advanced to redesign and upgrade cycle lanes along Brenda Road. 2017/18 should also see further support from the LGF programme for other cycleway projects highlighted in the Hartlepool Cycling Development Plan. Policy Tra5 is therefore expected to yield results. Through planning applications for housing at Wynyard and the South West extension, the council has secured developer contributions towards delivering sustainable modes of travelling and this includes cycle routes on these sites and ensuring they are connected to the existing cycle network.

One Conservation Area Appraisal at Church Street was completed this year but work is still on-going on reviewing the Seaton Carew conservation Area Appraisal.

Neighbourhood Plans, Community Infrastructure Levy, Duty to Cooperate

Work on the confirmed neighbourhood plans i.e. Headland, Wynyard and the Rural Neighbourhood Plan are progressing well and are detailed in Appendix 4 of this report.

Whilst the Council will keep the situation under review, the present stance is that the Community Infrastructure Levy (CIL) will not be taken forward within the Borough. Further details on CIL are in Appendix 5 of this report.

In fulfilling the requirements of section 33A of the Planning and Compulsory Purchase Act 2004 (Duty to co-operate in relation to planning of sustainable development) and as set out in the Town and Country Planning (Local Planning) (England) Regulations 2012, part 2, duty to cooperate, (4) (1); the council has continued to cooperate and actively engage with public bodies to develop strategic policies, particularly in the emerging Local Plan (2018). Further details are available in Appendix 6 of this report.

INTRODUCTION

1.1 Government legislation requires all local planning authorities to prepare a Local Plan monitoring report. This Authorities Monitoring Report (AMR) is prepared in accordance to the new provisions of the Localism Act which have led to Regulation 34 in The Town and Country Planning (Local Planning) (England) Regulations 2012 prescribing minimum information to be included in monitoring reports, including net additional dwellings, net additional affordable dwellings, Community Infrastructure Levy receipts, the number of neighbourhood plans that have been adopted, and action taken under the duty to co-operate. In essence it is a matter for each Local Planning Authority to decide what to include in their AMR over and above the prescribed minimum information as outlined in The Town and Country Planning (Local Planning) (England) Regulations 2012.

1.2 This report is based on the ongoing monitoring of the borough over the past financial year (2016/2017) and will assist us to plan better for the borough. Where policies are failing we will seek to find out why and look to address them so that they perform more appropriately in the future.

Planning Legislation

1.3 The Planning and Compulsory Purchase Act 2004 introduced a new system of development planning. In light of the Act, planning documents are being prepared and incorporated into a Local Development Framework (LDF). The LDF comprises a portfolio of Local Development Documents which together deliver the spatial planning strategy for Hartlepool (see Diagram 1 below). Some documents are known as Local Development Documents (LDDs) and include Development Plan Documents (DPDs), Supplementary Planning Documents (SPDs) and Neighbourhood Plans.[2] LDDs will set out the spatial planning strategy for Hartlepool and progressively replace the adopted Hartlepool Local Plan 2006 and associated Supplementary Planning Guidance. The 2012 regulations[3] set out what each LDF document should contain and the formal process they should go through.

1.4 The other documents that are within the LDF system, but are not termed LDDs, are:

- The Local Development Scheme (LDS) which sets out the programme for preparing LDDs;
- The Statement of Community Involvement (SCI) (adopted 2010) sets out how the Council will involve residents and other interested persons and bodies in the planning process; and
- The Authorities Monitoring Report[4] (AMR) which assesses the implementation of the Local Development Scheme, the extent to

[2] Schedule 9, part 2 (6) (b) of the Localism Act amends 38 (3) of the Planning and Compulsory Purchase Act 2004 to include Neighbourhood Plans as LDD`s.
[3] Town and Country Planning (Local Planning) (England) Regulations 2012
[4] Formally termed the Annual Monitoring Report in line with the Town and Country Planning (Local Development) (England) Regulations 2004, as amended.

which policies in the LDD are being achieved, provides information with regard to CIL and sets out how the Council has cooperated with other Local Authorities and relevant bodies.[5]

Diagram 1: Hartlepool Local Development Framework

LOCAL DEVELOPMENT FRAMEWORK A portfolio of local development and other documents													
Local Development Documents												**Other Documents**	
Development Plan Documents				Supplementary Planning Documents									
Hartlepool Local Plan	**Tees Valley Minerals & Waste DPD**	**Hartlepool Local Plan -Policies Map**	**Neighbourhood Plans**	**Travel Plans and Transport Assessments SPD**	**Hartlepool Green Infrastructure SPD**	**Trees and Development SPD**	**Planning Obligations SPD**	**Shop Fronts SPD**	**Residential Design SPD**	**New Dwellings outside of Development Limits SPD**	**Seaton Carew Masterplan SPD**	**Statement of Community Involvement**	**Authorities Monitoring Report**
These documents will comprise the Development Plan for the area and ultimately replace the 2006 Local Plan.				These documents help to give further information and detail to support the Development Plan Documents.								These Documents and the highlighted Development Plan Documents must be prepared.	

The Authorities Monitoring Report

1.5 Local planning authorities are required to examine certain matters in their Monitoring Reports[6]. The key tasks for this monitoring report are as follows:

- Review actual progress in terms of the preparation of documents specified in the Local Development Scheme against the timetable and milestones set out in the scheme, identifying if any are behind timetable together with the reasons and setting out a timetable for revising the scheme (Section 3).

[5] Part 2, 4 of the Town and Country Planning (Local Planning) (England) Regulations 2012 sets out the bodies that the council must cooperate with.
[6] Part 8 Town and Country Planning (Local Planning) (England) Regulations 2012

- Assess the extent to which planning policies are being implemented, including any justification as to why policies are not being implemented and any steps that the council intend to take to secure that the policy is implemented. This assessment will be of the saved policies from the 2006 adopted Local plan (Section 4).
- Contain details of any Neighbourhood Development Order or a Neighbourhood Development Plan that are being prepared or have been adopted within the borough (Appendix 4).
- Provide information regarding the progress of the Community Infrastructure Levy (Appendix 5).
- Provide information regarding who the council has cooperated with in relation to planning of sustainable development (Appendix 6).

1.6 In terms of assessing the implementation of such policies, the Authorities' Monitoring Report should:

- identify whether policies need adjusting or replacing because they are not working as intended; identify any policies that need changing to reflect changes in national or regional policy; and
- set out whether any policies are to be amended or replaced.

1.7 In order to assess the effectiveness of planning policies, it is important to set out the social, economic and environmental context within which the policies have been formulated, the problems and issues they are intended to tackle, and the opportunities of which advantage can be taken to resolve such problems and issues. Section 2 of this report therefore gives consideration to the key characteristics of Hartlepool and the problems and challenges to be addressed.

1.8 This report, for the period 1st April 2016 to 31st March 2017 gives consideration to the policies of the Hartlepool Local Plan adopted in April 2006 and the Tees Valley Minerals and Waste Core Strategy and the Policies and Sites DPD adopted in September 2011.

2 HARTLEPOOL – KEY CHARACTERISTICS, STATISTICS, PROBLEMS AND CHALLENGES FACED

2.1 The key contextual indicators used in this chapter describe the wider characteristics of the borough and will provide the baseline for the analysis of trends, as these become apparent and for assessing in future Authorities' Monitoring Reports, the potential impact future planning policies may have had on these trends. The key characteristics reflect the outcomes and objectives set out in the Community Strategy (2014) in so far as they relate to spatial planning. The document can be viewed on the Hartlepool Partnership website:
(http://www.hartlepoolpartnership.co.uk/).

Hartlepool & the Sub-regional Context

2.2 The borough forms part of the Tees Valley along with the boroughs of Darlington, Middlesbrough, Redcar & Cleveland and Stockton-on-Tees.

2.3 Hartlepool is an integral part of the Tees Valley region. It is a retail service centre serving the borough and parts of County Durham, in particular Easington. Over recent years the borough has developed as an office and tourism centre. The development of the Maritime Experience and the Marina forms an important component of coastal regeneration exploiting the potential of the coast as an economic and tourist driver for the Region.

Hartlepool in the Local Context

2.4 The original settlement of Hartlepool dates back to Saxon times. Originally an important religious settlement the town's early development resulted from the existence of a safe harbour and its role as a port for the city of Durham and subsequent grant of a Royal Charter from King John in 1201. The town as it is today has grown around the natural haven which became its commercial port and from which its heavy industrial base developed.

2.5 The borough of Hartlepool covers an area of approximately 9400 hectares (over 36 square miles). It is bounded to the east by the North Sea and encompasses the main urban area of the town of Hartlepool and a rural hinterland containing the five villages of Hart, Elwick, Dalton Piercy, Newton Bewley and Greatham. The main urban area of Hartlepool is a compact sustainable settlement with many of the needs of the residents in terms of housing, employment, shopping and leisure being able to be met within the borough. The Durham Coast railway line runs through the centre of the town and connects Hartlepool to Newcastle, the rest of Tees Valley, York and London. The A19 trunk road runs north/south through the western rural part of the borough, the A19 and the A1 (M) are readily accessed via the A689 and the A179 roads which originate in the town centre.

Population

2.6 Information from Tees Valley Combined Authority (Table 1) shows that the population of Hartlepool has slightly increased from last year's total count of 92 500 to 92 800 this year. Hartlepool still has the lowest number of residents in the Tees Valley, with a proportion of 13.9% and Stockton-on-Tees has the highest with a proportion of 29.2%. This year, the Tees valley sub region has had a slight increase in population compared to last year i.e. from 667 500 to 669 900.

Table 1: Population

Area	Population		Proportion,% (Tees Valley)	
	2015/2016	2016/2017	2015/2016	2016/2017
Darlington	105 400	105 600	15.8	15.8
Hartlepool	**92 500**	**92 800**	**13.9**	**13.9**
Middlesbrough	139 500	140 400	20.9	21.0
Redcar & Cleveland	135 300	135 400	20.3	20.2
Stockton	194 800	195 700	29.2	29.2
Tees Valley Total	***667 500***	***669 900***	***100.0***	***100***
North East	***2 624 600***	***2 636 800***	-	-
England	***57 885 400***	***58 381 200***	-	-

Source: Tees Valley Combined Authority (TVCU), mid 2016 estimate

2015 Index of Multiple Deprivation

2.7 The IMD measures deprivation in its broadest sense by assessing indicators relating to income, employment, health and disability, education, skills and training, barriers to housing and services, crime and the living environment and combining them into a single deprivation score for each small area in England. This allows each area to be ranked relative to one another according to their level of deprivation. Hartlepool is currently ranked by the Index of Multiple Deprivation (IMD 2015)[7] as the 18th most deprived out of the 326 Local Authorities in England. In 2010 Hartlepool ranked as the 24th most deprived Local Authority hence there is no improvement in deprivation levels, if anything Hartlepool is now in the top 20 of the most deprived Local Authorities in England only better than Middlesborough which ranks 6th. Darlington is the least deprived ranking at 97th, followed by Stockton ranking 88th and Red Car and Cleveland ranking 49th.

[7] Communities.gov.uk/Tees Valley Combined Authority

2.8 More detailed information on the IMD and how it is calculated can be found on the following link: https://www.gov.uk/government/statistics/english-indices-of-deprivation-2015

Car Ownership

2.9 According to the ONS 2011 national census (updated in January 2013), the percentage of residents in Hartlepool with at least one car or van is 41%. The North East and National (England) percentage stands at 42.2% for both. In comparison Hartlepool is not markedly different from regional and national statistics in terms of car ownership.

2.10 Compared to other local authorities in the Tees Valley, Hartlepool has the lowest number of residents who own at least one car or van whereas Stockton-on-Tees has the highest.

Tourism

2.11 Despite being in a peripheral location, Hartlepool has evolved into a place which has an appeal for people to live, work and visit. Its successes include a multi-million pound 500 berth marina and a comprehensive range of eating establishments predominantly situated in Hartlepool Marina – developing a night-time economy.

2.12 The National Museum of the Royal Navy have recently taken over and rebranded the former Hartlepool Maritime Experience with exciting plans to invest in new attractions and events to significantly boost visitor numbers.

2.13 A number of regeneration programmes have kicked off this year to further develop the tourism and visitor market for Hartlepool. Seaton Carew will see a £1.3 Million investment in a new beachfront & promenade development that will support existing businesses and create further opportunities by building upon natural assets of the existing visitor offer, including the spectacular shoreline, thriving wildlife areas, Teesmouth National Nature reserve and links to the RSPB Visitor Centre. Working in accordance to the adopted Seaton Carew Masterplan, a new outdoor leisure park and a rejuvenated Grade II Listed Clock Tower & Bus Station will form the centre piece of the proposed regeneration works set to be completed by April 2018.

2.14 Initial feasibility and design works have also started on the Hartlepool Waterfront that will be developed as landmark destination with a mix of civic, cultural, leisure and visitor attraction uses to complement the restaurants, cafes, bars and shops around Hartlepool Marina. The aim is to create a fun family day out building upon the visitor offer at the National Museum of the Royal Navy coupled with new developments on the former Jacksons Landing site.

Jobs and Economy

2.15 According to the 2017 Tees Valley Combined Authority (TVCA) statistics (Table 2) there has been a nationwide increase of unemployment claimant rate with Hartlepool having the highest in the Tees Valley. Last year Hartlepool had the third highest unemployment claimant rate.

2.16 Darlington and Stockton have continued to have the lowest unemployment claimant rate in the Tees Valley. In comparison to last year and previous years during which claimant rates gradually decreased across the board, this year the rates are reverting to what they were in 2015.

Table 2: Unemployment Claimant Rate (% of the working age population claiming Job Seekers allowance) in March of each year

Area	2012 Claimant rate	2013 Claimant rate	2014 Claimant rate	2015 Claimant rate	2016 Claimant rate	2017 Claimant rate
Darlington	5.6	5.6	4.3	3	2.7	3.5
Hartlepool	**8.0**	**7.9**	**6.1**	**3.9**	**3.7**	**5.2**
Middlesbrough	8.5	8.5	6.4	4.4	4.7	4.9
Redcar & Cleveland	6.9	6.8	5.0	3.9	4.3	4.1
Stockton	5.9	5.7	4.6	3.2	3.0	3.4
Tees Valley Average	***6.9***	***6.8***	***5.2***	***3.7***	**3.7**	**4.1**
North East	***5.7***	***5.5***	***4.2***	***3.0***	**2.7**	**3.2**
Great Britain	***4.0***	***3.8***	***2.9***	***2.0***	**1.5**	**2.0**

Source: ONS Annual Population Survey /TVCA March 2017

2.17 Table 3 shows that the percentage of working age people in employment or economically active in Hartlepool is second lowest (just slightly above Middlesbrough) and throughout 2011 to 2016 has constantly remained below the Tees Valley, North East and National averages. Throughout the years Darlington and Stockton have in most occasions maintained a high percentage of people economically active, actually higher than the national average in some years as shown on Table 3.

Table 3: Percentage of working age population economically active

Area	Year					
	2011	2012	2013	2014	2015	2016
Darlington	74.4	77	79.3	78.2	77.8	79.6
Hartlepool	**69.8**	**69**	**72.8**	**71.1**	**71.4**	**71.6**
Middlesborough	66	70.2	69.3	71.3	72.2	70.4
Redcar & Cleveland	69.9	74	73.6	74.5	73.9	73.4
Stockton on tees	78	77.2	77.7	76.8	78.9	74.4
Tees Valley	**72.1**	**73.9**	**74.7**	**74.6**	**75.3**	**73.7**
North East	**72.6**	**74**	**73.8**	**75**	**75.2**	**75.5**
National	**76.1**	**76.8**	**77.2**	**77.3**	**77.8**	**77.8**

Source: TVCA, December 2016

Socio-economic groups

2.18 Table 4 illustrates the breakdown of percentage of working age population in employment by main occupation groups. At 14.7% elementary occupations has the highest number of employees in Hartlepool followed by 13.4% in the skilled trade, followed by 'professional occupations' at 12.9%. In comparison to last year, there has been a decrease in both skilled trade and professional occupations. The lowest number is in 'management and senior positions' at 6.4%.

Table 4: Percentage of working age population in employment by main occupation group

Socio-Economic Class	Hartlepool	North East	National
Managers, directors, senior officials	6.4	8.6	10.7
Professional occupations	12.9	18.0	20.3
Associate professional & technical	10.8	12.2	14.3
Administrative and secretarial occupations	10.4	10.3	10.3
Skilled trades occupations	13.4	10.9	10.3
Personal service occupations	11.6	9.9	9.2
Sales and customer service occupations	9.8	9.7	7.5
Process plant and machine operatives	10.1	7.7	6.3
Elementary occupations	14.7	11.9	10.6

Source: ONS Annual Population Survey, March 2017

Health

2.19 According to the Tees Valley Unlimited 2015 statistics, Hartlepool has the second lowest life expectancy rates at birth for both males and females in the Tees Valley. It is also lower than both regional and national life expectancies. Middlesbrough has the lowest. At 23.2%, the percentage of people of all ages who said that they had a limiting long term illness, including those resident in care and medical establishments is the highest in the Tees Valley and also higher than the national average which is 17.9% (Source: 2001 and 2011 ONS Census)

2.20 Hartlepool has the highest number of people needing care in the Tees Valley. It also has the highest number of people on incapacity benefit, followed by Middlesbrough. Darlington has the least, even lower than the Tees Valley average. Incapacity Benefit is paid to those people incapable of work due to illness or disability. The benefit is not means tested, but is only available to people with sufficient National Insurance (NI) contributions.

2.21 The amount of adult smokers, those at high risk due to drinking and those that misuse drugs is also higher than the rest of other authorities in the Tees Valley and the national figure. Total incapacity benefit claimant stands at 3.6% in Hartlepool compared to the regional average of 3.0% and national average of 2.2% (ONS, updated January, 2015).

2.22 The obesity rate, however, is slightly lower than the Tees Valley percentage however it is higher than the national rate. The number of deaths related to smoking, heart disease and cancer is higher in Hartlepool than the Tees Valley and nationally.

Lifelong Learning and Skills

2.23 Table 5 shows the National Vocational Qualification (NVQ) level attained by the working age population. The working population figures used to calculate residence-based proportions (rates) are based on the 16-64 year age for both males and females. At 23.6%, the borough has the lowest proportion of working age residents qualified to NVQ Level 4 and above (equivalent to degree level), in the Tees Valley. This is a drop from last year's 24.4%.

2.24 The proportion of working age population with no qualifications has remained the highest in the Tees Valley. Hartlepool has also seen a drop in the number of people with learning skills and this is not positive development for the borough.

2.25 Hartlepool and neighbouring Middlesbrough jointly have the highest proportions of residents with no qualifications in the Tees Valley. This is well above wider averages.

Table 5: Qualifications/no qualifications working age residents

Area	**Qualifications**					**No Qualifications**
	NVQ1+	**NVQ2+**	**NVQ3+**	**NVQ4+**	**Other**	
Darlington	84.3	73.7	53.9	32.9	7.9	7.8
Hartlepool	**81**	**68.9**	**47.1**	**23.6**	**7.2**	**11.8**
Middlesbrough	81.4	70.7	51.3	29.2	6.9	11.7
Red Car	85	73.4	53.2.	27	6.7	8.3
Stockton	85.8	76.7	54.7	36.7	5.9	8.3
Tees Valley	83.5	72.7	52.0	29.9	6.9	9.6
North East	85.3	73.7	52.3	31.4	5.4	9.4
National	85	74.3	56.9	38.2	6.6	8.0

Source: ONS annual population survey December 2016. Note: Definitions include NVQ4 and above – degree, higher degree, professional qualifications etc, NVQ3 – 2 or more A Levels etc, NVQ2 – 5 O Levels, 1 A level etc, NVQ1 – 1 O Level, 1 CSE/GCSE etc and Other – other or level unknown.

2.26 As can be seen on Table 6, the GCSE pass rate continues to decline. This year 48% of all Year 11 students passed the GCSE or equivalent exams. Hartlepool has the lowest pass rate this year and highest is in Stockton which is actually higher than the national average.

Table 6: Qualifications by Year 11 students at 2016 (Percent)

Area	Year					
	2011	**2012**	**2013**	**2014**	**2015**	**2016**
Darlington	65.7	62.2	64.8	56.9	52.5	56
Hartlepool	**56.4**	**48.8**	**59.0**	**55.1**	**53.4**	**48**
Middlesbrough	40.9	47.6	50.3	47.2	46.1	50.1
Red Car	55.0	55.0	55.1	50.0	54.3	55.9
Stockton	57.3	54.3	57.4	55.1	59.3	58.3
Tees Valley	55.1	53.6	57.3	52.9	53.1	53.8
North East	56.8	58.5	59.3	54.6	55.4	56.3
National	59.0	59.4	59.2	53.4	53.8	53.5

Source: TVCA 2016. Examination Results gained by Year 11 (aged 16) pupils by district of learning provision. Equivalent GCSE results are also included where pupils gain level 2 qualifications at school. National Results are for England not Great Britain

Housing

2.27 The key figures for housing (Table 7) are obtained from the TVCA. The table shows that Hartlepool has a very high proportion of properties in Tax Band A and least in Tax Band B to C. Hartlepool has the highest % of houses that are vacant for at least 6 months.

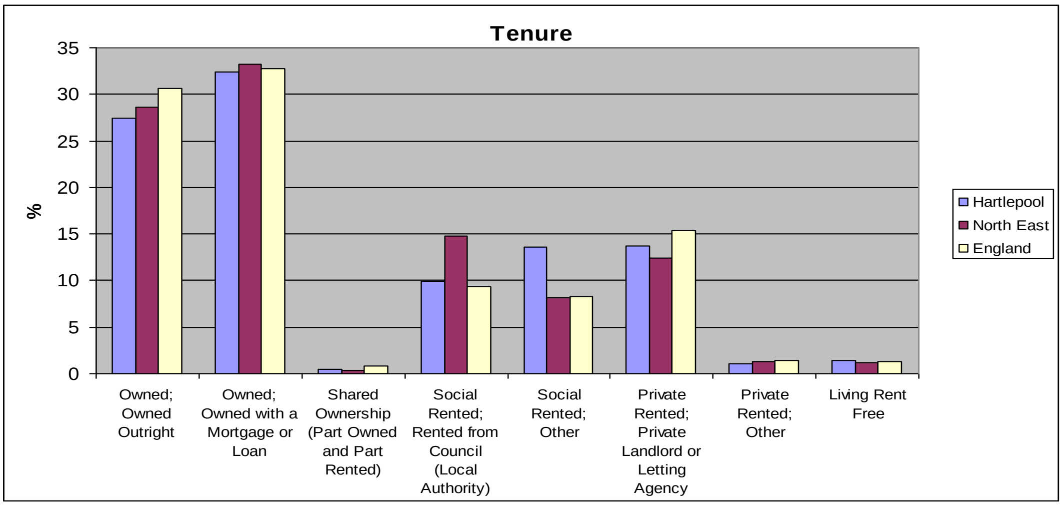
Table 7: Tax Band Percentages for Housing

	% in Tax Band A	% in Tax Band B - C	% in Tax Band D - H
Darlington	45.6	34.7	19.8
Hartlepool	**55.4**	**30.9**	**13.7**
Middlesbrough	52.9	33.8	13.3
Red Car	41.9	42.5	15.6
Stockton	41	37.4	21.6
Tees Valley	46.5	36.3	17.2
North East	n/a	n/a	n/a
National	n/a	n/a	n/a

Source: TVCA.2016.

2.28 Tenure statistics on Graph 1 illustrate that Hartlepool has more people living rent free and on social rented housing compared to regional and national figures. Mortgage/loan ownership and owned outright are the most prevalent types of housing tenure, with Hartlepool figures comparatively at par with both national and regional figures.

Graph 1: Tenure



Source: Office for National Statistics updated January 2013, % based on total household count

2.29 Table 8 shows the proportion of dwellings in each housing group as assessed in the Hartlepool Strategic Housing Market Assessment (2015). Overall, the vast majority (74.1%) of properties are houses, 12.1% are bungalows, 13.6% are flats/apartments and maisonettes and 0.9% are other types of property including park homes/caravans. Of all occupied properties, 11.3% have one bedroom, 29.2% have two bedrooms, 43.6% have three bedrooms and 15.9% have four or more bedrooms.

Table 8: Property type and size of occupied dwellings across Hartlepool

Property Type	No. Bedrooms (Table %)					Total
	One	Two	Three	Four	Five/more	
Detached house	0.0	0.6	4.3	7.9	1.7	**14.5**
Semi-detached house	0.1	5.5	19.9	2.9	0.7	**29.2**
Terraced/town house	0.0	10.5	16.9	1.7	0.7	**29.7**
Bungalow	2.5	6.9	2.4	0.2	0.0	**12.1**
Maisonette	0.8	0.2	0.0	0.0	0.0	**1.1**
Flat/apartment	7.3	5.0	0.1	0.1	0.0	**12.5**
Other	0.5	0.4	0.0	0.0	0.0	**0.9**
Total	**11.3**	**29.2**	**43.6**	**12.8**	**3.1**	**100**

Source: Hartlepool Strategic Housing Market Assessment (2015)

2.30 The imbalance in the housing stock is being addressed on a holistic basis through the emerging Local Plan and the ongoing housing market renewal (HMR). The HMR initiatives for clearance and improvement are proving to be successful in tackling problems associated with the existing housing stock and new housing development is helping to change the overall balance of housing stock and provide greater choice.

2.31 Affordability is still a key issue in Hartlepool as highlighted in the 2015 Hartlepool Strategic Housing Market Assessment and the Council is continuing to invest in more affordable housing in partnership with private developers and housing associations such as Housing Hartlepool.

Current House Prices

2.32 Table 9 shows house prices and House Price Index (HPI) for the five local authorities in the Tees Valley. House prices are expressed in terms of simple average price for each house type. The simple average is calculated quarterly taking the sum value of all sales transactions divided by the total number of sales transactions (within a 3 month period).

2.33 A House Price Index (HPI) is a weighted, repeat-sales index, meaning that it measures average price changes in repeat sales or re-financings on the same properties. Since the HPI index only includes houses with mortgages within the conforming amount limits, the index has a natural cap and does not account for 'jumbo' mortgages which are for large luxury type of housing. The HPI calculation is based on Land Registry data and the figure is adjusted for sales of differing mixes of house types.

Table 9: House prices (simple average) and house price index

Area	**House Type**				**House Price Index**
	Detached	Semi detached	Terraced	Flat/maisonette	
Darlington	219 729	130 126	97 758	82 151	104.97
Hartlepool	**171 057**	**102 157**	**71 706**	**58 881**	**100.37**
Middlesbrough	189 190	109 475	77 855	67 014	100.86
Red Car	181 992	112 912	85 208	61 581	98.02
Stockton	208 697	120 651	93 306	80 713	105.65
Tees Valley	-	-	-	-	-
North East	205 860	122 700	97 454	86 957	103.66
National	351 336	214 345	345 185	219 208	114.27

Source: Land Registry (http://landregistry.data.gov.uk/app/ukhpi), March 2017.

2.34 Table 9 shows that Hartlepool has the cheapest houses in the whole of the Tees Valley. The highest house prices are in Darlington and Stockton. In comparison to last year, house prices have fallen for all house types in Hartlepool. However, nationally they have slightly increased across all types. Tees Valley as shown by the HPI. However, the HPI shows rising housing market values nationally and regionally.

Housing Vacancy rates

2.35 The percentage of properties vacant for 6 months or more is shown in Table 10. Hartlepool still has the highest percentage of vacant properties in the Tees Valley but there is a notable decrease as from 2013.

2.36 According to the Tees Valley Unlimited, as from April 2013, properties that remain empty for more than two years now incur an additional council tax registry charge.

Table 10: Percentage of vacant properties (6 months or more)

Area	**Year**					
	2010	2011	2012	2013	2014	2015/16
Darlington	1.9	2.2	2.2	1.2	1.6	1.0
Hartlepool	**2.1**	**2.1**	**2.5**	**1.5**	**2.2**	**1.2**
Middlesborough	1.9	2.3	2.2	2.1	1.8	0.9
Red Car	1.9	1.4	1.5	1.0	1.8	1.1
Stockton	1.2	1.2	1.6	1.5	1.7	0.7
Tees Valley	1.8	1.8	1.9	1.5	1.7	1.0
North East	no	no	no	no	no	no
National	no	no	no	no	no	no

Source: TVCA, 2016 (Local Authority Council Tax Registers)

2.37 Table 11 shows that between 2014 and 2015, the number of long term empty properties in Hartlepool decreased from 330 to 210. Middlesbrough, Darlington and Redcar all had an increase in the number of empty properties.

Table 11: Number of long term empty properties (i.e. more than 2 years)

Area	**Year**		
	2013	2014	2015/16
Darlington	181	174	230
Hartlepool	**330**	**330**	**210**
Middlesborough	178	144	450
Red Car	290	322	280
Stockton	259	224	180
Tees Valley	1 238	1 194	1360
North East	no data	no data	no data
National	no data	no data	no data

Source: Tees Valley Unlimited, (Local Authority Council Tax Registers

Community Safety

2.38 Community safety remains one of the key issues being addressed by the Hartlepool Partnership and key community safety initiatives such as the Neighbourhood Policing. Safer Hartlepool Partnership's main aim is to reduce acquisitive crime and prevent re-offending. Table 12 gives a breakdown of offences by the crime category under which they were recorded by Hartlepool Police during the year and previous years for comparison. These figures are based on the date the crime was recorded not the date the offence occurred.

Table 12: Notifiable offences recorded by the police

	Crime Category/Type	2015/16	2016/17	Change (number)	Change (%)
Publicly Reported Crime (Victim Based Crime)	**Violence against the person**	**1821**	**2147**	**326**	**17.9**
	Homicide	0	2	2	-
	Violence with injury	860	890	30	3.5
	Violence without injury	961	1255	294	30.6
	Sexual Offences	**204**	**190**	**-14**	**-6.9**
	Rape	60	70	10	16.7
	Other sexual offences	144	120	-24	-16.7
	Robbery	**45**	**46**	**1**	**2.2**
	Business robbery	6	5	-1	-16.7
	Personal robbery	39	41	2	5.1
	Acquisitive Crime	**3725**	**4201**	**476**	**12.8**
	Domestic Burglary	333	330	-3	-0.9
	Other Burglary	430	440	10	2.3
	Bicycle Theft	163	176	13	8.0
	Theft from the Person	39	44	5	12.8
	Vehicle Crime (Inc Inter.)	567	857	290	51.1
	Shoplifting	1246	1256	10	0.8
	Other Theft	947	1098	151	15.9
	Criminal Damage & Arson	**1628**	**1625**	**-3**	**-0.2**
	Total Public Reported Crime	**7423**	**8209**	**786**	**10.6**
Police Generated Offences (Non - Victim Based Crime)	**Public Disorder**	**270**	**318**	**48**	**17.8**
	Drug Offences	**265**	**267**	**2**	**0.8**
	Trafficking of drugs	68	61	-7	-10.3
	Possession/Use of drugs	197	206	9	4.6
	Possession of Weapons	**61**	**53**	**-8**	**-13.1**
	Misc. Crimes Against Society	**114**	**161**	**47**	**41.2**
	Total Police Generated Crime	**710**	**799**	**89**	**12.5**
TOTAL RECORDED CRIME IN HARTLEPOOL		**8133**	**9008**	**875**	**10.8**

Source: Hartlepool Police, 2016. (+) is increase and (-) is decrease in recorded offences

Key for main category/type (excluding sub categories)

(green)	*change less than 0%*
(orange)	*change 0-10%*
(red)	*change greater than 10%*

2.39 Table 12, shows that on average recorded offences/crime has continued to increase between last year and this year. During the period April 2016 to March 2017, Hartlepool police recorded a total of 9008 offences and this is an increase of 10.8% compared to last year's 8133. Violence against the person, public disorder, acquisitive crime and miscellaneous crimes against society are all in the red category. Robbery and drug offences are in the orange category.

2.40 Although total crime recorded crime in the town is still high, it is positive to note that some crime categories which have in the past been problematic in the town e.g. sexual offences, criminal damage and arson continued to decline and are marked green in Table 12.

The Environment

2.41 Hartlepool has a rich environmental heritage and very diverse wildlife habitats. The built, historic and natural environment within Hartlepool plays host to a wide range of buildings, heritage assets including archaeological remains, wildlife habitats, geological and geomorphological features, landscape types and coastal vistas.

The Built Environment

2.42 The town has a long maritime tradition and a strong Christian heritage with the twelfth century St Hilda's church, on the Headland (a Grade I Listed Building) built on the site of a seventh century monastery. Some of the medieval parts of borough, on the Headland are protected by the Town Wall constructed in 1315; the Town Wall is a Scheduled Ancient Monument and Grade I Listed Building. There are eight conservation areas within the borough and 201 Listed Buildings, eight Scheduled Ancient Monuments and One Protected Wreck. One of the town's Victorian parks (Ward Jackson Park) is included on the list of Registered Parks & Gardens.

Geological & Geomorphological Features

2.43 The geology of Hartlepool comprises two distinct types:

1. The north of the borough sits on the southern reaches of the Durham Magnesian Limestone Plateau, which is of international geological importance. Although the Magnesian Limestone in Hartlepool is generally too far below the overlying soils to give rise to the characteristic Magnesian Grassland flora found further north, it is exposed in several quarries and road cuttings and forms a spectacular gorge in West Crimdon Dene along the northern boundary of the Borough.

2. The southern half of the borough sits on Sherwood Sandstone from the Triassic period; a rare exposure on the coast at Long Scar & Little Scar Rocks is a Regionally Important Geological Site. Of more recent geological origin is the Submerged Forest SSSI, which underlies Carr House Sands and is intermittently exposed by the tide. This area of waterlogged peat has yielded pollen, mollusc and other remains, which have been used to establish the pattern of sea-level change in Eastern England over the past 5,000 years

Wildlife Characteristics

2.44 The borough is bordered on the east by the North Sea and features extensive areas of attractive coastline including beaches, dunes and coastal grassland. Much of the inter-tidal area of the coast is internationally important for its bird species and is protected as Teesmouth & Cleveland Coast Special Protection Area/Ramsar site. There are nationally protected Sites of Special Scientific Interest at Hart Warren, the Hartlepool Submerged Forest and Seaton Dunes and Common. Other areas of the coast include part of the Teesmouth National Nature Reserve and Sites of Nature Conservation Interest. Hartlepool only has one inland Site of Special Scientific Interest (SSSI), Hart Bog. This is a small area which has four distinct plant communities and is of particular botanical interest.

2.45 The prominent location of the town's Headland, as a first landfall on the east coast, makes it of national significance for the birdwatching community. Inland is an attractive, rolling agricultural landscape including areas of Special Landscape Value. Interspersed in this landscape are a number of fragmented but nevertheless diverse and important wildlife habitats. There are six Local Nature Reserves in the borough and 40 non-statutory geodiversity and biodiversity sites protected as Local Wildlife Sites (LWS) and Local Geological Sites (LGS).

2.46 In addition to internationally important numbers of shorebirds, the borough contains some notable examples of wildlife species: grey and common seals are frequent along the coastline with the latter breeding in Seaton Channel. The area of sand dunes, cliffs and grazing marsh along the coast support important species such as burnt tip orchid, northern marsh orchid, early marsh orchid, sea holly and other notable species. There is extensive priority woodland habitat in the Wynyard area and the northern denes.

Bathing Water

2.47 Seaton Beach covers an extensive area and attracts significant numbers of visitors for walking, bathing and windsurfing activities. Seaton Carew Centre and Seaton Carew North Gare (south) both meet the Bathing Water Directives guideline standard which is the highest standard and Seaton Carew North passed the imperative standard which is a basic pass.

Air Quality

2.48 Air quality in Hartlepool currently meets statutory standards with no requirement to declare any Air Quality Management Areas.

Culture and Leisure

2.49 Museums associated with Hartlepool's maritime heritage and other important cultural facilities including the art gallery and Town Hall Theatre which are all located within the central part of the borough and comprise a significant focus for Hartlepool's growing tourism economy. In particular, the Hartlepool Maritime Experience is a major regional/national visitor attraction. There are a number of parks and recreation facilities throughout the town and three green wedges that provide important links between the countryside and the heart of the urban areas. On the fringes of the built up area are three golf courses and a country park at Summerhill.

<u>Future Challenges</u>

2.50 Hartlepool has, over recent, years seen substantial investment, particularly from government funding streams; this investment has completely transformed the environment, overall prosperity and above all Hartlepool's image. The Council wish to build on the previous successes but are faced with severe budget cuts. Below is an analysis of the main strengths, weaknesses, opportunities and threats facing the borough.

Table 13: Hartlepool SWOT Analysis

Source: Emerging Hartlepool Local Plan

Strengths	**Weaknesses**	**Opportunities**	**Threats**
• Successful allocation of Enterprise Zones • Compactness of main urban area • Expanding population • Sense of community / belonging • Partnership working • Good track record in delivering physical regeneration • Diverse, high quality and accessible natural environment • Diverse range of heritage assets including the maritime, industrial and religious • Availability of a variety of high quality housing • Successful housing renewal • High levels of accessibility by road • Lack of congestion • Good local road communications • Direct rail link to London • Good local rail services • Active and diverse voluntary and community sector • Positive community engagement • Successful event management • Small business and SME development • Growth of visitor market • High quality tourist attractions • High quality expanding educational facilities.	• Perceived image • Location off main north-south road corridor • High deprivation across large areas of the town • Low employment rates and high level of worklessness • Legacy of declining heavy industrial base • Small service sector • Imbalance in the housing stock • Shortage of adequate affordable housing • Poor health • Low level of skills • High crime rates • Exposed climate • Range and offer of retail facilities • Reductions in public resources have affected regeneration and employment levels.	• Young population, possible asset for future prosperity • Can improve the economy and the growing house choice thus improving the recent stabilisation of population levels • Availability of land to enable diversification of employment opportunities • Potential for development of major research, manufacturing and distribution facilities on A19 corridor • Potential for further tourism investment • Potential for integrated transport links • Major high quality employment opportunities at Victoria Harbour, Queens Meadow and Wynyard Park • Success of Tall Ships races and opportunity to bid for the event in the future • Plans for development of Tees Valley Metro • Established housing market renewal programme • New state of the art hospital site in Wynyard • Potential New Nuclear Power Station • Renewable Energy and Eco Industries • Developing indigenous business start-up and growth • New government guidance in the form of the NPPF and CIL regulations.	• Closure of major employer/s • Expansion of area affected by housing market failure • Climate change and rising sea levels • Lack of financial resources / budget deficits • Increasing car ownership and congestion • Loss of Tees Crossing Project • Access to New hospital • Competition from neighbouring out of town retail parks • Competition from outlying housing markets • Uncertainty in relation to Council budgets • Uncertainty in relation to government funding programmes.

2.51 The main challenges this year and the coming years are similar to those in previous years. In particular Hartlepool is challenged by further public expenditure cuts which will be in place until at least 2018. Until then, local services will have to be further scaled down and carried out on a more constrained budget. Job losses across the borough are a real threat to the local economy and this is likely to lead to an increase in the number of people seeking welfare benefits in the coming years.

2.52 Despite the expenditure cuts Hartlepool will continue to support the development of the local economy and to address the imbalance in the housing stock (including the lack of affordable housing and executive housing) so as to at least maintain the population at its current level and to ensure that the borough remains sustainable and an attractive place to live, work and play.

2.53 Planning policies: enable an improvement in the range of housing available (both through demolition and replacement of older terraced housing and provision of a range of new housing); enable the diversification of the local economy and the growth in tourism; encourage the provision of improved transport links and seeks to improve the built and natural environment which will all assist in achieving this aim and improve the quality of life within Hartlepool.

2.54 Through policies in the Local Plan and various other strategies and incentives the Council will continue to seek ways to achieve higher economic growth rates in Hartlepool in order to bridge the gap with more prosperous authorities in the region and provide greater opportunities and prosperity for residents.

2.55 The attraction and retention of highly skilled workers is viewed as critical to regional and sub-regional economic success, the Council will work with other Tees Valley authorities to ensure the right housing and environmental conditions are available to contribute to population growth and the attraction of key highly skilled workers to the region.

3 IMPLEMENTATION OF THE HARTLEPOOL LOCAL DEVELOPMENT SCHEME

3.1 The Hartlepool Local Development Scheme (LDS) sets out a rolling programme for the preparation of Local Development Documents (LDDs) relating to forward planning in Hartlepool.

3.2 The LDS is specifically concerned with development documents being prepared over the next three years but also highlights those which are likely to be prepared beyond this period into the future. It sets out the timetable and highlights the key stages for the preparation of new policy documents and when they are proposed to be subject to public consultation.

3.3 The LDS that relates to this report was approved by Regeneration Services Committee in November 2016. The 2016 LDS shows a revised timetable which takes into account the Government's requirement to produce a Local Plan by early 2017[8]. The Local Plan Publication Consultation was undertaken in December 2016 and the plan was submitted to the Secretary of State in March 2017. Implementation of the 2016 Local Development Scheme

3.4 Table 14 details the timetable for the 2016 LDS outlining key dates for different stages and delivery of the LDS's main DPD document; the Local Plan. The statutory 8 week consultation on the Local Plan Preferred Options (LPPO) document progressed well during the year starting on 27th May 2016 ending on 22nd July 2016. The representations were consolidated and a consultation statement published following which a need for additional evidence to justify housing need and jobs created over the plan period was established. This led to additional work on the Strategic Housing Market Assessment (SHMA), and a SHMA Addendum was produced in October 2016. As a result there was a delay on the publication of the Local Plan as scheduled.

3.5 The 8 week consultation on the Publication Stage of the Draft Local Plan took place between 9th December 2016 and the 3rd February 2017 following which the full council granted approval on 16th March 2017 to submit it to the planning inspectorate for examination. Marking the end of the financial year was the Submission of the Local Plan on 23rd March 2017 for examination scheduled for the autumn during the next financial year 2017/18. Further details on this will be outlined in next year's report.

3.6 However, it should be noted that at the time of writing this report in November 2017, the Hearing session elements of the examination of the Local Plan had already taken place between 25th September 2017 and

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[8] At the time of writing the Local Development Scheme has been updated an will be reported to Regeneration Services Committee on the 11th December 2017 to update it as part of the Examination process

13th October 2017 and that plans are currently underway to hold a statutory 8 week consultation over the 2017 Christmas period on the Main Modifications necessary to make the plan sound following the receipt of the Inspectors Interim report. Further details on this will be outlined next year.

3.7 To date the following development documents have been adopted within the LDF:

- Transport Assessments & Travel Plans SPD (January 2010)
- Statement of Community Involvement (SCI) (January 2010)
- Tees Valley Joint Minerals & Waste DPDs (September 2011)
- Local Development Scheme (LDS) (January 2012)
- Authorities Monitoring Report (AMR) (December 2015)
- Trees and Development SPD (2013)
- Green Infrastructure SPD (February 2014)
- Shop Fronts SPD (2014)
- New Dwellings outside of Development Limits (August 2015)
- Seaton Carew Regeneration SPD (September 2015)
- Planning Obligations SPD (November 2015)

Table 14: Revised timetable of Hartlepool Local Plan DPD

Table 1: LOCAL PLAN	
OVERVIEW	
Role and content	To set out the vision and spatial strategy for Hartlepool and the objectives and primary policies for meeting the vision.
Geographical Coverage	Borough-wide
Status	Development Plan Document
Conformity	Must reflect the Hartlepool Community Strategy and be in line with National Planning Policy Guidance and meet the Duty to Co-operate
TIMETABLE / KEY DATES	
Stage	**Date**
Evidence base Production	November 2013 – March 2015
Issues and Option Drafting stage	March - May 2014
Issues and Options extensive public consultation stage	May – July 2014
Preferred Options Drafting stage	August 2014 – March 2016
Preferred Options extensive public consultation stage	May – July 2016
Publication Stage (Reg. 19 Stage)	December 2016 - February 2017
Submission to Secretary of State (Reg. 22 Stage)	March 2017

Pre Inquiry Meeting	May 2017
Public Hearings (Reg. 24 Stage)	July – August 2017
Inspectors Report (Reg. 25 Stage)	October 2017
Redrafting Stage	November 2017
Consultation on Modifications	November – December 2017
Adoption (Reg. 26 Stage)	February 2018

ARRANGEMENTS FOR PRODUCTION	
Lead Organisation	Hartlepool Borough Council
Management arrangements	The management arrangements are set out in section 9. The Local Plan will be approved by the Regeneration Committee during the various stages of consultation and ratified by full Council prior to adoption.
Resources Required	Primarily internal staffing resources with use of consultants if necessary for any special studies required
Community and Stakeholder Involvement	In accordance with the Statement of Community Involvement

POST PRODUCTION / REVIEW
The effectiveness of the primary policies in relation to the vision and objectives of the Local Plan will be assessed in the Authorities Monitoring Report and where necessary reviewed. The Local Plan DPD may be reviewed in the following circumstances: • A further review of the Community Strategy • A significant amendment to the Council's Corporate Vision

Source: Hartlepool Borough Council Local Development Scheme November 2016

Table 15: Hartlepool Development Plan Documents key milestones and delivery

Document	Key Milestone	Key Dates	Actual Progress	Milestone Achieved
Hartlepool Local Plan DPD	Local Plan Preferred Options (LPPO) document public consultation	May to July 2016	The statutory 8 week public consultation on the LPPO was done between 27th May and 22nd July in 2016	Yes
	Local Plan Publication document	December 2016 to February 2017	The 8 week consultation on the Publication document took place between 9th December 2016 and the 3rd February 2017 following which the full council granted approval on 16th March 2017 to submit it to the planning inspectorate for examination	Yes
	Submission of Local Plan	March 2017	The Local Plan was submitted for examination on the 23rd March 2017 and this marked the end of the 2016/17 financial year regards to progress on the Local Plan	Yes

Source: Hartlepool Borough Council

ASSESSMENT OF POLICIES

Hartlepool Local Plan 2006

Introduction

4.1 This section of the Authorities Monitoring Report (AMR) assesses the implementation and effectiveness of current planning policies contained in the Hartlepool Local Plan adopted in April 2006.

4.2 The 2012 Regulations[9] specifically require Local Planning Authorities (LPAs) to provide information on annual numbers of net additional dwellings or net affordable dwellings as specified in any Local Plan policy within the monitoring period and since the date the policy was first published, adopted or approved, in this instance April 2006. Although there is a reduced requirement on LPAs to provide information given that the current Local Plan 2006 has objectives and indicators it is considered that policies should still be assessed against these. It is however impractical to assess every single policy of the 2006 Hartlepool Local Plan.

4.3 This section therefore considers the objectives of the 2006 Local Plan, the policies relating to these objectives and some related output indicators for assessing the effectiveness of the policies. The indicators include relevant national core output indicators[10] and a number of local output indicators. Whilst working on the LDF, the Local Plan policies have been saved as from 13th April 2009. A Schedule of these 'saved policies' which were agreed by the Secretary of State are set out in Appendix 1. The 'saved policies' are also available online on the Council's Planning Policy website on the following link: https://www.hartlepool.gov.uk/downloads/file/373/schedule_of_local_plan_saved_policies_from_13th_april_2009. A selected number of targets have been included in this report.

Hartlepool Local Plan Objectives, Policies and Indicators

4.4 The overall aim of the 2006 Hartlepool Local Plan is:

> "to continue to regenerate Hartlepool securing a better future for its people by seeking to meet economic, environmental and social needs in a sustainable manner"

4.5 In the context of this aim, the strategy for the Local Plan covers the following four broad areas:

- regeneration of Hartlepool,
- provision of community needs,
- conservation and improvement of the environment and

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[9] Part 8, 34 (3) of the Town and Country Planning (Local Planning) (England) Regulations 2012

[10] Regional Spatial Strategy and Local Development Framework Core Output Indicators – Update 2/2008

- maximisation of accessibility.

4.6 The plan sets out specific objectives relating to the above four elements of the strategy, from which the plan's policies have been developed. Many of these policies relate to more than one objective.

4.7 The following part of this section sets out for each objective or group of objectives policies of the Hartlepool Local Plan:

- main policies flowing from the objective(s)
- output indicator(s),
- targets (where set),
- data relating to the indicator(s),
- some analysis and comment on the data, and where appropriate
- some commentary on the related local plan policies.

4.8 The core output indicators are grouped into six categories, each with identified indicators as follows:

A) Business development and town centres (BD1, BD2, BD3 and BD4)
B) Housing (H1a, H1b, H2a, H2b, H2c, H2d, H3, H4, H5 and H6)
C) Environmental quality (E1, E2 and E3)
D) Minerals (M1 and M2)
E) Waste (W1 and W2)
F) Conservation and Design

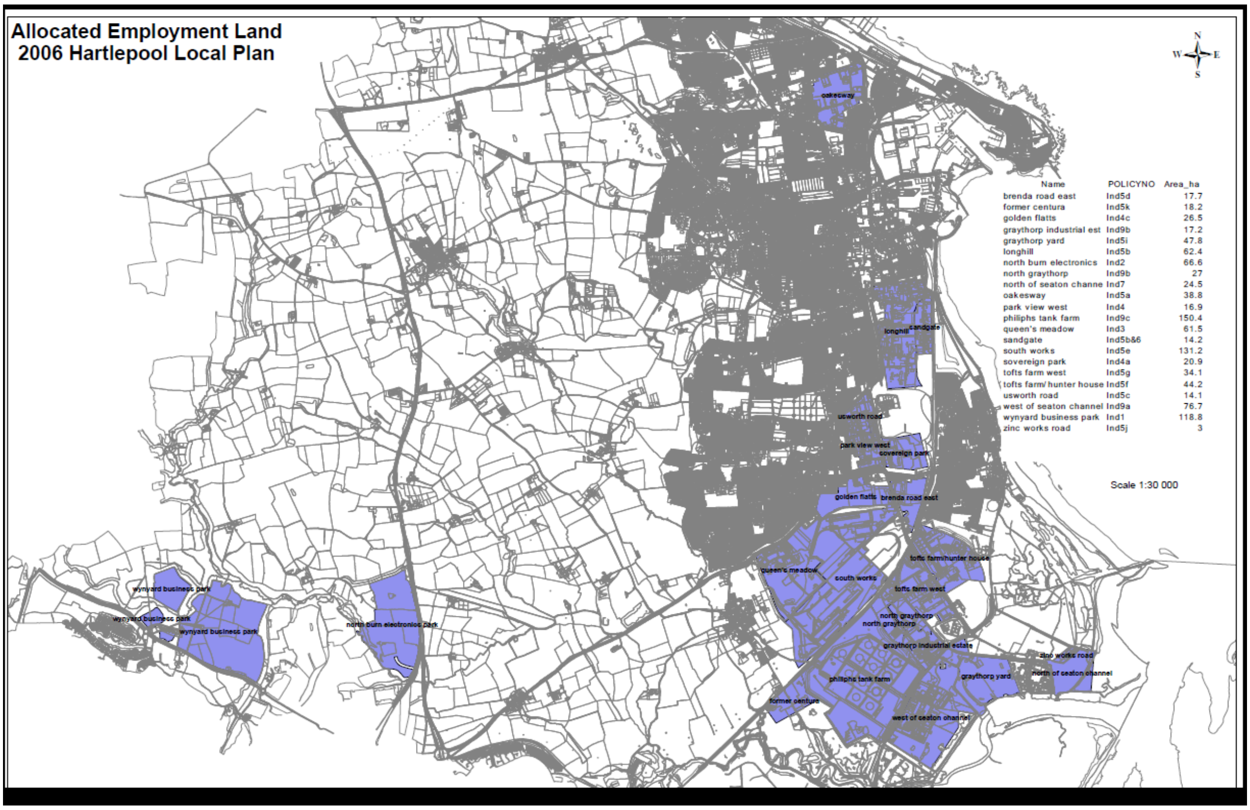
4.9 The above categories have been used as sub sections A to F in this report and together they ensure that all of the local plan objectives are assessed.

4.10 As part of the duty to cooperate with neighbouring local authorities in the Tees Valley, it is anticipated that policies in the 2011 Minerals and Waste DPDs (i.e. Policies & Sites DPD and the Core Strategy DPD) will be monitored and jointly reported. Category (D) minerals core output indicators M1 and M2 on 4.8 above will thus be replaced by those shown in Appendices 2 and 3. There is a total of 11 policies in the Minerals and Waste (M&W) Core Strategy DPD and these are coded MWC1 to 11. The M&W Policies and Sites DPD has a total of 12 policies and these are coded MWP1-12. It is important to note that not all M&W policies are applicable to Hartlepool and as such the return to such policies will be recorded as n/a (not applicable).

A BUSINESS DEVELOPMENT, TOWN CENTRE AND TOURISM

<u>Employment land</u>

Map 1: Industrial employment site locations*



Source: Hartlepool Borough Council, 2006 Local Plan
** total area 1033 ha*

- Local Plan objectives A1, A2, A3, A4 and A8: to encourage the provision of more and higher quality job opportunities, to ensure that sites are available for the full range of industrial and commercial activities so as to enable the diversification of employment opportunities, to encourage the development of additional office, small business and light industrial uses, to promote the growth of tourism and to promote mixed use developments where appropriate.

- Local Plan objectives B2 and D3: to ensure that Hartlepool Town Centre continues to fulfil its role as a vibrant and viable amenity providing a wide range of attractions and services with convenient access for the whole community and to ensure that developments attracting large numbers of people locate in existing centres which are highly accessible by means other than the private car.

<u>Related Policies</u>

- Identification and criteria for development on business and other high quality industrial sites at Wynyard Business Park (Ind1), North Burn

(Ind2), Queens Meadow (Ind3) and Sovereign Park (Ind4a), Park View West (Ind4) and Golden Flatts (Ind4);

- Identification and allocation of sites for wide range of employment uses including light and general industry (Ind5, PU6), bad neighbour uses (Ind6), port-related development (Ind7) and potentially polluting or hazardous developments (Ind9 – Ind10);
- Encouraging the development of the town centre as the main shopping, commercial and social centre of Hartlepool (Com1);
- Protecting the retail character of the primary shopping area (Com2) and allocation of development site within primary shopping area (Com3);
- Identifying the sequential approach for shopping and other main town centre uses (Com8 and Com9);
- Improvement of accessibility to and within town centre by modes other than the car (Tra1, Tra4, Tra5, Tra7);
- Restriction on retail developments in industrial areas and at petrol filling stations (Com10 and Com11);
- Preventing spread of town centre uses to adjoining residential areas (Hsg4);
- Sequential approach for major leisure developments (Rec14);
- Identifying area where late night uses permitted (Rec13);
- Identification of sites and areas for retail and other commercial development in primary shopping area (Com3), edge of centre locations (Com4), at Tees Bay (Com7) and west of A179/north of Middleton Road (Com17);
- Identification of areas for mixed use developments at the Headland (Com16), edge of centre sites (Com4) and Tees Bay (Com7).

Employment Policies assessment

4.11 Most industries in Hartlepool are located in the southern part of Hartlepool and this area is known as the Southern Business Zone (SBZ). In February 2009 a development strategy was produced to support the development of this area. The study indicates that the SBZ consists of 15 separate industrial estates and business parks and covers an area of approximately 170 hectares, the study went on to state that the SBZ is home to around 400 companies who between them employ 5,000 people making it a key employment area and a major driver of economic prosperity for the Tees Valley sub-region. Within the SBZ there have been variations in employment opportunities with increases in some areas but increases have been coupled with decreases so overall the position is very much the same as in 2009.

4.12 The SBZ Action Plan is in place and its vision is:

> "To become a driver of success for the sub-region, ensuring the SBZ captures recognised opportunities for growth for the benefit of local people, business and the environment"

To achieve this vision the following strategic objectives have been set:

- Close the skills gap so that local people can better benefit from anticipated economic growth.
- Provide better access to job opportunities.
- Enhance support for existing and new businesses.
- Attract new business and inward investment.
- Maximise supply chain opportunities for local firms.
- Improve the environment, appearance and image of the area.
- Rationalise land use.
- Help diversify the economic base.

4.13 In April 2012, the Enterprise Zone (EZ) status was enacted in 3 industrial locations in Hartlepool, i.e. Oakesway, Queen's Meadow and the Port. The aim of the EZ status is to aid economic recovery and stimulate growth by giving business rate discounts or enhanced capital allowances over a five year period to support the growth of existing firms and/or attract significant inward investment. Local Development Orders were put in place for each of the 3 areas in 2012 with a lifespan of 3 years – these were therefore updated and refreshed LDO's put in place in March 2015 to cover the period to end of March 2018.

4.14 Only businesses that fall into one of the three business growth sectors will be allowed to take advantage of the financial incentives. These are:

- Advanced Engineering & Advanced Manufacturing;
- Chemical, Pharmaceutical & Biotechnology, and;
- Renewable Energy Manufacturing.

4.15 This year only one business moved into Queen's Meadow i.e. ARCS Energy Ltd with a total floor office space of 212m^2. To date the following companies have moved into the EZs and all are at Queen's Meadow:

- 2016/17 ARCS Energy Ltd
- 2015/16 JNP Group
- 2014/15 Applus RTD, Hart Biologicals
- 2013/14 Contract Laboratory Services
- 2012/13 Omega Plastics, Propipe, Durable Technologies, Solomons Europe Ltd

4.16 The Employment Land Review (ELR) endorsed by the Council's Regeneration Services Committee in January 2015 is to be used as an evidence base for the emerging Local Plan and also as material consideration whilst making planning decisions.

4.17 The ELR reveals that there is a total of 409.7ha of available employment land from 29 sites across the borough. It proposes to de-allocate/re-allocate a total of 151.8 ha from sites judged unlikely to come forward such as Former Centura (18.1ha), Northburn Electronics Park (66.7.6ha), Victoria Habour North Docks west of Marina Way (3.1ha); sites more suitable to be developed for alternative uses such as Golden Flatts (20.8), and Wynyard (39.9ha, but the emerging Local Plan is proposing a larger deallocation). The de-allocations/re-allocations therefore leave a realistic supply of 257.9ha of available employment land from 23 sites and this is recommended to be safeguarded. The full ELR report is available on the Council's website: http://www.hartlepool.gov.uk/downloads/file/12170/employment_land_review-january_2015.

4.18 A number of core output indicators have been selected to measure the effectiveness of the policies which seek to diversify and improve the economy and employment opportunities. These include measures relating to business development within the Borough.

- Core Output Indicator **BD1**: Total amount of additional employment floor space - by type (gross)
- Core Output Indicator **BD2**: Total amount of employment floor space on previously developed land - by type
- Core Output Indicator **BD3**: employment land available

Table 16: Completed Employment Floorspace 2016-2017

		Use Class B1a	Use Class B1b	Use Class B1c	Use Class B2	Use Class B8	Total
BD1 - Total amount of additional employment floor space							
Gross (m^2)	Queens Meadow, ARCS Energy Ltd	-	212	-	-	-	212
	Staff office at Graythorp	64.3					64.3
Loss (m^2)		0	0	-	-	-	0
Net (m^2)		64.3	212	-	-	-	**276.3**
BD2 - Total amount of employment floor space on previously developed land - by type							
		-	-	-	-	-	-
		-	-	-	-	-	-
Total		-	-	-	-	-	**-**

Source: Hartlepool Borough Council 2016

4.19 In comparison to last year's additional employment floorspace of 1250m^2 this year has had a significant decrease in commercial floorspace completions. Table 16 shows a total of 276.3 m^2 additional floorspace most of which is from Queens Meadow EZ. The reduced business rates incentive continues to encourage business investment in Hartlepool as seen at Queen Meadow EZ with an additional company benefiting from the incentive this year.

Table 17: Indicator **BD3:** Employment Land Available 2016/2017*

Name	Allocated Use	Total Area (ha)	Developed/ Reserved/ Committed (ha)	Available (ha)
Brenda Road East	B1,potentially B2,B8 in certain ccircumstances	17.7	5.6	12.1
Former Centura	B1,potentially B2,B8 in certain circumstances	18.2	0.0	18.2
Golden Flatts	B1,potentially B2,B8 in certain circumstances	26.5	5.7	20.8
Graythorp Industrial Estate	B1,potentially B2,B8 in certain circumstances	17.2	17.2	0
Graythorp Yard	B1,potentially B2,B8 in certain circumstances	47.8	47.8	0
Longhill	B1,potentially B2,B8 in certain circumstances	62.4	61.4	1
Northburn Electronics Park	B1,B2,B8 related to electronics industry	66.7	0.0	66.7
North Graythorp	B2,potentially polluting or harzadous development	27.0	9.4	17.6
North of Seaton Channel	B2, port related	24.5	0.0	24.5
Oakesway	B1,potentially B2,B8 in certain circumstances	38.8	20.2	18.6
Park View West	B1,potentially B2,B8 in certain circumstances	16.9	14.7	2.2
Philiphs Tank Farm	B2,potentially polluting or harzadous development	150.4	150.4	0
Queens Meadow	B1,potentially B2,B8 in certain circumstances	61.5	17.2	44.3
Sandgate	B1,potentially B2,B8 in certain circumstances	14.2	14.2	0
South Works	B1,potentially B2,B8 in certain circumstances	131.2	131.2	0
Sovereign Park	B1,potentially B2,B8 in certain circumstances	20.9	9.3	11.6
Tees Bay	Mixed use	9.6	6.4	3.2
Tofts Farm West	B1,potentially B2,B8 in certain circumstances	34.1	25.9	8.2
Tofts Farm East	B1,potentially B2,B8 in certain circumstances	44.2	43.6	0.6
Trincomalee/Maritime	Mixed Use	3.5	0.7	2.8
Usworth Road	B1,potentially B2,B8 in certain circumstances	14.1	14.1	0
West of Seaton Channel	B2,potentially polluting or harzadous development	76.7	76.7	0
Victoria Harbour	Mixed Use	106	42.8	63.2
Wynyard Business Park	B1,B2,B8	118.8	24.7	94.1
Zinc Works Road	B1,potentially B2,B8 in certain circumstances	3.0	3.0	0
				Total 409.7

Source: Hartlepool Borough Council.
** Table includes mixed use sites: Victoria Harbour, Tees Bay, and Trincomalee/Maritime Avenue.*

4.20 There has been no recorded uptake of employment land this year hence available land remains as shown on Table 17. As in previous years, the highest proportion of land available is at Wynyard, Northburn, Queens Meadow and Victoria Harbour whilst much of the remaining land comprises small parcels of land within substantially developed industrial estates.

4.21 The Employment Land Review (2015) shows a total of 410ha of available employment land from 29 sites across the borough. When this total is adjusted with the ELR’s recommended de-allocations/re-allocations, the total available will be 258ha from 23 sites.

4.22 The ELR’s recommendations have not yet been taken into account in reporting the total available employment land as this will be formally done through the emerging Local Plan which is scheduled for adoption in early 2018 hence the total available employment land will change upon completion and adoption of the Local Plan.

4.23 It is anticipated that the Nuclear Power station will be replaced like for like so therefore when it is decommissioned and a new one built there will be no overall loss or gain in employment floor space, hence it is not shown in Table 17. At the time it is replaced there is likely to be a short term increase in employment in terms construction jobs associated with the overlap between decommissioning of the existing plant and creation of a new powerstation.

Town Centre and Town Centre Uses

Local Output Indicator: Vacancy Rates in the defined town centre

4.24 Information on vacancy rates can provide a useful indication of the viability of the town centre. The Retail Study (2015) reports that vacancy rates in terms of both quantum of floorspace and number of retail units in Hartlepool are significantly above the UK national averages. This potentially reflects the significant contraction in retail provision.

Table 18: Vacancy Rates in the Town Centre 2016/2017

	2012/13	2013/14	2014/15	2015/16	**2016/17**
Total number of commercial units	475	480	471	484	484
Total number of vacant units	101	105	97	89	101
Vacancy Rate (%)	21.3	21.9	20.6	18.4	20.9
Total Floor Space (m^2)	175 575	178 696	174 592	182 193	180 598
Vacant Floor Space (m^2)	21 829	21 921	20 757	22 753	20 807
Vacancy Rate (%)	12.4	12.3	11.9	12.5	11.5

Source: Hartlepool Borough Council, annual retail survey.

4.25 Vacancy rate in terms of floorspace improved this year i.e. 11.5% compared to last year's 12.5% (Table 18). Lack of high quality shops in the town centre still remains a challenge s those that shut down are replaced mainly by budget shops, for instance BHS department store was closed only to be replaced by B&M which is a budget shop trading in discount food and home ware. On a positive note, however, the closure of Marks & Spencer has seen H&M, a good clothing shop move into the town. This has increased the shop quality offer within the town centre.

4.26 The retail survey of the market hall in the town centre revealed that out of a possible total of 82 stalls, 12 were counted as vacant.

• Core Output Indicator **BD4**: Total amount of floor space for town centre uses

Table 19: Amount of completed floorspace for town centre uses 2016/2017

	A1	A2	B1a	D2	Total
BD4 Gross addition (m^2)	306	-	-	-	306
Loss (m^2)	0	-	-	-	0
Net (m^2)	306	-	-	-	0
Total	306	-	-	-	**306**

Source: Hartlepool Borough Council

4.27 This indicator shows the amount of completed floorspace for town centre uses, both within and outside the town centre boundary but within the whole local authority area. This monitoring year there has been a total of 306 m^2 of completed floorspace for town centre uses. These are all retail (A1) units in the former Saxon public house in Easington Road, out of the town centre. This is a reduction in comparison to last year's 738m^2 of completed floorspace for town centre uses within the borough (Table 19). There have been no completions within the town centre boundary.

4.28 The town centre policies (Com1, Com2, Com8 and Com 9) basically encourage the development of the town centre as the main shopping, commercial and social centre of Hartlepool and protect the retail character of the primary shopping area. Com 9 lists the main town centre uses to include retail, office, business, cultural, tourism, leisure, entertainment and other developments that are bound to attract large number of visitors.

4.29 Indicator BD4 on Table 19 shows that the town centre policies are being effectively implemented as there have been not much town centre developments completed outside the town centre boundary. Further still, this year there has been a reduction in town centre developments outside the town centre.

Tourism Policies Assessment

4.30 Tourism has become very important to the Hartlepool economy, the developments at the Marina and Seaton Carew seafront acting as main catalysts to its success. The Local Plan identifies the Town Centre, The Marina, the Headland and Seaton Carew as main tourism destinations and the policies encourage appropriate developments related to the very different characters of these areas.

4.31 Rural tourism in terms of holiday accommodation, camping sites, caravan sites also contributes towards a good tourism offer in the Borough. The Borough has in the past years seen a growth in the number of planning applications being determined for holiday cottages.

- Local Plan objective A4: to promote the growth of tourism

Related Policies

- Identification of areas for tourism related developments at the Marina (To1), Headland (To2) and Seaton Carew (To3, To4 and To6);
- Encouragement of green tourism (To8) and business tourism (To11);
- Encouraging the provision of tourist accommodation (To9) and identifying criteria for touring caravan sites (To10).

Local Output Indicator: Planning permissions granted for tourist related developments

Table 20: Planning permissions granted for tourism related developments 2016/2017

General Location	Site / Location	Development	Development progress
Town Centre	None	None	n/a
Edge of town centre	None	None	n/a
Marina area	Premier Inn Hotels The Old West Quaymaritime Avenue	Erection of a two storey extension to create 18 additional bedrooms	not started
Headland	None	None	n/a
Seaton Carew	Parkview nursing home, 34 Station Lane	Change of use from residential care home to a guest house and provision of a cafe	Not started
Countryside	Owton Grange Farm Brierton Lane	Demolition of existing agricultural buildings and a mix of conversion of existing brick agricultural buildings and erection of new buildings to provide 4 holiday lets	Not started

Source: Hartlepool Borough Council

4.31 There have been three tourist-related planning permissions granted during this financial year as shown on Table 20.

HOUSING

- Local Plan objectives A9 and B1: to encourage the provision of high quality housing and to ensure that there is available, throughout the plan period, an adequate supply of suitable housing land which is capable of offering, in different localities, a range of house types to meet all needs.

Related Policies

- Improvement of existing housing stock and its environment (Hsg1);
- Selective housing clearance and housing market renewal programmes (Hsg2 – Hsg3);
- Seeking contributions from developers for improvements in housing areas (GEP9);
- Encouraging and undertaking environmental and other enhancement schemes in Industrial and Commercial Improvement Areas (Ind8 and Com6);
- Management of housing land supply (Hsg5);
- Provision of housing in mixed use developments at Victoria Harbour and the Headland (Hsg6);
- Setting out the criteria for residential annexes, homes and hostels, residential mobile homes and gypsy sites (Hsg11 – Hsg14);
- Encouraging residential conversions (Hsg7);
- Seeking contributions from developers for highway and infrastructure works (GEP9).

- Core Output Indicator **H1**: plan period housing targets (as set in Adopted Local Plan)

Table 21: Housing targets

	Total net housing required 2016-2031	Source of plan target
H1	6 135	Hartlepool Borough Council Strategic Housing Market Assessment Addendum (2016) and emerging Local Plan.

Source: Hartlepool Borough Council

4.32 The Hartlepool SHMA (2015) has been revised and completed in October 2016. The revision took into account the need to deliver more housing for an increasing number of households and supports the Tees Valley Combined Authority's planned economic growth. The new housing target to cover the 15 year period 2016-2031 has therefore been set at a total of 6135 (table 21) which works out at approximately 410 dwellings/annum.

4.33 The figure of 410 dwellings per annum provides an assessment of housing need within the town and this will be formalised through the emerging Local Plan (2018) which (at the time of writing this report) is scheduled to be adopted in April 2018[11].

- Core Output Indicator **H2a**: Net additional dwellings - in previous years
- Core Output Indicator **H2b**: Net additional dwellings – for the reporting year
- Core Output Indicator **H2c**: managed delivery target
- Core Output Indicator **H2d**:Actual delivery

4.34 Table 22 below illustrates Hartlepool's performance over the period from 2011/2 when the Tees Valley SHMA was first adopted.

Table 22: Recent housing delivery

Core Output Indicator **H2**		2011/12	2012/13	2013/14	2014/15	2015/16	**2016/17**
H2a	Net additional dwellings in previous years	225	122	84	376	528	
H2b	Net additional dwellings for the reporting year						**185**
H2c	Managed delivery target	309	309	309	309	309	**410**
H2d	Actual Delivery	-84	-187	-225	+67	+219	**-225**
	Cumulative Delivery (since adoption of 2006 Local Plan)	-568	-755	-980	-913	-694	**-919**

Source: Hartlepool Borough Council
NB: In relation to actual and cumulative delivery + denotes over delivery and – (minus) under delivery

4.35 Table 22 shows that this year the borough's actual housing delivery was below target bringing the total cumulative delivery since adoption of the 2006 Local Plan to -919 dwellings. This is expected to improve next year as it is anticipated that there will be more completions from large housing developments such as Quarry Farm, Britmag, Mayfair at Seaton Carew, Area 15 Middle Warren, Wynyard and various small sites. The emerging Local Plan (2018) has allocated more Greenfield housing sites which are expected to deliver the Borough's housing need on target. This will be in addition to current sites with existing planning permission. Therefore the annual target of 410 dwellings is considered to be an achievable figure and the housing delivery policies are hence being implemented.

[11] This new adoption date is reflected in the amended Local Development Scheme which will be taken to Committee in December 2017

4.36 The net opening stock of housing this year is 43 429 and net closing stock is 43 614. The gross total of 233 additional dwellings consists of:

- 215 new builds – mainly from Mayfair at Seaton, Wynyard, Middle Warren, Britmag in Old Cemetery Road, Quarry farm, The Darlings at Hart Village, former Henry Smith School Site and a variety of smaller sites across the Borough;
- 13 conversions from a variety of small sites across the Borough and;
- 5 change of use – 4 from a church (United Reform Church in Durham Street at the Headland) to self contained flats and 1 from a granary to a 2-bedroomed house at 87 Brierton Lane.

There were 48 demolitions i.e. (16 houses at Carr Hopps HMR site, 5 houses at Raby gardens, 25 flats at Lewis Grove and 2 bungalows behind LIDL supermarket). This year therefore the net additional dwellings total is 185 and is lower than last year (i.e. 528)

4.37 Construction at Tunstall Farm, Raby Gardens, Conniscliffe Heights and on various smaller sites such as Brus Corner and former King Oswy public house has commenced this year. Construction at all other existing sites is well on progress therefore it is anticipated that next year’s total completions will be higher than this year.

Related Policies

- Reclamation and re-use of derelict and disused land (GEP17);
- Acquisition of untidy sites (GEP16);
- Encouraging development on contaminated land (GEP18);
- Encouraging residential conversions and the residential re-use of upper floors of properties (Hsg7 – Hsg8).

Brownfield Targets

- Local Plan objectives A7 and C10: to promote development on previously used sites where appropriate and to encourage the full use of empty or underused buildings and to ensure the appropriate enhancement of derelict, unused and under-used land and buildings.

- Core Output Indicator **H3**: New and converted dwellings – on previously developed land (PDL)

4.38 The Local Plan targets for the proportion of housing development to be provided on previously developed land and through conversions of existing buildings is 60% by 2008 and 75% by 2016 as specified in policy Hsg5 of the adopted Hartlepool Local Plan 2006. Whilst this policy is not currently considered in line with NPPF as it relates to the supply of housing, the principle of Brownfield housing development is still supported and encouraged by the NPPF and as such the Authority will still support proposals for acceptable development on Brownfield land.

Table 23: The number of new converted dwellings and gross new build dwellings being built upon previously developed land.

		Total Dwellings						
		2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	**2016/17**
H3	Total new build dwellings (gross)	365	290	141	213	376	553	215
	% built on PDL	58	75.5	52	43.7	37.8	60.6	15.8
	*Total converted to dwellings	5	5	4	2	1	11	18
	% conversions*	1.3	1.7	2.8	0.9	0.3	1.9	7.7

*Source: Hartlepool Borough Council; * includes change of use*

4.39 Table 23 shows that 15.8% of all new builds were built on previously developed land (Brownfield land), the rest being on Greenfield sites. This is lower than last year's 60%. A total of 18 dwellings were from conversions and change of use sites and this accounted for 7.7% of gross total additional new dwellings. This has been the highest since 2010/11 financial year.

4.40 The emerging Local Plan (2018) allocates more Greenfield sites for housing hence it is anticipated that the proportion of new dwellings delivered on previously developed land will significantly decrease in the future as only a relatively small number of urban Brownfield SHLAA sites are considered deliverable within the Local Plan period.

4.41 However, once the emerging Local Plan is adopted there will not be a requirement to meet a specific Brownfield target. Policy Hsg5 will not be implemented and is no longer in line with national guidance. Instead the new policy in the emerging Local Plan should be in line with current guidance contained in National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG).

4.42 Although the council plans to build future homes on Greenfield land the use of vacant buildings including upper floors in retail areas is encouraged by the council and there are funding streams available from central government to bring empty commercial units back into use. Within

Hartlepool, the Empty Homes Strategy (EHS) therefore, targets bringing back to use empty properties in the borough.

4.43 The Empty Homes Strategy Phase 1 of the project aims to bring back into use 100 empty properties on an annual basis, mainly in the York Road, Raby Road and Murray Street areas. As at 31st March 2017, a total of 109 properties were brought back into use and this is more compared to last year's 86. This year there were 732 empty properties (empty for at least 6 months) across the Borough.

4.44 The number of empty homes being brought back into use continues to increase each year and this year delivered above the target of 100 homes to be brought back into use annually. This is positive development for the Borough which has a high number of empty homes. In comparison to other authorities in the Tees Valley Hartlepool still has the highest percentage of vacant properties (see Table 11 on section 2 of this report)

<u>Mixed use Brownfield target</u>

4.45 In line with the councils Brownfield target to provide 75% of all new dwellings on Brownfield land (new build or conversions) by 2016, the 2006 Local Plan sets out (within policy Hsg6) that housing will be approved and provided as part of a mixed use development in the regeneration areas of the Headland and Victoria Harbour, the two areas together make up the strategic housing site within the 2006 Local Plan. The 2006 Local Plan states that development at the strategic site will develop as follows:

- Headland - 50 dwellings in the period 2005-2011
- Victoria Harbour - 550 dwellings by 2005-2011,
  900 dwellings in the period 2011-2016

There have been no dwellings developments on both sites up to date. In 2009 the land owners indicated their intentions not to proceed with the anticipated mixed use development and expressed their intension to focus on port-related development including offshore wind and sustainable energy solutions. Although the site would have provided a significant number of dwellings, on Brownfield land within the urban limits, the council is fully supportive of the land owners' intentions to retain the land for employment purposes. As a result the emerging Local Plan has reallocated these sites to reflect owner's aspirations, recommendations of the Employment Land Review and to promote the Enterprise Zone status of the Port (i.e. Victoria Harbour); therefore Policy Hsg6 cannot be implemented.

Local Output Indicator: Types of housing completed

Table 24: Types of Houses completed (gross number): 2016/2017

Type	Number completed	% of total gross completed
Flat/apartment	26	11.2
Terraced house	32	13.7
Semi detached house	60	25.8
Detached house	114	48.9
Bungalow	1	0.4

Source: Hartlepool Borough Council

4.46 Table 24 shows that detached houses accounted for most dwelling types completed this year by nearly 50%. The delivery of detached and semi detached houses in Hartlepool continues to increase like in previous years whilst terraced housing delivery is decreasing. The number of Bungalows delivered markedly decreased this year with only one bungalow being completed. There continues to be a shortage of bungalows in the Borough and their delivery rate needs closer monitoring and ways sought on how to increase their delivery in the Borough given the ageing population and indicated need in the Hartlepool SHMA.

- Core Output Indicator **H5**: Gross affordable housing completions

Table 25: Gross affordable housing completions 2016/17

Year	Social rent homes provided	Intermediate homes Provided	Affordable homes total
2016/17	10	0	10
2015/16	128	8	136
2014/15	32	7	39
2013/14	24	0	24
2012/13	28	2	30
2011/12	64	26	90

Source: Hartlepool Borough Council

4.47 The annual affordable housing net target in the borough stands at 144 dwellings per annum. The net additional affordable housing delivery for this year is 10 this year and this is the lowest in has been in years. Construction at Raby Gardens and Carr/Hopps HMR area has commenced this year and it is anticipated that more affordable homes will be delivered next year from these sites in addition to those secured from large housing sites through developer contributions.

4.48 The Borough Council will continue to support the delivery of additional affordable housing through building on council owned land, partnership working with Registered Providers in the borough and through securing affordable housing contributions as part of private residential developments.

• Core Output Indicator **H4**: Net additional pitches (Gypsy and Traveller)

Table 26: Number of gypsy and traveller pitches delivered

	Permanent	Transit	Total
H4	nil	nil	nil

Source: Hartlepool Borough Council

4.49 The Council adopted the Hartlepool Borough Gypsy and Travellers Accommodation Needs Assessment (GTAA) in December 2014. The GTTA evidence suggests that in the first instance, the provision of a dedicated Gypsy and Traveller site in the Borough of Hartlepool, whether permanent or stop-over, may not offer the best solution to meeting the small theoretical housing need established through this accommodation assessment.

4.50 The study recommends that the Council commits to proactively support and positively intervene with any member of the Gypsy and Traveller community needing re-housing, to explore their housing options, and does not seek to provide a dedicated site for Gypsy and Travellers in its Development Plan.

4.51 Support from the Council will include access to currently available bricks and mortar housing, with referral to support agencies if necessary, as well as awareness-raising about the full range of accommodation options and how to pursue them.

4.52 However, should the small theoretical need for a site then be manifested as actual demand through a Gypsy and Traveller member request or through a formal planning application, the Council will positively plan for such a site through the existing planning policy framework and any subsequent Development Plan policy framework.

- Core Output **H6**: Housing quality – Building for Life Assessments

Table 27: The level of quality in new housing development

	No. of sites with a building for life assessment of 16, or more	No. of dwellings on those sites	% of dwellings of 16 or more	No. of sites with a building for life assessments of 14 to 15	No. of dwellings on those sites	% of dwellings of 14 to 15	No. of sites with a building for life assessment of 10 to 14	No. of dwellings on those sites	% of dwellings of 10 to 14	No. of sites with a building for life assessment of less than 10	No. of dwellings on those sites	% of dwellings of less than 10	Total No. of housing sites (or phases of housing) sites	No. of dwellings of 10 to 14
H6	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil

Source: Hartlepool Borough Council

4.53 Table 27 shows that none of the homes built within this report period were accompanied by a building for life assessment.

C. ENVIRONMENTAL QUALITY

Adequate Infrastructure

- Local Plan objective A5: to ensure that there is an adequate infrastructure to serve new and existing development

Related Policies

- Allocation of a site for sewage treatment works and criteria for improvements to existing plants (PU3);
- Safeguarding of road corridors (Tra11 – Tra13);
- Identification of access points for major development sites (Tra14);
- Identification of land for power generation (PU6);
- Criteria for renewable energy developments (PU7);
- Seeking contributions from developers for highway and infrastructure works (GEP9).

- Core Output Indicator **E1**: Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds

Table 28: Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds.

	Flooding	Quality	Total
E1	nil	nil	nil

Source: Hartlepool Borough Council

4.54 No planning permissions were granted contrary to the advice of the Environment Agency during the year 2016/2017.

Biodiversity and Geodiversity

- Local Plan objective C9: to protect and enhance the biodiversity and geodiversity of the natural environment and ensure the careful use of natural

Related Policies

- Protection and enhancement of national and local sites of nature conservation and geological importance (WL2, WL3, WL5, WL7);
- Protection of species protected by law (WL4) and
- Seeking contributions from developers for works to enhance nature conservation features (GEP9).

Core Output Indicator **E2**: Change in places of biodiversity importance

Table 29: Losses or additions to biodiversity habitat

		Loss	Addition	Net Total
Indicator E2 (area in ha)	**2016/2017**	0.8	0.5	-0.3
	2015/2016	6.1	0	-6.1
	2014/2015	1.2	0	-1.2
	2013/2014	2	0	- 2
	2012/2013	0.2	0.2	0.0
	2011/2012	0	0	0

Source: Hartlepool Borough Council

4.55 The 0.8 ha loss comes from the Nelson Farm housing approval, where 0.8 Ha of 'Semi-improved grassland' was lost to development. This area of habitat was not of great enough conservation value to require compensating.

4.56 The Nelson Farm housing development also led to a loss of 1.5 Ha Arable.

4.57 One application that is still in the system for determination which will have an impact on biodiversity habitat is the High Tunstall application however this will be reported in a future Monitoring Report once a decision on the application has been made.

4.58 Generally, the loss and gain of smaller areas of semi-natural habitat, trees and linear features such as hedges is hard to determine accurately but comes out as just about neutral. Conditions for low level lighting schemes to protect bats and the requirement for integral bat roost and bird nest boxes in new-build houses have not been included though are positive.

4.59 Some housing applications have provided areas of Suitable Alternative Natural Green Space (SANGS). While these are natural in character they do not count as biodiversity enhancement/ habitat creation. This is because their use is required to be for recreation (to deter people from travelling to the European designated nature conservation sites where they may harm protected features).

4.60 There are no changes to areas of designated international or nation sites.

4.61 There were a few changes to areas of priority habitats or designated local nature sites; there was loss of length of 0.4km (an area of 0.3 Ha) of High Newton Hanzard Verges Local Wildlife Site by Wynyard applications A (H/2015/0372), B (H/2015/0373) and C (H/2015/0374) [not previously reported]. However, this loss was compensated by verge improvements off-site.

4.62 The following red-listed priority bird species were adversely affected by planning applications this year and this is of conservation concern: loss of 8 pairs of skylark, 2 pairs of lapwing and 1 pair of grey patridge. All were from the

High Tunstall permission [not previously reported]. Other priority bird species affected by this scheme are likely to come out as neutral, due to the losses and gains in hedges and other minor areas of habitat.

- Core Output Indicator **E3**: Renewable energy generation

Table 30: The amount of renewable energy generation by installed capacity and type for the financial year 2016/17

		Wind onshore	Solar photovoltaics	Hydro	Biomass						Total
					Landfill gas	Sewage sludge	Municipal (&industrial) solid waste combustion	Co-firing of Biomass	Animal biomass	Plant biomass	
E3	Applications Permitted & installed capacity in MW	-	2	-	-	-	-	-	-	1	1
	Completed installed capacity in MW	-	-	-	-	-	-	-	-	-	-

Source: Hartlepool Borough Council

4.63 This year one application was determined for an anaerobic biogas production unit and a combined heat and power plant at Tofts Farm west industrial estate.

D. MINERALS AND WASTE

- Local Plan objective C11: to ensure that industrial and other potentially polluting or hazardous activities do not have a significant detrimental effect on the adjacent population or workforce and do not have a damaging effect on the environment.
- Local Plan objective C12: to minimise the adverse environmental effects of mineral workings and waste disposal operations and ensure the appropriate restoration

<u>Related Policies</u>

- Policies contained in the Minerals and Waste DPDs
- Control of developments involving the use or storage of hazardous substances (Ind11);
- Control on developments on or near landfill sites (Dco1);

- Core Output Indicator **M1**: Production of primary land won aggregates by mineral planning authority

Table 31: The amount of land won aggregate being produced

	Crushed rock	Sand and gravel
M1	Unknown	Unknown

Source: Hartlepool Borough Council
NB: This information is not publicly available in respect of data for Hartlepool because of issues of business confidentially.

- Core Output Indicator **M2**: Production of secondary and recycled aggregates by mineral planning authority.

Table 32: The amount of secondary and recycled aggregates being produced in addition to primary won sources in M1 above

	Secondary	Recycled
M2	unknown	unknown

Source: Hartlepool Borough Council
NB: This information is not publicly available in respect of data for Hartlepool because of issues of business confidentially.

4.64 No minerals recorded - although there is a waste transfer operation in the borough which does produce some recycled aggregates as part of the operation. In this respect issues of business confidentially prevent the publication of detailed figures.

- Core Output Indicator **W1**: Capacity of new waste management facilities by waste planning

Table 33: The capacity and operational throughput of new waste management facilities as applicable

W1	Inert landfill	Non-hazardous landfill	Hazardous landfill	Energy from waste incineration	Other incineration	Landfill gas generation plant	Pyrolysis /gasification	Metal recycling site	Transfer stations	Material recovery/recycling facilities (MRFs)	Household civic amenity sites	Open windrow composting	In-vessel composting	Anaerobic digestion	Any combined mechanical, biological, and/thermal treatment	Sewage treatment works	Other treatment	Recycling facilities construction, demolition and excavation waste	Storage of waste	Other waste management	Other developments	**Total**
The total capacity (m^3, tonnes or litres)	0	0	0	0	0	0	0	0		0	0	0	0	0	0	0	0	0		0	0	**0**
Maximum annual operational throughput (m^3 tonnes or litres if liquid waste)	0	0	0	0	0	0	0	0		0	0	0	0	0	0	0	0	0		0	0	**0**

NB: Information regarding the total capacity is not available, so figure is assumed inline with the maximum annual operational throughput permitted
Source: Hartlepool Borough Council

4.65 There are no new waste management facilities this year.

- Core Output Indicator **W2**: Amount of municipal waste arising, and managed by management type by waste planning authority.

Table 34: The amount of household municipal waste arising and how that is being managed by type

Indicator **W2**		Landfill	Incineration with E.F.W.	Incineration without E.F.W.	Recycled/ composted	Other	Total Waste Arising	% Recycled/ composted
Amount of waste arisings in tonnes	**2016/2017**	619.3	31591.08	nil	14313.85	nil	46524.06	30.77
	2015/2016	28 491.25	3450.58	nil	14972.64	nil	46914.47	31.9
	2014/2015	3461.40	27730.73	nil	15795.53	nil	46985.21	33.6
	2013/2014	546.82	28695.07	nil	19153.57	nil	47848.64	40.0
	2012/2013	1445.6	26089.5	nil	19261.5	nil	46796.6	41.2
	2011/2012	3874.20	19585.01	nil	18529.64	nil	41988.85	44.1
	2010/2011	5610.46	20444.49	nil	17467.26	nil	43522.21	40.1
	2009/2010	6164.00	20153.86	nil	21763.64	nil	48081.50	45.3
	2008/2009	4499.49	29058.77	nil	19829.03	nil	53387.29	37.1

Source: Hartlepool Borough Council

4.66 Total waste arising this year has continued to decrease despite the rising number of households in the Borough. The decrease could be associated with the increase in the number of empty homes that increased this year as shown in the housing section of this report. The amount of waste going to landfill decreased significantly this year and that incinerated also reduced.

4.67 At 30.7%, the proportion of recycled or composted waste has decreased again this year and has been declining since 2011/2012.The Minerals and Waste DPD 2011 (M&W DPD) allows for 40% of household waste to be recycled or composted from 2011 rising to 46% in 2016. According to Table 34 above, Hartlepool council is below the set target within the M&W DPD and possibly measures need to be put in place to encourage households and companies to recycle more.

E. QUALITY OF LIFE

- Local Plan objective C1: to ensure that developments do not have an adverse impact on the quality of life of the population of Hartlepool.

Related Policies

- Setting out general principles for all new development (GEP1);
- Provision for access for all (GEP2);
- Encouraging crime prevention by planning and design (GEP3);
- Control on the location of food and drink developments (Com12) and on the location of late night uses (Rec13);
- Controlling other new developments to protect the amenities of residents (e.g Com13 and Com14 - developments in residential areas, Hsg9 - residential developments, Rec11 - noisy outdoor sports and leisure activities, PU8 – telecommunications etc.).

Development in the rural area

- Local Plan objectives C2 and C7: to retain the compact form of the main urban area by preventing urban development extending into the countryside and to protect and enhance the character of the existing villages.

Related Policies

- Definition of Urban Fence and Village Envelopes (Rur1 – Rur3 and Rur12 not currently being used in the determination of planning applications due to the lack of a five year supply)
- Developments to accord with Village Design Statements (Rur4);

Local Output Indicator: Planning decisions on proposals for development outside urban fence and village envelopes.

Table 35: Developments approved outside Limits to Development 2011-2017

Developments Approved	2011/2012	2012/2013	2013/2014	2014/2015	2015/2016	**2016/2017**
Agricultural buildings	1	2	3	0	6	2; - erection of a portal frame hay, straw and implement storage building at Fernbeck Dalton Back Lane - erection of a storage building at Elwick Windmill Benknowle Lane
New dwellings – no agricultural justification	0	1	2	2	0	1; residential development comprising 15 dwellings at rear of Millbank Close, Hart Village
New dwellings associated with agricultural existing developments	4	0	1	0	0	1; demolition of existing agricultural buildings and a mix of conversion of existing brick agricultural buildings and erection of new buildings to provide 4 holiday lets at Owton Grange Farm, Brierton Lane
New dwellings associated with rural business developments	2	1	0	0	1	0
Temporary residence in connection with rural business	0	1	0	0	0	1; equestrian use of agricultural land and retention of stables and residential caravan at Moorhouse Equestrian, Moorhouse Farm, Dalton Back Lane
Replacement dwellings	0	0	0	0	0	0
Residential conversions of rural buildings	0	1	1	0	0	1; change of use from holiday cottage to manager's accommodation at Abbey Hill Farm, Dalton Piercy Road
Business conversions of rural buildings, buildings for business	1	1	0	2	0	2; - erection of boarding kennels building at Crows Meadow Farm, Dalton Back Lane - Construction of a MCC/sampling building, underground pumping station, wash water tanks, pressure filters at Dalton Piercy Water treatments works
Extensions of gardens	0	0	0	0	0	0
Recreational and leisure uses	1	4	0	0	0	0
Extensions and other works relating to existing businesses	0	1	0	1	1	0
Telecommunications developments	0	0	2	0	0	1; erection of substation/switch room building at Red Gap farm, Sunderland Road.

Source: Hartlepool Borough Council

4.68 The information provided above relates to planning applications approved for development on land outside the limits to development (urban fence and village envelopes). This has been monitored since 2006 and information prior to 2011/2012 is not shown in Table 35 but is contained in previous reports.

4.69 There have been a total of 9 developments approved outside the limits to development as shown on Table 35. There has been one development of 15 dwellings in the open countryside with no agricultural justification. This application was determined during the time when the Council could not demonstrate the 'Five Year Land Supply for Housing' hence the emerging Local Plan will include this site within Hart Village by re-drawing and extending the village development limits boundary to the east.

4.70 The New Dwellings Outside of Development Limits (NDODL) Supplementary Planning Document (SPD) was adopted in August 2015. The main aim of the SPD is to provide guidance on whether the principle of a new dwelling in countryside is appropriate or not. It is anticipated that the SPD will assist to preserve the open countryside from unwanted, unsustainable and unjustified developments of isolated dwellings which if goes unchecked, ideally could set precedence to isolated residential developments sprouting in unsustainable locations in the rural area and potentially reduce the compactness of the urban area.

Access to the Countryside

- Local Plan objective C8: to protect and enhance the countryside and coastal areas and to make them more accessible for the benefit of the residents of, and visitors to, the borough.

Related Policies

- Criteria for outdoor recreational developments in coastal areas (Rec1) and in the countryside (Rur16);
- Protection of Special Landscape Areas (Rur20);
- Controls on housing in the open countryside (Rur12);
- Criteria for other development in the countryside including the re-use of rural buildings and farm diversification (Rur7 – Rur8 and Rur9 - Rur11),
- Provision for tree planting and other improvements in the area of the Tees Forest (Rur14);
- Identification of small Community Forest Gateway sites (Rur15);
- Provision of network of leisure walkways including the coastal walkway and other strategic recreational routes (Rur17 – Rur18)

Local Output Indicator: Improvements to rights of way / leisure walkways/coastal path

4.71 A recent development to note is the addition of a coastal path as a local indicator due to the enactment of the Marine and Coastal Access Path Act 2009; Part 9 of this Act has placed a duty for a coastal path to be created along the whole of the English coastline. The first section of the England Coastal Path is in place between the North Gare car park at Seaton Carew and Sunderland. The next section from the North Gare car park to Filey has been approved although the stretch from the North Gare car park to the River Tees has been put on hold due to problems with accessing some of the land. The Council will support initiatives to extend the England Coastal Path southwards from its current terminous at North Gare car park.

Table 36: Walkways created, diverted, extinguished or improved

	Walkways	Created (km)	Diverted (km)	Extinguished (km)	Improved (km)
2016/2017	Public Rights of Way	0.	0.53	0.37	0.4
	Permissive Paths	0.22	0	0	0.96
	England Coast Paths	3.8	0	0	0.42
2015/2016	Public Rights of Way	1	1.5	0	0.5
	Permissive Paths	0	0	0	0.5
	England Coast Paths	0	0	0	0
2014/2015	Public Rights of Way	1	0	0	3.25
	Permissive Paths	0	0	0	0
	England Coast Paths	11.5	0	0	2.21
2013/2014	Public Rights of Way	0	2.94	0	2.69
	Permissive Paths	0.35	0	0	0
2012/2013	Public Rights of Way	0	2.67	0	2.18
	Permissive Paths	0	0	0	0
2011/2012	Public Rights of Way	0	0.57	0	0.69
	Permissive Paths	1.89	0	0	0
2010/2011	Public Rights of Way	0	0.465	0	2.173
	Permissive Paths	0	0	0	0.045
2009/2010	Public Rights of Way	1.05	0	0	4.07
	Permissive Paths	1.52	0	0	0
2008/2009	Public Rights of Way	1	0	0.27	5.25
	Permissive Paths	0	0	0	0
2007/2008	Public Rights of Way	0.57	0	0	9
	Permissive Paths	0	0	0	0
2006/2007	Public Rights of Way	0.43	0	0	0
	Permissive Paths	0	0	0	0

Source: Hartlepool Borough Council

4.72 This year the Secretary of State (DEFRA) legally approved the creation of 3.8km of coastal paths in Hartlepool. A 0.22km permissive path has also been created (Table 36).

4.73 The Council will continue to improve access to the countryside and furniture within the countryside so that a more inclusive network will be available to a broader user base. This entails improvement works to the network of footpaths and the installation of self-closing gates and ‘Kissing’ gates along with ‘A’ Frames to assist in the reduction of illegal motorbike use.

Local Output Indicator 29: Length of cycleways completed

Table 37: Length and name of new cycleways created

Year	Length and name of cycleway
2016/2017	None
2015/2016	None
2014/2015	None
2013/2014	None
2012/2013	None
2011/2012	None
2010/2011	None
2009/2010	None
2008/2009	1.1km (north Hart Farm to Middlethorpe Farm)
2007/2008	2.33km
2006/2007	None

Source: Hartlepool Borough Council

4.74 Policy Tra5 of the 2006 Local Plan makes provision for the continued development of a comprehensive network of cycle routes linking the main areas of the borough. This year there have been no new cycle routes created by the Council, neither have any been linked to the Local Transport Plan or as part of a planning approval (Table 37). There have been no cycle ways created since 2009/2010 but work on improving connectivity and creations of more cycle ways is underway therefore policy Tra5 is being implemented.

4.75 The programme of cycleway improvements supported under the Tees Valley Combined Authority (TVCA) Local Growth Fund (LGF) ‘Sustainable Access to Employment’ programme will see new cycleways constructed in 2017/18. This will include a length of new cycleway from the entrance to Queens Meadow Business Park to Truro Drive and a new road crossing for cyclists plus a small amount of new cycleway serving the new Bishop Cuthbert residential area. Plans are also advanced to redesign and upgrade cycle lanes along Brenda Road. 2017/18 should also see further support from the LGF programme for other cycleway projects highlighted in the Hartlepool Cycling Development Plan. Through planning applications for housing at Wynyard and the South West extension, the council has secured developer contributions towards delivering sustainable modes of travelling and this includes cycle routes on these sites and ensuring they are connected to the existing cycle network.

F. CONSERVATION & DESIGN

Conservation

- Local Plan objective C3: to preserve and enhance the quality, character and setting of Conservation Areas, Listed Buildings and areas of archaeological and historic interest.

Related Policies

- Protection and enhancement of conservation areas (HE1–HE3 and supplementary note 5);
- Protection and enhancement of Registered Parks and Gardens (HE6);
- Protection areas of historic landscape and other archaeological sites (HE15).

Buildings at risk

Local Output Indicator 18: Number of buildings at risk

4.76 The National Heritage ‘At Risk Register’ includes a Grade I church in Hartlepool i.e. St Hilda church on the Headland. In addition, two Scheduled Ancient Monuments are considered to be at risk i.e. a Medieval farmstead and irregular open field system at High Burntoft Farm, Elwick; and Low Throston deserted medieval village. Two conservation areas in Hartlepool also appear on the ‘At Risk Register’, these are Headland and Seaton Carew.

4.77 Table 38 shows the number of listed buildings at risk in Hartlepool.

Table 38: Numbers of Listed Buildings at Risk 2016/2017

2016/2017	Buildings at risk
Grade I	Church of St Hilda, High Street, Headland
Grade II	Shades, 16 Church Street
	Beacon Tower, East End of North Pier
	Church of St Mary, Durham Street
	Former United Reformed Church, Durham Street
	Friarage Manor House, Friar Street
	Market Hotel, Lynn Street
	Throston Engine House, Old Cemetery Rd
	Former Odeon Cinema, Raby Road
	Former Wesley Methodist Church, Victoria Road
	Church of St Mary, Durham Street
Locally listed buildings	22 & 23 Church Street
	Former Yorkshire Bank, 65 Church Street

Source: Hartlepool Borough Council

4.78 A Derelict Buildings and Sites Working Group has been established for many years. The Working Group seeks to bring back into use and/or improve a priority list of buildings which does include some of the buildings from the list above. The council has been working with owners to assist in bringing buildings back into use and/or improving them for safety reasons or so that they do not appear an eyesore on Hartlepool's street scene. Maintenance work on the Throston engine house has now commenced.

4.79 The Odeon is still on the market and the council is still seeking a development partner to help deliver a scheme for the building. Although every attempt has been made to negotiate with the land owner it is envisaged that the council will acquire the Odeon through a Compulsory Purchase Order at a later date. Maintenance improvements work on the former Wesley Methodist Church is ongoing.

4.80 The council hopes that by publishing an annual 'Heritage at Risk' register, vulnerable heritage assets across the borough will be highlighted and this will most likely raise their profile and potentially introduce them to a new audience who may be able to resolve the problems individual heritage assets are suffering from. As part of the document case studies will be provided where buildings are removed from the list to provide examples of heritage assets where successful solutions have been found in order to provide inspiration to other owners in a similar situation.

Local Output Indicator 19: Conservation Area Appraisals undertaken

Table 39: Conservation Area Appraisal completions

Year	Conservation Area Appraisals
2016/2017	1 (Church Street)
2015/2016	0
2014/2015	0
2013/2014	0
2012/2013	0
2011/2012	0
2010/2011	1
2009/2010	3
2008/2009	1
2007/2008	1
2006/2007	1

Source: Hartlepool Borough Council

4.81 There has been one appraisal this year; Church Street.

Design

- Local Plan objective C4: to encourage a high standard of design and the provision of high quality environment in all developments and particularly those on prominent sites, along the main road and rail corridors, and along the coast.

Related Policies

- Setting out general principles for all new development (GEP1);
- Setting out design guidelines for new housing developments and for house extensions (Hsg9, Hsg10 and supplementary note4);
- Providing for high quality of design and landscaping along main approaches to Hartlepool and on the main frontages within industrial estates (GEP7, GN4);
- Encouraging the provision of public art (GEP10).

Local Output Indicator 20: Satisfaction with design of residential extensions

4.82 Design is a key element assessed within each planning application, pre-application advice is encouraged and often design issues are addressed prior to submitting a planning application. Delegated reports and committee reports all contain an assessment of each proposals design quality.

4.83 No data has been directly collected with regard to the satisfaction of design or residential extension, however upon assessment of objections received for a variety of planning applications it was established that many objections related to highway/traffic impact and loss of light, the design of residential buildings and/or extensions were rarely an area of concern.

5. CONCLUSION

5.1 Similar to the previous financial year, economic activity has not grown much this year. There is a total of 276.3 m^2 additional commercial floorspace from a completed staff office building at Graythorp and a workshop at Queens Meadow. Only one business moved into Queen's Meadow Enterprise Zone (EZ) area i.e. ARCS Energy Ltd with a total floor office space of 212m^2. To date the following companies have moved into the EZs and all are at Queen's Meadow:

- 2016/17 ARCS Energy Ltd
- 2015/16 JNP Group
- 2014/15 Applus RTD, Hart Biologicals
- 2013/14 Contract Laboratory Services
- 2012/13 Omega Plastics, Propipe, Durable Technologies, Solomons Europe Ltd

All the additional commercial floor space is on allocated sites and there has been no record of any on unallocated sites. It is therefore considered that the industrial policies are robust and have over the report period fulfilled their function in directing industrial activity to allocated employment areas and thus protecting the rest of the borough for other land uses. There is therefore no need to review any of the industrial policies.

5.2 According to the currently adopted evidence base the Employment Land Review (2015), there is a total of 410ha of available employment land from a total of 17 sites. The highest proportion of land available is at Wynyard, Northburn, Queens Meadow and Victoria Harbour whilst much of the remaining land comprises small parcels of land within substantially developed industrial estates. When this total is adjusted with the ELR's recommended de-allocations/re-allocations, the total available will be 258ha. However it is important to note that the ELR's recommendations have not been taken into account in reporting the total available employment land. This will be formally done through the emerging Local Plan (2018) hence the total available employment land will most likely change upon completion and adoption of the Local Plan (2018).

5.4 This year's town centre vacancy rate in terms of floor space improved i.e. 11.5% compared to last year's 12.5%. Lack of high quality shops in the town centre still remains a challenge as those that shut down are replaced mainly by budget shops, for instance BHS department store was closed and replaced by B&M which is a budget shop trading in discount food and home ware. On a positive note, however, the closure of Marks & Spencer has seen H&M, a good quality clothing shop move into the town together with Costa Coffee. This has increased the shops quality offer and shopping experience within the town centre.

5.5 The borough monitors amount of completed floorspace for town centre uses, both within and outside the town centre boundary but within the whole local authority area. This monitoring year there has been a total of approximately 306 m^2 of completed floorspace for town centre uses. These are all retail (A1) units in the former Saxon public house in Easington Road, out of the town centre. This is a reduction in comparison to last year's 738m^2

of completed floorspace for town centre uses within the borough. There have been no completions within the town centre boundary.

The town centre policies (Com1, Com2, Com8 and Com 9) basically encourage the development of the town centre as the main shopping, commercial and social centre of Hartlepool and protect the retail character of the primary shopping area. Com 9 lists the main town centre uses to include retail, office, business, cultural, tourism, leisure, entertainment and other developments that are bound to attract large number of visitors.

5.6 The tourism policies within the Local Plan identified the Town Centre, the Marina, the Headland and Seaton Carew as main tourism destinations and the policies encourage appropriate developments within these areas. However, rural tourism through recreation and leisure developments could be allowed under certain circumstances (policy Rur16). There have been three tourist-related planning permissions granted during this financial year; one in Seaton Carew Parkview Nursing Home for change of use from a residential care home to a guest house and provision of a cafe; one at the Marina Premier Inn Hotels for erection of a two storey extension to create 18 additional bedrooms; and one in the countryside at Owton Grange Farm for erection of new buildings to provide 4 holiday lets.

5.7 The net opening stock of housing at the start of this year is 43 429 dwellings and net closing stock is 43 614. Net housing delivery is therefore 185 additional dwellings for the year which is a lot lower than last year’s 528.

The gross total for the year is 233 additional dwellings and consists of 215 new builds, 13 conversions and 5 change of use. There were 48 demolitions this year therefore the net additional dwellings total is 185.

Due to the revision of the 2015 Hartlepool Strategic Housing Market Assessment (SHMA), a refreshed SHMA Addendum (2016) has been completed in October 2016 and this has resulted in a refreshed annual housing target of 410 dwellings per annum being set as opposed to last year’s target of 309 dwellings per annum. The ‘new’ target takes into account the predicted household projections over the next 15 years, a backlog from previous years and aspirations of the Tees Valley Combined Authority to create more jobs and overcome economic development barriers of which housing is one as outlined in their Strategic Economic Plan (2016-2016).

This year’s net housing delivery is below the refreshed set annual delivery target of 410 dwellings. This brings to total a cumulative under-delivery of 919 dwellings since adoption of the 2006 Local Plan. This is expected to improve next year as it is anticipated that there will be more completions from large housing developments such as Quarry Farm, Britmag, Mayfair at Seaton Carew, Area 15 Middle Warren, Wynyard and various small sites. The emerging Local Plan (2018) has allocated more Greenfield housing sites which are also expected to deliver the Borough’s housing need on target. Therefore the annual target of 410 dwellings is considered to be an achievable figure and the housing delivery policies are hence being implemented.

5.8 Policy Hsg5 sets a target of housing development to be provided on previously developed land and through conversions (60% by 2008 and 75% by 2016). This year 15.8% of additional dwellings were built on previously developed land (Brownfield land) and this is lower than last year.

The emerging Local Plan, however, allocates new strategic housing sites on Greenfield land on the urban edge; as a result it is anticipated that the proportion of new dwellings delivered on previously developed land will significantly decrease in the future as the emerging Local Plan sites will contribute to the future housing delivery – however as there is now no national guidance (NPPF or NPPG) requiring a particular percentage of development to be on Brownfield land hence policy Hsg5 will not be included in the emerging Local Plan.

5.9 The Council's Empty Homes Strategy (EHS) to bring back to residential use empty properties in the Borough (empty at least 6 months) continues to deliver during the year. As at March 31st 2017, there was a total of 109 properties brought back into use and this is higher than last year's total of 86. This year there are 732 empty properties across the Borough and this is anticipated to improve in the coming years as the strategy continues to deliver.

5.10 According to Policy Hsg6, housing will be approved and provided as part of a mixed use development in the regeneration areas of the Headland and Victoria Harbour. The 2006 Local Plan states that development at the strategic site will develop as follows:

- Headland - 50 dwellings in the period 2005-2011
- Victoria Harbour - 550 dwellings by 2005-2011
  - 900 dwellings in the period 2011-2016

5.11 There have been no dwellings developed on either sites up to date and since 2009 the land owners indicated their intentions not to proceed with the anticipated mixed use development and expressed their intention to focus on port-related development including offshore wind and sustainable energy solutions. Although the site would have provided a significant number of dwellings, on Brownfield land within the urban limits, the council are fully supportive of the land owners' intentions to retain the land for employment purposes. Therefore Policy Hsg6 cannot be implemented and this policy will therefore be reviewed and not taken forward in the emerging Local Plan.

5.12 The delivery of detached and semi-detached houses in Hartlepool continues to increase like in previous years whilst terraced housing delivery is decreasing. The number of Bungalows delivered however significantly decreased this year with only one completion.

5.13 The net additional affordable housing delivery for this year i.e. 10 dwellings, decreased significantly and remains below the set target of 144 per annum. It is anticipated that there will be more affordable properties delivered next year as construction at Raby Gardens and Carr/Hopps HMR areas commenced during this year. Large housing sites allocated in the emerging Local Plan and those with existing permission are also expected to deliver more affordable homes through developer contributions.

5.14 The natural environment in the Borough has consistently lost woodland habitat through the years as a result of housing developments on large sites such as Wynyard and Tunstall Farm. Although some habitat has been compensated it is not adequate to offset the cumulative habitat loss over the previous years. Red-listed priority bird species have also been adversely affected by planning applications this year and this is of conservation concern. 8 pairs of skylark, 2 pairs of lapwing and 1 pair of grey partridge have been lost this year. However, there are no changes to areas of designated international or national nature conservation sites and this is positive development for the Borough and indicates that wildlife policies are actually being implemented.

Some housing applications have provided areas of Suitable Alternative Natural Green Space (SANGS). While these are natural in character they do not count as biodiversity enhancement/ habitat creation. This is because their use is required to be for recreation to deter people from travelling to the European designated nature conservation sites where they may harm protected features.

5.15 At 30.7%, the proportion of recycled or composted waste has decreased this year and has been declining since 2011/2012.The Minerals and Waste DPD 2011 (M&W DPD) allows for 40% of household waste to be recycled or composted from 2011 rising to 46% in 2016. Hartlepool council is below the set target within the M&W DPD and possibly measures need to be put in place to encourage households and companies to recycle more.

5.16 During the year, there have been a total of 9 developments approved outside the limits to development. In particular, there has been one development of 15 dwellings in the open countryside with no agricultural justification at Hart Village. This application was determined during the time when the Council could not demonstrate the 'Five Year Land Supply for Housing' hence the emerging Local Plan will include this site within Hart Village by re-drawing and extending the village development limits boundary to the east. There are no are unjustified developments of isolated dwellings in the open countryside. This indicates the effective implementation of rural polices that seek to protect the countryside, promote the rural economy and protect the compactness of the urban area. The council will continue to closely monitor isolated residential developments outside development limits through the adopted New Dwellings Outside of Development Limits SPD.

5.17 The Council continues to improve access to the countryside and furniture within the countryside so that a more inclusive network will be available to a broader user base. This year the Secretary of State (DEFRA) legally approved the creation of 3.8km of coastal paths in Hartlepool and this is yet to be enacted hopefully in the coming financial year. A 0.22km permissive path has also been created in the year.

There have been no cycle routes created in the past 8 years but plans are in place to deliver these in 2018 through the programme of cycleway improvements supported under the Tees Valley Combined Authority (TVCA) Local Growth Fund (LGF) 'Sustainable Access to Employment' programme.

This will include a length of a new cycleway from the entrance to Queens Meadow Business Park to Truro Drive and a new road crossing for cyclists plus a small amount of new cycleway serving the new Bishop Cuthbert residential area. Plans are also advanced to redesign and upgrade cycle lanes along Brenda Road. 2017/18 should also see further support from the LGF programme for other cycleway projects highlighted in the Hartlepool Cycling Development Plan. Through planning applications for housing at Wynyard and the South West extension, the council has secured developer contributions towards delivering sustainable modes of travelling and this includes cycle routes on these sites and ensuring they are connected to the existing cycle network.

5.20 One Conservation Area Appraisal at Church Street was completed this year but work is still on-going on reviewing the Seaton Carew conservation Area Appraisal.

Appendix 1: Saved Policies from 13th April 2009

SCHEDULE

POLICIES CONTAINED IN HARTLEPOOL LOCAL PLAN (2006)

GEP1	General Environmental Principles
GEP2	Access for all
GEP3	Prevention by Planning and Design
GEP7	Frontage of Main Approaches
GEP9	Developers' Contributions
GEP10	Provision of Public Art
GEP12	Trees, Hedgerows and Development
GEP16	Untidy Sites
GEP17	Derelict Land Reclamation
GEP18	Development on Contaminated Land
Ind1	Wynyard Business Park
Ind2	North Burn Electronics Components Park
Ind3	Queens Meadow Business Park
Ind4	Higher Quality Industrial Estates
Ind5	Industrial Areas
Ind6	Bad Neighbour Uses
Ind7	Port-Related Development
Ind8	Industrial Improvement Areas
Ind9	Potentially Polluting or Hazardous Developments
Ind10	Underground Storage
Ind11	Hazardous Substances
Com1	Development of the Town Centre
Com2	Primary Shopping Area
Com3	Primary Shopping Area – Opportunity site
Com4	Edge of Town Centre Areas
Com5	Local Centres
Com6	Commercial Improvement Areas
Com7	Tees Bay Mixed Use Site
Com8	Shopping Development
Com9	Main Town Centre Uses
Com10	Retailing in Industrial Areas
Com12	Food and Drink
Com13	Commercial Uses in Residential Areas
Com14	Business Uses in the Home
Com15	Victoria Harbour/North Docks Mixed Use Site
Com16	Headland – Mixed Use
To1	Tourism Development in the Marina
To2	Tourism at the Headland
To3	Core Area of Seaton Carew
To4	Commercial Development Sites at Seaton Carew
To6	Seaton Park
To8	Teesmouth National Nature Reserve
To9	Tourist Accommodation
To10	Touring Caravan Sites
To11	Business Tourism and Conferencing

Hsg1	Housing Improvements
Hsg2	Selective Housing Clearance
Hsg3	Housing Market Renewal
Hsg 4	Central Area Housing
Hsg5	Management of Housing Land Supply
Hsg6	Mixed Use Areas
Hsg7	Conversions for Residential Uses
Hsg9	New Residential Layout – Design and Other Requirements
Hsg10	Residential Extensions
Hsg11	Residential Annexes
Hsg12	Homes and Hostels
Hsg13	Residential Mobile Homes
Hsg14	Gypsy Site
Tra1	Bus Priority Routes
Tra2	Railway Line Extensions
Tra3	Rail Halts
Tra4	Public Transport Interchange
Tra5	Cycle Networks
Tra7	Pedestrian Linkages: Town Centre/Headland/Seaton Carew
Tra9	Traffic Management in the Town Centre
Tra10	Road Junction Improvements
Tra11	Strategic Road Schemes
Tra12	Road Scheme: North Graythorp
Tra13	Road Schemes: Development Sites
Tra14	Access to Development Sites
Tra15	Restriction on Access to Major Roads
Tra16	Car Parking Standards
Tra17	Railway Sidings
Tra18	Rail Freight Facilities
Tra20	Travel Plans
PU3	Sewage Treatment Works
PU6	Nuclear Power Station Site
PU7	Renewable Energy Developments
PU10	Primary School Location
PU11	Primary School Site
Dco1	Landfill Sites
Rec1	Coastal Recreation
Rec2	Provision for Play in New Housing Areas
Rec3	Neighbourhood Parks
Rec4	Protection of Outdoor Playing Space
Rec5	Development of Sports Pitches
Rec6	Dual Use of School Facilities
Rec7	Outdoor Recreational Sites
Rec8	Areas of Quiet Recreation
Rec9	Recreational Routes
Rec10	Summerhill
Rec12	Land West of Brenda Road

Rec13	Late Night Uses
Rec14	Major Leisure Developments
GN1	Enhancement of the Green Network
GN2	Protection of the Green Wedges
GN3	Protection of Key Green Space Areas
GN4	Landscaping of Main Approaches
GN5	Tree Planting
GN6	Protection of Incidental Open Space
WL2	Protection of Nationally Important Nature Conservation Sites
WL3	Enhancement of Sites of Special Scientific Interest
WL5	Protection of Local Nature Reserves
WL7	Protection of SNCIs, RIGSs and Ancient Semi-Natural Woodland
HE1	Protection and Enhancement of Conservation Areas
HE2	Environmental Improvements in Conservation Areas
HE3	Developments in the Vicinity of Conservation Areas
HE6	Protection and Enhancement of Registered Parks and Gardens
HE8	Works to Listed Buildings (Including Partial Demolition)
HE12	Protection of Locally Important Buildings
HE15	Areas of Historic Landscape
Rur1	Urban Fence
Rur2	Wynyard Limits to Development
Rur3	Village Envelopes
Rur4	Village Design Statements
Rur5	Development at Newton Bewley
Rur7	Development in the Countryside
Rur12	New Housing in the Countryside
Rur14	The Tees Forest
Rur15	Small Gateway Sites
Rur16	Recreation in the Countryside
Rur17	Strategic Recreational Routes
Rur18	Rights of Way
Rur19	Summerhill- Newton Bewley Greenway
Rur20	Special Landscape Areas
Min1	Safeguarding of Mineral Resources
Min2	Use of Secondary Aggregates
Min3	Mineral Extraction
Min4	Transport of Minerals
Min5	Restoration of Mineral Sites
Was1	Major Waste Producing Developments
Was2	Provision of 'Bring' Recycling Facilities
Was3	Composting
Was4	Landfill Developments
Was5	Landraising
Was6	Incineration

Appendix 2: Tees Valley Joint Minerals and Waste Policies (Policies and Sites DPD)

Policy	Indicators	Implementation / Delivery	Timescales	Responsibility
MWP1: Waste Audits	Number of applications approved where a waste audit is required and included. Number of major applications refused due to lack of a waste audit, or due to the audit being of insufficient quality.	Pre-application discussions Determination of planning applications	Number of applications requiring waste audits, and the number including them, can be checked annually.	Minerals and Waste Planning Authorities Minerals and Waste Developers Other Developers
MWP2: Graythorp Industrial Estate, Hartlepool	Planning permission(s) and development of 65,000 tonnes per annum of commercial and industrial waste management capacity at Graythorp Industrial Estate.	Development/re-use of existing buildings Determination of planning applications	80,000 tonnes of annual capacity for municipal solid and commercial and industrial waste recovery is required from 2010, rising to 83,000 by 2021. Development at Graythorp is required from the beginning of the plan period.	Waste Planning Authority (Hartlepool Borough Council) Waste Operators / Developers
MWP3: Haverton Hill, Stockton-on-Tees	Planning permission(s) and development of waste management facilities to provide a total site capacity of 630,000 tonnes for the recovery of value of municipal solid waste and commercial and industrial waste and 75,000 tonnes of municipal green waste composting per annum.	Planning permission has been granted for the recovery of value of municipal solid waste and commercial and industrial waste to take the capacity up to 630,000 tonnes per annum. Determination of planning applications for extended composting facility.	80,000 tonnes of annual capacity for municipal solid and commercial and industrial waste recovery is required from 2010, rising to 83,000 by 2021. .	Waste Planning Authority (Stockton Borough Council) Waste Operators
			16,000 tonnes of annual composting capacity is required from the beginning of the plan period, rising to 24,000 tonnes by 2016 and 31,000 tonnes by 2021 Development at Haverton Hill is anticipated to be provided by 2013.	
MWP4: New Road, Billingham, Stockton-on-Tees	Planning permission(s) and development of facilities for MSW and commercial and industrial waste with capacities of: Waste Transfer facilities for 25,000 tonnes per annum; Glass Recycling for 50,000 tonnes per annum; Other recovery facilities for 125,000 tonnes per annum.	Planning permission has been granted for the waste transfer station and glass recycling identified. Determination of planning applications for 125,000 tonnes per annum of recovery facilities.	80,000 tonnes of annual capacity for municipal solid and commercial and industrial waste recovery is required from 2010, rising to 83,000 by 2021. Development at New Road is anticipated between 2016 and 2021.	Waste Planning Authority (Stockton-on-Tees Borough Council) Waste Operators
MWP5: Port Clarence, Stockton-on-Tees	Planning permission(s) and development of hazardous waste management facilities with capacities of: Contaminated soil treatment of 250,000 tonnes per annum; Hazardous waste recovery of 175,000 tonnes	Planning permission has been granted for the contaminated soil treatment and hazardous waste recovery facilities	Development of the soil treatment facility required by 2016. Hazardous waste recovery facilities will be developed between 2010 and 2021.	Waste Planning Authority (Stockton-on-Tees Borough Council) Waste Operators

Policy	Indicators	Implementation / Delivery	Timescales	Responsibility
	per annum.	identified.		
MWP6: South Tees Eco-Park, Redcar and Cleveland	Planning permission(s) and development of 450,000 tonnes per annum of waste management capacity for municipal solid and commercial and industrial wastes, including a household waste recycling centre, on the South Tees Eco-Park site over the plan period.	Planning permission has been granted for a household waste recycling centre and an autoclave which would provide a combined capacity of 400,000 tonnes per annum. Determination of planning applications for around 50,000 tonnes per annum of recovery facilities.	80,000 tonnes of annual capacity for municipal solid and commercial and industrial waste recovery is required from 2010, rising to 83,000 by 2021. Development at South Tees Eco-Park is anticipated to be provided between 2016 and 2021.	Waste Planning Authorities Waste Operators
MWP7: Area of Search for Stockton South Household Waste Recycling Centre, Stockton-on-Tees	Planning permission(s) and development of a 25,000 tonnes per annum household waste recycling centre on land within the area of search identified.	Determination of Planning Applications	Development required by 2025.	Waste Planning Authority (Stockton-on-Tees Borough Council) Waste Operators
MWP8: Construction and Demolition Waste Recycling.	Planning permission(s) and/or development of construction and demolition waste management facilities at Hart Quarry, Stockton Quarry, South Tees Eco-Park, Haverton Hill, Port Clarence, New Road and those sites where construction and demolition waste is produced or is to be used, for the recycling of 700,000 tonnes per annum of construction and demolition waste by 2016, rising to 791,000 tonnes per year by 2021. The amount of recycled aggregates being produced (Survey of Arisings and Use of Alternative Primary Aggregates in England) (Core Output Indicator M2)	Determination of planning applications	Development required across the plan period.	Minerals and Waste Planning Authorities Minerals and Waste Operators Developers
MWP9: Small Scale Composting Facilities	Planning permission(s) and development of small scale composting schemes over the plan period.	Determination of planning applications.	Development required across the plan period.	Waste Planning Authorities Waste Operators
MWP10: Small Scale Waste Management Operations	Planning permission(s) and development of small, scale recycling operations at existing or allocated industrial land and public 'bring' sites in locations well used by the public.	Determination of planning applications	Development required across the plan period, including 15,000 tonnes of annual capacity from the beginning of the plan period to meet the requirement for 80,000 tonnes of annual municipal solid and commercial and industrial recovery facilities.	Waste Planning Authorities Waste Operators

Appendix 3: Tees Valley Joint Minerals and Waste Policies (Core Strategy DPD)

Policy	Indicators	Implementation / Delivery	Timescales	Responsibility
MWC1: Minerals Strategy	The proportion of alternative materials used for aggregate use (see MWC3); The proportion of construction and demolition waste recycled per year from 38% in 2005 to at least 80% from 2016 onwards (Survey of Arisings and Use of Alternative Primary Aggregates in England/ Annual RAWP Reports); The continuation of use of the wharf and port facilities which land marine dredged sand and gravel; Planning permissions within safeguarding areas, and any associated minerals extraction, over the plan period.	Policies and Sites DPD Submission and determination of planning permissions Land allocations within Local Development Framework document ***Some of the baseline figures relate to joint figures between the Tees Valley and County Durham and therefore issues external to the Tees Valley could impact on delivery.***	Construction and Demolition waste recycling to reach 80% by 2016. Other items to be reviewed annually.	Minerals and Waste Planning Authorities Local Planning Authorities Minerals Operators Developers
MWC2: Provision of Primary Aggregate Minerals	NE RAWP reports showing 0.25 million tonnes of sand and gravel and 3.45 million tonnes of crushed rock being produced between 2001 and 2025. (Core Output Indicator M1)	Policy MWC5: Protection of Minerals Extraction Sites Policies and Sites DPDs Submission and determination of planning applications	Provision to be met by 2025	Minerals Planning Authority Local Planning Authority Minerals Operators
MWC3: Alternative Materials for Aggregates Use.	Annual increases in secondary materials (from 410,000 tonnes in 2005) and construction and demolition waste (from 909,625 tonnes in 2006) which are used for aggregate purposes (Survey of Arisings and Use of Alternative Primary Aggregates in England/Annual RAWP Reports). (Core Output Indicator M2)	Policies and Sites DPD Submission and determination of planning applications	To be reviewed annually.	Minerals and Waste Planning Authority Minerals and Waste Operators NE RAWP
MWC4: Safeguarding of Minerals Resources from Sterilisation	Planning permissions within safeguarding areas, and any associated minerals extraction, over the plan period.	Submission and determination of planning permissions Allocations in Local Development Framework documents	To be reviewed annually.	Minerals and Waste Planning Authorities Local Planning Authorities Developers
MWC5: Protection of Minerals Extraction Sites	Continued extraction of minerals from the identified sites.	Submission and determination of Planning Applications Allocations in Local Development Framework documents	To be reviewed annually.	Minerals and Waste Planning Authorities Local Planning Authorities Minerals Operators Developers

Policy	Indicators	Implementation / Delivery	Timescales	Responsibility
MWC6: Waste Strategy	The provision of annual capacities in the Tees Valley to allow: 40% of household waste to be recycled or composted from 2010, rising to 46% from 2016; to recover value from 53% of municipal solid waste from 2010, rising to 72% from 2016; and to increase the recovery of value from commercial and industrial waste to 73% from 2016; (Figures in 1&2 monitored by Tees Valley JSU, 3 by Environment Agency) A reduction in the annual amounts of construction and demolition waste produced. (2,418,260 tonnes in Tees Valley and County Durham 2005, Survey of Arisings and Use of Alternative Primary Aggregates in England/Annual RAWP Reports), and The use of rail and port facilities for the transport of waste. (Core Output Indicators W1 and W2)	Policies and Sites DPD Submission and determination of planning permissions Land allocations within Local Development Framework documents Tees Valley Joint Municipal Waste management Strategy and each Local Authority's Action Plans	Recovery and recycling rates to meet the targets identified by 2016. C&D waste produced and use of rail / port facilities to be reviewed annually.	Minerals and Waste Planning Authorities Local Planning Authorities Waste Operators Developers
MWC7: Waste Management Requirements	Planning permission(s) and development of: Composting facilities to deal with at least 16,000 tonnes per year of municipal solid waste rising to at least 24,000 tonnes per year by 2016 and 31,000 tonnes per year by 2021, Facilities to recover value from at least 80,000 tonnes per year of commercial and industrial waste from 2010 rising to 83,000 tonnes of per year by 2021, Facilities to recycle at least 700.000 tonnes of construction and demolition waste per year rising to 791,000 tonnes per year by 2021, Facilities to provide additional hazardous waste treatment or management capacity, to reduce the amount of hazardous waste which is sent to landfill per year from the 2007 level of 130,000 tonnes, Two household waste recycling centres. One in the south of Stockton Borough and one in the South Tees area within the plan period, (Core Output Indicators W1 and	Policies and Sites DPD Submission and determination of planning applications	Facilities for composting of MSW to provide 16,000 tonnes per year from the beginning of the plan period, rising to 24,000 tonnes per year by 2106 and 31,000 tonnes per year by 2021. Facilities to recover value from commercial and industrial wastes to provide 80,000 tonnes per year from 2010, rising to 83,000 tonnes per year by 2021. Facilities to recycle construction and demolition wastes to provide 700,000 tonnes per year by 2016 rising to 791,000 by 2021. Amount of hazardous waste	Waste Planning Authorities Waste Operators

Policy	Indicators	Implementation / Delivery	Timescales	Responsibility
	W2)		sent to landfill to be reviewed annually. Household waste recycling centre provision to be made before 2025.	
MWC8: General Locations of Waste Management Sites	Planning permissions over the plan period for waste management facilities of: Large sites in the industrial lands in the core conurbation around the Tees Estuary, Landfill sites and sites under 1ha in area and 25,000 tonnes per annum capacity elsewhere in the Tees Valley.	Policies and Sites DPD Determination of planning applications	Location of waste related permission to be reviewed annually.	Waste Planning Authorities Waste Operators
MWC9: Sewage Treatment	Results of the ongoing Environment Agency monitoring of Northumbrian Water Ltd sites. Planning permissions for Northumbrian Water Ltd projects over the plan period.	Determination of planning applications	To be reviewed annually.	Waste Planning Authorities Northumbrian Water Ltd Environment Agency
MWC10: Sustainable Transport	The use of non-road based transport for the transportation of minerals and waste. The level of capacity used on the A1(M), A66(M), A66(T), A174(T) and A1053(T).	Determination of planning applications	To be reviewed annually.	Minerals and Waste Planning Authorities Developers
MWC11: Safeguarding of Port and Rail Facilities	The continued use of the facilities for the transport of minerals over the plan period.	Land allocations within Local Development Framework documents Determination of planning applications	To be reviewed annually.	Minerals and Waste Planning Authorities Local Planning Authorities Developers

Appendix 4: Neighbourhood Development Orders and Neighbourhood Development Plans (as at November 2017)

Hartlepool Rural Plan

The Hartlepool Rural Plan Working Group is a constituted group and has over the past year, submitted the final draft version of the Rural Plan to the Council for validation, publication and independent examination. The submitted Rural Plan and associated documents were validated by Regeneration Services Committee on 16 November 2016. The Council publicised the submitted documents between 20 February and 17 April 2017 and appointed an independent examiner during this time. An independent examiner's role is limited to testing whether or not a draft neighbourhood plan or order meets the basic conditions and other matters set out in Paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990 (as amended). The examination of the Rural Plan was completed in July 2017. The examiner, in his report, recommended a number of modifications to ensure that the Rural Plan meets the basic conditions. The Council accepted the independent examiner's recommendations on 4 September 2017. The priority for the group going forward is to agree the modified version of the Rural Plan and to prepare for the referendum.

The Headland Neighbourhood Plan

The Headland Neighbourhood Planning Group secured a grant through the Supporting Communities in Neighbourhood Planning Programme to assist them with delivering events and to raise awareness about Neighbourhood Planning but also to commission some consultancy support to develop their Neighbourhood Planning policies. A first draft of the plan has been prepared and the group has recently reviewed it. This process involved consultation with the local community on current issues and priorities to bring the document up-to-date. The group was successful in obtaining a grant via Locality to undertake the consultation and to commission the Council to produce a proposals map. Once the group has finalised the draft Plan, a copy will be taken to a future Regeneration Services Committee meeting to ensure general conformity with the NPPF and the Hartlepool Local Plan 2006 and the emerging Local Plan before being widely consulted upon.

Wynyard Neighbourhood Plan

The Wynyard Neighbourhood Plan Working Group, a sub-committee of the Wynyard Residents Association accessed funding from the Supporting Communities in Neighbourhood Planning Programme to support the initial stages of plan development. The group commissioned the services of a consultant to assist with the preparation of a first draft of the plan. They also secured the support of consultants Aecom (via Locality) to prepare a masterplan for the Wynyard Neighbourhood Plan area. A subsequent version of the Plan was produced in April 2017. It focuses on design principles, appropriate housing mix, protection and enhancement of green and community spaces and the delivery of community facilities. The group has advised that progress is being achieved slowly.

Appendix 5: Community Infrastructure Levy (CIL)

The main reason for introducing a CIL is that it would provide a means of securing developer contributions from all qualifying developments to ensure funds are available to cover the cost of new infrastructure required to enable development and to help give clarity to developers on what they will be required to contribute as part of a development. However paying the compulsory CIL levy would be subject to viability of the development and will be charged on a scale of rates.

Whilst the Council will keep the situation under review, the present stance is that CIL will not be implemented within the Borough. The Local Authority, as part of the adoption of the Planning Obligations SPD (November 2015), undertook an assessment of viability on different size development types across the Borough, using evidence from viability assessments which have taken place over the past couple of years. The assessments built in the requested developer contributions and looked at varying levels of affordable housing in order to ascertain a deliverable affordable housing target for the SPD and emerging Local Plan.

The assessments illustrated that the affordable housing need of 44% left developments unviable. A range of scenarios were looked at which identified that a target for affordable housing of 18% should be set.

In undertaking the work and in assessing viability of developments over the past couple of years, it has become apparent that there is very little viability on Brownfield sites within the urban area and to apply CIL to those would render them unviable and therefore prohibit development in the Borough. Even on Greenfield sites both within and on the edge of the urban area viability has had to be considered, and has differed, on a site by site basis. As such it is not considered that the adoption of CIL in the current market conditions would be viable and would likely constrain future housing growth within the Borough due to concerns over viability of developments.

Appendix 6: Duty to Cooperate

This section reflects the requirements of section 33A of the Planning and Compulsory Purchase Act 2004[12] (Duty to co-operate in relation to planning of sustainable development) in relation to the time period covered by this report.

The Duty to co-operate requires:

- councils and public bodies to 'engage constructively, actively and on an ongoing basis' to develop strategic policy;
- councils to have regard to the activities of the other bodies; and
- councils to consider joint approaches to plan making.

The bodies that the council must cooperate with are set out in the Town and Country Planning (Local Planning) (England) Regulations 2012, part 2, duty to cooperate, (4) (1).

Co-operation with Strategic Partners in Hartlepool

The council through the Hartlepool Local Strategic Partnership has been heavily involved in the production of the Hartlepool Sustainable Community Strategy. This is overarching policy document for the Borough which provides the basis for the strategic work of the local development framework.

The Strategic Partnership will be involved with each stage of the production of the emerging Local Plan and have opportunities to debate, advise and endorse the document before consultation with the wider local community and other stakeholders.

The Strategic Partnership is made up of local organisations such as Cleveland Police Authority, Cleveland Fire Authority, Hartlepool PCT/NHS Hartlepool, North Tees and Hartlepool NHS Trust and the Skills Funding Agency.

Other Local Authorities and Sub Regional Organisations

Hartlepool has many established avenues for co-operation on cross border and strategic planning issues. There are long established forums that meet regularly at Tees Valley level. Hartlepool will engage at all stages of the emerging plan production with these local authorities and particularly with Stockton–on-Tees Borough Council and Durham County Council with whom the borough shares administrative boundaries.

Hartlepool participates in the Tees Valley Development Plan Officers (DPOs) Group meetings. These meetings involve planning policy lead officers from all five Tees Valley Authorities are held every six weeks and discuss strategic planning issues such as housing, transport, waste, biodiversity, and the natural and historic environment.

[12] PACA as updated by section 110 of the 2011 Localism Act

Development Plan Documents that have been completed at a joint Tees Valley level include The Tees Valley Joint Minerals and Waste Development Plan Documents and the Tees Valley Green Infrastructure SPD. Joint evidence base documents have been produced at this level including the Strategic Housing Market Assessment and the Gypsy and Travellers Accommodation Needs Assessment.

At every third DPO meeting planning officers from authorities that have borders with the Tees Valley are invited to discuss cross border issues. These are:

- Richmondshire District Council
- Durham County Council
- North Yorkshire County Council
- Scarborough Borough Council
- North York Moors National Park Authority

At a more senior level cross border and strategic planning issues are considered at Tees Valley Planning Managers meeting that take place every six weeks and Tees Valley Directors of Place meetings that take place monthly.

As well as the issues covered by the regular Tees Valley meetings there will be more detailed cross boundary meetings between Hartlepool Borough Council and Stockton-on-Tees Borough Council during the plan preparation to discuss key issues such as development, housing and employment sites at Wynyard and transport issues relating to the A689 trunk road and the A689/A19 junctions.

Hartlepool Borough Council is fully committed to other organisations such as Tees Valley Unlimited and the Tees Valley Local Enterprise Partnership (LEP). TVU is responsible for delivering growth and economic equity across the Tees Valley in support of the LEP. Hartlepool Borough Council is represented on the board of the LEP.

A major recent example of co-operation and collaboration was the establishment of the Tees Valley Enterprise Zones, three sites of which are within Hartlepool. The Enterprise Zones were supported by simplified planning process through Local Development Orders that were adopted in April 2012 and since refreshed in 2015.

<u>Parish Councils</u>

At each stage of the Local Plan consultation process, Parish Councils within and adjacent to the plan area will be invited by e-mail or letter to comment on the proposals within the Local Plan. Officers will attend Parish Council meetings to address queries regarding the proposals.

Preparation of the Local Plan

Work on the 'new' Local Plan (2018) has progressed well throughout the year and reached the publication stage by end of 2016. It was submitted for examination on the 23rd of March 2017 (see section 3 of this report).

Prior to publication, a series of meetings were held with Stockton Borough Council to discuss key cross boarder issues that arose during the preferred options stage consultation regarding housing, employment and transport at Wynyard. A statement of common ground was established and this will be referred to during the examination stage of the Local Plan. Officers will continue to hold cross border meetings and targeted sessions with many stakeholders of a strategic nature throughout the preparation stages of the Local Plan and also during its implementation should strategic issues arise.

Co-operation Relating to the Evidence Base

Hartlepool Borough Council commissioned various reports from consultants as well as produced its own work which fed into the evidence base for the new Local Plan. A number of these evidence studies have been carried out jointly or in liaison with the other Tees Valley Local Authorities where the issue was strategic and crossed the administrative boundary. All Tees Valley Local Authorities were consulted in the production of all our evidence base work.

Summary of co-operation in relation to the emerging Local Plan

Organisation	Nature of Co-operation
Environment Agency	• Formally consulted at Issues and Options, Preferred Options and Publication stages of the plan production. • Were partners in the development of key evidence base documents including the SHLAA, Water Cycle Study, SFRA Level 1 and Level 2, the SFRA update and the Strategic Sequential Test and the Local Infrastructure Plan.
English Heritage	• Were formally consulted at the Issues and Options, Preferred Options and Publication stages of the plan production. • Were consulted on key evidence base documents including the SHLAA.
Natural England	• Were formally consulted at Issues and Options, Preferred Options and Publication stages of the plan production. • Were consulted in the production of many of the evidence base documents including the SHLAA, SFRA Level 1 and 2, Tees Valley Green Infrastructure Plan. • Key partner in the development of the English Coastal Path.
Civil Aviation Authority	• Were formally consulted at Issues and Options, Preferred Options and Publication stages of the plan production.
Homes and Communities Agency	• Were formally consulted at Issues and Options, Preferred Options and Publication stages of the plan production.
Highways England	• Were formally consulted at Issues and Options, Preferred Options and Publication stages of the plan production.

	• Regular meetings have been held with regional representatives of the HA. • Highways England has been instrumental in the production of many of the evidence base documents including the Local Infrastructure Plan, the SHLAA etc. • Key partner in the management of development at Wynyard.
North Tees & Hartlepool Primary Care Trust	• Were formally consulted at Issues and Options, Preferred Options and Publication stages of the plan production and for many of the evidence base documents.
The Office of Rail Regulation	• Were formally consulted at Issues and Options, Preferred Options and Publication stages of the plan production.
Marine Management Organisation	• Were formally consulted at Issues and Options, Preferred Options and Publication stages of the plan production.
Tees Valley LEP	• Were formally consulted at the Issues and Options, Preferred Options and Publication stages of the plan production.
Tees Valley Local Authorities	• Continuous Informal Engagement and statutory consultations. Formal and informal Engagement at DPO, Planning Managers and Directors of Place Meetings. • Engagement at Tees Valley Infrastructure Group. • Production of joint evidence base documents. • Cross border liaison meeting held with Stock-on Tees Borough Council • On-going co-operation with Stockton-on-Tees Borough Council regarding the management of development at Wynyard.
Durham County Council	• Were formally consulted at Issues and Options, Preferred Options and Publication stages of the plan production. • A cross border liaison meeting was held with Durham County Council on 12th April, 2016.
Parish Councils	• Were formally consulted at Issues and Options, Preferred Options and Publication stages of the plan production.
Cleveland Police	• Were formally consulted at Issues and Options, Preferred Options and Publication stages of the plan production.
The Coal Authority	• Were formally consulted at Issues and Options, Preferred Options and Publication stages of the plan production.
National Grid	• Were formally consulted at Issues and Options, Preferred Options and Publication stages of the plan production.
Northern Gas Networks	• Were formally consulted at Issues and Options, Preferred Options and Publication stages of the plan production.
Anglican Water	• Were formally consulted at Issues and Options, Preferred Options and Publication stages of the plan production.
Sport England	• Were formally consulted at Issues and Options, Preferred Options and Publication stages of the plan production.