

Hartlepool Local Development Framework

Annual Monitoring Report

2006/2007



HARTLEPOOL
BOROUGH COUNCIL

December 2007

PREFACE

New government legislation requires every local planning authority to prepare an annual monitoring report (AMR) for submission to the Secretary of State by the end of December each year. The period covered by the annual monitoring report should be the previous year 1st April to 31st March.

Specifically, the annual monitoring report should assess:

- i. the implementation of the local development scheme (LDS) which sets out the Council's programme for the preparation of documents relating to forward planning;
- ii. the extent to which policies in current planning documents are being achieved.

This is the third annual monitoring report to be prepared for Hartlepool under the new legislation and it generally covers the period 1st April 2006 to 31st March 2007, although account is taken as necessary of relevant developments both before and after this period.

The report is set out as follows:

- Executive summary of the main findings,
- Introduction setting the context for the report,
- Progress on the implementation of the local development scheme,
- The key characteristics of Hartlepool and the problems and challenges faced, and
- Assessment of current planning policies in the 2006 Hartlepool Local Plan.

EXECUTIVE SUMMARY

This is the third annual monitoring report prepared by Hartlepool Borough Council under the new planning legislation and generally relates to the period 2006/07. It reviews the progress made on the implementation of the Local Development Scheme and generally assesses the effectiveness of planning policies and the extent to which they are being implemented.

(A) Implementation of the Local Development Scheme (LDS):

All the key milestones for the preparation of DPDs during the period 2006/07 set out in the July 2006 LDS were met.

However, the draft Planning Obligations SPD was not published for consultation as programmed owing to the need to undertake a comprehensive audit of open space to support the proposals to be included in the document

All the milestones relating to the preparation of DPDs over the period to December 2007 set out in the March 2007 review of the LDS were met.

However, further delays have occurred or are anticipated in respect of the preparation of the two supplementary planning documents on Planning Obligations and on Transport Assessments and Travel Plans.

The Local Development Scheme will need to be reviewed to:

- roll forward the programme for the preparation of the Core Strategy and Housing Allocations DPDs;
- amend the timetable for the preparation of the Planning Obligations and Transport Assessments and Travel Plans SPDs; and to
- include the timetables for the preparation of a new DPD on affordable housing and a new SPD on design, the need for these being highlighted in this annual monitoring report.

(B) Assessment of planning policies

The planning policies assessed in this report are those of the Hartlepool Local Plan adopted in 2006.

The assessment does not cover every individual policy in detail – this was in any event done as part of the preparation process for the new Local Plan. Further as the 2006 Hartlepool Local Plan has only been in effect for one year, it is not practical to fully assess the effectiveness of its policies. However, the monitoring of the output indicators highlights that one policy (Com 17 relating to the land north of Middleton Road and west of Marina Way) is no longer relevant following the completion of the High Point Retail Park.

In conclusion, the annual monitoring report finds that in general the policies have generally been effective in both the management of planning proposals and in the economic, social and environmental development of the Borough.

1 INTRODUCTION

New Planning Legislation

- 1.1 The Planning and Compulsory Purchase Act 2004 introduced a new system of development planning. In the future new types of planning document will be prepared and incorporated into a Local Development Framework (LDF). These documents will be known as Local Development Documents (LDDs). The Local Development Documents will set out the spatial planning strategy for the Hartlepool area¹ and progressively replace the Hartlepool Local Plan and associated supplementary planning guidance. Hartlepool Borough Council's programme for preparing documents under the new planning system is set out in the Local Development Scheme (LDS)².
- 1.2 The Local Development Framework will also comprise other related documents. These are:
- The Local Development Scheme referred to above,
 - The Statement of Community Involvement setting out how the Council will involve residents and other interested persons and bodies in the preparation and revision of new planning documents and in the consideration of major planning applications, and
 - The Annual Monitoring Report assessing the implementation of the local development scheme and the extent to which policies in local development documents are being achieved.

The Annual Monitoring Report

- 1.3 Local planning authorities are required³ to examine certain matters in their annual monitoring reports. Additional government policy and advice is set out in PPS12 (Local Development Frameworks) and the ODPM publication 'Annual Monitoring Reports: A Good Practice Guide'.
- 1.4 The key tasks for annual monitoring reports are as follows:
- a) 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 (see Section 2).
 - b) Assess the extent to which planning policies are being implemented – these will ultimately be the policies included in local development documents, but initially will be what are termed 'saved' policies' from adopted local plans.

¹ For further information on the new planning system see Section 2 of the Hartlepool Local Development Scheme.

² The Local Development Scheme can be viewed on Hartlepool Council's website (www.hartlepool.gov.uk).

³ Under Section 35 of the Planning and Compulsory Purchase Act and Regulation 48 of Town and Country Planning (Local Development) (England) Regulations 2004.

In terms of assessing the implementation of such policies, the annual monitoring report should:

- where policies are not being implemented, explain why and set out the steps to be taken to ensure that the policy is implemented, or identify whether the policy is to be amended or replaced;
- 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.

1.4 In order to properly 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 3 of the annual monitoring report therefore gives consideration to the key characteristics of Hartlepool and the problems and challenges to be addressed.

1.5 Section 4 of this report then gives detailed consideration to the assessment of current planning policies contained within the 2006 Hartlepool Local Plan.

Methodology for Assessing Policies

1.6 Government regulations require that annual monitoring reports identify policies that are not being implemented, give the reasons for this and the steps, if any, to secure their implementation. This third annual report for the period 1st April 2006 to 31st March 2007 is the first report to give consideration to the policies of the new Hartlepool Local Plan adopted in April 2006.

1.7 In line with government guidance the first Annual Monitoring Report established data on a range of indicators needed to monitor policies. Certain indicators (referred to as '**core output indicators**') have been established by central government and must be monitored by all local planning authorities. This includes the preparation of a housing trajectory illustrating past and likely future housing completions against the requirements set out in strategic planning documents (currently the Tees Valley Structure Plan, but ultimately the Regional Spatial Strategy). Other indicators ('**local output indicators**') were developed in the first annual monitoring report to ensure robust assessment of policy implementation relevant to the specific circumstances of the Hartlepool area, reflected the availability of existing data sources and which were relevant also to the objectives of the new Local Plan. Further local output indicators related to additional objectives in the 2006 Local Plan have been established in this Annual Monitoring Report which is the first to monitor the effectiveness of that plan's policies.

1.8 For the first time, this year's annual monitoring report includes a limited number of targets relating to some of the output indicators by which to judge the effectiveness of policies. Performance against these targets will be analysed in future AMRs.

2 IMPLEMENTATION OF THE HARTLEPOOL LOCAL DEVELOPMENT SCHEME

- 2.1 The Hartlepool Local Development Scheme (LDS) sets out a rolling programme for the preparation of documents relating to forward planning in Hartlepool. It is specifically concerned with documents being prepared over the next three years or so, but also highlights those which are likely to be prepared beyond the next three years. It is reviewed on at least an annual basis and the current LDS became effective in March 2007.
- 2.2 This Annual Monitoring Report is statutorily required to review progress over the period 2006/07, thus it is necessary to assess the implementation of the July 2006 LDS which was the scheme current for most of the year under consideration. However, in order for this Annual Monitoring Report to properly inform the need or otherwise to review the programme for the preparation of local development documents set out in the current March 2007 LDS, the implementation of this later LDS (covering the period up to December 2007) is also considered (see paras 2.11 to 2.18 below).

Implementation of the July 2006 Local Development Scheme

- 2.3 Six documents are highlighted in the July 2006 LDS. These are listed below with the timetables for the main stages of their preparation (as set out in Tables 1 to 6 of that LDS):

(i) Statement of Community Involvement (SCI)

Commencement of Public Examination	July 2006
Receipt of Inspector's Report	September 2006
Adoption of SCI	December 2006

(ii) Core Strategy Development Plan Document (DPD)

Commencement	August 2006
Consultation on Issues & Options	August – October 2007
Consultation on Preferred Options	March – April 2008
Submission to Secretary of State	October 2008
Consultation on Submitted DPD	October - November 2009
Pre-Examination Meeting	March 2009
Commencement of Public Examination	May 2009
Receipt of Inspector's Report	November 2010
Adoption of DPD	January 2010

(iii) Housing Allocations Development Plan Document (DPD)

Commencement	November 2007
Consultation on Issues & Options	December 2008 – February 2009
Consultation on Preferred Options	July - August 2009
Submission to Secretary of State	January 2010
Consultation on Submitted DPD	January – February 2010
Pre-Examination Meeting	July 2010
Commencement of Public Examination	September 2010
Receipt of Inspector's Report	March 2011
Adoption of DPD	May 2011

(iv) Planning Obligations Supplementary Planning Document (SPD)

Commencement	July 2005
Consultation on Draft SPD	January – March 2007
Adoption of SPD	July 2007

(ii) Joint Minerals and Waste Core Strategy Development Plan Document (DPD)

Commencement	September 2006
Consultation on Issues & Options	May – June 2007
Consultation on Preferred Options	February - March 2008
Submission to Secretary of State	January 2009
Consultation on Submitted DPD	January - February 2009
Pre-Examination Meeting	April 2009
Commencement of Public Examination	July 2009

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Receipt of Inspector's Report	January 2010
Adoption of DPD	April 2010
(iii) Joint Minerals and Waste Site Allocations Development Plan Document (DPD)	
Commencement	September 2006
Consultation on Issues & Options	May – June 2007
Consultation on Preferred Options	February - March 2008
Submission to Secretary of State	January 2009
Consultation on Submitted DPD	January - February 2009
Pre-Examination Meeting	April 2009
Commencement of Public Examination	July 2009
Receipt of Inspector's Report	January 2010
Adoption of DPD	April 2010

2.4 The implementation of the July 2006 LDS is assessed in terms of the extent to which the targets and key dates (milestones) for the preparation of planning documents have been met during the year 2006-2007.

2.5 The July 2006 Local Development Scheme includes the programme for the preparation of six Local Development Documents, summarised in paragraph 2.3 above. It identifies that there were five documents (Statement of Community Involvement, Core Strategy, Joint Mineral and Waste Core Strategy and Site Allocations DPDs and the Planning Obligations Supplementary Planning Document) programmed to reach key stages in their preparation during the period 2006/07.

2.6 Table 1 below sets out milestones for the period under consideration and identifies whether these were met:

Table 2.1: Implementation of the July 2006 LDS

Document	Milestone**	Key Dates	Actual Progress	Milestone Achieved
Statement of Community Involvement (SCI)	Pre-Examination Meeting	May 2006	No public examination required	Yes
	Commencement of Examination	July 2006	No public examination required	Yes
	Adoption	December 2006	Adopted October 2006	Yes
Hartlepool Core Strategy DPD	Commencement	August 2006	Evidence gathering commenced in July 2006 with the commissioning of the Strategic Flood Risk Assessment	Yes
Joint Minerals and Waste Core Strategy DPD	Commencement	September 2006	Consultants Entec UK Ltd appointed and commenced work on the Core Strategy DPD September 2006.	Yes
Joint Minerals and Waste Site Allocations DPD	Commencement	September 2006	Consultants Entec UK Ltd appointed and commenced work on the site allocations DPD September 2006.	Yes
Planning Obligations Supplementary Planning Document (SPD)	Commencement	July 2006	Preliminary work commenced by July 2006	Yes
	Consultation on draft SPD	January 2007	Work progressing on evidence gathering	No

** Key Milestones for Development Plan Documents are highlighted in bold red type

Commentary

- 2.7 **Statement of Community Involvement (SCI):** The level of objections to the submitted SCI were such that a public examination was not required. The Inspector's report was received as programmed in September 2006 and the SCI was adopted three months ahead of schedule in October 2006.
- 2.8 **Hartlepool Core Strategy:** At the suggestion of the Planning Inspectorate that there should be a greater period of time between the examinations for the Core Strategy and Housing Allocations DPD, the programmes for the preparation these DPDs were amended in the July 2006 LDS from that originally agreed with the Inspectorate for the first LDS in March 2005. The timetable for the Hartlepool Core Strategy DPD was thus brought forward in the July 2006 LDS by three months. Nevertheless, initial work on the preparation of the evidence base of the Core Strategy had commenced with the commissioning of the Strategic Flood Risk Assessment.
- 2.9 **Joint Minerals and Waste Core Strategy and Site Allocations DPDs:** These two development plan documents are being prepared for the whole of the Tees Valley area. Consultants Entec UK Ltd were engaged to prepare these documents and work commenced on both DPDs in September 2006 meeting the key milestone.
- 2.10 **Planning Obligations Supplementary Planning Document (SPD):** Preliminary work on this SPD involving initial evidence gathering began by July 2006 as programmed. However, the draft document will not be published as programmed owing to delays in the work on other key documents such as the PPG17 Open Space Audit, the findings from which will influence the content of the Planning Obligations SPD. Other work has still taken place towards the preparation of the SPD and a pre-consultation document was produced for consultation outlining our initial thoughts on the likely makeup of the SPD and some of the issues that we would seek obligations on. This document went out for public consultation between September and October 2007 and a small number of representations were received.

Implementation of the March 2007 Local Development Scheme

- 2.11 Six documents are highlighted in the July 2006 LDS. These are listed below with the timetables for the main stages of their preparation (as set out in Tables 1 to 6 of that LDS):

(i) Core Strategy Development Plan Document (DPD)

Commencement	August 2006
Consultation on Issues & Options	October – December 2007
Consultation on Preferred Options	May - June 2008
Submission to Secretary of State	December 2008
Consultation on Submitted DPD	December 2008 – January 2009
Pre-Examination Meeting	May 2009
Commencement of Public Examination	July 2009
Receipt of Inspector's Report	January 2010
Adoption of DPD	March 2010

(ii) Housing Allocations Development Plan Document (DPD)

Commencement	January 2008 – January 2009
Consultation on Issues & Options	February - April 2009
Consultation on Preferred Options	September – October 2009
Submission to Secretary of State	March 2010

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Consultation on Submitted DPD	March- April 2010
Pre-Examination Meeting	September 2010
Commencement of Public Examination	November 2010
Receipt of Inspector's Report	May 2011
Adoption of DPD	July 2011
(iii) Planning Obligations Supplementary Planning Document (SPD)	
Commencement	July 2006
Consultation on Draft SPD	November 2007-January 2008
Adoption of SPD	May 2008
(iv) Transport Assessments and Travel Plans SPD	
Commencement	January 2007
Consultation on Draft SPD	August - September 2007
Adoption of SPD	December 2007
(iv) Joint Minerals and Waste Core Strategy	
Commencement	September 2006
Consultation on Issues & Options	May – June 2007
Consultation on Preferred Options	February – March 2008
Submission to Secretary of State	January 2009
Consultation on Submitted DPD	January – February 2009
Pre-Examination Meeting	April 2009
Commencement of Public Examination	July 2009
Receipt of Inspector's Report	January 2010
Adoption of DPD	April 2010
(v) Joint Minerals and Waste Site Allocations DPD	
Commencement	September 2006
Consultation on Issues & Options	May – June 2007
Consultation on Preferred Options	February – March 2008
Submission to Secretary of State	January 2009
Consultation on Submitted DPD	January – February 2009
Pre-Examination Meeting	April 2009
Commencement of Public Examination	July 2009
Receipt of Inspector's Report	January 2010
Adoption of DPD	April 2010

2.12 The main changes from the July 2006 LDS are:

- the deletion of the Statement of Community Involvement following its adoption in October 2006;
- slight amendments to the timetables for the preparation of the Core Strategy and Housing Allocations DPDs;
- an amendment to the timetable for the preparation of the Planning Obligations SPD; and
- the addition of a new local development document – the Transport Assessments and Travel Plans SPD.

2.13 The need to review the March 2007 LDS is assessed in terms of the extent to which the targets and key dates (milestones) for the preparation of planning documents have been met up to December 2007. Table 2 below sets out milestones for the period under consideration and identifies whether these were met:

Table 2.2: Implementation of the March 2007 LDS (to December 2007)

Document	Milestone**	Key Dates	Actual Progress	Milestone Achieved
Core Strategy Development Plan Document (DPD)	Consultation on Issues and Options & initial sustainability appraisal	October – December 2007	Consultation started 31 st October 2007	Yes
Planning Obligations Supplementary Planning Document (SPD)	Consultation on draft SPD & associated sustainability report	November 2007 – January 2008	Publication of draft delayed due to essential work on studies which will influence the content of the SPD. A pre-consultation document has been out for public consultation in September/October 2007 outlining the likely makeup of the document and the issues to be covered.	No
Transport Assessments and Travel Plans SPD	Commencement	January 2007	Initial draft document prepared	Yes
	Consultation on draft SPD & associated sustainability report	August – September 2007	Consultation 31 st August to 12 th October 2007	Yes
	Adoption	December 2007	Additional work re Appropriate Assessment will delay adoption	No
Joint Minerals & Waste Core Strategy DPD	Consultation on Issues and Options and initial sustainability report	May – June 2007	Consultation 21 st May to 30 th June 2007.	Yes
Joint Minerals & Waste Site Allocations DPD	Consultation on Issues and Options and initial sustainability report	May – June 2007	Consultation 21 st May to 30 th June 2007.	Yes

** Key Milestones for Development Plan Documents are highlighted in bold red type

Future Progress

- 2.14 Core Strategy DPD:** As programmed, consultation on the Issues and Options Discussion Paper and initial sustainability appraisal (of the options suggested) started at the end of October. At present it is anticipated that further progress on this document will be as timetabled.
- 2.15 Planning Obligations SPD:** Whilst work has progressed on this document, it was considered that there should be further background evidence base material on play space and recreational facilities collected to better inform the policy guidance to be included in the document. Another important document that will inform the production of the SPD is the PPG17 open space audit and assessment which will form part of the evidence base for the Core Strategy. Consultants were appointed in January 2007 to undertake this audit, but will not now complete the work until December 2007. It will therefore not be possible to meet the next milestone identified in the LDS – the consultation on the draft SPD currently programmed for November 2007.
- 2.16 Transport Assessments and Travel Plans SPD:** This SPD was subject to consultation for a six week period between 31 August and 12 October 2007. As a result of these representations, some amendments will be made to the text before the SPD is adopted.
- 2.17** Natural England has indicated that in accordance under Article 6(3) and 6(4) of the Habitats Directive 92/43/EEC, the Transport Assessment and Travel Plans draft SPD must be subject to an Appropriate Assessment using an initial Habitats Regulations Assessment screening process to enable the planning authority to ascertain that it will not adversely affect the integrity of a European Site. The need to undertake this Appropriate Assessment screening process will result in a delay in the adoption of the SPD, which is now anticipated to be adopted in April 2008.
- 2.18 Tees Valley Minerals and Waste Core Strategy and Site Allocations DPDs:** These DPDs are being prepared to schedule and it is anticipated that the key milestones will be met.

Review of the Hartlepool Local Development Scheme

- 2.19** The Local Development Scheme will need to be reviewed to take account of the anticipated delay in the production of the draft Planning Obligations SPD. The proposed revised timetable for the preparation of this document is as follows:

Commencement	July 2006
Consultation on Draft SPD	April 2008
Adoption of SPD	September 2008

- 2.20** In addition, consideration is to be given to the preparation of an Affordable Housing Development Plan Document. A Strategic Housing Market Assessment for Hartlepool prepared in July 2007 confirmed that the provision of affordable housing has become a priority need. It will be some time before the Core Strategy and Housing Allocations DPDs are prepared, and as the

Hartlepool Local Plan was prepared at a time when affordable housing was not seen as an issue, it is considered that a new DPD concerned only with matters relating to the provision of affordable housing will be the quickest way to providing the appropriate statutory policies to address this issue.

2.21 A possible timetable for the Housing Allocations DPD, which will be subject to the agreement of the Planning Inspectorate, is as follows:

Commencement	November 2007
Consultation on Issues & Options	February – April 2008
Consultation on Preferred Options	June – August 2008
Submission to Secretary of State	November 2008
Consultation on Submitted DPD	November 2008 – January 2009
Pre-Examination Meeting	March 2009
Commencement of Public Examination	June 2009
Receipt of Inspector's Report	August 2009
Adoption of DPD	October 2009

2.22 In addition it is considered that it will be appropriate to prepare as soon as practicable a supplementary planning document providing guidance on a range of design and construction issues including sustainable layout and design and energy efficiency. A possible timetable for the preparation of this SPD is as follows:

Commencement	March 2008
Consultation on Draft SPD	March 2009
Adoption of SPD	June 2009

Conclusions

1. All the key milestones for the preparation of DPDs during the period 2006/07 set out in the July 2006 LDS were met.
2. However, there was a delay in the preparation of the Planning Obligations SPD as recognised in the 2005/06 annual monitoring report and thus the March 2007 Local Development Scheme incorporated a new timetable for its preparation reflecting the then anticipated completion of the PPG17 audit
3. All the milestones relating to the preparation of DPDs over the period to December 2007 set out in the March 2007 review of the LDS were met.
4. However, further delays have occurred or are anticipated in respect of the preparation of the two supplementary planning documents. It is likely, however, that the Transport Assessments and Travel Plans SPD will be adopted in April 2008.
5. The Local Development Scheme when reviewed in March 2008 will therefore incorporate the amended timetable for the Planning Obligations SPD and include a new DPD on Affordable Housing and a new SPD on sustainable design matters.

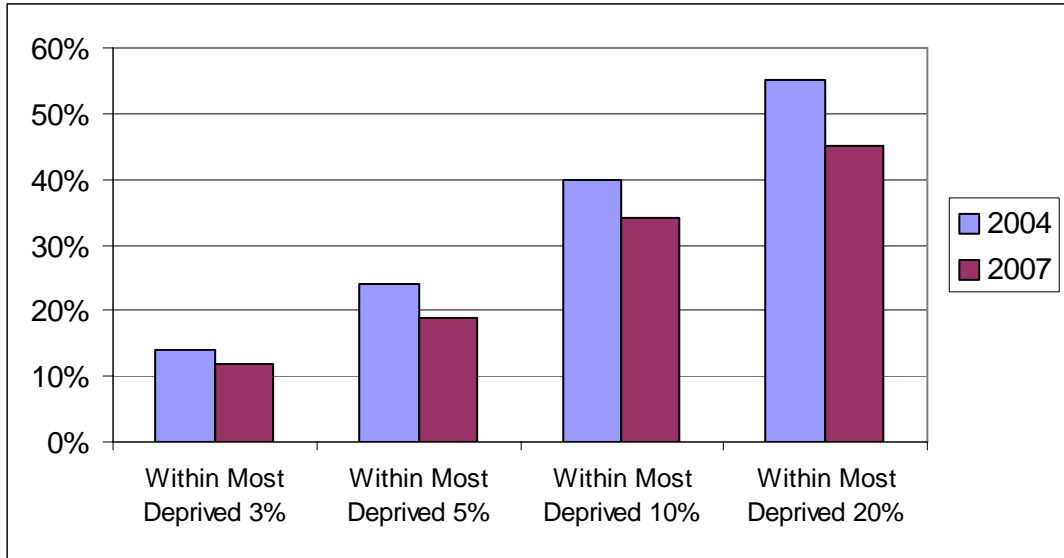
3 HARTLEPOOL – ITS KEY CHARACTERISTICS AND THE PROBLEMS AND CHALLENGES FACED

- 3.1 This section of the Annual Monitoring Report sets out the wider social, economic and environmental background of Hartlepool and the related issues, opportunities and challenges facing the Borough. It concludes with a SWOT analysis setting out the Strengths, Weaknesses, Opportunities and Threats relating to the future development of Hartlepool.
- 3.2 The key contextual indicators used in the text of this section of the annual monitoring report to describe the wider characteristics of the town will provide the baseline for the analysis of trends, as these become apparent, and for assessing, in future annual monitoring reports, the potential impact future planning policies may have had on these trends. Many of the contextual indicators are related to priority aims of the Hartlepool Community Strategy in so far as they relate to spatial planning.
- 3.3 Hartlepool has a long history, the first recorded settlement being centred around the Saxon Monastery founded in 640AD. Its first charter was issued in 1145. 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.
- 3.4 Today, the Borough of Hartlepool is an integral part of the Tees Valley city region. It covers an area of about 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 town. 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 and it and the A1(M) are readily accessed via the A689 and the A179 roads which originate in the town centre.
- 3.5 The population of Hartlepool declined steadily in the later decades of the 1900s from 99,200 (1971 Census) to about 90,100 (2001 Census as adjusted) but more recently has levelled out as the out-migration flows have decreased. Hartlepool thus currently has a population of about 90,000 (2005 mid year estimates), of which only 1.2% were from the black and minority ethnic groups (2001 Census) compared to 9.1% nationally.
- 3.6 The Index of Multiple Deprivation (IMD), 2007, ranks Hartlepool the 23rd most disadvantaged district in the country, an improvement on the 2004 ranking of 14th most disadvantaged district. Further, the number of the 58 Super Output Areas⁴ (SOAs) in Hartlepool within the national most deprived 3%, 5%, 10%

⁴ Super output areas, of which there are about 32,500 nationally, comprise sub-divisions of wards, of about 1500 people.

and 20% has declined between 2004 and 2007 as illustrated in the diagram below.

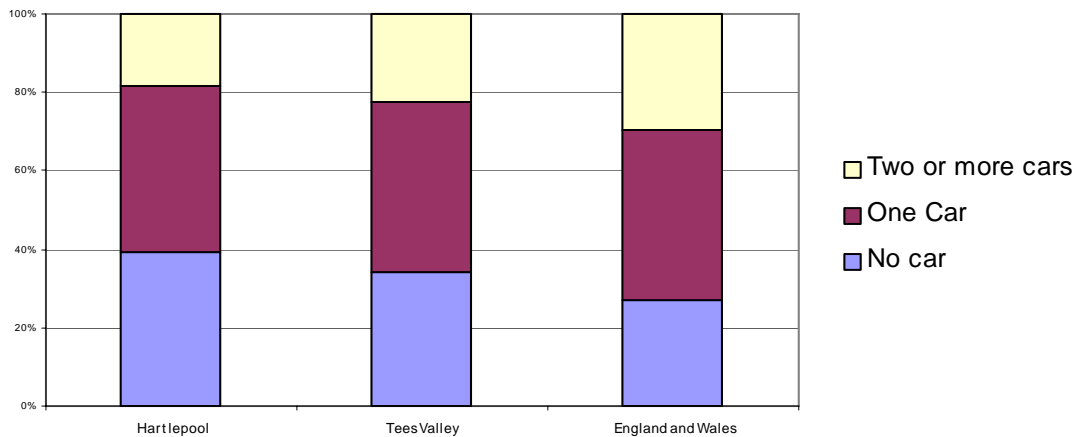
Super Output Areas within Index of Multiple Deprivation National Most Deprived Areas 2004 and 2007



3.7 Many of the factors included in the Index of Multiple Deprivation may have been influenced indirectly by the planning policies of the 1994 Local Plan (eg policies enabling the diversification of employment opportunities can increase employment and income, policies for the improvement of the built and natural environment, including housing, can influence health, crime levels and the living environment generally).

3.8 Car ownership in Hartlepool is low. 39.3% of households had no car in 2001 – by comparison, equivalent figures for the Tees Valley and England and Wales are 34.2% and 26.8% respectively. In some neighbourhoods over 60% of the population have no car.

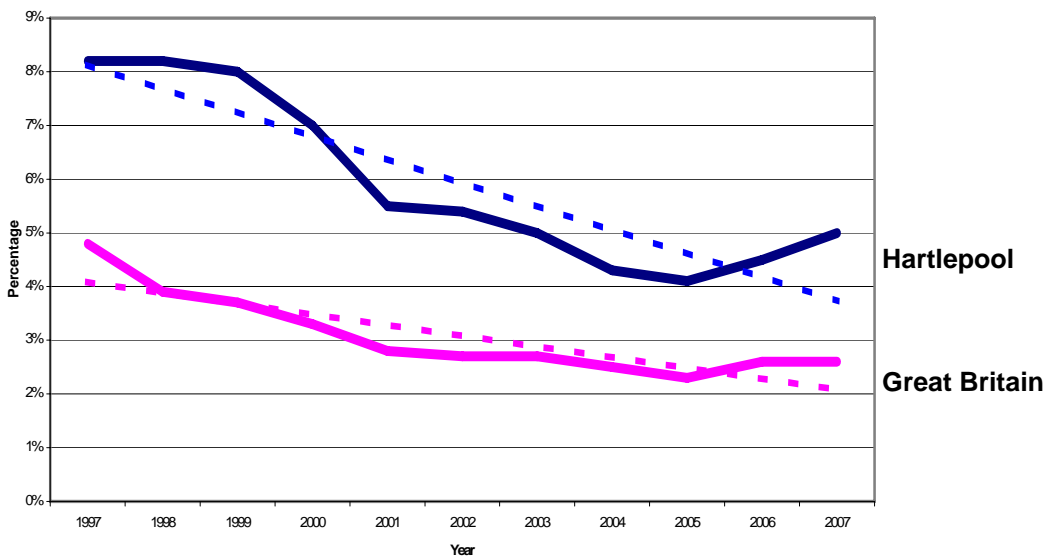
Car ownership (2001 Census)



3.9 Jobs and Economy: The tourism economy in Hartlepool has more than doubled since 1997 from £23m to £44m. This growth was based around the regeneration of the Marina area. In 2006, Hartlepool won the bid for the town to be the final port in the 2010 Tall Ships Race. It is estimated that the event will see in the region of 1 million visitors coming to Hartlepool. This will obviously have a major impact on the town's economy and in particular the tourism sector. Over the coming years the economy of Hartlepool will benefit from the development of Victoria Harbour, a major mixed use development comprising housing, business, leisure and community uses. The estimated end value of Victoria Harbour to the town is £500million.

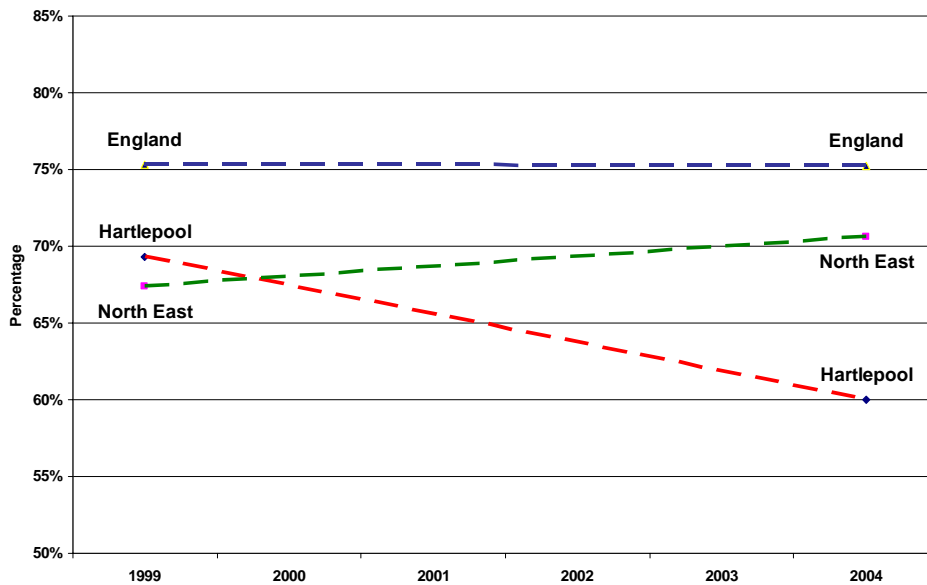
3.10 The unemployment rate in Hartlepool (5.0% compared to 2.6% nationally in March 2007) continues to be relatively high. However, the trend over the last 10 years (shown as a dotted line in the graph below) highlights that the gap between Hartlepool and the national average has narrowed, although there has been a rise in unemployment in Hartlepool over the last two years.

Percentage Unemployed 1997-2007



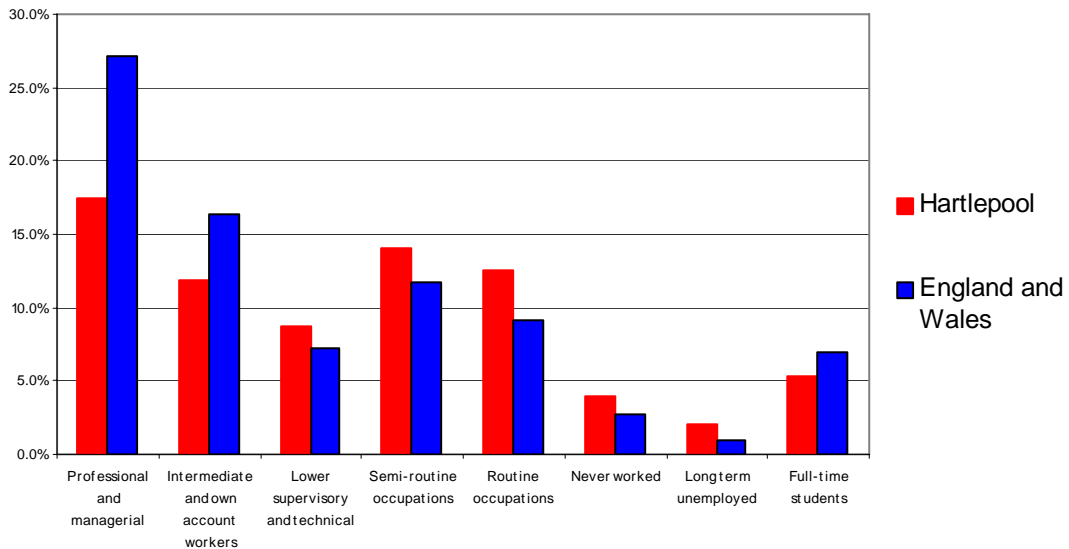
3.11 Of the people in Hartlepool who were of working age, the employment rate was 60% (June to August 2004) compared with an average of 75% for Great Britain as a whole. However, the employment rate in Hartlepool has fallen over the last five years contrary to the national trend which has remained relatively stable, and the rate for the North East as a whole which has increased by about 5% (see chart below). 'Worklessness' is one of the key issues being addressed by the Hartlepool Partnership.

Employment Rate Trend (June / August 1999 and June / August 2004)⁵



3.12 Hartlepool has a lower proportion of the higher socio-economic groups than nationally, and conversely a higher proportion of the lower socio-economic groups as illustrated in the chart below.

Socio-economic groups (2001 Census)

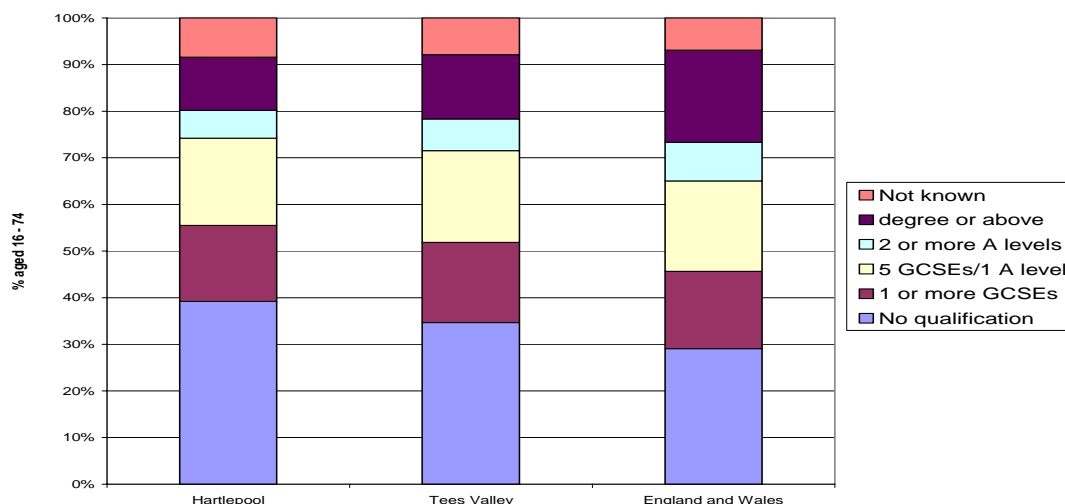


3.13 **Health:** The 2001 Census identifies that 24.4% of the population of Hartlepool stated that they had limiting long-term illness compared with 18.2% nationally (England and Wales). Cancer is the largest single cause of death in Hartlepool. Coronary heart disease, strokes, respiratory disease ratios are significantly higher than national ratios.

⁵ Source: National Statistics

3.14 Lifelong Learning and Skills: Qualification levels in Hartlepool are low compared to the sub regional and national levels (2001 Census) as illustrated in the graph below.

Qualifications (2001 Census)

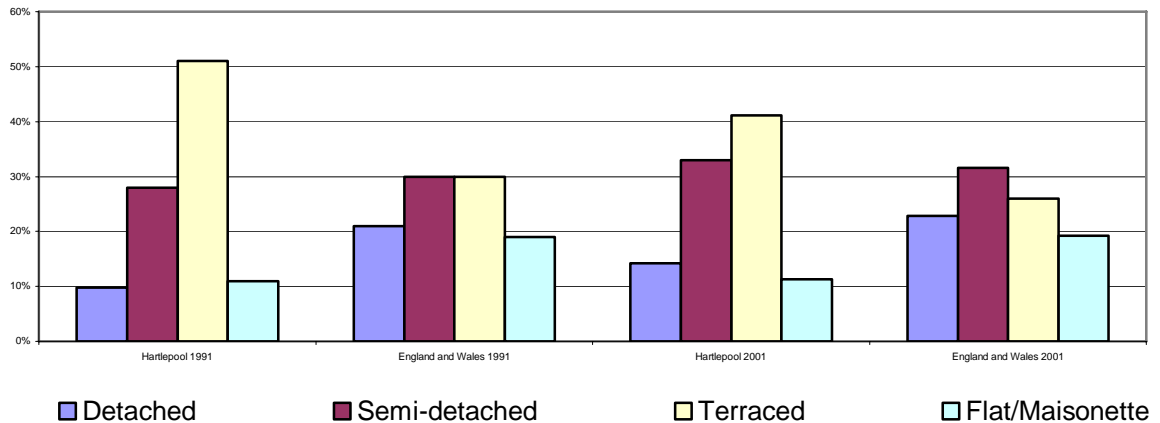


3.15 However, the Borough's schools are currently the fastest improving in the country. 2007 has seen some of Hartlepool's best ever results with records being broken in all key stages and very strong performances when compared to national averages, similar authorities around the country and neighbouring authorities in the region. Primary schools achieved the second best performance in the North East region for English, Maths and best for Science. At secondary school level, pupils achieving 5+ Grade A* to C at GCSE in Hartlepool has gone up by 3-4% per year over the last five years to 61% in 2007, a record for Hartlepool.

3.16 Community Safety: Crime rates in Hartlepool are relatively high, but are generally falling. Community safety is another of the key issues being addressed by the Hartlepool Partnership and key community safety initiatives such as the introduction of community police and target hardening measures have contributed to the reduction in crime. Although the incidence of violent crime has increased by 25% since 2004 (possibly as the target hardening measures in particular have reduced opportunities for some types of crimes), the gap between Hartlepool's overall crime rate and the national average has reduced from 41% to 23% between 2003/04 and 2005/06.

3.17 Housing: Within Hartlepool, housing market failure is evident in some parts of the town. This is due in great part to the fact that Hartlepool contains higher than average levels of terraced housing stock (41.1% compared to 19.2% nationally in 2001), and that older terraced properties are much less popular than they were. Conversely the proportion of detached dwellings is relatively small (14.2% in 2001 compared to 22.8% nationally). Whilst, as illustrated in the chart below, the intercensal period 1991 to 2001 has seen a decrease in the proportion of terraced dwellings and an increase in the proportion of detached dwellings in Hartlepool, the imbalance in the housing stock is still evident.

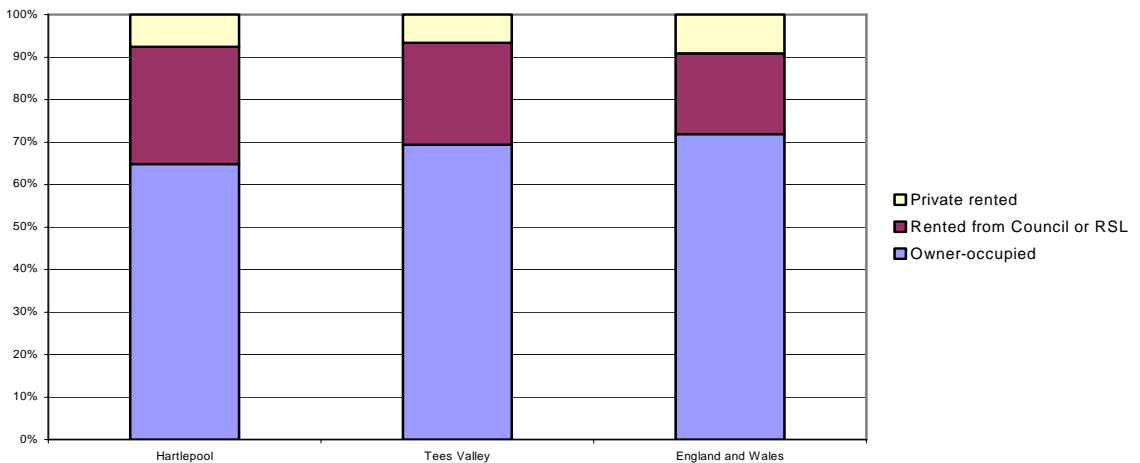
Types of Dwelling – 1991 and 2001



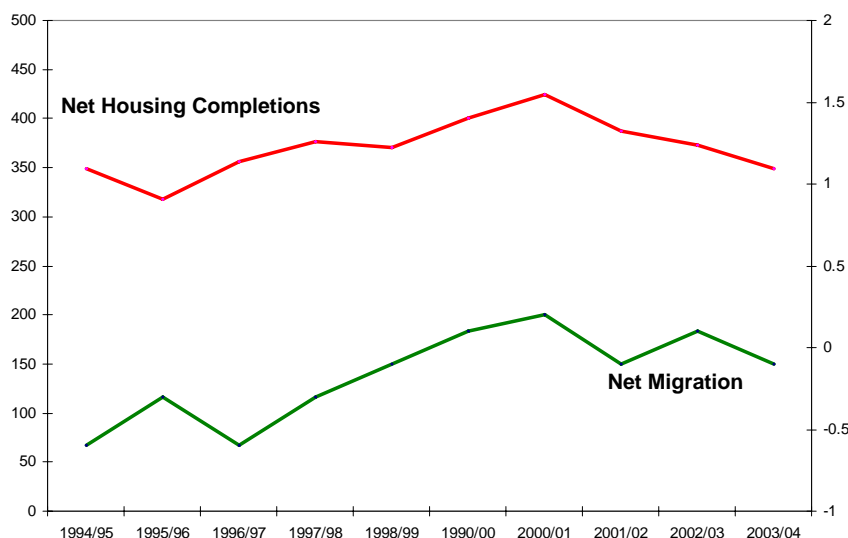
3.18 The imbalance in the housing stock is being addressed on a holistic basis. Housing market renewal initiatives for clearance and improvement are seeking to tackle problems associated with the existing housing stock and new housing development is helping to change the overall balance of housing stock and provide greater choice.

3.19 In comparison with both sub-regional and national levels, the proportion of owner-occupied dwellings is low in Hartlepool, and consequently the proportion of dwellings rented from the public sector is high as illustrated below. Nevertheless demands on the social rented stock are currently high.

Housing Tenure (2001 Census)



3.20 The high rate of new housing provision over the last decade or so is helping to widen housing choice in Hartlepool and this may have had some effect on overall levels of net migration from the Borough as illustrated below.

Net Housing Development and Net Migration (1994 – 2004)

3.21 House prices in the Borough remain low. The average price for houses sold in Hartlepool between July and September 2007 was £125,089, an overall increase of 8.8% over the year. This was mainly due to the 16% increase in the price of terraced properties, but despite the strong growth shown for this house type, average prices for terraced properties remain the second lowest in the region. The relative housing market buoyancy over the last year should be tempered by the fact that average prices in Hartlepool overall remain one of the weakest in the region. Nevertheless, affordability has now become a key issue in Hartlepool as highlighted in the Hartlepool Strategic Housing Market Assessment completed in June 2007.

3.22 **The Environment:** Hartlepool has a rich environmental heritage and very diverse wildlife habitats giving rise to a wide range of buildings, archaeological remains, wildlife habitats, geological and geomorphological features, landscape types and coastal vistas.

3.23 The Built Environment: The town has a long maritime tradition and a strong Christian heritage with the twelfth century St Hilda's church (a Grade 1 Listed Building) built on a seventh century monastery. The medieval parts of town are protected by the Town Wall constructed in 1315, now a Scheduled Monument and Grade 1 Listed Building. There are 8 Conservation Areas. One of the town's Victorian parks is included on the list of Registered Parks & Gardens. There are about 200 Listed Buildings (of which eight are Grade 1 or Grade II* Listed) and eight Scheduled Monuments.

3.24 Geological & Geomorphological Features: The geology of Hartlepool comprises two distinct types:

- 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.

- 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.

- 3.25 Wildlife Characteristics: 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 a Special Protection Area/Ramsar site. Other areas of the coast are designated as Sites of Special Scientific Interest, including part of the Teesmouth National Nature Reserve, or Sites of Nature Conservation Interest.
- 3.26 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.
- 3.27 Hartlepool only has one inland SSSI, Hart Bog. This is a small, area which has four distinct plant communities and is of particular botanical interest.
- 3.28 There are 6 Local Nature Reserves spread across the town and 40 non-statutory geodiversity and biodiversity sites, protected as Sites of Nature Conservation Interest (SNCI) and/or Regionally Important Geological & Geomorphological Sites (RIGGS) have been identified in the Local Plan. A further five sites have been identified by the sub-regional RIGGS group as meriting this designation.
- 3.29 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.
- 3.30 The area of sand dunes, grazing marsh and mudflats around the North Gare form the northern section of the Teesmouth National Nature Reserve where there are saltmarsh, dune plants with some important species of marsh orchid, and other rare species.
- 3.31 Bathing water: Seaton Beach covers an extensive area and attracts significant numbers of visitors for walking, bathing and windsurfing activities. The central and southern parts of the beach meet both the Bathing Water Directive's imperative standards and the Bathing Water guideline standards. The northern part of Seaton Beach however failed the guidelines standards at the end of the 2004 season.

- 3.32 Air quality: Air quality in Hartlepool currently meets statutory standards with no requirement to prepare any Air Quality Management Areas.
- 3.33 **Culture and Leisure**: Museums associated with Hartlepool's maritime heritage and other important cultural facilities including the art gallery and Town Hall Theatre are located within the central part of the town and comprise a significant focus for Hartlepool's growing tourism economy. In particular, the Historic Quay is a major regional / national visitor attraction. As noted in paragraph 3.8, it is likely that Hartlepool's attraction as a tourism destination will be considerably enhanced by Victoria Harbour regeneration scheme and the 2010 Tall Ships event.
- 3.34 There are also a number of parks and recreation facilities scattered throughout the town. The three green wedges 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 the country park at Summerhill developed as part of the Tees Forest initiative.

Future Challenges

- 3.35 Hartlepool has over recent years seen substantial investment which has completely transformed its environment, overall prosperity and above all its image. Below is an analysis of the main strengths, weaknesses, opportunities and threats facing the Borough.

STRENGTHS	WEAKNESSES	OPPORTUNITIES	THREATS
<ul style="list-style-type: none"> • compactness of main urban area • sense of community / belonging • partnership working • good track record in delivering physical regeneration • diverse, high quality and accessible natural environment • maritime, industrial and religious heritage • availability of high quality housing • general support for housing renewal • high levels of accessibility by all modes of transport • lack of congestion • good road communications 	<ul style="list-style-type: none"> • 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 affordable housing • poor health • low level of skills • high crime rates • poor rail services • exposed climate 	<ul style="list-style-type: none"> • relatively young population a possible asset for future economic prosperity • can improve economic context and growing household choice and thus build on recent stabilisation of population levels • availability of land to enable diversification of employment opportunities within urban area • potential for development of major research, manufacturing and distribution facilities on A19 corridor • wide potential for further tourism investment • potential for integrated transport links • potential for improved transport links if new Tees Crossing • major physical, economic and social regeneration benefits presented by the Victoria Harbour mixed use regeneration scheme • direct rail link to London • choice of Hartlepool as finishing port for the 2010 Tall Ships race 	<ul style="list-style-type: none"> • closure of major employer • expansion of area affected by housing market failure • climate change and rising sea levels • constraints of national planning policy • lack of financial resources / budget deficits • closure of hospital • increasing congestion • delays in the delivery of Victoria Harbour

3.36 The main challenges are to continue to support the development of the local economy and address the imbalance in the housing stock (including the lack of affordable housing) so as to at least maintain the population at its current level and to ensure that the town remains sustainable and an attractive place to live, work and play. Planning policies enabling an improvement in the range of housing available in the town (both through demolition and replacement of older terraced housing and provision of a range of new housing), to enable the diversification of the local economy and the growth in tourism, to encourage the

provision of improved transport links and to improve the built and natural environment will all assist in achieving this aim and improve the quality of life.

- 3.37 The emerging Regional Spatial Strategy (RSS) in seeking to increase population growth in the region assumes the achievement of higher economic growth rates in order to bridge the gap between the Northern and other more prosperous regions of the country and the attraction and retention of highly skilled workers is viewed as critical to regional and sub-regional economic success. Both the RSS and the Regional Economic Strategy highlight that a large majority of this increase in population will derive from in-migration of highly skilled households over this period. Hartlepool as part of the Tees Valley city region and through the policies of the new Local Plan will seek 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.

4 ASSESSMENT OF POLICIES

Introduction

- 4.1 This section of the annual monitoring report considers the effectiveness of current planning policies. The current planning policies in terms of the period covered by this report are those of the Hartlepool Local Plan adopted in April 2006.
- 4.2 As this is the first annual monitoring report to be prepared relating to the new Local Plan, analysis of the effectiveness of policies is limited.
- 4.3 It is impractical to assess every policy of the 2006 Hartlepool Local Plan. Data may not be readily available and in any event some policies lend themselves to qualitative rather than quantitative assessment for which 'satisfaction' and other surveys will have to be carried out as part of the process of obtaining the views of the community and others.
- 4.4 Government advice on monitoring in relation to the new Local Development Framework planning system suggests that objectives are established early in the plan preparation process leading to the formulation of policies, and that targets should be set and output indicators established to monitor progress towards achieving the targets.
- 4.5 This section therefore considers the objectives of the 2006 Local Plan, the policies relating to these objectives and some related output indicators for judging the effectiveness of the policies. The indicators include relevant national core output indicators and a number of local output indicators. Some additional local output indicators relating to the objectives and policies of the new plan have been added in this third report and further local output indicators will be included subsequent annual monitoring reports.
- 4.6 A limited number of targets are included in the report and in addition reference is made to other local, national or regional targets in the commentary where appropriate.

Hartlepool Local Plan Objectives, Policies and Indicators

- 4.7 The overall aim of the 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*". In the context of this aim, the strategy for the Local Plan covers the following four areas:
 - regeneration of Hartlepool
 - provision of community needs
 - conservation and improvement of the environment
 - maximisation of accessibility.

- 4.8 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.
- 4.9 The following part of this section sets out for each objective or group of objectives 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.
- 4.10 However, indicators have not been established for all objectives, partly because of resource considerations and partly because a new Hartlepool planning system has been installed and is not yet fully operational in respect of the development of monitoring information. Nevertheless, all planning proposals and developments have been examined as part of the monitoring process, although the data provided in this report for completed developments does not include minor extensions to existing premises / uses, but focuses rather on new build developments or significant extensions.
- 4.11 Analysis and commentary on the indicators is limited as this is the first monitoring report assessing the effectiveness of the 2006 Local Plan policies.

Local Plan objectives A1, A2, A3 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, and to promote mixed use developments where appropriate.

Related Policies

- 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, Park View West 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);
- 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 Victoria Harbour (Com15), the Headland (Com16), edge of centre sites (Com4) and Tees Bay (Com7);
- Intention to acquire sites to improve the local economy or general environment (GEP15).

A number of output indicators have been selected to measure the effectiveness of the policies which seek to diversify and improve employment opportunities. These

include most of the national core output indicators relating to business development⁶ and additional local output indicators relating to the amount and proportion of developments on prestige, high quality and other sites identified for business uses, and the number of new business start-ups.

Indicator 1: Amount of floorspace developed for employment by type (core output indicator 1a), **proportion in industrial and mixed use areas defined in the 2006 Local Plan** (core output indicator 1b); **and proportion on designated prestige and high quality sites** (local output indicator).

Data:

Table 4.1: Employment Floorspace Developed: 2004-2007.

Use Class	All Development (sq.m)			On employment / mixed use regeneration areas (% all development)			On prestige / high quality sites (% all development)			
	2004/05	2005/06	2006/07	2004/05	2005/06	2006/07	2004/05	2005/06	2006/07	
B1a	1960	2530	-	100%	100%	-	100%	-	-	
B1b	-		-	-		-	-	100%	-	-
B1c	-		-	-		-	-	-	-	-
B2	-		-	-		-	-	-	-	-
B8	-	-	-	-	-	-	-	-	-	

Commentary:

There was no significant development completed during the year, although a start was made on the 14 business units at Queens Meadow comprising 'move-on' accommodation to support business growth and representing the continuation of the high quality development of this prestige site within the urban area of Hartlepool

Most employment development activity during the year was related to small scale extensions and the change of use and re-occupation of unused or underused land and buildings.

Indicator 2: Employment land available (core output indicator 1d)

Data:

Table 4.2: Available Employment Land at 31st March 2007

Site	Identified in 2006 HLP	Uses allowed (2006 HLP)	Total land available (ha)	Land with existing planning permission	Detailed permission granted 2006/07
Wynyard Business Park	Yes	B1*	63.5	All (outline)	-
North Burn, Wynyard	Yes	B1, B2, B8	70.0	All (outline)	-
Queens Meadow	Yes	B1*	31.1	All (outline)	-
Sovereign Park	Yes	B1*	11.6	Yes	-
Park View West	Yes	B1*	2.7	***	-
Golden Flatts	Yes	B1*	20.5	No	-

⁶ Core output indicator 1c relating to development on previously developed land is considered below in relation to objectives A7 and C10.

Oakesway I.E	Yes	B1, B2, B8	13.8	***	-
Longhill/Sandgate	Yes	B1, B2, B8	1.7	***	-
Usworth Road	Yes	B1, B2, B8	0.1	***	-
Brenda Road East	Yes	B1, B2, B8	4.0	No	-
Tofts Farm / Hunter House	Yes	B1, B2, B8	1.8	***	-
Brenda Road West	Yes	B1, B2, B8	3.1	No	-
Graythorp I.E	Yes	B1, B2, B8	0.2	***	-
Former Centura site	Yes	B1, B2, B8	9.0	No	-
North Seaton Channel	Yes	Port uses	26.2	No	-
North Graythorp	Yes	**	16.1	No	-
Marina (mixed use area)	Yes	B1, some related B2	3.2	Yes	-
Victoria Harbour (mixed use area)	Yes	B1, some related B2	80****	Yes (subject to completion of S106 Agreement)	-

Notes:

- Available land excludes land held by businesses for their own use;
- Detailed permission relates to undeveloped land outside existing curtilages
- B1* - some B2 (general industry) and B8 (warehousing) uses may also be allowed on these primarily business use sites;
- ** - potentially polluting and hazardous industry;
- *** - these sites are established industrial estates/areas which have been substantially completed – available land on these sites generally comprises a number of small sites scattered within the main industrial area.
- **** Figure relates to the total site identified for mixed uses

Commentary:

Employment land in Hartlepool can generally be categorised as follows:

- sub-regionally important greenfield sites close to the A19 corridor (Wynyard Business Park and North Burn)
- locally important prestige and high quality sites within the town (Queens Meadow Business Park, Sovereign Park, Park View West and Golden Flatts);
- within mixed use regeneration sites (Marina / Victoria Harbour)
- 'general' industrial sites, most of which are substantially developed;
- sites retained for port and port-related uses (part Victoria Harbour and North Seaton Channel); and
- site for potentially polluting and hazardous industry (North Graythorp),

About 40% of the employment land available in the Borough comprises the sub-regionally important land at Wynyard some distance from the main urban area of Hartlepool. Within the town itself, much of the available land is on the high quality sites, only one of which (Golden Flatts) remains totally undeveloped. This site could be developed for a large single user or ultimately as an extension to Queens Meadow. About 15% of the available employment land is reserved for port and port-related uses or for potentially polluting or hazardous industries, whilst much of the remaining land comprises often small parcels of land within substantially developed industrial estates.

All planning permissions for employment uses granted during the year (set out Table 4.3 below) related to employment land identified in the Local Plan. However all the schemes were for developments within the curtilages of existing developed land and none involved development on new 'available' sites.

Table 4.3: Planning permission granted for employment uses 2006/07:

Site / Location	Identified employment site (policy)	Proposal	Use Class	Area (Ha.)	New Floorspace (sq.m.)
Oakesway	Yes (Ind5a)	Warehouse extension	B2	**	117
Sandgate	Yes (Ind5b)	New industrial unit for car recycling purposes	B2	**	393
Longhill	Yes (Ind5b)	8 industrial units	B2	0.14	850
Longhill	Yes (Ind5b)	Use as waste recycling centre and new building	Sui generis	**	3660
Longhill	Yes (Ind5b)	New light industrial unit with workshops and offices	B1c	0.09	700
Usworth Road	Yes (Ind5c)	2 new industrial starter units	B1 / B2	0.07	721
Hunter House	Yes (Ind5f)	Factory extension	B2	5.4	2370
Nuclear Power Station	Yes (PU6)	New office building	N/a	**	756
West of Seaton Channel	Yes (Ind9a)	New wet treatment building and alterations to existing plant	B2	**	2500

** within boundary of existing development

Indicator 3: *Losses of employment land* (core output indicators 1e and 1f)

Data:

Table 4.4: Loss of Employment Land 2004-2007

Year	Location/Site	Total area lost (Ha)	Area lost in employment / regeneration areas (ha)	Developed for residential use (ha)	Developed for other non-employment use (ha)
2004/05	n/a	0	0	0	0
2005/06	n/a	0	0	0	0
2006/07	Golden Flatts	0.2	0.2	0.2	0

Commentary:

Much of the available employment land in the Borough either comprises the sub-regionally important sites at Wynyard or lies with the health and safety consultation zones around the nuclear power station or other hazardous installations. Opportunities for development of other uses, particularly housing and leisure or other uses attracting a large number of people are therefore limited. However, during the year, 0.2 ha of land at Golden Flatts was developed for residential purposes having been released to link two areas of brownfield land and facilitate and increase the viability of the overall development.

Indicator 4: *New business start-ups* (local output indicator)

Targets:

2006/07:	130
2007/08:	140
2008/09:	150
2009/10:	160

Data:

2004/05:	135
2005/06:	120
2006/07:	145

Commentary:

The figures for 2004 represented the third highest annual total in Hartlepool over the last decade. The reduction in 2005/06 was mainly due to the slowing down of the economy. However, in 2006/07 Hartlepool was the joint 9th highest area in Great Britain for new VAT registrations and the outturn of 145 was above the local target set for the year of 130 new business start-ups. This performance has been based on a number of factors including the on-going delivery of Hartlepool's Incubation strategy related in part to the success of the Innovation Centre at Queens Meadow which provided an additional component in Hartlepool's incubation system and in part to the increase in the number of service sector businesses.

Local Plan objective A4: to promote the growth of tourism
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Related Policies

- Identification of areas for tourism related developments at the Marina (To1), Headland (To2) and Seaton Carew (To4 – To6);
- Encouragement of green tourism (To7 –To8) and business tourism (To11);
- Encouraging the provision of tourist accommodation (To9) and identifying criteria for touring caravan sites (To10).

Indicator 5: <i>Planning permissions granted for tourist related developments</i> (local output indicator)
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Data:Table 4.5: Planning permissions granted for tourism related developments 2006/07

General Location	Site / Location	Development	Identified tourist area
Headland	Croft Terrace	Siting of Andy Capp sculpture	Yes
	Heugh Battery	Landscaping of vacant site and provision of replica gun	Yes
	Middlegate	Siting of Celtic Cross	Yes
	York Place	Conversion to provide tearooms	Yes
Edge of Centre	Hillcarter Hotel	Additional bedrooms	-
Seaton Carew	Coronation Drive	Erection of 2 restaurants and bar	Yes
	The Cliff	Change of use to hotel/guest house	Yes
Countryside	Ashfield Farm, Dalton Piercy	Provision of touring caravan and campsites	No

Commentary:

Tourism has become very important to the Hartlepool economy, the development at the Marina acting as a catalyst to its success. The Local Plan identifies the Marina, Victoria Harbour, the Headland and Seaton Carew as main tourism destinations and its policies encourage appropriate developments related to the very different character of these areas. The planning permissions granted during the year reflect these characteristics.

In order to encourage the further development of tourism related schemes, the Borough Council has prepared development briefs for sites in three of the key areas. These may lead to new development proposals in the coming year.

Further, Hartlepool's success in winning the bid to be the finishing port for the 2010 Tall Ships Race will have a major impact on the town's attraction as a tourist destination.

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

Related Policies

- Allocation of site for sewage treatment works and criteria for improvements to existing plants (PU3);
- Requirement for adequate drainage and encouragement of sustainable drainage systems (PU1 - PU2);
- 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)

Indicator 6: *Renewable energy capacity installed by type* (core output indicator 9).

Data: None installed during 2006/07

Commentary:

There have been no planning applications received for new renewable energy operations since the wind turbines development was completed in 2004.

Commentary on other Related Planning Policies

Although the full sewage treatment works has been developed on the allocated site, policy PU3 remains relevant in respect of other existing sewage works.

Local Plan objective A6: to improve the viability and environment of older housing, commercial and industrial areas

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).

Indicator: None identified

Commentary on Related Planning Policies

The housing market renewal programme is well underway. There was some demolition during the year (58 dwellings), but most of the demolition (575 dwellings) has been since March 2007. Thirteen bungalows for the social rented sector have been completed since March on one of the three cleared sites and work is well advanced on re-developing the balance of the area.

During the year, the Council successfully achieved agreement for contributions towards housing regeneration in relation to two proposed housing developments of over 50 dwellings.

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

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).

Indicator 7: *Employment, residential and other development on previously developed land* (PDL) - (core output indicators 1c and 2b, and local output indicator)

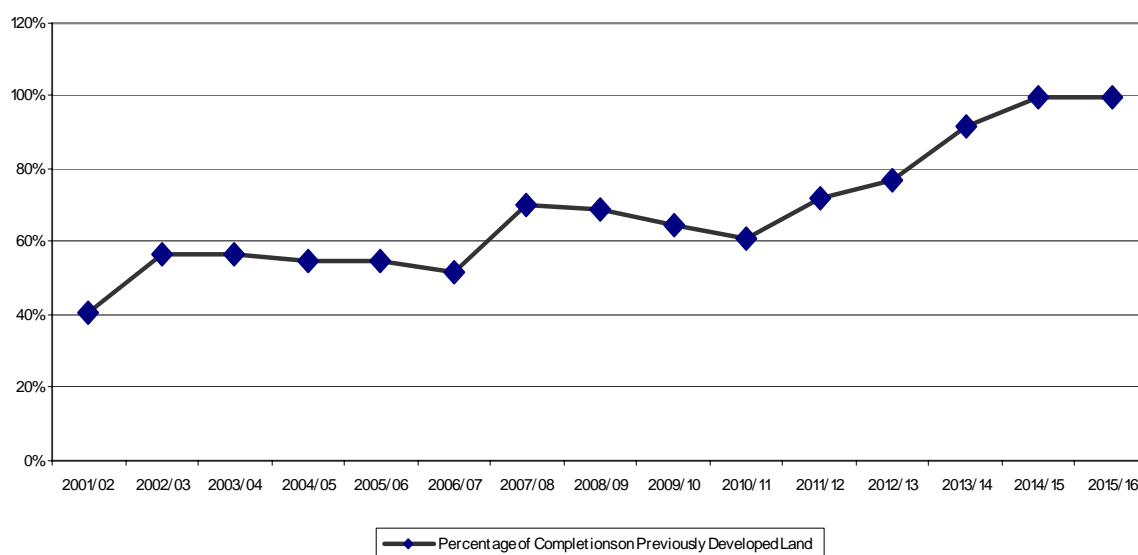
Targets: The Local Plan targets for the proportion of housing development to be provided on previously developed land and through conversions of existing buildings are 60% by 2008 and 75% by 2016.

Data:

Table 4.6: Development on Previously Developed Land 2004-2007

Type of use		2004-2005		2005-2006		2006-2007	
		Completed	% PDL	Completed	% PDL	Completed	% PDL
A1	shops	-	-	-	-	4776	100%
A2	financial and professional offices	-	-	-	-	-	-
B1a	other offices	1960sqm	100%	2530sqm	100%	-	-
B1b	research & development, high tec	-	-			-	-
B1c	light industry	-	-			-	-
B2	general industry	-	-			-	-
B8	storage or distribution	-	-	-	-	-	-
C3	residential	241 dwgs	54.8%	279 dwgs	54.6%	283	51.9%
D1	non-residential institutions	727sqm	100%	-	-	2290	100%
D2	assembly and leisure	414sqm	0%	-	-	-	-

Diagram 4.1: Previously Developed Land Trajectory 2000-2016
Percentage of Housing Completions on Previously Developed Land



Commentary:

All non-residential development completed during 2006/07 has been on previously developed land.

However, only 51.9% of dwellings completed (including conversions providing 22 new units) were on previously developed land, slightly below the previous two years, but in line with the local Best Value target of 52% for the year. The low level of brownfield completions is primarily due to existing commitments on greenfield sites particularly Middle Warren, where a further 900 or so dwellings are likely to be provided over the next few years. However, the previously developed land trajectory illustrated in Diagram 4.1 above shows that the proportion of completions on previously developed land is generally anticipated to rise and that the Local Plan targets will be met.

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

- 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 and use of upper floors (Hsg7 – Hsg8);
- Seeking contributions from developers for highway and infrastructure works (GEP9).

Indicator 8: *Housing Trajectory* (core output indicator 2a)

Data:

The trajectory below shows the number of net housing completions since 2001 and projected net completions for the period to 2016 in relation to the average annual strategic housing requirements set by the structure plans⁷ and the recommended strategic housing requirements to be included in the Regional Spatial Strategy⁸.

In the absence of a full Strategic Housing Land Availability Assessment, future net completions are estimated taking into account:

- a) anticipated completion rates on committed sites already under construction (including conversions) plus
- b) anticipated completion rates on most, but not all, sites and conversions with planning permission plus
- c) anticipated completion rates on major sites for which planning permission is pending, primarily the Victoria Harbour proposal, plus
- d) anticipated completions on additional sites which it is anticipated are likely to come forward (eg social housing developments and redevelopments on future cleared sites), less
- e) anticipated demolitions of occupied dwellings (estimated to be 70% of actual demolitions of dwellings in the private sector and 97% of actual demolitions of dwellings in the public sector).

Allowance has not been made for:

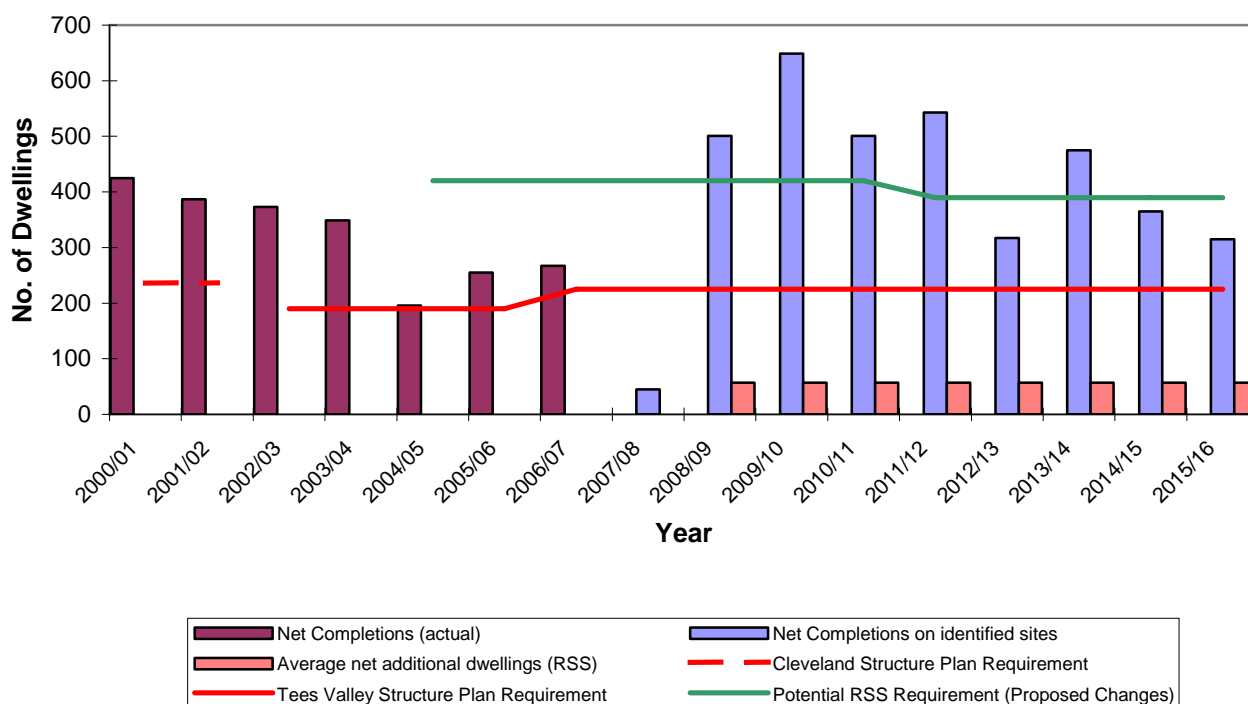
- some sites which have planning permission,
- windfall developments,
- very small infill developments of less than 5 dwellings (which have averaged about 9 dwellings pa over the past 10 years),
- conversions although these are encouraged in Local Plan policy,
- the Local Plan allocation of 50 dwellings on the Headland mixed use sites,
- development on land at Seaton Carew for which a development brief has been prepared for a mixture of uses which could include housing.

All potential sites will however be considered in detail in the Strategic Housing Land Availability Assessment.

⁷ Cleveland Structure Plan Alteration No 1 (1995) and Tees Valley Structure Plan (2004)

⁸ As set out in the Proposed Changes to the Regional Spatial Strategy May 2007

Diagram 4.1: Housing Trajectory 2000 to 2016



Commentary:

A total of 283 dwellings (including conversions) were completed during the year. As 58 dwellings were demolished⁹, (of which it is estimated that 30% were vacant at the time clearance was first considered) the overall (net) gain to the housing stock was 267 dwellings. This represents a slight increase in net completions over the previous year, but is still below the levels of the 1990s and early part of the 2000s. Between 1994 and 2006, net completions have averaged 346 dwellings per annum, well over the strategic requirements set by the structure plans. This was primarily due to commitments and the start of development on the major site at Middle Warren allocated for development in the Cleveland Structure Plan.

Continuing commitments (at Middle Warren and the Marina) together with the proposed development at Victoria Harbour account for a large proportion of likely future supply.

The particularly low level of net completions expected during 2007/08 is due to the clearance of 575 dwellings rather than any slow down in the housing market.

The housing trajectory shows a future oversupply of housing amounting to about 1800 dwellings over the period 2000 to 2016 against the current strategic housing requirement set out in the Tees Valley Structure Plan. However, there will be an overall shortfall of about 460 dwellings over the period 2004-2016 against the strategic requirement set out in the Proposed Changes to the Regional Spatial

⁹ No dwellings were lost to other uses.

Strategy (equivalent to an average 57 dwellings per annum). This shortfall is however less than 10% of the total RSS Proposed Changes requirement for the same period. The Housing Allocations Development Plan Document (DPD) is to be prepared commencing in January 2008 by which time it is hoped that the strategic housing requirements in the Regional Spatial Strategy will be clarified.

Diagram 4.2:
Five Year Supply from April 2007 in relation to Structure Plan Housing Requirements

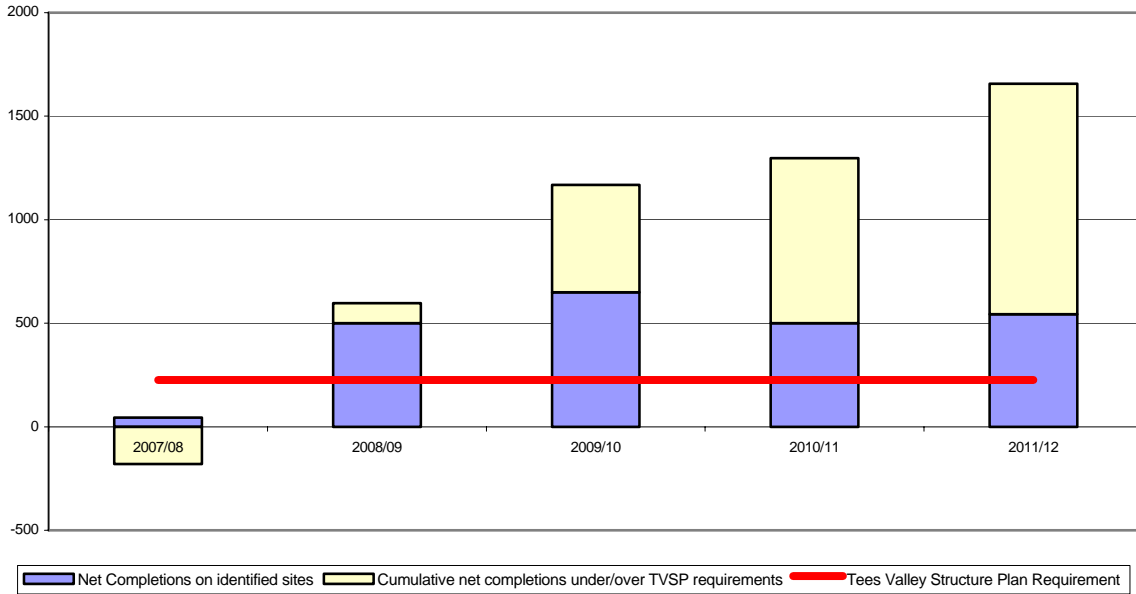
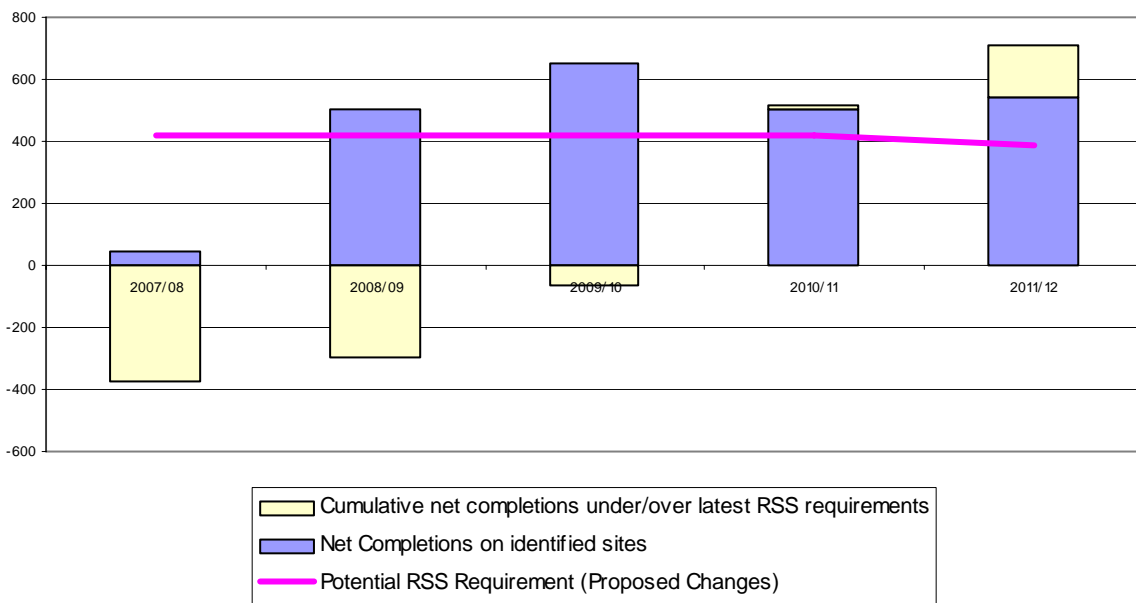


Diagram 4.3:
Five Year Supply from April 2007 in relation to emerging Regional Spatial Strategy Housing Requirements

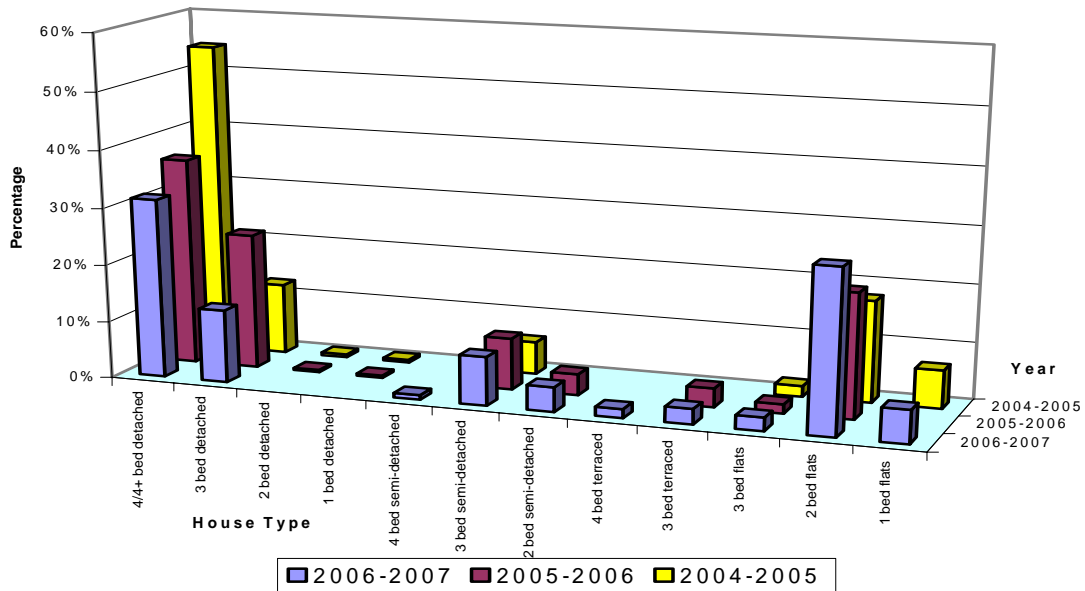


Diagrams 4.2 and 4.3 above illustrate the position with respect to a five-year supply of land from April 2007 in relation to structure plan and the emerging RSS requirements respectively. These show that, despite the low level of net completions expected over the first year due to the large number of demolitions, by the end of the five year period, net housing completions over the five years will exceed the structure plan requirements by over 1100 dwellings and also exceed the latest RSS requirements by about 170 dwellings. Delivery in the latter part of the five year period will, however, be affected if there is further delay in the Victoria Harbour development.

Indicator 9: Types of housing completed (local output indicator)

Data:

Diagram 4.4: Types of dwelling completed 2004/05 and 2006/07 (Percentages)



Commentary:

Over 70% of the completions in 2004/05 and 2005/06 and over 60% of completions in 2006/07 were on land identified for housing development in the 1994 Local Plan.

The above chart illustrates the high number of flats / apartments currently being provided (over 26% of all completions in 2004/05, over 23% in 2005/06 and over 36% in 2006/07). Although it is not realistic to establish trends based on data for three years, it is noticeable that the overall proportion of detached dwellings has decreased over the period (from 68% to 44%), in particular, in terms of the larger detached dwellings of 4 or more bedrooms which have decreased from about 55% to 31% of all completions. This is due to the completion of most of the sites allocated for low density housing in the 1994 Local Plan and the lull in volume house-builder activity in the Hartlepool part of the Wynyard development.

The Borough Council commissioned a Strategic Housing Market Assessment (completed in July 2007) which examined in detail the existing housing stock and existing permissions and how this relates to the needs and aspirations of the community. It found that in terms of the general housing market, overall market demand exceeds supply in most areas. Across Hartlepool, demand for 3 and 4 bedroom houses was strongest equating to 65.6% of the general requirements from the survey and demand for bungalows exceeds supply. However, bungalows have only accounted for an average of 1.8% completions over the last 4 years. Market demand for flats was also apparent from the survey, but given the potential scale of new build apartments with planning permission, new development will easily offset the shortfalls evidenced and future excess supply could result in under-occupation and market distortions.

Indicator 10: *Density of completed housing developments / Density of all completed housing* (core output indicator 2c)

Data:

Table 4.7: Density of Completed Housing Sites 2004-2007

New dwellings on completed sites (or phases of sites of larger developments) built at	2004/2005	2005/2006	2006/07
less than 30 dwellings per ha	52%	23%	18%
between 30 and 50 dwellings per ha.	0%	40%	51%
above 50 dwellings per ha.	48%	37%	31%

This relates to developments of 5 or more dwellings.

Table 4.8: Density of Housing Units Completed 2004-2007

Percentage of all new dwellings completed at:	2004/2005	2005/2006	2006/07
less than 30 dwellings per ha	27%	13%	18%
between 30 and 50 dwellings per ha.	36%	58%	47%
above 50 dwellings per ha.	37%	29%	35%

Commentary:

Twelve developments (or phases of development) were completed during 2006/07 ranging in density from 7 to 169 dwellings per hectare. Two of the developments completed at less than 30 dwellings per hectare (Wynyard and How Beck, Middle Warren) were allocated in the 1994 Local Plan specifically for low density housing. The other two low density sites completed comprised the 'fairway' housing adjoining the High Throston Golf Club and a small phase of the Middle Warren site. The high density housing sites comprised either flat/apartment developments or small infill developments on previously developed land.

In terms of all completions, the percentages of low density and high density completions have increased slightly over the previous year. However, it is not possible to make any meaningful analysis based on the data for three years.

Indicator 11: Affordable housing completions (core output indicator 2d)**Data:**Table 4.9: Affordable Housing Completions 2004-2007

	wholly funded through RSL	wholly funded by developer contribution	funded through mix of public subsidy and developer contribution
2004/05	20	0	0
2005/06	0	0	0
2006/07	10	0	0

Commentary:

The Local Plan does not require provision for affordable housing, but notes that some of the sites allocated are appropriate to meet special needs. The Hartlepool Housing Market Dynamics Study prepared in 1999 in part to inform the emerging housing policies of the Local Plan together with some subsequent studies identified that there was no denial of market access to housing for households earning average or below average incomes.

However, the recent activity associated with housing market renewal which has led to a new demand for RSL stock¹⁰ and the general trend of rising house prices has altered the position in respect of affordability. The Strategic Housing Market Assessment recently completed for the Borough Council provides a comprehensive analysis of the housing market covering issues of housing need including supported housing requirements, housing aspirations and a detailed affordability analysis. The assessment highlights that there is a degree of pressure in the current market evidenced by market demand exceeding supply in most areas, considerable uplift in house prices in the past 5 years, strong demand for private rented accommodation and limited capacity of the social rented sector with long waiting lists and low vacancy rates.

The assessment includes a detailed analysis of affordable housing requirements using a methodology advocated in the government guidance and identifies a shortfall of 393 affordable dwellings per annum across Hartlepool Borough (1965 over the period April 2007 to March 2012). Meeting the need for affordable housing has therefore become a major issue for the Council and a good balance of small and larger general needs stock needs to be delivered along with some older persons' affordable accommodation. The Council is already considering the issue of affordable housing through its Scrutiny process.

As the Local Plan does not cover the need to provide affordable housing, it is considered that a new DPD concerned only with matters relating to the provision of affordable housing should be prepared to provide the appropriate statutory policies to address this issue (see paragraph 2.20 above).

¹⁰ Registered Social Landlords including Housing Hartlepool and other Housing Associations such as Three Rivers and Endeavour.

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

Related Policies

- 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).

Indicator 12: Amount of completed retail, office and leisure development and proportion in the town centre (core output indicators 4a and 4b)

Data:

Table 4.10: Retail, Office and Leisure Development 2006-2007

Uses	All completed floorspace (sqm)	Completed floorspace in town centre	Proportion in town centre
A1: shops (gross internal floorspace)	4776	112	2.3%
A2: professional & financial offices	-	-	-
B1a: other offices	-	-	-
D2: assembly and leisure	-	-	-

Commentary:

The only significant completions during the year related to retail developments. Most of the floorspace completed related to the 4 units provided on the new High Point Retail Park, located outside the town centre just to the north of the existing Anchor Retail Park, for which initial outline planning approval was granted in 2000. The development of this site has obviated the need for policy Com17 of the Local Plan which will thus not need to be saved beyond the initial period to 2009.

Other retail developments completed during the year comprised relatively small extensions at the Highlight Retail Park within the Marina edge of centre area and in the Middleton Grange Shopping Centre within the primary shopping area of the town centre.

Indicator 13: Vacancy rates in the town centre (local output indicator)**Data:**Table 4.11: Vacancy Rates in the Town Centre

No. of Retail Units	No. of Vacant Units	Total Retail Floorspace (sqm)	Vacant Retail Floorspace (sqm)
187	23 (12%)	72902	6137 (8.4%)

Commentary:

Information on vacancies can provide a useful indication of the viability of the town centre. The area of the Town Centre was redefined in the 2006 Local Plan and the above information will provide a baseline line from which to measure any trends in the rate of vacancies in the future. The Local Plan includes a target to decrease the rate to 6%.

Local Plan objectives B3 and B4: to encourage in accessible locations the provision of sport, recreational, leisure and cultural developments to cater for the whole community and to protect and encourage the development of local shopping, leisure and other community facilities at locations convenient to main neighbourhoods.

Related Policies

- Identification of local centres (Com5) and control of commercial uses in residential areas outside local centres (Com13 and Com14);
- Continued development of Summerhill (Rec10);
- Protection of outdoor playing space (Rec4);
- Dual-use of school facilities encouraged (Rec6);
- Identification of sites to be developed for a range of sporting, recreational, leisure and cultural uses and facilities (Rec3, Rec5, Rec7, Rec8 and Rec12);
- Allocations for specific local facilities-Rec3-Neighbourhood Parks, Rec5-playing fields, Re8-areas for quiet recreation,and PU10 – PU11 -primary schools)
- Requirement for the provision of casual play areas in new housing developments (Rec2);
- Encouraging provision of local facilities serving residential areas (PU9);
- Seeking contributions from developers for open space, play facilities and other community facilities (GEP9);
- Development of network of recreational routes within the urban area (Rec9).

Indicator 14: Amount of new residential development within 30 minutes public transport time of local service, educational, employment and retail facilities (core output indicator 3b)

Data:Table 4.12: Accessibility to local services, schools, jobs and shops

New residential development within 30 minutes public transport time		
	No. of dwellings	Proportion of dwellings
general practitioner	271	96%
hospital	271	96%
primary school	271	96%
secondary school	271	96%
area of employment	271	96%
Hartlepool town centre	271	96%
other major retail centre	0	-

Commentary:

All new residential development within the urban area of Hartlepool lies within 30 minutes public transport time of all local services provided in the town, including the town centre and major employment areas. Eleven dwellings were however completed outside the main urban area, ten of which were at Wynyard. Residents of Wynyard could access services at Billingham and Sedgfield until July 2006, when the bus service was withdrawn.

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 (eg Com13 and Com14 - developments in residential areas, Hosg9 - residential developments, Rec11 - noisy outdoor sports and leisure activities, PU8 – telecommunications etc.);
- Controlling development in areas of flood risk (Dco2).

Indicator 15: *Satisfaction with area as a place to live and with overall quality of life and problems related to quality of life (local output indicators)*

Data:Table 4.13: Satisfaction with area and quality of life

	Hartlepool	National
Satisfaction with area as a place to live	83%	87%
Feel good about quality of life (standard of living, surroundings, friendship, how feel day to day)	90%	83%

Table 4.14: Perceived problems relating to crime

	A serious problem	Not a problem
Household burglary	5%	74%
Car crime	8%	68%
Crowds and gangs causing disturbance or hooliganism	9%	71%

Commentary

The above tables form part of the results of a household survey carried out by MORI in 2007. They set a baseline position for future surveys which may be undertaken. Overall, the areas of the town where there is least satisfaction in all respects are those inner areas where housing market renewal initiatives are being undertaken (North Central and West Central Hartlepool).

Indicator 16: Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality (core output indicator 7)

No planning permissions were granted contrary to the advice of the Environment Agency during the year.

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);
- Developments to accord with Village Design Statements (Rur4);
- Protection of rural services (Rur6).

Indicator 17: Planning decisions on proposals for development outside urban fence and village envelopes (local output indicator)

Data:

Table 4.15: Developments approved outside Limits to Development 2004-2007

Developments Approved	2004/05	2005/06	2006/07
Agricultural buildings	3	4	0
New dwellings – no agricultural justification	0	0	0
New dwellings associated with agricultural existing developments	1	0	0
Temporary residence in connection with rural business	0	3	0
Replacement dwellings	1	0	0
Residential conversions of rural buildings	1	0	0
Residential alterations and extensions	7	9	6
Extensions of gardens	3	1	0
Recreational and leisure uses	1	0	4
Farm diversification schemes	0	0	0
Extensions and other works relating to existing businesses	2	2	1
Telecommunications developments	2	1	0
Other	0	0	2

Table 4.16: Developments refused outside Limits to Development 2004-2007

Developments Refused	2004/05	2005/06	2006/07
Agricultural buildings	2	0	1
New dwellings – no agricultural justification	0	1	0
New dwellings associated with agricultural existing developments	0	0	0
Temporary residence in connection with rural business	0	0	0
Replacement dwellings	0	0	0
Residential conversions of rural buildings	0	0	0
Residential alterations and extensions	0	1	1
Extensions of gardens	0	1	0
Recreational and leisure uses	0	0	1
Farm diversification schemes	0	0	0
Extensions and other works relating to existing businesses	0	0	0
Telecommunications developments	0	1	0
Other		1	1

Commentary

The information provided above relates to planning applications determined since 2004 for development on land outside the limits to development (urban fence and village envelopes).

In the current year most approvals related to residential alterations and extensions, although one scheme was refused as its scale was inappropriate. The recreational and leisure schemes approved included a proposal to form fishing lakes and afforestation areas. The proposal to use land as a quad and motor cycle track was however refused in view of the disturbance to neighbouring farms and farm animals. A proposal to develop a childrens' nursery on land outside the new limits defined around Wynyard in the Local Plan was also refused.

The policies defining limits to development therefore continue to protect the open countryside from inappropriate development.

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 – HE4 and supplementary note 5);
- Review of Conservation Areas (HE5), review of Listed Buildings (HE11);
- Protection of Listed Buildings (HE7 – HE10) and locally important buildings (HE12);
- Withdrawal of PD rights (GEP11);
- Protection and enhancement of Registered Parks and Gardens (HE6);
- Protection of Scheduled Monuments, areas of historic landscape and other archaeological sites (HE13 – HE15).

Indicator 18: *Number of buildings at risk* (local output indicator)**Data:**Table 4.17: Numbers of Buildings at Risk 2004-2007

Type of building at risk	2004/05	2005/06	2006/07
grade 1 and grade II* Listed Buildings	0	0	0
grade II Listed Buildings	8	9	10
non listed buildings in Conservation Areas	2	3	3

Commentary:

The national Buildings at Risk Register does not include any buildings in Hartlepool. However, the Register only relates to grade I and grade II* Listed Buildings. Hartlepool Council conducts its own survey of other important buildings in the Borough, and currently identifies that 13 of these are at some risk through neglect and decay. One building (the former Co-op at Stranton) is no longer at risk and its conversion for 50 apartments is well advanced, but two additional grade II listed buildings have now been vacated and are considered to be at risk.

Two of the buildings at risk have been granted planning permission for their re-use during the current year (2006/2007) and it is anticipated that the conversion and improvement works to at least one of these will be sufficiently advanced to warrant its removal from the at risk list by next year.

In addition, it is hoped that on-going discussions will result in improvement and conversion works being approved for the re-use of two further buildings both in the Park Conservation Area.

8 of the 13 buildings at risk have planning permission, but the existence of planning permissions does not necessarily mean that the buildings will cease to be at risk, as permissions may not always be implemented.

Indicator 19: *Conservation Area Appraisals undertaken* (local output indicator)**Targets:**

Year	Appraisals
2006/07	1
2007/08	1
2008/09	2

Data:

One Conservation Area appraisal – for the Headland – was undertaken during the year in line with the local target.

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);
- Control on advertisements (GEP8);
- Intention to acquire sites to improve the local economy or general environment (GEP15).

Indicator 20: *Satisfaction with design of residential extensions* (local output indicator)

Data:

None for 2006/07

Commentary:

Whilst there is no data available for the current year, data is collected every few years on perceptions of how well residential extensions fit in with existing buildings. In 2003, the last year this question was asked in the annual Viewpoint questionnaire, 73% of residents considered that in most cases this was so, 21% considered that this was not so in all cases and 1% considered that it was never the case (the remaining 6% with no view or no response). The question will be asked again in a future Viewpoint questionnaire and the responses compared with the 2003 results in a future annual monitoring report.

Local Plan objectives C5 and C6: to seek to create a green network within the main urban area to direct the future protection, management and improvement of open space for people and wildlife and to protect as far as possible existing open space, and to encourage further landscaping and tree planting where appropriate

Related Policies

- Enhancement of the green network (GN1);
- Protection of the green wedges (GN2);
- Identification of sites for additional tree and woodland planting (GN5);
- Protection of incidental open spaces (GN6);
- Providing for the protection, replacement and provision of trees and hedgerows (GEP12-GEP14 and supplementary note 3);
- Seeking contributions from developers for landscaping, woodland planting and open space.

Indicator 21: Amount of eligible open spaces managed to Green Flag award standard (core output indicator 4c)**Data:**

No Green Flag Awards

Commentary:

Hartlepool Borough Council has not made any applications for 'green flag' awards. Nevertheless it is considered that the parks in Hartlepool in general meet or surpass the standards set. One park has been refurbished to a high standard and is now included in the Register of Historic Parks and Gardens.

During the year, the Borough Council commissioned consultants to undertake an audit and assessment of open space. This is looking at a variety of different types of open space across the town such as amenity open space, playing fields accessible to the public, allotments and play areas with a view to assessing their quality and value. The views of residents and key providers were sought in January 2007. All the various types of open space were subsequently assessed in order to help identify shortfalls in provision, where there are barriers to accessing different types of open space and identify areas where there is a need for investment to improve quality. The final report of the consultants is expected in December 2007.

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 agricultural land (Rur9);
- 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)

Indicator 22: Improvements to rights of way / leisure walkways (local output indicator)**Data:**

Table 4.18: Percentage of rights of way open and easy to use

2003/04	84.9%
2004/05	91.1%
2005/06	89.6%
2006/07	96.9%

Table 4.19: Walkways created, diverted, extinguished or improved

Walkways:	2004/2005		2005/06		2006/07	
	Public Rights of Way	Permissive Paths	Public Rights of Way	Permissive Paths	Public Rights of Way	Permissive Paths
Created	0.32 km	0	0	0	0.43km	0
Diverted	0	0	0.52 km	0	0	0
Extinguished	0.19 km	0	0	0	0	0
Improved	1.53 km	1.61 km	2.59 km	0.54 km	0	0

Commentary:

The percentage of rights of way open and easy to use is a national Best Value Performance Indicator and is useful in identifying how the rights of way network is improving, although the figures do vary from year to year and reflect the position on the days when the network was surveyed.

The network is being improved and extended, and a new length of public footpath was created near Amerston Hall during the year. In addition, approval was given to alterations and extension of a public right of way to provide a footpath/cycleway in association with a development to convert farm buildings to studio dwellings. This approval included works to facilitate access onto the Hart- Haswell walkway (part of the Sustrans national route).

A key proposal in the Local Plan is the creation of a coastal walkway. Some lighting improvements have been carried out to the Town Wall section of the walkway during the year and Single Programme funding has been secured to complete the walkway along the western part of the Headland. Ultimately it is hoped to link the main gap in the route between the Marina and the Headland as part of the Victoria Harbour mixed use regeneration scheme.

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

Related Policies

- Protection and enhancement of national and local sites of nature conservation and geological importance (WL1, WL2, WL3, WL5, WL7);
- Protection of species protected by law (WL4) and biodiversity generally (WL8);
- Seeking contributions from developers for works to enhance nature conservation features (GEP9);
- Seeking energy efficiency measures in new developments (GEP6)
- Safeguarding of Mineral resources (Min1);
- Encouraging use of secondary/recycled aggregates (Min2).

Indicator 23: *Change in areas and populations of biodiversity importance*
(core output indicator 8)

Data:

Table 4.20: Change in areas and populations of biodiversity importance 2004-2007

Designated sites	Loss of area			New areas		
	2004/05	2005/06	2006/07	2004/05	2005/06	2006/07
International and national sites	0	0	0	0		0
Local sites	0	0	0	44ha	2.9ha	0
Priority habitats	0	0	0	0	0	0
Priority species	Not available			Not available		

Commentary:

There has been no change to the areas of designated international or national sites, or of priority habitats. A new local nature reserve was designated at Spion Kop during 2005/06, but new sites have been designated during the current year.

No priority species were affected by planning decisions during the year with no loss of biodiversity being experienced.

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.

Related Policies

- Control of pollution (GEP4);
- Control of developments involving the use or storage of hazardous substances (Ind11);
- Protection of the aquifer (PU4);
- Control of electricity transmission facilities (PU5);
- Control on developments on or near landfill sites (Dco1);
- Control on development near intensive livestock units (Ru6);
- Identifying where is need for an environmental impact assessment (GEP5);
- Need for waste minimisation plans (Was1).

Indicator: None identified

Local Plan objective C12: to minimise the adverse environmental effects of mineral workings and waste disposal operations and ensure the appropriate restoration and after use of land.

Related Policies

- Control of pollution (GEP4);
- Criteria to be considered in relation to the development of new mineral extraction sites, including the after use of sites and transportation of minerals (Min3 – Min5);
- Policies for waste recovery (Was2 and Was3);
- Criteria relating to proposals for waste disposal (Was4-Was6).

Indicator 24: *Production of primary won aggregates* (core output indicator 5a)

This information is not publicly available in respect of data for Hartlepool because of issues of business confidentiality.

Indicator 25: Production of secondary / recycled aggregates (core output indicator 5b)

None recorded - although there is a waste transfer operation in the town which does produce some recycled aggregates as part of the operation. In this respect issues of business confidentiality prevent the publication of detailed figures.

Indicator 26: Capacity of new waste management facilities by type (core output indicator 6a)

There were no new waste management facilities provided during the year.

Indicator 27: Amount of municipal waste arising, and managed by management type, and the percentage each management type represents of the waste managed (core output indicator 6b)

Targets:

	Management Type							
	Landfill		Combined Energy & Waste Plant		Recycled		Composted	
	Amount (Tonnes)	%	Amount (Tonnes)	%	Amount (Tonnes)	%	Amount (Tonnes)	%
2006/07	2442	6%	28491	70%	5927	15%	3663	9%
2007/08	3024	7%	26787	62%	8209	19%	5185	12%
2008/09	2670	6%	27146	61%	8900	20%	5785	13%
2009/10	2292	5%	27502	60%	9626	21%	6417	14%

Data:

Table 4.21: Management of Municipal Waste 2004-2007

	Management Type									
	Landfill		Combined Energy & Waste Plant		Recycled		Composted		Total	
	Amount (Tonnes)	%	Amount (Tonnes)	%	Amount (Tonnes)	%	Amount (Tonnes)	%	Amount (Tonnes)	%
2004/05	5500	10.3%	39300	73.3%	7300	13.6%	1500	2.8%	53600	100%
2005/06	3006	7.7%	27797	70.7%	5440	13.8%	3072	7.8%	39315	100%
2006/07	3502	8.3%	26827	64.0%	7143	17.0%	4475	10.7%	41947	100%

Commentary

The repeated shut-down for planned maintenance of the Energy from Waste plant caused more than expected diversions resulting in additional waste being landfilled. However, the introduction of Alternate Weekly Collection of recyclable / compostable and residual waste to two thirds of the Borough has increased the tonnage of recyclable materials and the percentage and tonnage of compostable materials collected.

Local Plan objectives D1, D2 and D4: to ensure the provision of a safe, efficient and economic transport network accessible to all, to promote developments in locations which support existing transport infrastructure, which minimise the need to travel, and which are accessible by all modes of transport and to increase the attraction of, and to promote, viable alternatives to the private car

Related Policies

- Provision of bus priority routes (Tra1) and a public transport interchange (Tra4);
- Reservation of land for railway line extension (Tra2);
- Encouraging the provision of new rail halts (Tra3);
- Providing for a network of cycleways (Tra5) and the provision of cycle facilities (Tra6);
- Providing improved pedestrian links between main destinations (Tra7) and within new housing areas (Tra8);
- Identifying traffic management measures in the central area (Tra9);
- Identifying road junction improvement schemes (Tr10);
- Safeguarding of land for road improvement schemes (Tra11 – Tr13);
- Identifying access points for new developments (Tra14);
- Restricting the provision of new accesses to major roads (Tra15 and Rur5);
- Setting out parking standards (Tra16);
- Protecting rail access to industrial land (Tra17 –Tra18);
- Providing for public transport in new industrial and housing developments (Tra19);
- Requirements for Travel Plans for major shopping and other developments (Tra20, Com8) and in association with developments on major employment sites (Ind1- Ind4);
- Development of network of recreational routes within the urban area (Rec9);
- Seeking contributions from developers towards improvements to public transport and the pedestrian and cycleway network.

Indicator 28: Amount of completed non-residential development within Use Class Orders A, B and D complying with car parking standards (core output indicator 3a)

Data:

Table 4.22: Compliance with Car Parking Standards 2006-2007

Use Class	Development	Amount	Percentage
A1 – A5	A1 Retail development	5008sqm	100%
B1, B2, B8	-	-	
D1 – D2	D1 Non-residential institutions	2552sqm	100%

The above information relates to new developments completed during the year and does not include extensions or changes of use except where these are significant and / or would affect car parking requirements.

Commentary:

The 2006 Local Plan includes the new national car parking standards based on the maximum provision.

Indicator 29: *Length of cycleways completed* (local output indicator)**Data:**

2004/2005: 2km
 2005/2006: 50m
 2006/2007: 0

Commentary:

Policy Tra5 of the Local Plan makes provision for the continued development of a comprehensive network of cycle routes linking the main areas of the Borough. Whilst no new lengths of cycleway were provided during the year, improvements were undertaken to two of the major routes – Hart/Haswell and Greatham/Cowpen Bewley (parts of the Sustrans national route). In addition as noted in relation to indicator 22 above, approval was given to alterations and extension of a public right of way to provide a footpath/cycleway in association with a development to convert farm buildings to studio dwellings. This approval included works to facilitate access onto the Hart- Haswell walkway.

Endnote

Hartlepool has been transformed over the last ten to fifteen years with major changes to the built environment, reduction in unemployment and diversification of the town's economic base. The planning policies established in the 1994 Hartlepool Local Plan provided a strong land use policy context for enabling this transformation. New issues to be tackled which have arisen since the 1994 Local Plan was adopted, such as housing market failure, and new opportunities to be grasped such as the regeneration of Victoria Harbour, are addressed in the 2006 Local Plan. As this latter plan has only been in effect for a year, it is too early to judge the effectiveness of all its policies, although housing market renewal initiatives are proceeding apace with the first completions on the cleared housing sites in 2007.

Work in developing the evidence base for the documents to be prepared under the new Local Development Framework spatial planning system has confirmed that affordable housing has now become an issue in Hartlepool and because of the lack of an appropriate policy in the Local Plan, it will be necessary to address this issue as soon as possible through the preparation of a development plan document on affordable housing.