

Hartlepool Local Development Framework

Annual Monitoring Report 2007-2008



December 2008



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PREFACE

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 fourth Annual Monitoring Report to be prepared for Hartlepool under the new legislation and it generally covers the period **1st April 2007 to 31st March 2008**, 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 adopted 2006 Hartlepool Local Plan.

EXECUTIVE SUMMARY

This is the fourth Annual Monitoring Report prepared by Hartlepool Borough Council under the Planning & Compulsory Purchase Act 2004 and generally relates to the period **April 2007 to March 2008**. 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 Development Plans Documents during the period 2007/08 set out in the Local Development Scheme March 2007 were met.

During the period 2007/2008 there were delays in the preparation of the two Supplementary Planning Documents on Planning Obligations and on Transport Assessments and Travel Plans. The reasons for these delays were to allow more time to incorporate the findings of the PPG 17 Open Space Audit and to undertake work under the Habitats Regulations respectively.

The 2007 Local Development Scheme was updated in March 2008 to:

- Revise the programme for later stages in the preparation of the Core Strategy and Housing Allocations DPDs;
- Revise the timetable for the preparation of the Planning Obligations and Transport Assessments and Travel Plans SPDs;
- Include the timetables for the preparation of a new DPD on affordable housing and a new SPD on Victoria Harbour, the need for which were highlighted in previous Annual Monitoring Reports.

A further revision to the 2008 Local Development Scheme is being prepared to incorporate significant changes to the programme for the Core Strategy preparation to enable the production of a more robust evidence base which will help ensure that the Core strategy is ultimately found to be 'Sound'.

(B) Assessment of Planning Policies

The planning policies assessed in this report are those of the Hartlepool Local Plan adopted in April 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. The report considers the effectiveness of the policies which have been in force since 2006.

As the Local Plan was adopted as recently as April 2006 most of the 173 separate policies are up to date and still relevant.

A site at the North Shelter, Seaton Carew is no longer available as a development site following environmental improvements on the site. As a consequence Policy

To5 is unnecessary. Policy Com 17 as reported in 2006/2007 is also no longer relevant due to implementation of the High Point Retail Park at Marina Way.

In general the local plan policies have been effective in both the management of planning proposals and in the economic, social and environmental development of the Borough.



1 INTRODUCTION

The Planning Legislation

- 1.1 The Planning and Compulsory Purchase Act 2004 introduced a new system of development planning. New types of planning documents are being prepared and incorporated into a Local Development Framework (LDF). These documents are 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 comprises a number of 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 Communities & Local Government's 'Regional Spatial Strategy and Local Development Framework – Core Output Indicators- Update 2 / 2008'.
- 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 2008 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.

1.5 In order to assess the effectiveness of planning policies, it is important to set out the social, economic and environmental context within which the policies have been formulated, the problems and issues they are intended to tackle, and the opportunities of which advantage can be taken to resolve such problems and issues. Section 3 of the Annual Monitoring Report therefore gives consideration to the key characteristics of Hartlepool and the problems and challenges to be addressed.

1.6 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

1.7 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 report for the period **1st April 2007 to 31st March 2008** gives consideration to the policies of the Hartlepool Local Plan adopted in April 2006.

1.8 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 (The Regional Spatial Strategy 2008). Other indicators ('**local output indicators**') were developed in the previous Annual Monitoring Reports to ensure robust assessment of policy implementation relevant to the specific circumstances of the Hartlepool area, reflecting the availability of existing data sources and which were relevant also to the objectives of the Hartlepool Local Plan 2006.

1.9 This Annual Monitoring Report includes a 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 periodically. The LDS was last reviewed in March 2008 but with significant changes to the programme required an updated LDS is to be produced in early 2009.
- 2.2 This Annual Monitoring Report is required to review progress over the period 2007/08, thus it is necessary to assess the implementation of the March 2007 LDS which was the scheme current for most of the year under consideration.
- 2.3 However, in order for this Annual Monitoring Report to inform properly the need to review the programme for the preparation of Local Development Documents set out in the current March 2008 LDS, the reasons for proposed changes to the 2008 and subsequent revisions to the LDS are also set out in this report.

Implementation of the March 2007 Local Development Scheme

- 2.4 The March 2007 Local Development Scheme includes the programme for the preparation of six Local Development Documents, summarised in paragraph 2.5 below. The LDS carried forward 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) which had been included in the 2006 LDS, and introduced an additional SPD on Transport Assessment.
- 2.5 The six documents highlighted in the March 2007 LDS are listed below with the timetables for the main stages of their preparation (as set out in Tables 1 to 6 of the 2007 LDS):

(i) Core Strategy Development Plan Document (DPD)

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 - November 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
Consultation on Issues & Options	February- April 2009
Consultation on Preferred Options	September – October 2009
Submission to Secretary of State	March 2010
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- October 2007
Consultation on Draft SPD	November 2007 – January 2008
Adoption of SPD	May 2008

(iv) Transport Assessment & Travel Plans SPD

Commencement	January – May 2007
Consultation on Draft SPD	August – September 2007
Adoption of SPD	December 2007

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

Commencement	January 2007
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

(vi) Joint Minerals and Waste Site Allocations Development Plan Document (DPD)

Commencement	January 2007
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

2.6 The implementation of 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 during the year 2007-2008.

2.7 Table 2.1 below sets out milestones for the period under consideration and identifies whether these were met:

Table 2.1: Implementation of the March 2007 LDS

Document	Milestone**	Key Dates	Actual Progress	Milestone Achieved
Hartlepool Core Strategy DPD	Consultation on Issues and Options & Initial Sustainability Analysis	October 2007	The Issues & Options Report & Sustainability Appraisal were subject to public consultation between October 2007 and February 2008	Yes
Housing Allocations DPD	Commencement	January 2008	Public notice was given of the commencement on work on the Housing Allocations DPD and discussions held with various landowners.	Yes
Joint Minerals and Waste Core Strategy DPD	Consultation on Issues and Options & Initial Sustainability Analysis	May 2007	. The Issues & Options Report & Sustainability Appraisal were subject to public consultation betw.	Yes
Joint Minerals and Waste Site Allocations DPD	Consultation on Issues and Options & Initial Sustainability Analysis	May 2007	The Issues & Options Report & Sustainability Appraisal were subject to public consultation between May & June 2007.	Yes

Planning Obligations Supplementary Planning Document (SPD)	Commencement & Evidence Gathering	July 2006 – October 2007	Evidence gathering continued to be carried out during the period from March 2007 onwards.	Yes
	Consultation on draft SPD	November 2007	Work progressing on evidence gathering	No
Transport Assessment & Travel Plans SPD	Evidence Gathering	May 2007	Work progressing on evidence gathering	Yes
	Draft SPD Report & Sustainability Appraisal	August 2007	Documents subject to consultation from August to October 2007	Yes
	Adoption	December 2007	Further work required to comply with Habitats Regulations	No

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

Commentary

- 2.8 **Hartlepool Core Strategy:** In order to secure a more realistic timetable the programmes for the Core Strategy and Housing Allocations DPD were amended slightly in the March 2007 LDS from that originally agreed with the Inspectorate for the previous LDS in July 2006. The Issues & Options Report and its Sustainability report were published in October 2007 and subject to public consultation until February 2008.
- 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. During the period of this report Consultants Entec UK Ltd continued the preparation of these documents. Public consultation was carried out on the Key Issues and Alternative options report between May and June 2007. In January 2008 the Preferred Options Report was published for public consultation.
- 2.10 **Planning Obligations Supplementary Planning Document (SPD):** Whilst evidence gathering continued during the period March to November 2007 the draft document was not published as programmed owing to delays in the work on other key documents such as the PPG17 Open Space Audit, the findings from which influence the content of the Planning Obligations SPD. Other work is still taking place towards the preparation of the SPD and a pre-consultation document was produced outlining initial thoughts on the likely makeup of the SPD and some of the issues and obligations that the document might highlight. The document was subject to public consultation between September and October 2007 and a small number of representations were received which have been useful in the further development of the SPD.

Implementation of the March 2008 Local Development Scheme

- 2.11 A Revised LDS was prepared in March 2008. This introduced an Affordable Housing DPD and an additional SPD on Victoria Harbour. It also included amendments to the timetables for the preparation of the Core Strategy and Housing Allocations DPD and other documents.

Affordable Housing DPD

- 2.12 As the adopted Local Plan contains no specific policy on the requirement for affordable housing as part of a development proposal it is considered essential that a policy be put in place as quickly as possible to fill this policy omission. The urgent need to have an adopted policy on affordable housing means that the adoption of the document will be achieved before the adoption of the Core Strategy.
- 2.13 The Affordable Housing Development Plan Document aims to address the shortfall of affordable housing in the Borough. It will identify policies to secure provision of affordable housing on residential developments and contribute towards the development of a balanced housing market with maximised housing choices in Hartlepool.
- 2.14 Preparation of the Affordable Housing DPD commenced in November 2007 and an Issues and Options Report was published for public consultation in March 2008. Following an economic viability assessment it is anticipated that a Preferred Options report will be prepared in Spring 2009.

Victoria Harbour SPD

- 2.15 In December 2005 Hartlepool Borough Council resolved that it was minded to approve a planning application for the a mixed use development of Victoria Harbour in line with Policy Com15 of the Hartlepool Local Plan. The resolution was subject to a number of requirements and conditions, one of which was the completion of a Section 106 legal agreement.
- 2.16 The S106 agreement has not yet been completed so no planning decision has issued. This delay has afforded an opportunity for the parties, including the local authority, the landowners and Tees Valley Regeneration to consider in more detail the comprehensive approach set out in a previously agreed masterplan. It was therefore considered appropriate to insert the preparation of the SPD into the programme set out in the March 2008 LDS in order to reflect the current position and ensure effective planning controls relating to the development of this site are in place.
- 2.17 In April 2008 Lichfield Planning & Levitt Bernstein were commissioned to work in partnership with Hartlepool Borough Council to prepare an SPD for Victoria Harbour which aims to provide a comprehensive approach to an updated masterplan and to give guidance on phasing, layout, design requirements and identify issues on affordable housing for the site. The aim of the SPD is to give a strong mechanism for promoting, guiding and managing the

development of the site over a twenty year period.

Implementation of the March 2008 Local Development Scheme

2.18 Eight documents are highlighted in the March 2008 LDS. These are listed below with the timetables for the main stages of their preparation:

- (i) Core Strategy Development Plan Document (DPD)

Consultation on Issues & Options	October – January 2008
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
Consultation on Issues & Options	February- April 2009
Consultation on Preferred Options	September – October 2009
Submission to Secretary of State	March 2010
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) Affordable Housing Development Plan Document (DPD)

Commencement	November 2007
Consultation on Issues & Options	March – May 2008
Consultation on Preferred Options	July – August 2008
Submission to Secretary of State	December 2008
Consultation on Submitted DPD	December 2008- February 2009
Pre-Examination Meeting	March 2009
Commencement of Public Examination	May 2009
Receipt of Inspector's Report	July 2009
Adoption of DPD	October 2009
- (iv) Victoria Harbour Supplementary Planning Document (SPD)

Commencement	April 2008
Consultation on Draft SPD	August 2008
Adoption of SPD	October 2008
- (v) Planning Obligations Supplementary Planning Document (SPD)

Commencement	July 2006
Consultation on Draft SPD	April – May 2008
Adoption of SPD	September 2008
- (iv) Transport Assessment & Travel Plans SPD

Commencement	January 2007
Consultation on Draft SPD	August 2007
Adoption of SPD	April 2008
- (vi) Joint Minerals and Waste Core Strategy Development Plan Document (DPD)

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
- (vi) Joint Minerals and Waste Site Allocations Development Plan Document (DPD)

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

Future Review of the March 2008 LDS

- 2.19 Whilst the 2008 Local Development Scheme was submitted to Government Office for the North East, it has become apparent that the documents produced as part of the Local Development Framework require to be supported by a more robust evidence base to ensure that the LDF can proceed through to the adoption process and satisfying the ultimate test of soundness.
- 2.20 It is also recognised that the requirements of new Town & Country Planning Regulations which came into force on 1 September 2008 need to be reflected in a revised LDS.
- 2.21 In the light of experience elsewhere in the country there has been concern that the evidence base required in the preparation of the Local Development Framework should be as robust as possible. Experience has highlighted the need to strengthen the evidence base to avoid the situation where some Core Strategies have failed to meet the tests of soundness at the Examination stage and others have been withdrawn prior to Examination when it became evident that more evidence research would be required. In some cases the need to withdraw the document prior to, or at Examination stage, has led to undue delay and additional costs.
- 2.22 Whilst the Hartlepool Core Strategy work has been informed by recent studies such as the Strategic Housing Market Assessment Report, the Strategic Flood Risk Assessment and other documents, it is considered that it is essential to have in place additional robust studies to support the selection of preferred options.
- 2.23 Currently work is progressing on an Employment Land Review and two other studies are being carried out, namely on the Central Area Investment Framework and the Southern Business Zone which will set out regeneration initiatives to be taken into consideration in the preparation of the Core Strategy.
- 2.24 In addition work on the Strategic Housing Land Availability Assessment is underway and an update to the 2005 Hartlepool Retail Study is to be undertaken.
- 2.25 It is anticipated that to have all of this evidence base in place will take at least six months more than shown in the 2008 LDS for the Core Strategy and the Housing Allocations DPD.
- 2.26 Planning Policy Statement 12 (PPS12) places strong emphasis on a corporate approach to plan making giving significance to the Local Development Framework and reiterates the Government's intention that the Local Development Framework is an essential means of delivering the spatial element of the Community Strategy. Following a rigorous review of the previous strategy Community Strategy the new Hartlepool Community Strategy, 'Hartlepool's Ambition', was published in September 2008 and the

key themes contained in it will be incorporated into the Core Strategy.

- 2.27 The Town & Country Planning Regulations 2008 set out new procedures for preparing DPDs. The somewhat detailed consultation process under the previous system was replaced on 1 September 2008 by a new single statutory consultation stage to take place before the publication of the Development Plan Document.
- 2.28 The aim of this change is to ensure that once a Document reaches its publication stage there should not be any major changes before the document is formally submitted to the Secretary of State.
- 2.29 This and other changes to the Regulations mean that the following documents currently contained within the 2008 Local Development Scheme will be affected by a change to the programme of those DPDs currently at varying stages of preparation.
- Core Strategy Development Plan Document (DPD)
 - Housing Allocations Development Plan Document (DPD)
 - Affordable Housing DPD
 - Joint Minerals & Waste DPDs.
- 2.30 The Core Strategy Preferred Options stage was programmed for July 2008. In view of the requirement to strengthen the evidence base (as described above), the timescale for producing the Preferred Options will need to be extended and the document will be developed in accordance with the new regulations. With a re-profiling of the Core Strategy timetable there will be a knock-on effect on the Housing Allocations DPD.

Affordable Housing DPD

- 2.31 Work is well underway in the preparation of the Affordable Housing DPD with Issues and Options stage consultation having ended on 30 June 2008. The Preferred Options stage was published for six week consultation in August 2008. However it was considered necessary to conduct an economic viability study to provide a more robust evidence base in support of the document. A revised Preferred Options paper is expected to be published for consultation in Spring 2009 taking account of the revised evidence base. In view of changes to the Regulations from 1st September 2008, the consultation on Preferred Options stage will need to be replaced by a first consultation of the plan followed by formal submission to the Secretary of State. It will therefore be necessary to amend the timetable to take account of both of these changes. It is likely that the date of adoption of the finalised document will remain unchanged.

Joint Minerals and Waste Development Plan Documents

- 2.32 The timetable for the Joint Minerals and Waste Development Plan Documents being prepared on behalf of the Tees Valley authorities will need to be amended in the Hartlepool Local Development Scheme. The date of Publication and Submission of the Minerals and Waste DPDs has been delayed by 6 months to allow additional work to be carried out to ensure that the DPDs comply with new Government requirements and to consider the implications of a proposed quarry extension on the Darlington / Durham County border. The Adoption is scheduled for July 2010.

Victoria Harbour SPD

- 2.33 A number of issues have emerged relating to economic conditions, forecasting, phasing and the extent of available land. The programme set out in the March 2008 LDS has therefore proved too optimistic and a substantial revision to the timetable will be required in the subsequent LDS.

Planning Obligations SPD:

- 2.34 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.

Transport Assessments and Travel Plans SPD:

- 2.35 This SPD was subject to consultation for a six week period between 31 August and 12 October 2007. Natural England indicated that in accordance with 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 early 2009.

Conclusions

1. All the key milestones for the preparation of DPDs during the period 1 April 2007 to 31 March 2008 as set out in the March 2007 LDS were met.
2. However, there was a delay in the preparation of the Planning Obligations SPD and thus the March 2008 Local Development Scheme incorporated a new timetable for its preparation reflecting the then anticipated completion of the PPG17 audit
3. Delays have occurred in the preparation of the Transport Assessments and Travel Plans SPD as a result of a need to carry out a Habitats Regulation Assessment. The SPD should be adopted in early 2009.
4. The Local Development Scheme when reviewed in early 2009 will

incorporate a revised timetable for

- the Core Strategy,
- the Affordable Housing DPD,
- Housing Allocations DPD
- Planning Obligations SPD
- Transport Assessment & Travel Plans SPD
- Victoria Harbour SPD
- And any other additional Local Development Documents deemed desirable to include.

A full reasoned justification and new profiling to the LDS will be set out in the 2008/2009 Annual Monitoring Report.



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. The key characteristics reflect the Outcomes and Objectives set out in the new Community Strategy (2008) in so far as they relate to spatial planning. Many of the contextual indicators are related to priorities set out in Hartlepool's Local Area Agreement (2008-2011). Both documents can be viewed on the Hartlepool Partnership website www.hartlepoolpartnership.co.uk by clicking the links on the homepage.

Hartlepool & the Sub Regional context.

- 3.3 The Borough comprises part of the Tees Valley Area formed by the five boroughs of Darlington, Hartlepool, Middlesbrough, Redcar & Cleveland and Stockton on Tees.
- 3.4 Hartlepool is an integral part of the Tees Valley City Region which extends through the Tees Valley into East Durham. It is a major retail service centre serving the town and parts of Easington. Over recent years it has developed as an office and tourism centre. The development of the Hartlepool Quays and particularly the proposed Victoria Harbour forms an important component of the Coastal Arc initiative stretching from Hartlepool through to Redcar, exploiting the potential of the coast as an economic and tourist driver for the city region.

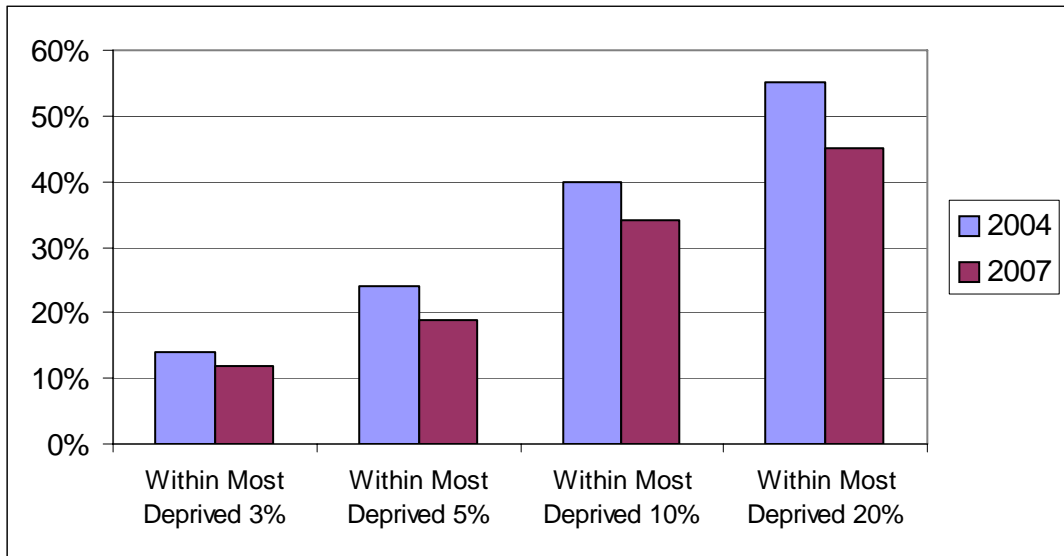
Hartlepool in the Local Context

- 3.5 Hartlepool has a long history, the first recorded settlement being centred on 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.
- 3.6 The Borough of Hartlepool 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.

- 3.7 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 and has increased as the out-migration flows been reduced. Hartlepool currently has a population of about 92,200 (2008 mid year estimates), of which only 1.2% were from the non-white and minority ethnic groups (2001 Census) compared to 9.1% nationally.
- 3.8 The Index of Multiple Deprivation (IMD) is due to be updated in 2009. However, the 2007 IMD 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% 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



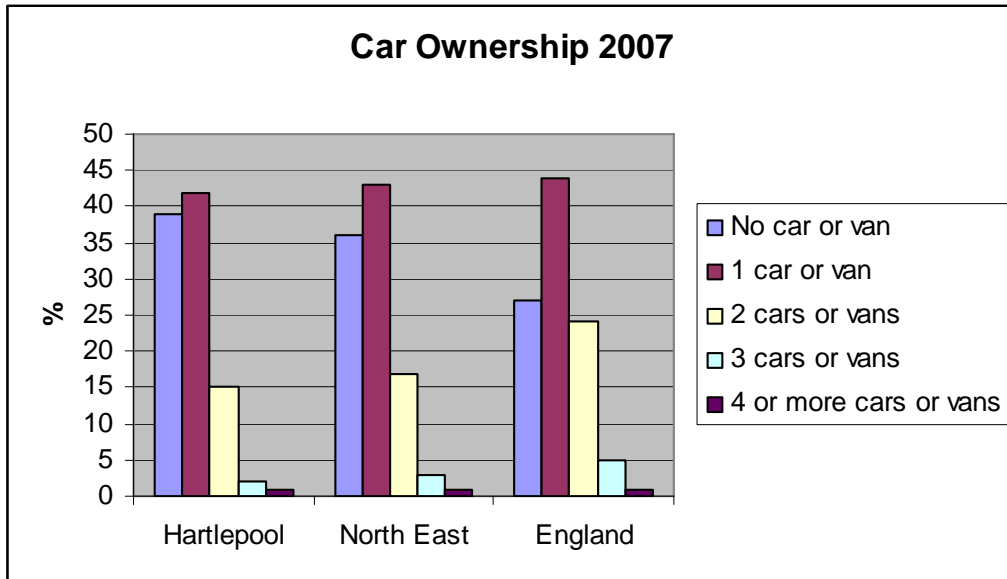
- 3.9 Many of the factors included in the Index of Multiple Deprivation may have been influenced indirectly by the planning policies of the Hartlepool 2006 Local Plan (eg policies enabling the diversification of employment opportunities can increase employment and income, policies for the improvement of the built and natural environment, including housing, can influence health, crime levels and the living environment generally).
- 3.10 Hartlepool suffers from a limited availability of good quality business sites and premises which hinders to some extent business formation and growth.

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

However there has been significant investment in a series of capital projects that have improved the physical infrastructure of the town e.g. Queen's Meadow.

- 3.11 Car ownership, as shown in the graph below, is low in Hartlepool. 39% of households had no car in 2007 – by comparison, equivalent figures for the Tees Valley and England and Wales are 36% and 27% respectively. In some neighbourhoods over 60% of the population have no car.

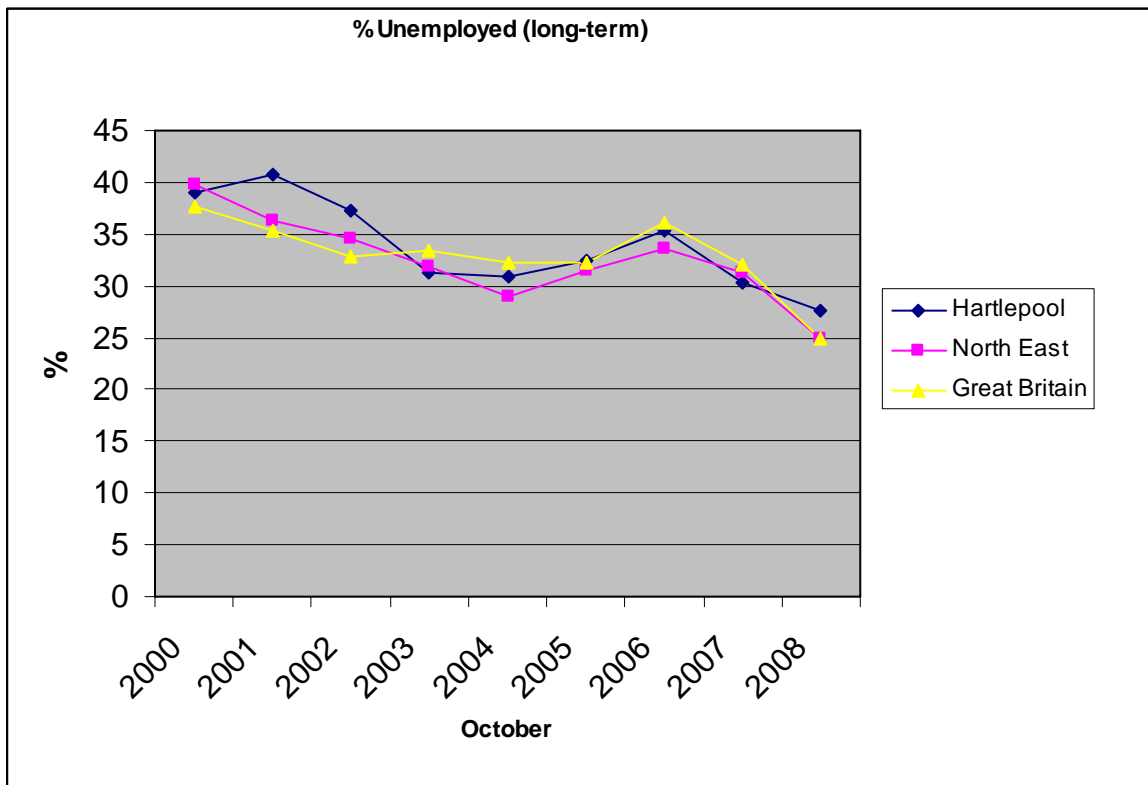
Car Ownership 2007



- 3.12 **Jobs and Economy:** The tourism economy in Hartlepool has more than doubled since 1997 from £23m to £44m. This growth was principally 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' Races. 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 is nearly £1 billion.

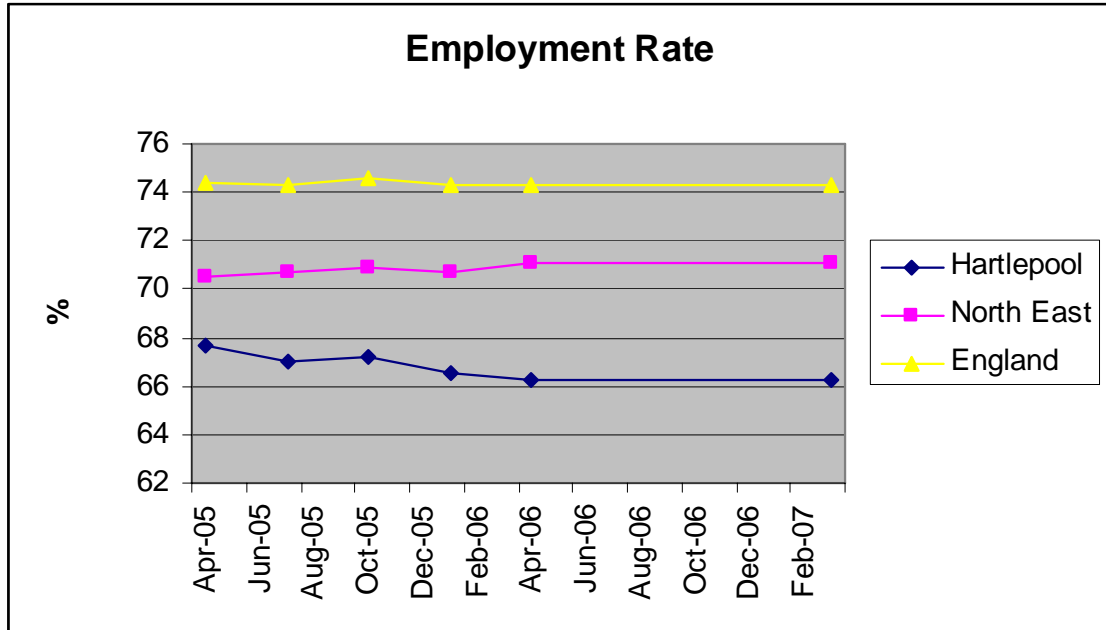
- 3.13 At April 2008 the unemployment rate for Hartlepool was 4.5% compared with 2.2% nationally. The employment gap between Hartlepool and the national average has been fluctuating over the years. The widest gap was recorded in 2001 and the lowest in 2005. Although Hartlepool has higher unemployment, the fluctuating trend of unemployment however, is the same as the national trend. The graph below indicates the long term unemployment trend up to Autumn 2008 showing the long term unemployment rate as a % of the unemployed.

Unemployment Trend 2000-2008 (TVJSU Nov 2008)



3.14 Of the people in Hartlepool who were of working age, the employment rate was 67.7% (April 2005) compared with an average of 74.4% for Great Britain as a whole. Contrary to a national employment rate increase between April 2005 and April 2006, the employment rate in Hartlepool simultaneously decreased from 67.7% in April 2005 to 67% in April 2006. Although the Hartlepool employment rate is lower than both the national and regional rates, the graph indicates the trend has remained relatively stable since 2006. The North East as a whole has seen an average increase by about 1% (see chart below).

Employment Rate Trend (2005 - 2007)⁵

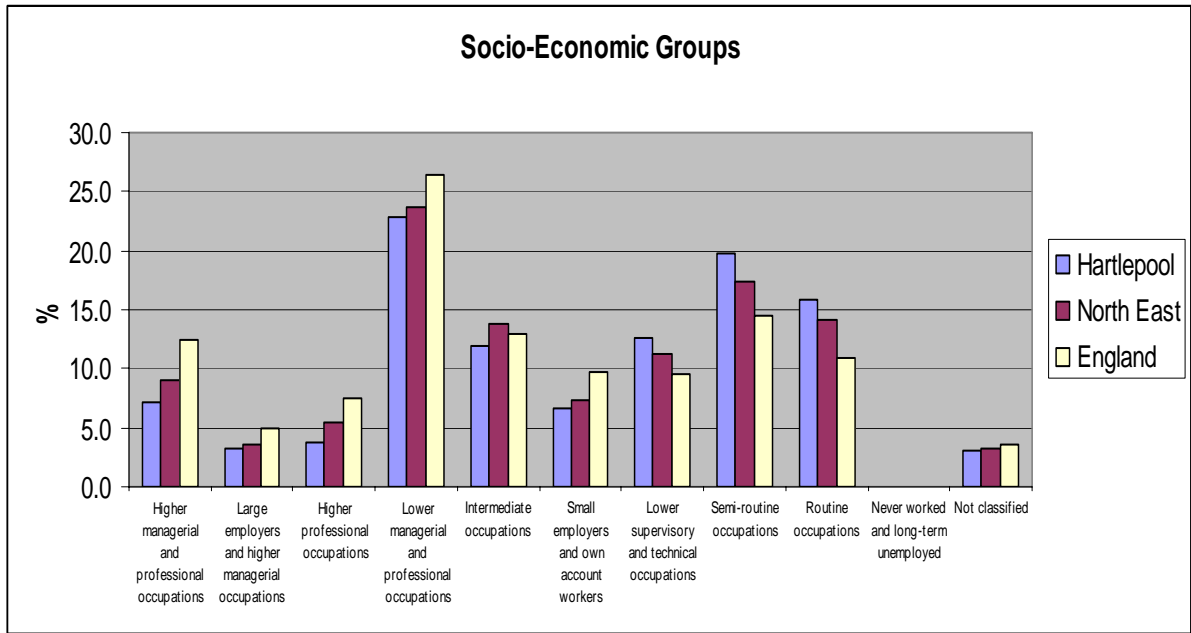


⁵ Source: National Statistics February 2008

Socio-economic groups

3.15 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.

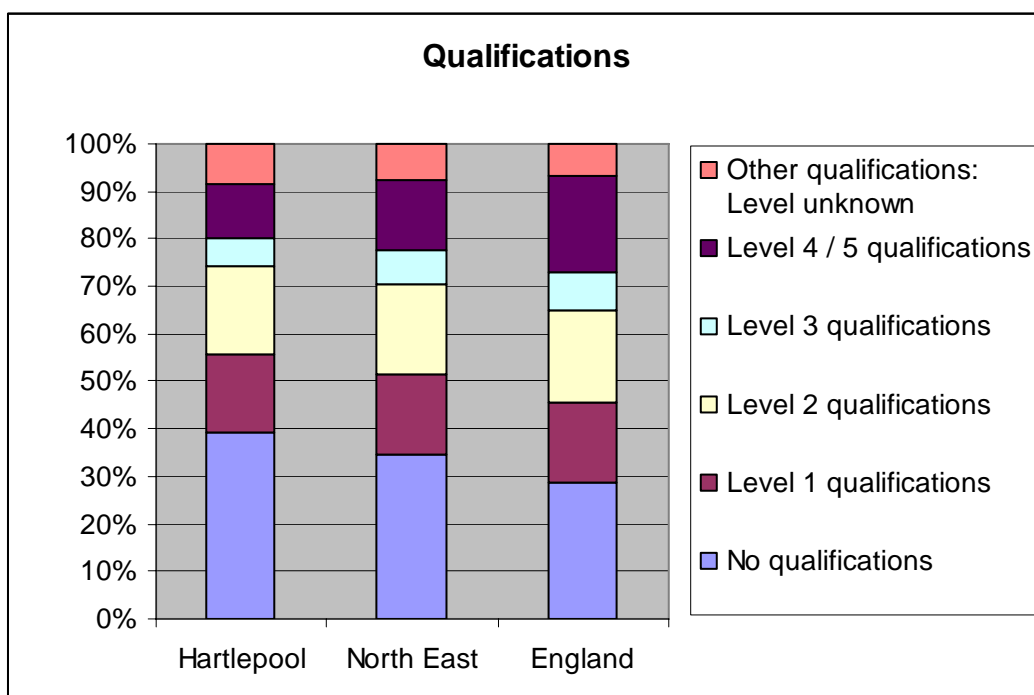
Socio-economic groups (April 2005)



3.16 **Health:** The national statistics 2004 identifies that 24.4% of the population of Hartlepool stated that they had limiting long-term illness compared with 17.9% 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.

3.17 **Lifelong Learning and Skills:** Qualification levels in Hartlepool are low compared to the sub regional and national levels (2004 Census) as illustrated in the graph below.

Qualifications (November 2004)



3.18 However, the Borough's schools are currently the fastest improving in the country. This year (2008), over 1,200 16-year-olds took the examinations and the early indications are that the results are the best in the town's history. The provisional results are:

- 65.8% of students achieved 5 or more A* – C grades compared with 65.7% nationally. This is a 4% improvement on last year compared with a 2.4% improvement nationally and represents a 14% improvement over the last four years.
- 97.3% of pupils obtained at least one GCSE pass
- The number of pupils who achieved 5 GCSE passes was 91.3%
- The number of pupils achieving one or more A*-A grades is 36.1% compared with 20.7% nationally.
- The number of pupils achieving 5 or more A*-C grades including English and Mathematics is 38.7%, an increase of 0.1%
- No schools are below the Government's minimum target of 30% of students achieving 5 or more A*-C grades including English and Mathematics.

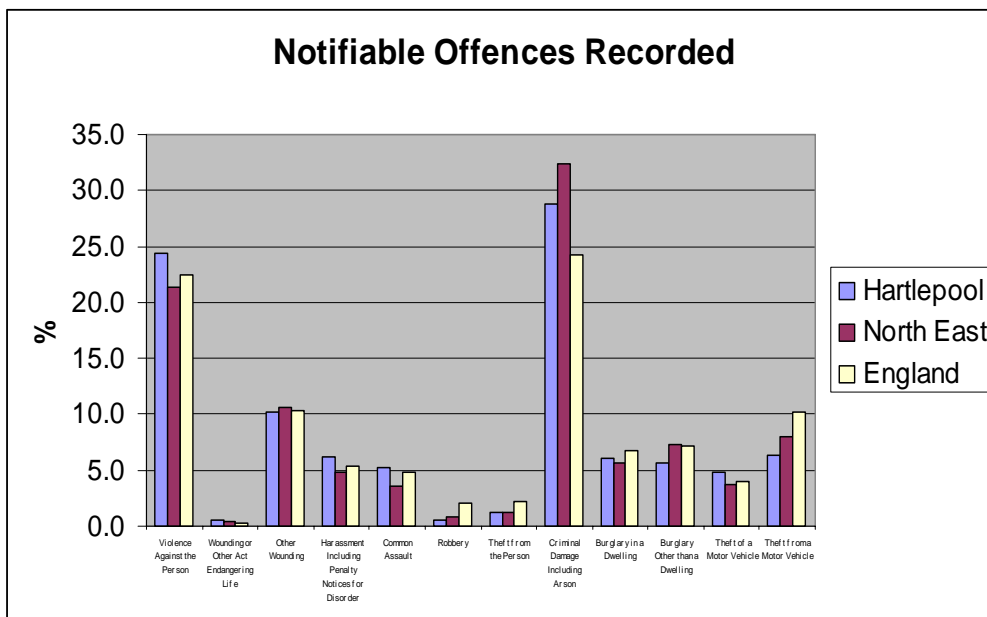
Year	1997	2004	2005	2006	2007	2008
5/more passes at Grade A*-C	30%	49%	51.8%	57.5%	61.6%	65.8%

5/more passes at Grade A*-C incl. English and Maths	n/a	31.6%	35.8%	37.5%	38.6%	38.7%
5/more passes at Grade A*-G	78%	88%	89.8%	90.7%	90.0%	91.3%
1/more pass at Grade A*-G	89%	95%	95.4%	97.4%	97.2%	97.3%

2008 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 about 5% per year over the last six years to 65.8% in 2008, a record for Hartlepool.

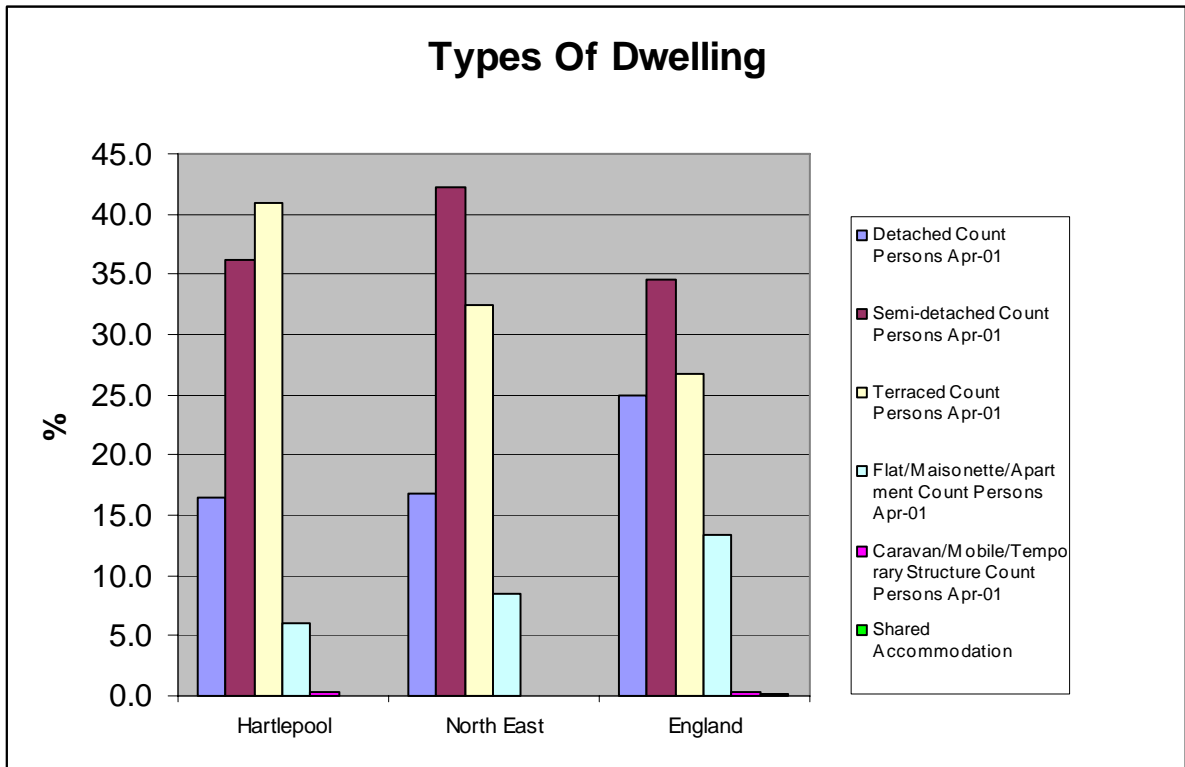
3.19 Community Safety: Community safety is another of the key issues being addressed by the Hartlepool Partnership and key community safety initiatives such as the introduction of Neighbourhood Policing and target hardening measures have contributed to the reduction in crime. Crime rates in Hartlepool are relatively high, but are generally falling year on year with a 19% reduction in recorded violence this year, which equates to 200 less victims. The improvement indicators for the 'serious acquisitive crime' rate and 'assault with injury' rate are both on target to be achieved. Although the incidence of criminal damage including arson is lower than the regional average of 32.3%, the graph below indicates that criminal damage including arson remains the highest recorded crime in Hartlepool; 28.8% compared to a national figure of 24.2%.

Notifiable Offences Recorded by the Police, 2007/2008



3.20 **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% compared to 26.7% nationally in 2004), and that older terraced properties are much less popular than they were. Conversely the proportion of detached dwellings is relatively small (16.5% in 2004 compared to 24.9% 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.

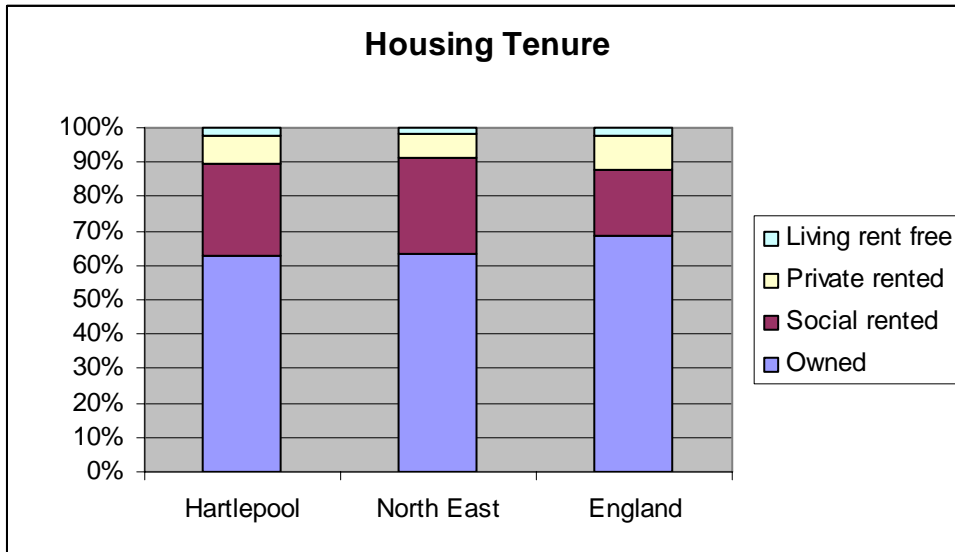
Types of Dwelling – 1991 and 2001 census (updated November 2004)



3.21 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.

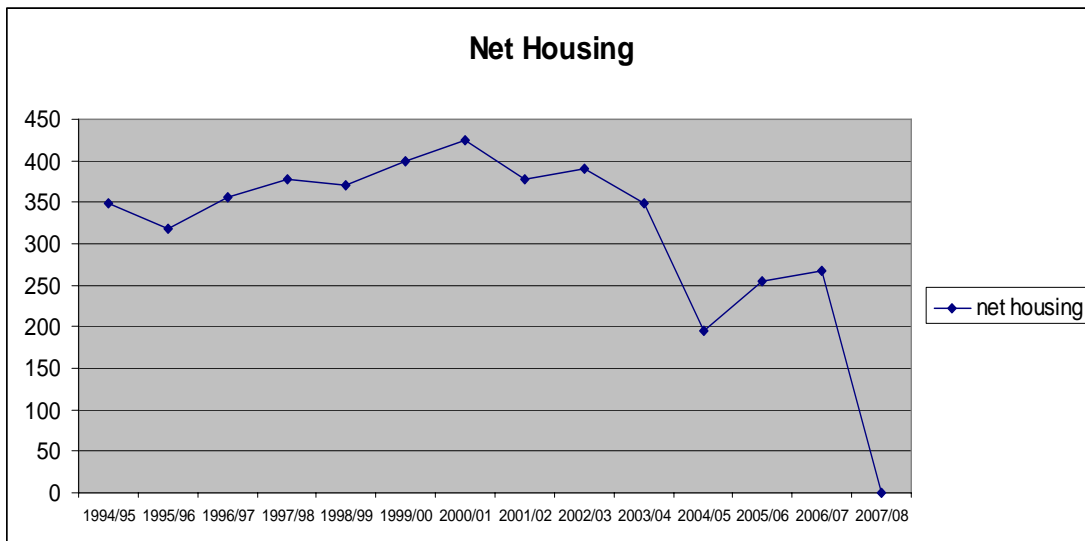
3.22 In comparison with both regional and national levels, the proportion of owner-occupied dwellings is low in Hartlepool, and consequently the proportion of dwellings rented from the public sector is high as illustrated below. Nevertheless demands on the social rented stock are currently high.

Housing Tenure (2001 Census updated 2004)



3.23 The high rate of new housing provision which has taken place over the last decade has helped 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. However in view of the number of demolitions in 2007/2008 the increase to the housing stock has ceased, with no net additions to the number of dwellings provided during the year. The slow down in the housing market evident since March 2008 is likely to continue this lower level of housing provision.

Net Housing Development and Net Migration (1994 – 2008)



- 3.24 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.
- 3.25 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.
- 3.26 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 the site of 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.
- 3.27 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.
- 3.28 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.

- 3.29 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.
- 3.30 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.
- 3.31 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.
- 3.32 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.
- 3.33 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 salt marsh and dune plants with some important species of marsh orchid and other rare species.
- 3.34 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.
- 3.35 Air quality: Air quality in Hartlepool currently meets statutory standards with no requirement to prepare any Air Quality Management Areas.
- 3.36 **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. It has recently been remodelled and renamed as the Hartlepool Maritime Experience. 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' Races.
- 3.37 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

3.38 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 road • lack of congestion • good local road communications • active and diverse voluntary and community sector • direct rail link to London 	<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 local rail services • exposed climate 	<ul style="list-style-type: none"> • relatively young population a possible asset for future economic prosperity • Can improve the economy and the growing house choice thus improving the recent stabilisation of population levels • availability of land to enable diversification of employment opportunities 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 • major physical, economic and social regeneration benefits presented by the Victoria Harbour mixed use regeneration scheme • choice of Hartlepool as finishing port for the 2010 Tall Ships race • plans for development of Tees Valley Metro • Established housing market renewal programme • Creation of new state of the art hospital site in Wynyard • Recently awarded Growth Point Status for Tees Valley including Hartlepool 	<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 • increasing congestion • delays in the delivery of Victoria Harbour

- 3.39 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.
- 3.40 The current Regional Spatial Strategy (RSS) adopted in July 2008, 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 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.
- 4.3 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.
- 4.4 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 plan have been added in this fourth report and further local output indicators will be included in subsequent annual monitoring reports. It should be noted that the Local Plan policies have been automatically saved up for a three-year period up to April 2009. A Schedule of Local Plan policies which the Secretary of State is requested to save beyond April 2009 has been submitted.
- 4.5 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

- 4.6 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.
- 4.7 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.

4.8 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.

4.9 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 completed development or significant extensions, permitted through the approval of planning permission i.e. the development management or 'development control (DC) process.

4.10 The updated core output indicators (February 2008) are grouped into 5 groups as follows:

- Business development and town centres (BD1, BD2, BD3 and BD4)
- Housing (H1, H2a, H2b, H2c, H2d, H3, H4, H5 and H6)
- Environmental quality (E1, E2 and E3)
- Minerals (M1 and M2)
- Waste (W1 and W2)

Business Development and Town Centres

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.

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).
- 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 development 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.

Core Output Indicator BD1: Total amount of additional employment floorspace - by type (gross and net)**Core Output Indicator BD2: Total amount of employment floorspace on previously developed land - by type****Core Output Indicator BD3: employment land available****Table 4.1:****Employment Floorspace**

		Use Class B1a	Use Class B1b	Use Class B1c	Use Class B2	Use Class B8	Total
BD1	gross (m ²)	489.6	-	-	-	1490.2	1979.8
	Net (m ²)	489.6	-	-	-	1490.2	1979.8
BD2	gross	489.6	-	-	-	1490.2	1979.8
	% gross on PDL	100	-	-	-	100	100
BD3	hectares	30.53	30.53	30.53	132.96	91.05	315.58

Commentary:

During the year 6 business units were completed 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. A further 12 units are under construction.

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.

During the year 2007/2008 strategies were undertaken for the Southern Business Zone and also for the Central Area to further employment and economic regeneration of these important employment areas. The recommendations of these strategies and how they will be implemented will be reported in next year's Annual Monitoring Report.

Employment land in Hartlepool can generally be categorised as follows:

- i. Sub-regionally important greenfield Key Employment sites close to the A19 corridor (Wynyard Business Park and North Burn)
- ii. locally important prestige and high quality sites within the town (Queens Meadow Business Park, Sovereign Park, Park View West and Golden Flatts);
- iii. within mixed use regeneration sites (Marina / Victoria Harbour)
- iv. 'general' industrial sites, most of which are substantially developed;
- v. sites retained for port and port-related uses (part Victoria Harbour and North

- Seaton Channel); and
- vi. 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.

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

Table 4.2:

Amount of completed floorspace for town centre uses

		A1	A2	B1a	D2	Total
BD4	Gross (m ²)	-	19.2	-	-	19.2
	Net (m ²)	-370	19.2	-	-	-350.8

Local Output Indicator: Vacancy rates in the town centre)

Table 4.3:

Vacancy Rates in the Town Centre

No. of Retail Units	No. of Vacant Units	Total Retail Floorspace (sqm)	Vacant Retail Floorspace (sqm)
440	59 (13.4%)	380121	12434 (3.3%)

Commentary:

Information on vacancies can provide a useful indication of the viability of the town centre. The area of the Town Centre was defined in the 2006 Local Plan.

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

- Identification of areas for tourism related developments at the Marina (To1), Headland (To2) and Seaton Carew (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).

Local Output Indicator: ***Planning permissions granted for tourist related developments***

Table 4.4:**Planning permissions granted for tourism related developments 2007/08**

General Location	Site / Location	Development
Countryside	A19 services (northbound) Elwick	Variation of condition attached to planning permission for a 40 bed lodge, fast food drive through restaurant and redevelopment of petrol station to extend permission to June 2008
	Potter Farm, 9 The Green, Elwick	Continuation of use of land for the storage of 20 touring caravans
	North Hart Farm, Butts Lane, Hart	Use of land for the storage of caravans
	Marine Hotel, Seaton Carew	Extension to Hotel including additional function area and bedrooms.

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.

Development work at the Heugh Battery on the Headland has been undertaken to create a new visitor facility.

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

A site at the North Shelter, Seaton Carew, is no longer available as a tourism related development site following environmental improvements on the site and as a

consequence policy To5 is unnecessary.

Housing

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

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).
- 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).

Core Output Indicator H1 (a): plan period and housing targets (dwellings in Adopted Local Plan)

Core Output Indicator H1 (b): plan period and housing targets (dwellings in RSS)

Table 4.5

Housing targets 2004-2021

	Start of plan period	End of plan period	Total housing required	Source of plan target
H1(b)	2004	2021	6730	Adopted RSS 2008

Core Output Indicator H2a: Net additional dwellings - in previous years

Core Output Indicator H2b: Net additional dwellings – for the reporting year

Core Output Indicator H2c: Net additional dwellings in future years

Core Output Indicator H2d: Managed delivery target

Table 4.6:

Recent housing levels, likely future housing levels and how future housing levels are expected to come forward taking into account the previous years' performance.

Core Indicator	Output	2004 /05	2005 /06	2006 /07	2007 /08	2008 /09	2009 /10	2010 /11	2011 /12	2012 /13	2013 /14	2014 /15	2015 /16	2016 /17	2017 /18	2018 /19	2019 /20	2020 /21
H2a	Net additional dwellings in previous years	196	255	267														
H2b	Net additional dwellings for the reporting year				0													
H2c	Net additional dwellings in future years					443	279	504	397	450	405	409	410	425	375	385	405	425
	Target (RSS)	390	390	390	390	390	390	390	400	400	400	400	400	400	400	400	400	400
H2d	Managed Delivery target	-194	-135	-123	-390	+53	-111	+114	-3	+50	+5	+9	+10	+25	-75	-15	+5	+25

In relation to the RSS target; + denotes over delivery and – (minus) under delivery.

Commentary:

In view of the high number of demolitions during 2007/2008 and the uncertainties in the current housing market the early years of the trajectory show a shortfall in the strategic requirements set out in the RSS. As Victoria Harbour and other brownfield sites come forward the average annual completions is likely to be in line with the RSS requirements. Over the period there is a shortfall of about 700 units.

Hartlepool was included in the Tees Valley Growth Point bid in October 2007 which was subsequently approved in August 2008. It is anticipated that previously unviable sites can be brought forward through infrastructure investment and improvements thereby accelerating housing provision.

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).

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

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.

Table 4.7: The number of gross new dwellings being built upon previously developed land.

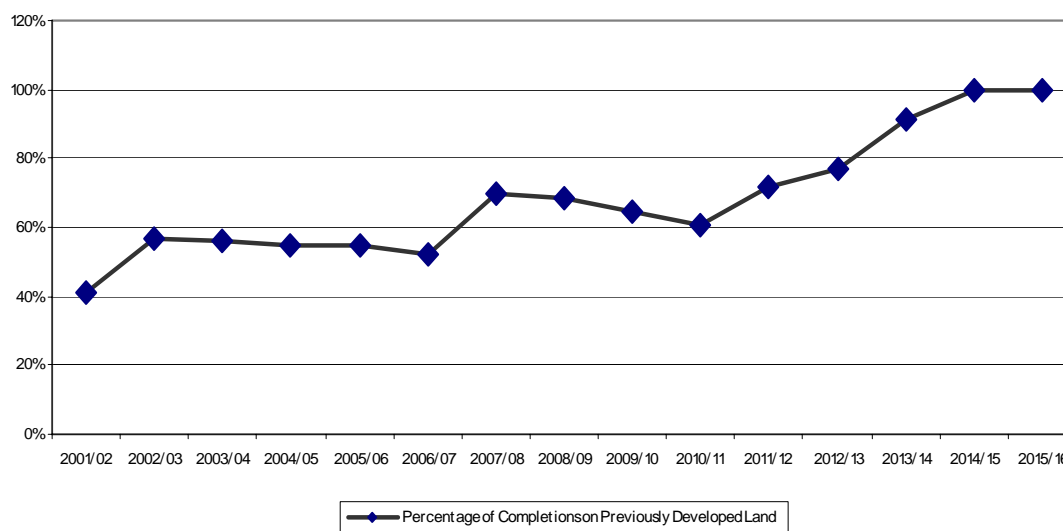
		Total
H3	Gross	212
	% Gross on PDL	64.4

Commentary

The percentage of development on previously developed land has continued to rise with redevelopment in the central areas of Hartlepool under Housing Market Renewal and through conversions of previously vacant buildings. However for some years to come there will be some greenfield sites continuing to come forward, particularly on long established permitted sites, as the 800 units in the last phases of Middle Warren.

Diagram 4.1:

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

**Commentary:**

64.4% of dwellings completed (including conversions providing 73 new units) were on previously developed land. The level of brown field completions is affected by existing commitments on greenfield sites particularly Middle Warren, where a further 800 or so dwellings are likely to be provided over the next few years. 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, particularly as the Victoria Harbour site comes forward.

The trajectory below shows the number of net housing completions since 2004 and projected net completions for the period to 2021 in relation to the average annual strategic housing requirements set by the Regional Spatial Strategy⁶.

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

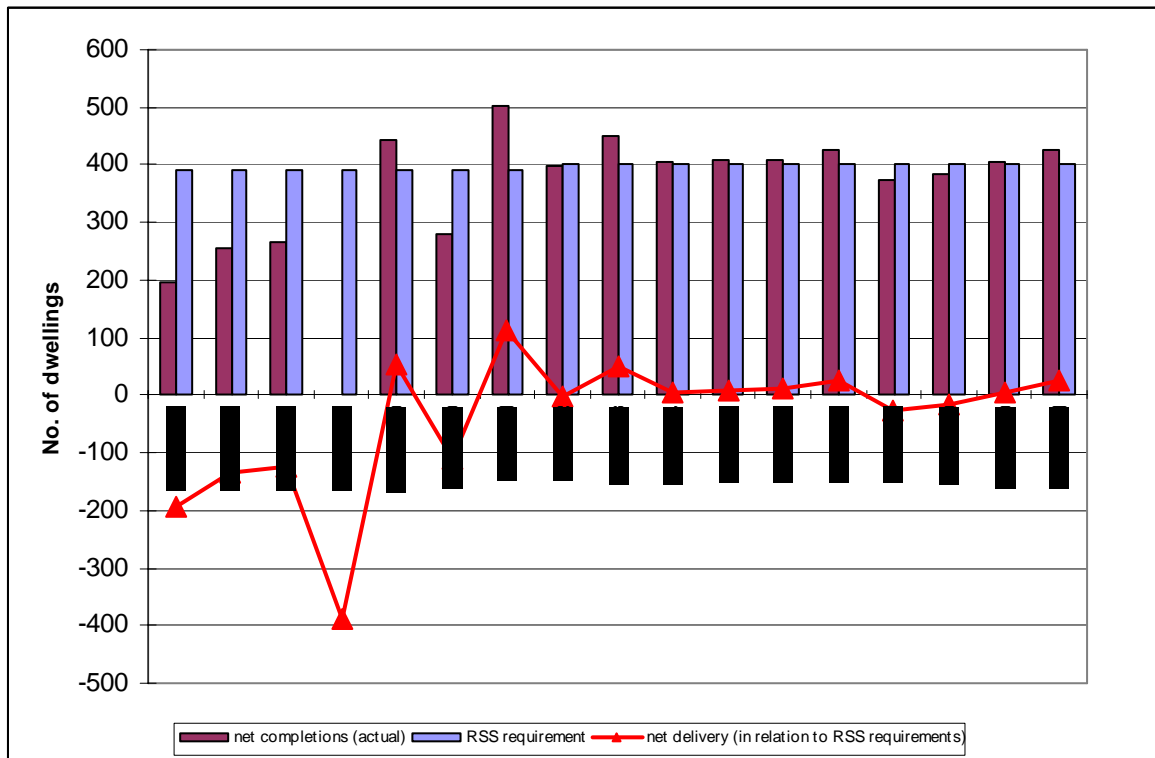
- a) anticipated completion rates on committed sites already under construction (including conversions) plus
- b) anticipated completion rates on most, but not all, sites and conversions with planning permission plus
- c) anticipated completion rates on major sites for which planning permission is pending, 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

⁶ As set out in the Regional Spatial Strategy July 2008

- 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).

The Strategic Housing Land Availability Assessment which is being undertaken during Autumn 2008 will consider all potential sites. A report will be made in next year's Annual Monitoring Report.

Diagram 4.2: Housing Trajectory 2004 to 2021



Commentary:

A total of 329 dwellings (including conversions) were completed during the year. As 575 dwellings were demolished⁷, (of which it is estimated that 30% were vacant at the time clearance was first considered) there has been no overall gain to the housing stock. This represents an exceptional year and the level of demolitions in any one year is unlikely to be repeated. The nil increase to the housing market up to March 2008 was solely due to the housing clearance under Housing Market Renewal and not to any slow down in the housing market. (the economic situation with regard to housing will be considered in next year's Annual Monitoring Report)

Between 1994 and 2007, net completions have averaged 354 dwellings per annum, well over the strategic requirements set by the previous 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.

⁷ No dwellings were lost to other uses.

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 housing trajectory shows an overall under supply of housing amounting of about 700 dwellings over the period 2004 to 2021 against the current strategic housing requirement set out in the RSS

The Housing Allocations Development Plan Document (DPD), on which work commenced in January 2008 will address the site availability to enable the strategic housing requirements in the Regional Spatial Strategy to be met. .

Growth Point Status is a government initiative aimed at supporting the work required to meet the Government's aim of delivering 3 million new homes by 2020. The initiative will support local authorities willing to accelerate housing development on existing sites and to bring forward new ones.

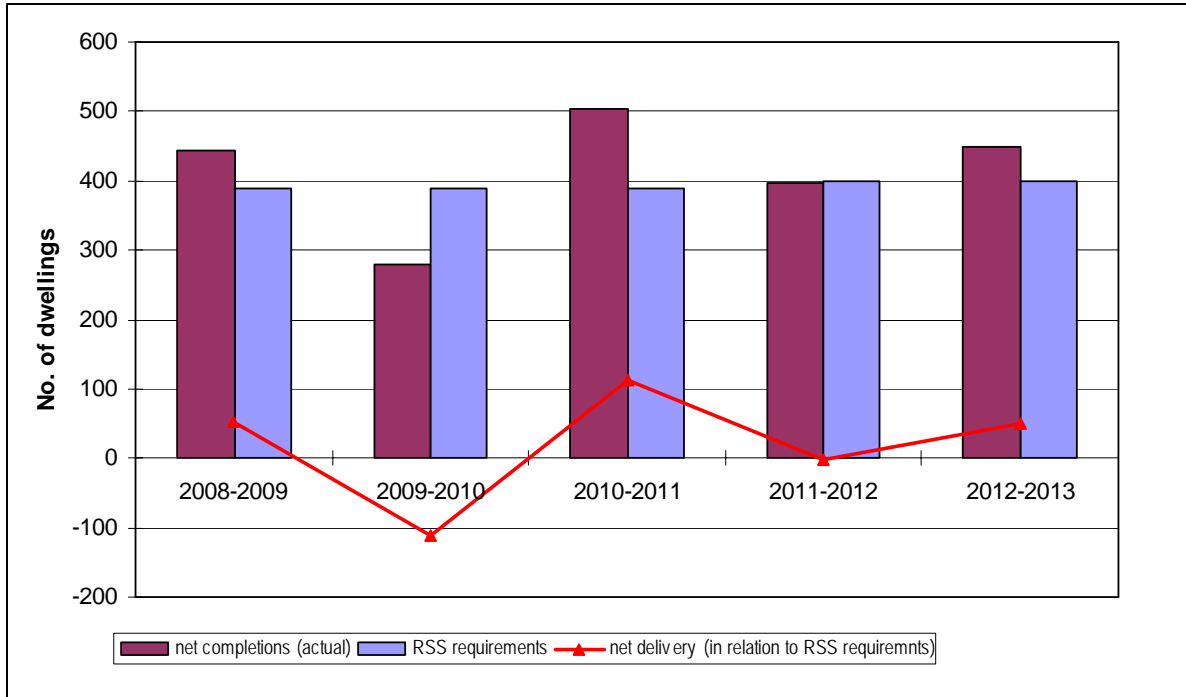
Hartlepool was included in the Tees Valley Growth Point bid in October 2007 which was subsequently approved in August 2008.

It is the intention that Growth Point Status and the funding associated with it, will allow previously unviable sites to be considered through realistic and reasonable infrastructure investment and improvement. This investment will help accelerate the development of existing sites as well as sites not previously considered for residential use. These sites will need to be considered in the context of the Hartlepool Local Development Framework documents including the Core Strategy and Housing Allocations Development Plan Document (DPD).



Diagram 4.3:

Five Year Supply from April 2008 in relation to the Regional Spatial Strategy Housing Requirements



Diagrams 4.2 and 4.3 above illustrates the position with respect to a five-year supply of land from April 2008 in relation to the 2008 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 be generally in line with the RSS. Delivery in the latter part of the five year period will, however, be affected if there is further delay in the Victoria Harbour development.

Local Output Indicator: Types of housing completed**Table 4.4****Types of Houses Completed: 2007/2008**

TYPE	Sub Total	Total
Detached 5 Bed	26	100
Detached 4 Bed	36	
Detached 3 Bed	38	
Semi-Detached 3 Bed	43	57
Semi-Detached 2 Bed	14	
Terraced House 4 Bed	6	36
Terraced House 3 Bed	1	
Terraced House 2 Bed	29	
Apartments 1 Bed	50	102
Apartments 2 Bed	52	
Bungalows	29	29
Other	5	5
TOTAL	329	329

Commentary:

High number of flats / apartments are currently being provided (over 26% of all completions in 2004/05, over 23% in 2005/06, over 36% in 2006/07 and 31% in 2007/2008). It has become evident that there has been a recent trend the overall proportion of detached dwellings has decreased. This is due to the completion of most of the sites allocated for low density housing in the 1994 Local Plan.

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.

Core Output Indicator H5: Gross affordable housing completions

Table 4.5: Affordable housing completions

	Social rent homes provided	Intermediate homes provided	Affordable homes total
H5	30	29	59

Commentary:

The Local Plan does not include a specific policy requiring the provision for affordable housing. 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.

The general trend of rising house prices in recent years and a new demand for RSL stock⁸ has altered the position in respect of affordability. The Strategic Housing Market Assessment completed in June 2007 for the Borough Council provided 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 gross 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

⁸ Registered Social Landlords including Housing Hartlepool and other Housing Associations such as Three Rivers and Endeavour.

larger general needs stock needs to be delivered along with some older persons' affordable accommodation. In January 2008 the Council commenced consideration of affordable housing through its Scrutiny process. It has identified a range of positive actions including the assessment of council owned land that are suitable for housing development, the development of the Affordable Housing DPD and ongoing work in partnership with local RSL's to bring forward development proposals.

The Tees Valley Sub Regional Strategic Market Assessment prepared in Autumn 2008 has subsequently updated the overall requirements for affordable housing.

As the Local Plan does not cover the need to provide affordable housing, a new DPD concerned only with matters relating to the provision of affordable housing is being prepared to provide the appropriate statutory policies to address this issue. During the year 2007/ 2008 negotiations commenced under Section 106 legal agreements for the provision of affordable housing as a requirement of the development. The use of S106 agreements requiring affordable housing provision has taken over from the previous has negotiations for housing regeneration as the place of previous need

During the year 2007 / 2008 the Council successfully achieved agreement for contributions towards housing regeneration in relation to a number of proposed housing developments. However the emphasis has now changed to address the need for affordable housing so that the negotiations for legal agreements to secure affordable housing are now being negotiated in preference to those for housing regeneration.

Commentary on Related Planning Policies

The housing market renewal programme has continued during 2007/2008. There has been an exceptionally high rate of demolitions during the period (575 dwellings) particularly in the North Central Hartlepool Area (Headway) and in the New Deal for Communities Area (Trinity Court) as sites were acquired and prepared for redevelopment.

Redevelopment has taken place on some previously cleared areas including bungalows and houses at Trinity Square in the Hart Lane area.

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

Table 4.6: Number of gypsy and traveller pitches delivered.

	Permanent	Transit	Total
H4	nil	nil	nil

Hartlepool currently has no identified sites for pitches for Gypsies and Travellers. However Policy Hsg14 of the 2006 Local Plan sets out criteria on which to assess any application for planning permission for a gypsy and traveller site.

The Council with the other Tees Valley Authorities is in the process of producing a Tees Valley Gypsy and Travellers Accommodation Needs Assessment (GTAA). This will identify the required number of pitches that will be needed to 2021. The findings of the report will form part of the evidence base which is used to produce the Local Development Framework and will be considered when producing the Local Development Framework for the Borough. In time this Local Development Framework will replace Local Plan policy Hsg14.

Core Output H6: Housing quality – Building for Life Assessments

Table 4.7:

The level of quality in new housing development

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

For the year 2007/2008, none of the housing associations have started rating the new build completions against the Building for life criteria.

Environmental Quality

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)

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

Table 4.8: Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds.

	Flooding	Quality	Total
E1	Nil	Nil	Nil

No planning permissions were granted contrary to the advice of the Environment Agency during the year 2007/2008.

Commentary on other Related Planning Policies

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

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).

Core Output Indicator E2: Change in places of biodiversity importance

Table 4.9: Losses or additions to biodiversity habitat

	Loss	Addition	Total
E2 (ha)	NIL	Nil	NIL

Commentary:

There has been no change to the areas of designated international or national sites, or of priority habitats or number of designated local nature reserves during 2007/08.

No priority species were affected by planning decisions during the year. Planning permission was granted in November 2007 for the storage of pipes on vacant brownfield land West of Brenda Road. The use of the site may result in the loss of some biodiversity. Any significant loss arising from this development will be reported in next year’s Annual Monitoring Report.

Core Output Indicator E3: Renewable energy generation

Table 4.10: The amount of renewable energy generation by installed capacity and type

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

E3 is not applicable; there are no stand alone renewable energy schemes

Commentary:

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

Minerals and Waste

Local Plan objective C11: to ensure that industrial and other potentially polluting or hazardous activities do not have a significant detrimental effect on the adjacent population or workforce and do not have a damaging effect on the environment.

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

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

Table 4.11:

The amount of land won aggregate being produced

	Crushed rock	Sand and gravel
M1	Nil	Nil

Commentary

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

Core Output Indicator M1: Production of secondary and recycled aggregates by mineral planning authority

Table 4.12: the amount of secondary and recycled aggregates being produced in addition to primary won sources in M1 above

	Secondary	Recycled
M2	Nil	Nil

Commentary:

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

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

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

Table 4.13: The capacity and operational throughput of new waste management facilities as applicable.

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

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

Table 4.14: The amount of household municipal waste arising and how that is being managed by type.

W2	Landfill	Incineration with EfW	Incineration without EfW	Recycled/ composted	Other	Total waste arisings
Amount of waste arisings in tonnes	5270	27031	Nil	15305	Nil	47650

Commentary

The introduction of Alternate Weekly Collection of recyclable / compostable and residual waste throughout most of the Borough has increased the tonnage of recyclable materials and the percentage and tonnage of compostable materials collected.

QUALITY OF LIFE

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

Related Policies

- Setting out general principles for all new development (GEP1);
- Provision for access for all (GEP2);
- Encouraging crime prevention by planning and design (GEP3);
- Control on the location of food and drink developments (Com12) and on the location of late night uses (Rec13);
- Controlling other new developments to protect the amenities of residents (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).

Local Output Indicator: Satisfaction with area as a place to live and with overall quality of life and problems related to quality of life)

Table 4.15:

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 4.16:

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).

DEVELOPMENT IN THE RURAL AREA

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

Related Policies

- Definition of Urban Fence and Village Envelopes (Rur1 – Rur3);
- Developments to accord with Village Design Statements (Rur4);
- Protection of rural services (Rur6).

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

Table 4.17:

Developments approved outside Limits to Development 2004-2008

Developments Approved	2004/05	2005/06	2006/07	2007/2008
Agricultural buildings	3	4	0	1
New dwellings – no agricultural justification	0	0	0	0
New dwellings associated with agricultural existing developments	1	0	0	0
Temporary residence in connection with rural business	0	3	0	1
Replacement dwellings	1	0	0	0
Residential conversions of rural buildings	1	0	0	0
Extensions of gardens	3	1	0	0
Recreational and leisure uses	1	0	4	1
Farm diversification schemes	0	0	0	1
Extensions and other works relating to existing businesses	2	2	1	0
Telecommunications developments	2	1	0	0
Other	0	0	2	0

Table 4.18**Developments refused outside Limits to Development 2004-2007**

Developments Refused	2004/05	2005/06	2006/07	2007/008
Agricultural buildings	2	0	1	0
New dwellings – no agricultural justification	0	1	0	0
New dwellings associated with agricultural existing developments	0	0	0	0
Temporary residence in connection with rural business	0	0	0	0
Replacement dwellings	0	0	0	0
Residential conversions of rural buildings	0	0	0	0
Residential alterations and extensions	0	1	1	0
Extensions of gardens	0	1	0	0
Recreational and leisure uses	0	0	1	1
Farm diversification schemes	0	0	0	0
Extensions and other works relating to existing businesses	0	0	0	0
Telecommunications developments	0	1	0	0
Other		1	1	0

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).

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

CONSERVATION & DESIGN

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).

Local Output Indicator 18: *Number of buildings at risk*

Table 4.19:

Numbers of Buildings at Risk 2004-2007

Type of building at risk	2004/05	2005/06	2006/07	2007/2008
Grade 1 and Grade II* Listed Buildings	0	0	0	0
Grade II Listed Buildings	8	9	10	11
Non Listed Buildings in Conservation Areas	2	3	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 14 of these are at some risk through neglect and decay. One building, Park Tower, the former Co-op at Stranton, is no longer at risk following its conversion into 50 apartments. One Listed Building on the Headland is currently being converted as a tea room. Within the Park Conservation Area two unlisted buildings give rise to concern.

9 of the 14 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.

Local Output Indicator 19: Conservation Area Appraisals undertaken**Table 4.20: Targets**

Year	Appraisals
2006/07	1
2007/08	1
2008/09	1
2009/10	1

Commentary

One Conservation Area appraisal – for the Park Area – was undertaken during the year in line with the local target. Work has commenced on an appraisal for the Church Street Area.

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).

Local Output Indicator 20: Satisfaction with design of residential extensions

No data for 2007/08

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.

Access to the Countryside

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

Related Policies

- Criteria for outdoor recreational developments in coastal areas (Rec1) and in the countryside (Rur16);
- Protection of 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)

Local Output Indicator 22: Improvements to rights of way / leisure walkways

Table 4.21

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%
2007/2008	78.17%

Table 4.22**Walkways created, diverted, extinguished or improved**

Walkways:	2004/2005		2005/06		2006/07		2007/2008	
	Public Rights of Way	Permissive Paths	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	0.57 km (Public Bridleway No.18 Hart)	0
Diverted	0	0	0.52 km	0	0	0	0	0
Extinguished	0.19 km	0	0	0	0	0	0	0
Improved	1.53 km	1.61 km	2.59 km	0.54 km	0	0	9 km (various rights of way- using gates to replace stiles)	0

Commentary:

The percentage of rights of way open and easy to use was a National Best Value Performance Indicator (BVPI 178) and was useful in identifying how the rights of way network has been improving, although the figures do vary from year to year and reflect the position on the days when the network was surveyed.

Since the beginning of 2008, BVPI 178 has been removed from the list of National Indicators. To reflect the importance of the indicator, it is still being used by the Council as an internal performance indicator, measuring the same information (ACS PI 012). The only difference to the PI is its regularity of data collection. The survey is now carried out every month so that an up to date picture is available to interrogate and act on.

Continuous work is being carried out to improve the network of paths so that a more inclusive network will be available to a broader user base. Self Closing gates and Kissing gates have been installed as replacements to the stile. These gates as well as 'A' Frames are used to assist in the reduction of illegal motorbike use and are used sparingly and only where necessary.

The network is being improved and extended, and a new length of public footpath was created near North Hart Farm 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).

Further work has been carried out to promote the footpaths and bridleways north of Hart village. A promoted route - North Hart Circular (2.33 km) – has been devised and developed in partnership with Hart Primary School.

The next report will look to provide information on further diversions, extinguishments as well as creations. A further Legal Event Order will be looked to be completed so that the Definitive Map is brought up to date with regards to the recent Public Path Orders and Definitive Map Orders that have been confirmed since the Map's last legal update in January 2001.

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

2004/2005:	2km
2005/2006:	50m
2006/2007:	0
2007/2008:	2.33km

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. A promoted route the North Hart Circular (2.33 km) has been devised as part of the cycleway network.

Since March 2008 a strategy for the Hartlepool Greenway Network has been commissioned by the council. Its recommendations and progress on implementation schemes will be reported in the next annual Monitoring Report.

5. Endnote

- 5.1 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 Improvement of outcomes such as these needs to continue as the spatial planning function progresses in support of sustainable development objectives expressed for Hartlepool through the Local Area Agreement established by the Council and the Local Strategic Partnership with other key agencies.
- 5.2 The planning policies originally set out in the 1994 Hartlepool Local Plan provided a strong land use policy context for enabling this transformation. Issues 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, were addressed in the 2006 Local Plan. The policies of the 2006 Local Plan have been robust and as a direct consequence have led to initiatives such as Housing Market Renewal being implemented during 2007/2008.
- 5.3 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 has been necessary to address this issue urgently through the preparation of a development plan document on affordable housing.

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