

Hartlepool Local Development Framework

Annual Monitoring Report 2008-2009



December 2009



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 fifth Annual Monitoring Report to be prepared for Hartlepool under the new legislation and it generally covers the period **1st April 2008 to 31st March 2009**, 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 problems and challenges faced, and
- Assessment of current planning policies in the adopted 2006 Hartlepool Local Plan.

CONTENTS

Preface	ii
Executive summary	1
1. Introduction	3
2. Implementation of the Hartlepool Local Development Scheme	5
3. Hartlepool, Its Key Characteristics, the Problems and Challenges Faced	13
4. Assessment of Policies	29
Business Development & the Town Centre	31
Housing	37
Environmental Quality	47
Minerals & Waste	50
Quality of Life	54
Development in the Rural Area	54
Conservation & Design	56
Access to the Countryside	58
5. Other significant developments	60
6. Endnote	61
7. Appendix 1: Saved Policies	62
8. Appendix 2: Housing trajectory data	65

EXECUTIVE SUMMARY

This is the fifth Annual Monitoring Report prepared by Hartlepool Borough Council under the Planning & Compulsory Purchase Act 2004 and generally relates to the period **April 2008 to March 2009**. 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):

The following Development Plan Documents (DPDs) are currently being prepared:

1. Hartlepool Core Strategy DPD
2. Hartlepool Affordable Housing DPD
3. Hartlepool Housing Allocations DPD
4. Tees Valley Joint Minerals and Waste Core Strategy DPD
5. Tees Valley Joint Minerals and Waste Site Allocations DPD

Supplementary Planning Documents (SPDs):

1. Transport Assessment and Travel Plans SPD
2. Hartlepool Planning Obligations SPD
3. Victoria Harbour SPD

During the period 2008/2009 there were delays in the preparation of the following documents: Core Strategy DPD, Hartlepool Planning Obligations SPD and The Transport Assessment and Travel Plans SPD. The reasons for these delays were to allow more time for the production of a more robust, credible evidence base which will help ensure that the Core strategy is ultimately found to be 'Sound' at examination. This evidence base; Employment Land Review, PPG17 Open Space audit, Southern Business Zone Study, Central Area Framework is now in place and work has progressed on the Core Strategy.

(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. However, in October 2008, a request was sent to the Secretary of State (SoS) to save Local Plan Policies beyond April 2009 whilst the Local Development Framework (LDF) which will eventually replace the Local Plan is under preparation. The SoS issued a direction on 18th December 2008 to which was attached a schedule setting out the policies to be saved beyond 13th April 2009 (see Appendix 1). A list of the saved policies can be accessed on http://www.hartlepool.gov.uk/site/scripts/download_info.php?fileID=4102

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

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.

documents, but initially will be what are termed 'saved' policies' from adopted local plans.

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 2008 to 31st March 2009** 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

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 sets out the timetable and highlights the key stages for the preparation of new policy documents and when they are proposed to be subject to public consultation. The LDS is reviewed periodically. The current LDS was reviewed in March 2008, approved by Full Council on 30 July 2009 and is now in operation after having been approved by the Secretary of State.

Implementation of the July 2009 Local Development Scheme

2.1 The 2009 review takes account of the need to include several new documents including the Affordable Housing Development Plan Document, the Victoria Harbour Supplementary Planning Document and the Green Infrastructure Supplementary Planning Document.

The proposed Development Plan Documents including the Proposals Map, which will be revised as each new development document is prepared, are as follows:

- Core Strategy Development Plan Document
- Housing Sites Allocations Development Plan Document
- Affordable Housing Development Plan Document
- The Proposals Map

Supplementary Planning Documents currently under preparation are:

- The Transport Assessment and Travel Plans SPD
- Planning Obligations SPD.
- Victoria Harbour SPD

2.2 The Local Development Scheme includes the programme for the preparation of eight Local Development Documents, summarised in Table 2.1 below. The LDS carried forward five documents (Statement of Community Involvement, Core Strategy, Joint Mineral and Waste Core Strategy and Site Allocations DPDs, Planning Obligations SPD) which had been included in the original 2006 LDS. The 2009 LDS includes additional DPDs and SPDs i.e. Hartlepool Housing Allocations DPD, Hartlepool Affordable Housing DPD, Victoria Harbour SPD and The Transport Assessment and Travel Plans SPD.

Table 2.1 LDS 2009: Programme for preparation of Local Development Documents

Year	Month	Hartlepool Core Strategy DPD	Hartlepool Affordable Housing DPD	Hartlepool Housing Allocations DPD
2009	M	Preferred Options and Draft Policies	Economic Viability Assessment	Commencement
	J			
	J			
	A			
	S		Preferred Options and Draft Policies	
	O		Consultation on Preferred Options (Reg 25)	
	N			
	D		Consideration of representations	
2010	J	Consultation on Preferred Options (Reg 25)		Preferred Options and Draft Policies
	F			
	M			
	A	Consideration of representations	Publication of DPD (Reg 27)	
	M			
	J			
	J			
	A	Draft Policies approved by Council	Submission of DPD (Reg 30)	
	S	Publication of DPD (Reg 27)		
	O	Consultation on Published document	Pre examination meeting	
	N			
	D		Commencement of Public Examination	
	2011	J		
F		Submission of DPD (Reg 30)		
M			Inspector's Final Report	
A				Consideration of representations

HARTLEPOOL LDF ANNUAL MONITORING REPORT 2008/2009

	M	Pre examination meeting		
	J	Commencement of Public Examination	Adoption of DPD	
	J			
	A			Draft Policies approved by Council
	S	Inspector's Final Report		Publication of DPD (Reg 27)
	O	Adoption and revised proposals map		Consultation on Published document
	N			
	D			Submission of DPD (Reg 30)
2012	J			
	F			
	M			Pre examination meeting
	A			Commencement of Public Examination
	M			
	J			
	J			Receipt of Inspector's Report
	A			Inspector's Final Report
	S			
	O			Adoption of DPD
	N			
	D			

Year	Month	Tees Valley Joint Minerals and Waste Core Strategy DPD	Tees Valley Joint Minerals and Waste Site Allocations DPD
2008	F	Consultation on Preferred Options	Consultation on Preferred Options
	M	(Reg 25)	(Reg 25)
	A	Consideration of representations	Consideration of representations
	M		
	J		
	J		
	A		
	S		
	O		
	N		
	D		
	J		
F			
M			
A			
M			
J			
J			
A	Publication of DPD (Reg 27)	Publication of DPD (Reg 27)	
S	Consultation on Published document	Consultation on Published document	
O			
N	Submission of DPD (Reg 30)	Submission of DPD (Reg 30)	
D	Pre examination meeting	Pre examination meeting	
2010	J	Commencement of Public Examination	Commencement of Public Examination
	F		
	M		
	A		
	M	Inspector's Report Fact Check	Inspector's Report Fact Check
	J	Inspector's Report Final	Inspector's Report Final
	J	Adoption of DPD	Adoption of DPD
	A		

Table 2.1 Programme for preparation of Local Development Documents

Year	Month	Victoria Harbour SPD	Hartlepool Planning Obligations SPD	Transport Assessment & Travel Plans SPD	
2008	F				
	M				
	A	Commencement Evidence gathering and initial community and key stakeholder involvement	Commencement Evidence gathering and initial community and key stakeholder involvement (starting July 2006)		
	M				
	J				
	J				
	A				
	S				
	O				
	N				
	D				
	J				
F					Associated Appropriate Assessment Scoping Report issued for consultation
2009	M				
	A				
	M				
	J				
	J				
	A	Draft SPD issued for consultation			
	S		Draft SPD issued for consultation		
	O	Consideration of representations responses	Consideration of representations responses	Adoption of SPD	
	N				
	D				
2010	J				
	F	Adoption of SPD	Adoption of SPD		
	M				

Table 2.2: Implementation of the 2008 LDS

Document	Milestone**	Key Dates	Actual Progress	Milestone Achieved
Hartlepool Core Strategy DPD	Production of Preferred Options and draft policies	May –June 2008	The preparation of preferred options and draft policies is well underway and is expected to be finished by end of December 2009 and consultation is aimed for end of January 2010.	No
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
Affordable Housing DPD	Issues and Options discussion paper	March 2009	currently at the Preferred Options Stage and is on public consultation until the 4th January 2010	Yes
Joint Minerals and Waste Core Strategy DPD	Preparation of submission DPD	January 2009	At publication stage as of August 2009, on course for submission to the Secretary of State in December 2009 and adoption on summer 2010.	Yes
Joint Minerals and Waste Site Allocations DPD	Preparation of submission DPD	January 2009	At publication stage as of August 2009, on course for submission to the Secretary of State in December 2009 and adoption on summer 2010.	Yes
Hartlepool Planning Obligations (SPD)	Consultation on draft SPD	March 2009	Work progressing on evidence gathering with a view to consultation in late summer 2009	No
Transport Assessment & Travel Plans SPD	Adoption of SPD	December 2008	Work progressing on report with view to Adoption after full council in December 2009.	No
Victoria Harbour SPD	Prepare SPD for consultation	March 2009	SPD prepared and ready for consultation however due to discussions regarding the way forward on the project, this piece of work has been put on hold.	Yes

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

Commentary

2.3 Hartlepool Core Strategy (CS)

The Issues & Options Report and its Sustainability report were published in October 2007 and subject to public consultation until February 2008, after which work on preferred options and draft policies began.

During 2008, discussions were held with Government Office for the North East and as a result it was recommended that the timetable for the preparation of the Core Strategy be delayed to take account of the new Planning Policy Statement 12 and the new Town and Country Planning Regulations which came into force 21st September 2008. This allowed time for the evidence base to be thoroughly prepared

so it will be as robust as possible. Cabinet, on the 21st July 2008 agreed to the change in the timetable.

Issues regarding the re-location of the hospital to Wynyard and whether or not Victoria Harbour will come forward as anticipated were raised. Addressing these, as well as the completion of studies to inform the CS was crucial for further development of the CS. The completion in 2008 of the Employment Land Review (ELR) and the PPG17 audit has set out a good evidence base to inform the preparation of the CS. Further evidence will be sought from The Central Area Investment Framework Study and the Southern Business Zone Study which both set out regeneration initiatives to be taken into consideration in the preparation of the Core Strategy. These studies have also been completed in the course of this year. Since the required evidence base is now in place, the preparation of preferred options and policies is now well underway and expected to be complete by end of December 2009 after which consultation will take place by end of January 2010.

2.4 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 2008/2009 work continued on the preparation of the publication documents leading to the publication in August 2009. The DPDs are on course for submission to the Secretary of State in early 2010 and for adoption by summer of 2010.

2.5 Housing Allocations DPD

Public notice was given of the commencement on work on the Housing Allocations DPD and discussions held with various landowners. Further work on preparation of this DPD will continue. A more detailed report regarding its preparation will be available in next year's AMR.

2.6 Affordable Housing DPD

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. 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. Preparation of the Affordable Housing DPD commenced in November 2007. Whilst a preferred options report was prepared in August 2008, an Economic Viability Assessment was considered necessary. This was carried out in March 2009. As a result, a revised Preferred Options report was prepared for public consultation from October 2009 until January 2010.

2.7 Planning Obligations Supplementary Planning Document (SPD)

Evidence gathering continued during the year 2008/2009. The PPG17 Open Space Audit was completed in June 2008 and will be used to inform the Green Infrastructure SPD as well as the Planning Obligations SPD. Other work is still taking place towards the preparation of the Planning Obligations 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. The draft document was prepared for consultation from October 2009 to January 2010.

2.8 Victoria Harbour SPD

In December 2005 Hartlepool Borough Council resolved that it was minded to approve a planning application for 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. 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 2009 LDS in order to reflect the current position and ensure effective planning controls relating to the development of this site are in place. Lichfield Planning & Levitt Bernstein have now completed the SPD and it is ready for consultation. However, due to discussions regarding the way forward on the project, this piece of work has been put on hold.

2.9 Transport Assessments and Travel Plans SPD Natural England requested that the SPD be subjected to an Appropriate Assessment Screening process in accordance with Article 6(3) and 6(4) of the Habitats Regulations Directive 92/43/EEC. This is to enable the planning authority to ascertain that the SPD's plans and policies will not adversely affect the integrity of a European Site. The screening process has now been done and work is currently progressing on the report with view to adoption after full council in December 2009.

Conclusions

1. Whilst the timetable for the preparation of the Core Strategy was significantly amended during 2008, most key milestones for the preparation of DPDs during the period 1 April 2008 to 31 March 2009 as set out in the July 2009 LDS were met.
2. Work on the PPG17 audit was completed in June 2008 and informed the Planning Obligations SPD.
3. The previous delay on the preparation of the Transport Assessments and Travel Plans SPD as a result of a need to carry out a Habitats Regulation Assessment has now been addressed and this SPD is expected to be adopted in December 2009.

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.

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.

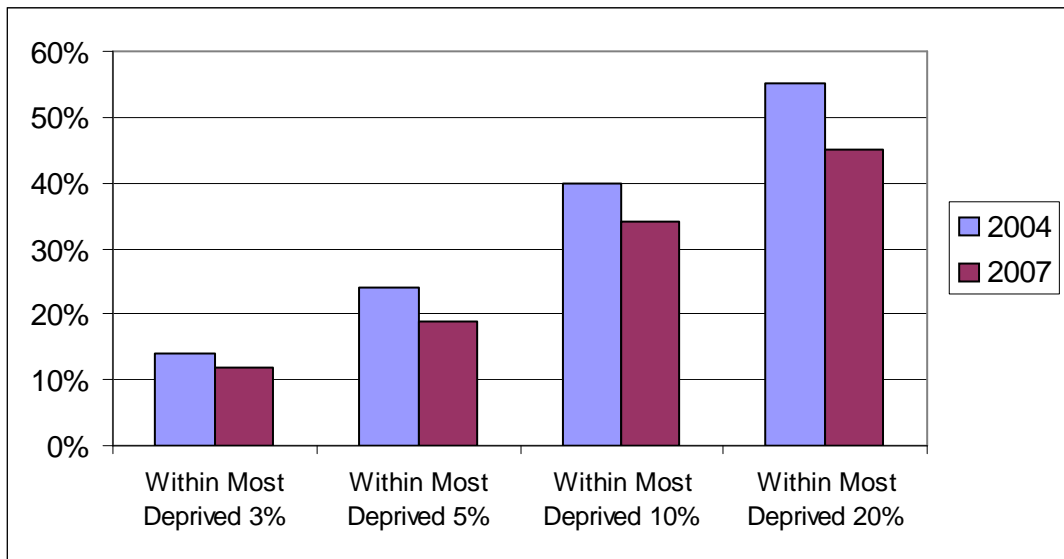
Hartlepool in the Local Context

- 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) but more recently has levelled out and has increased as the out-migration flows have decreased. Hartlepool currently has a population of about 91 802 (ONS 2008 mid-year estimates), of which only 1.2% were from the non-white and minority ethnic groups (2001 Census) compared to 8.7% 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.

Figure 3.1 Super Output Areas within Index of Multiple Deprivation National Most Deprived Areas 2004 and 2007



Source: communities and Local Government 2009

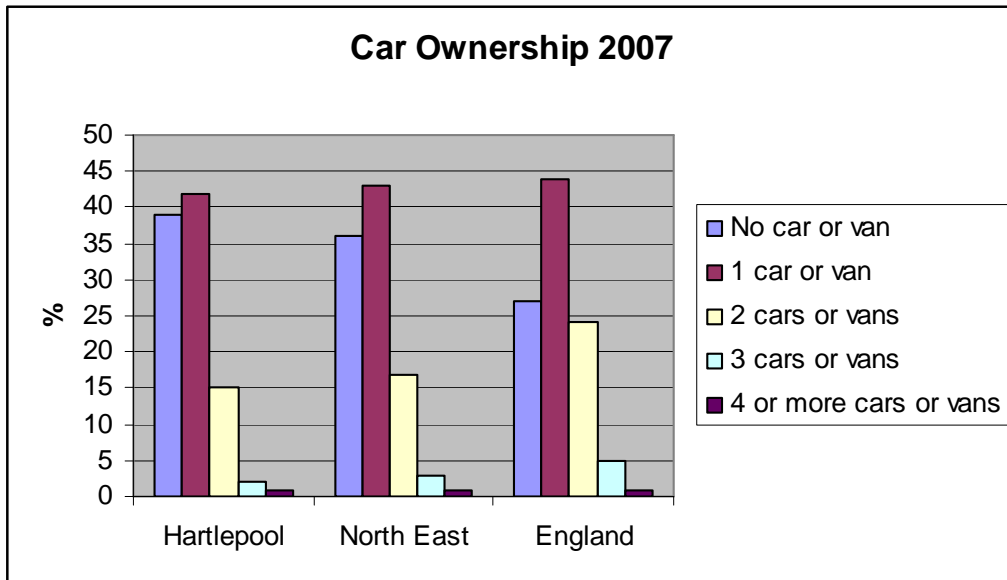
- 3.9 Many of the factors included in the Index of Multiple Deprivation may have been influenced indirectly by the planning policies of the Hartlepool 2006 Local Plan (e.g. policies enabling the diversification of employment opportunities can increase employment and income, policies for the improvement of the built and natural environment, including housing, can influence health, crime levels and the living environment generally).

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

3.10 Hartlepool suffers from a limited availability of good quality business sites and premises which hinders to some extent business formation and growth. 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 (source: ONS last updated 2007), 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.

Figure 3.2 Car Ownership



Source: Office for National Statistics 2007

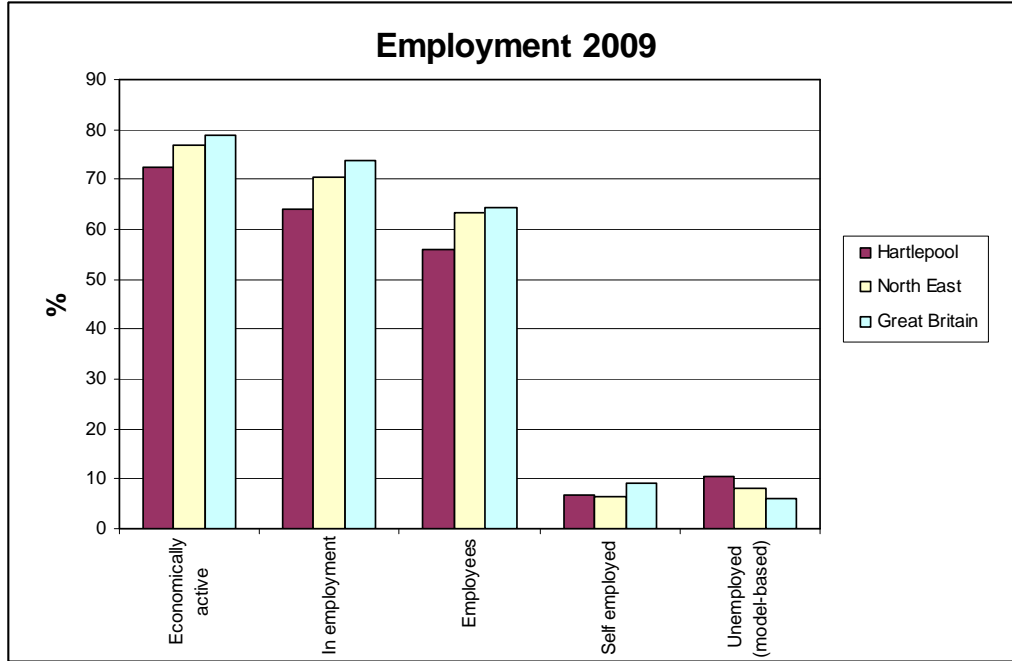
3.12 Jobs and Economy

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.

72.4% of the population in Hartlepool is economically active and 63.9% of the working population in Hartlepool is in employment (TVJSU, August 2009). These figures are generally lower than the regional and national figures as

shown in the graph below. The graph also shows that at 10.6%, Hartlepool has the highest unemployment rate compared to regional and national figures, 8.2% and 6.2%, respectively.

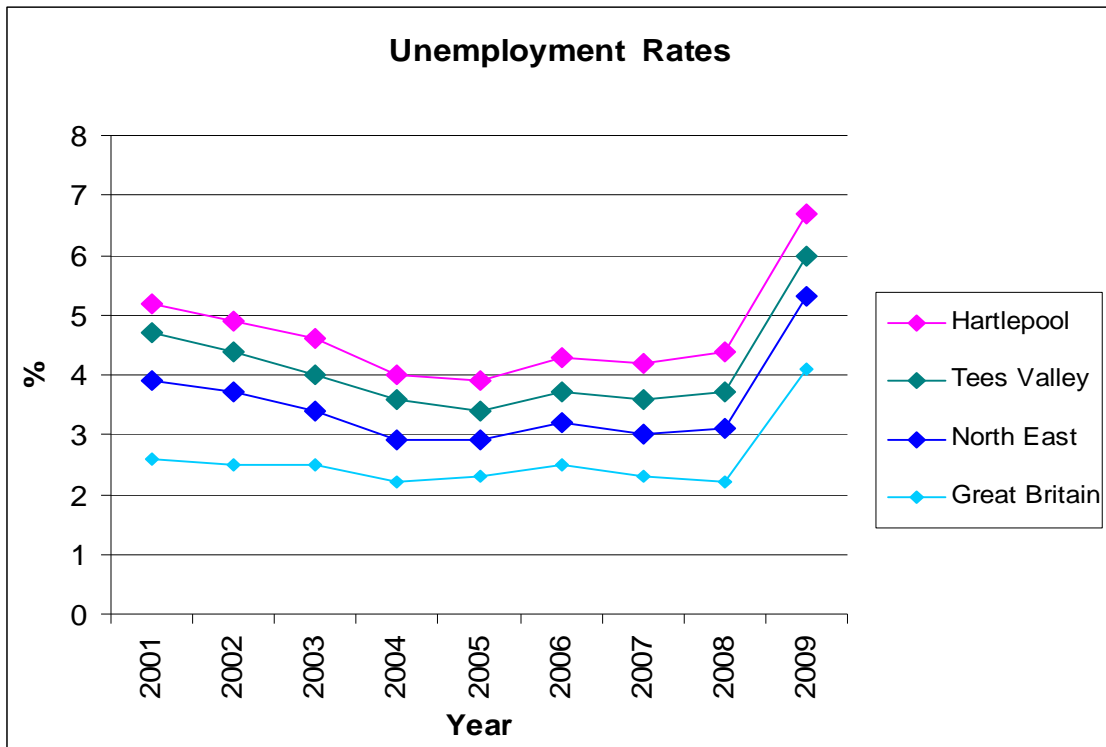
Figure 3.3 Employment 2009



Source: NOMIS official labour market 2009

3.13 The graph below shows unemployment rates at local, sub-regional, regional and national levels. Unemployment rates have been expressed as the proportion of unemployed working age residents over total number of working age residents covering the period 2000 to June 2009. Generally, the Hartlepool trend has followed similar patterns to those sub-regionally, regionally and nationally. A sharp increase in unemployment rate is noted across the board between 2008 and 2009, with Hartlepool remaining the highest throughout. This sharp increase is a result of the economic downturn or 'credit crunch' which is currently being experienced world-wide. The unemployment gap between Hartlepool and the national average has been steadily reducing between 2001 and 2005; with the widest gap being recorded in 2001 and the lowest in 2005.

Figure 3.4 Unemployment Rates 2000-2009



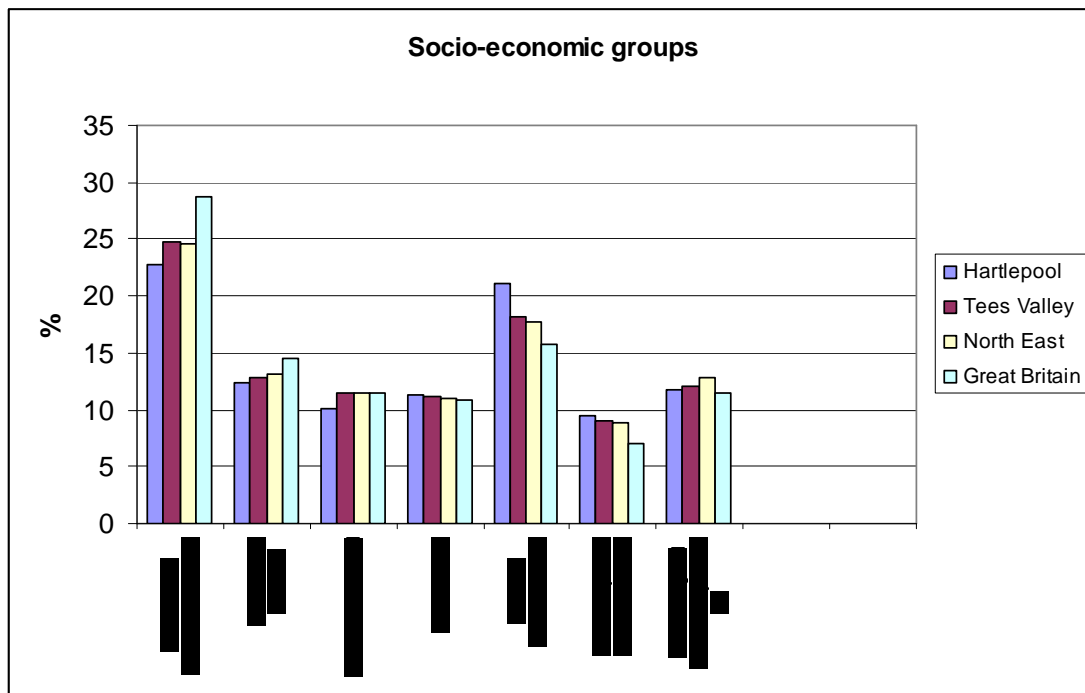
Source: NOMIS official labour market 2009

3.14 The unemployment rate graph above can be interpreted in an opposite manner to reveal employment trends. Regards to this, it is evident that Hartlepool employment rate is lower than both the national and regional rates. The graph indicates the trend has remained relatively stable between 2006 and 2008 after which a drop in employment rate is recorded up to present. The employment rate was highest across the board between 2004 and 2005.

Socio-economic groups

3.15 Hartlepool has a lower proportion of the higher socio-economic groups (e.g. professional managers and seniors, associate technical, administration secretarial) than nationally. Conversely, it has a higher proportion of the lower socio-economic groups such as process plant and machine operators, skilled trade. This is illustrated in the chart below.

Figure 3.5 Socio-economic groups 2009



Source: TVJSU August 2009

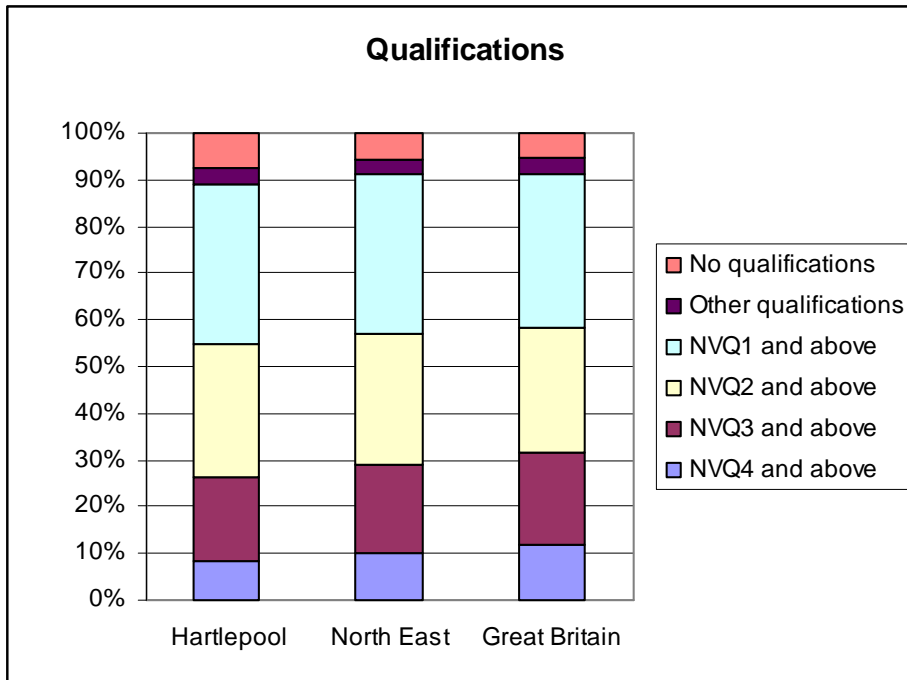
3.16 Health

The latest 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 slightly lower compared to the sub regional and national levels as illustrated in the graph below.

Figure 3.6 Qualifications 2009



Source: TVJSU August 2009

3.19 Community Safety

Community safety is one 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 over the years.

Table 3.1 below gives a breakdown of offences by the crime category under which they were recorded during the period April 2008 to March 2009. Cleveland Police recorded a total of 9006 offences; these figures are based on the date that the crime was recorded not necessarily the date the offence occurred. Violence against the person, criminal damage and theft were the most recorded forms of crime.

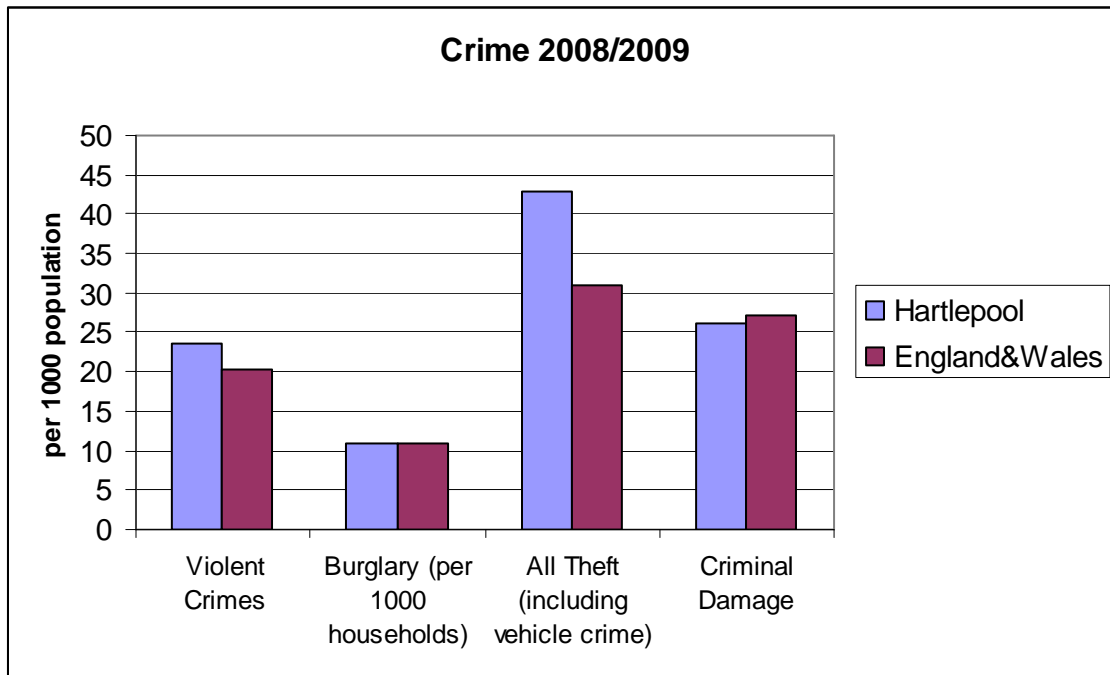
Table 3.1: Recorded Crime in Hartlepool 2008/2009

Crime Category Description	Number of Recorded Offences
Burglary Dwelling	504
Burglary Others	451
Criminal Damage	1257
Criminal Damage to a Vehicle	777
Drugs Other – Supplying	148
Drugs Simple Possession	354
Fraud and Forgery	137
Other Crimes	176
Robbery	66
Sexual Offences	101
Theft – Other	1522
Theft from Motor Vehicle	480
Theft from Shops / Stalls	972
Theft of Motor Vehicle	315
Vehicle Interference	93
Violence Against the Person	1653
TOTAL	9006

Source: Safer Hartlepool, 2009

Crime rates in Hartlepool remain relatively high compared to rates recorded for England and Wales. The graph below indicates that theft and violent crime are the most problematic forms of crime, both being higher than national rates. However, criminal damage is only slightly lower than the national rate whereas burglary equals the national rate.

Figure 3.7 Crime Rate per 1000 population 2008/2009

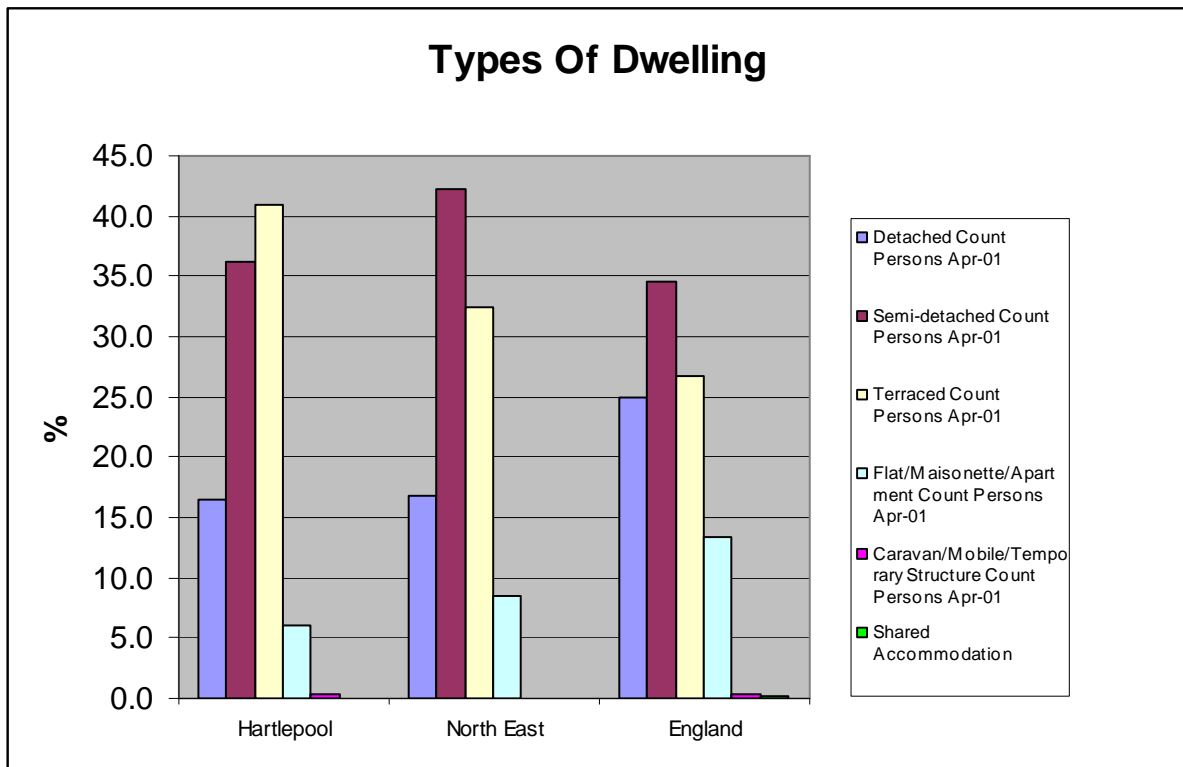


Source: TVJSU August 2009

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.

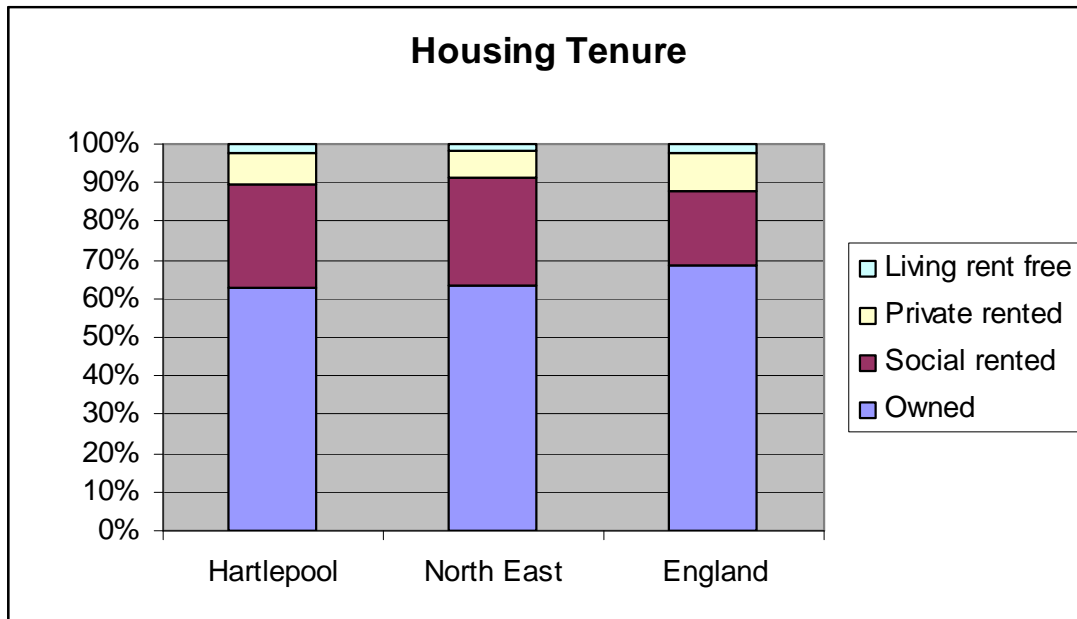
Figure 3.8 Types of Dwelling – 1991 and 2001 census (updated November 2004)



Source: Office for National Statistics 2004

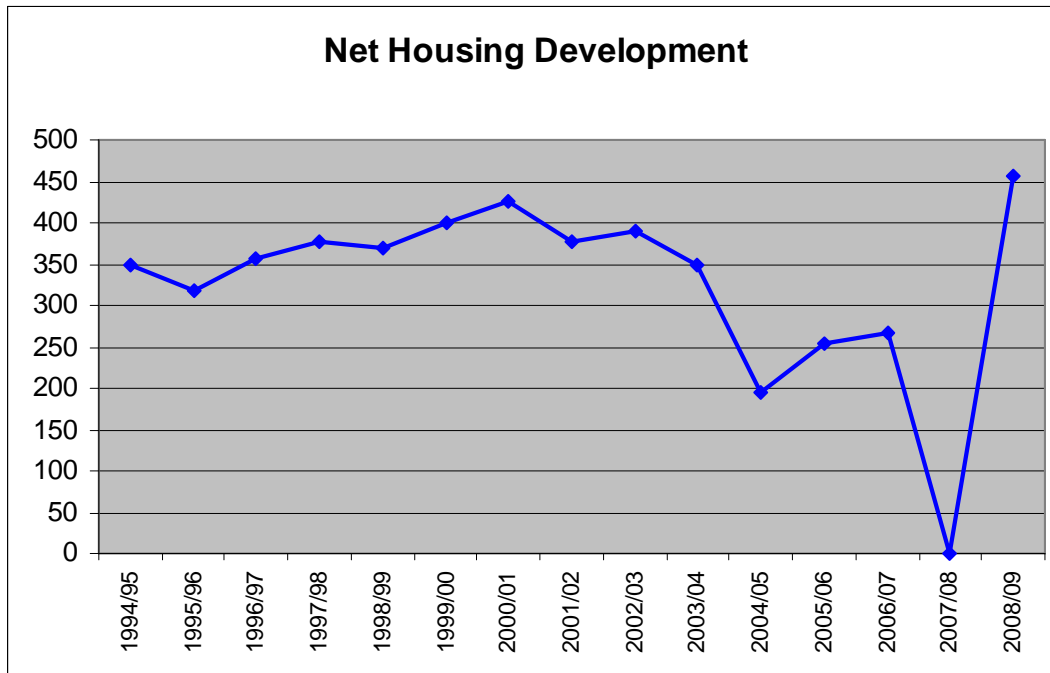
- 3.21 The imbalance in the housing stock is being addressed on a holistic basis. Housing market renewal initiatives for clearance and improvement are seeking to tackle problems associated with the existing housing stock and new housing development is helping to change the overall balance of housing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

Figure 3.9 Housing Tenure (2001 Census updated 2004)



Source: Office for National Statistics 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.

Figure 3.10 Net Housing Development and Net Migration (1994 – 2008)

3.24 House prices in the Borough remain the lowest and the weakest in the region. The average price for houses sold in Hartlepool this year is £118,500. This is a 5.6% decrease from the previous years' price of about £125,089. The decrease is mainly due to the slump in housing prices caused by the current recession. Nevertheless, affordability has now become a key issue in Hartlepool as highlighted in the Hartlepool Strategic Housing Market Assessment completed in June 2007.

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 the Teesmouth & Cleveland Coast Special Protection Area/Ramsar site. There are nationally protected Sites of Special Scientific Interest at Hart Warren, the Hartlepool Submerged Forest and Seaton Dunes and Common. Other areas of the coast include part of the Teesmouth National Nature Reserve and Sites of Nature Conservation Interest.

- 3.29 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.
- 3.30 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.
- 3.31 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.

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.

Table 3.2 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 • expanding population • 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 • successful housing renewal • lack of congestion • high levels of accessibility by road • good local road communications • active and diverse voluntary and community sector • direct rail link to London • positive community engagement • experience in managing events 	<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 • poor local rail services • low level of skills • high crime rates • exposed climate • range and offer of retail facilities 	<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 • Hartlepool hosting the 2010 Tall Ships race as finishing port • 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 • Potential new nuclear power station • Renewable energy and eco industries 	<ul style="list-style-type: none"> • Recession effects- closure of major employers • 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 traffic congestion • delays in the delivery of Victoria Harbour • loss of Tees crossing project • access to new hospital • competition from neighbouring out of town retail parks

- 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 Regional Spatial Strategy (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. 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 saved policies of the 2006 Hartlepool 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 and which were in force at 31st March 2009.
- 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 fifth 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 agreed to save beyond April 2009 are set out in Appendix 1. The saved policies are also available online on the council's website.
- 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 core output indicators 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, A4 and A8: to encourage the provision of more and higher quality job opportunities, to ensure that sites are available for the full range of industrial and commercial activities so as to enable the diversification of employment opportunities, to encourage the development of additional office, small business and light industrial uses, to promote the growth of tourism and to promote mixed use developments where appropriate.

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

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)	342	-	1120	-	141.4	1603.4
	Net (m ²)	342	-	1120	-	141.4	1603.4
BD2	gross	342	-	1120	-	141.4	1603.4
	% gross on PDL	100	-	100	-	100	
BD3	hectares	25.4	25.4	25.4	92.05	50.43	218.68

Commentary

A total of 1603.4m² additional floorspace for business was recorded this year and it is all on previously developed sites. This is a decrease from last year's record of 1979.8m². The current situation of an economy in recession could be the reason for the decline in completed additional floorspace this year. The extension of Unit 2 premises in the prestige site Queens Meadow accounted for 1120 m² additional employment floor space in B1c use class whereas JDR Cable Systems on Cleveland Road accounted for 342 m² of additional B1a floorspace. The additional 141.4m² floorspace of B8 use class is accounted for by Former Nobles Transport Yard on Casebourne Road.

Available employment land has decreased this year to 218.68 m² from 315.58 m² last year. This indicates a net take up of about 30% of available employment land and this is a positive development for Hartlepool.

The Southern Business Zone (SBZ) study was completed in February 2009. Generally, the SBZ consists of 15 separate industrial estates and business parks and covers an area of about 170 hectares to the south of Hartlepool. It is home to approximately 400 companies who between them employ 5,000 people making it a key employment area and a major driver of economic prosperity for the Tees Valley sub-region. The SBZ is generally found to lack the modern, high quality premises and sites that are better able to meet the needs of modern business occupiers, such as those from high growth sectors like knowledge based industries.

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

'to become a driver of success for the sub-region, ensuring the SBZ captures recognised opportunities for growth for the benefit of local people, business and the environment'.

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

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

The rest of the report can be viewed on the Council's website.

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),

An Employment Land Review was carried out by Nathaniel and Lichfield. It was completed in December 2008.

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. However this site has been recommended for de-allocation by the Employment Land Review (ELR) study. The northern most part of the site is currently being considered for housing. The ELR report is available on the council's website on the following link:

<http://www.hartlepool.gov.uk/site/scripts/downloads.php?categoryID=3384>

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)	2004.2	-	342	-	2346.2
	Net (m ²)	1773.2		342		2115.2

Commentary

This year has seen a significant increase (record of 2346.2m²) of floorspace area for town centre uses compared to last year (record of only 19.2m²). Most of this increase (2004.4m²) is attributed to the completion and opening of Lidl store in Jesmond Gardens. 342 m² of additional office space was recorded from JDR Cable Systems on Cleveland Road. A large extension to Tesco Extra at Burn Road was completed during the year.

During the year several new retail units were completed including Tesco Express in York Road, development of the former petrol filling station at Belle Vue Way for retail units.

During the year there were significant closures in the retail sector, in particular Woolworths in the town centre and TKMaxx in the Marina Edge of Town Centre site.

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)
383	84 (22%)	179 029	31 852(18%)

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. This year's records show 22% of the retail units in the town centre are vacant. This is an

increase from last year during which 13.4% of the retail units were vacant. The recession is most likely the main reason why more retail units closed down this year. The recently completed Retail Study (2008) reports that vacancy rates in terms of floorspace in Hartlepool is way above the UK national average at 211. Retail study site visits revealed additional vacancies in the town centre, including an increasing number in that of the Primary Shopping Area (the Woolworths store in the Middleton Grange Centre for example). The observed increase in the number of vacancies arising in Hartlepool's Primary Shopping Area (most notably Middleton Grange) is of particular concern.

With the above in mind, vacancy rates can be seen as a major issue for Hartlepool Town Centre.

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 2008/09

General Location	Site / Location	Development
Edge of town centre	Premier Inn hotel Maritime Avenue	Erection of a 54 bed floating hotel extension to existing hotel.
Countryside	Ashfield farm Dalton Piercy Road	Variation of planning conditions to allow opening of caravan and camping park and clubhouse between 1st April and 31st January and removal of condition to provide an acoustic fence.

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 (see Table 4.4)

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.

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).

During 2008/2009, 540 residential units were completed. The most significant development was the Hartfields retirement village development at Middle Warren, comprising 242 units. Also during the year, a planning application was considered for the re-development of the former Magnesia works site on Old Cemetery Road. Whilst members were minded to approve the development of 482 units on the site, the application was called in by the Secretary of State in November 2008. Further details on the decision on this development will be reported in next year's AMR.

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	206	255	225	0													
H2b	Net additional dwellings for the reporting year					456												
H2c	Net additional dwellings in future years						356	418	408	576	437	730	721	710	679	671	697	697
	Target (RSS)	390	390	390	390	390	390	390	400	400	400	400	400	400	400	400	400	400
H2d	Managed Delivery target	-184	-135	-165	-390	+66	-34	+28	+8	+176	+37	+330	+321	+310	+279	+271	+297	+297
	Cumulative Delivery target	-184	-319	-484	-874	-808	-842	-814	-806	-630	-593	-263	+58	+368	+647	+918	+1215	+1512

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

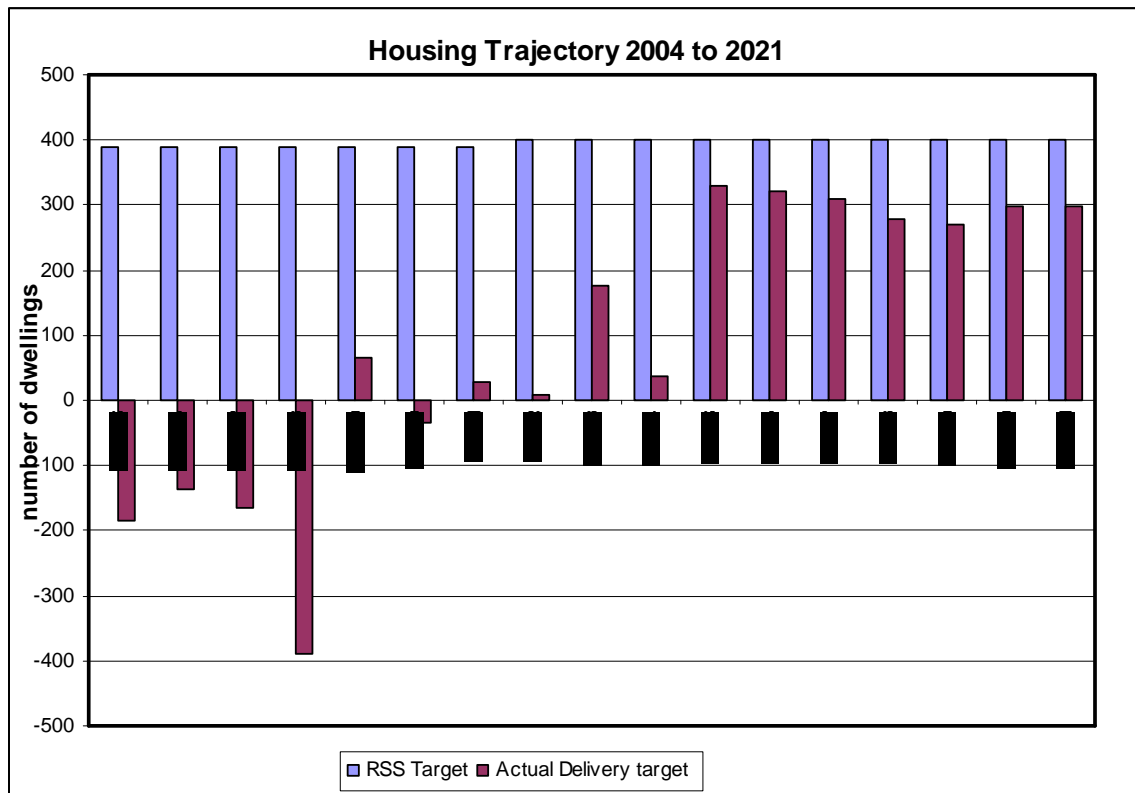
The Housing Trajectory Graph below (Diagram 4.1, drawn from Table 4.6 above) shows the number of net housing completions since 2004 and projected net completions for the period to 2021 in relation to the average annual strategic housing requirements set by the Regional Spatial Strategy⁵.

Future net completions are estimated taking into account:

⁵ As set out in the Regional Spatial Strategy July 2008

- 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 from the SHLAA sites, plus
- e) 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
- f) 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).

Diagram 4.1: Housing Trajectory 2004 to 2021



Commentary

This year, net additional dwellings are 456 and this is significant compared to last year which recorded no net additional dwellings. Attributing to this net additions are mainly sites in Middle Warren. Considering the previous years’ delivery which has been far below the RSS requirement, this year’s cumulative delivery is 808 dwellings below the RSS target. However, as Victoria Harbour and other brownfield sites come forward the average annual completions is likely to be in line with the RSS requirements. At the end of the plan period 2020/2021 the additional dwellings are predicted to be 1512 above the total RSS requirement of 6730 (see Diagram 4.1)

Hartlepool was included in the Tees Valley Growth Point bid in October 2007 which was subsequently approved in August 2008. However, the anticipated additional housing from the Growth Point bid has been met with a reduction in capital money and this is likely to stop these sites coming forward.

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.

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 (diagram 4.1) shows an overall oversupply of housing amounting to about 1512 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.

Potential sites from the Strategic Housing Land Availability Assessment (SHLAA) have been included in the housing trajectory for this year.

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 to be 75% by 2016. This year it is 36.2%.

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

		Total
H3	Gross	530
	% Gross on PDL	36.2

Commentary

The percentage of development on previously developed land this year has fallen to 36.2% from the previous year's 64.4%. This fall is due to the majority of completed dwellings this year coming forward from the Greenfield site of Middle Warren, which is now on its last phases.

Although the Local plan target is 75% by 2016, it is important to note that the level of Brownfield completions is affected by existing commitments on Greenfield sites particularly Middle Warren which is continuing to come forward.

During 2009/2010, the proportion of Brownfield land is likely to rise significantly as Middle Warren nears completion and cleared sites in the housing market renewal areas are developed.

Five Year Housing Land Supply

The total gross housing requirement for the five years from 1st April 2007 is 3238 dwellings based on the net requirements set out in the Further Changes to the Draft Regional Spatial Strategy and taking account of the expected clearances over the period.

The assessment of potential housing sites has found that there is suitable land available which is capable of delivering 3386 dwellings, a little over the adjusted gross housing requirement. The table below summarises the estimated sources of housing supply.

Table 4.8: Demonstrating a 5 Year Supply Against Standard RSS Provision

Site Types	0-5 Years
Unimplemented Planning Permissions	1677
SHLAA Sites	532
HBC Small Sites	72
Local Plan Allocated Sites	101
HMR Sites	275
Demolitions	-462
Sites Summary	2195
Revised RSS Provision	2315
Revised RSS Accordance	-120
Revised RSS Accordance Ratio	94.8%

Commentary

Taking account of completion rates from 2004 onwards, there has been an underperformance against the RSS provision over the previous 5 years, equating to a total of 808 dwellings.

Table 4.3 reveals that taking into consideration the undersupply over the previous 5 years, there is only a 120 dwellings shortfall against proving a 100% 5 year supply against the provision required. Table 4.3 shows that against the RSS requirements over the next 5 years the supply is only 5.2% short of the 2,315 net additional dwelling figure.

Taking account of the RSS figures, the Council can demonstrate a 5 year supply of deliverable sites.

Local Output Indicator: Types of housing completed

Table 4.9: Types of Houses completed (gross): 2008/2009

Type		subtotal	total
Whole houses or bungalows	1 bedroom	0	251
	2 bedrooms	88	
	3 bedrooms	111	
	4 or more bedrooms	52	
Flats, Maisonettes or Apartments	1 bedroom	35	279
	2 bedrooms	244	
	3 bedrooms	0	
	4 or more bedrooms	0	

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, 31% in 2007/2008 and 52.6% in 2008/2009). 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 4.10: Gross affordable housing completions 2008/09**

	Social rent homes provided	Intermediate homes Provided	Affordable homes total
H5	98	58	156

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 stock⁶ 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 larger general needs stock needs to be delivered along with some older persons' affordable accommodation. In January 2008 the Council considered the issue 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.

⁶ Registered Social Landlords including Housing Hartlepool and other Housing Associations such as Three Rivers and Endeavour.

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. A preferred options report was prepared in August 2008 but it was considered important to undertake an Economic Viability Assessment which was completed in March 2009. As a result, a further revised Preferred Options report was prepared for public consultation from October 2009 until January 2010.

During the year 2008/ 2009 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 changed in 2008/2009 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 2008/2009. This year there has been 74 demolitions. The Housing Market Renewal has also acquired for demolition the site on Easington road 2.9 hectares, and also the Belle Vue site 2.6 hectares. Demolition works have already begun on both sites and this is anticipated to have a significant effect on the housing trajectory next year.

Redevelopment has taken place on some previously cleared areas including bungalows and houses at Trinity Square in the Hart Lane area and houses at Headway (Chatham Road, North Central Hartlepool).

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

Table 4.11: 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 Travelers. However Policy Hsg14 of the 2006 Local Plan sets out criteria on which to assess any application for planning permission for a gypsy and traveler sites.

The Council, together with other Tees Valley Authorities has produced The Tees Valley Gypsy and Travellers Accommodation Needs Assessment (GTAA). This identifies the required number of pitches that will be needed to 2021. The findings of the report will form part of the evidence base for the Local Development Framework. In time this Local Development Framework will replace Local Plan policy Hsg14.

Core Output H6: Housing quality – Building for Life Assessments

Table 4.12: 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 2008/2009, 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 4.13: 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 2008/2009.

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 4.14: 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 2008/09.

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.

Core Output Indicator E3: Renewable energy generation

Table 4.15: 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

Whilst there has been no significant renewable energy installations during 2008/2009, planning permission was granted at Queen's Meadow for 3 small free-standing wind turbines, each with a capacity of 10kw.

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 4.16: 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 4.17: 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

Table 4.18: 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	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

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

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

Table 4.19: 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	4499.49	29058.77	0	19829.03	nil	53387.29

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. Although total waste arisings this year are higher than last year's (by about 6000 tonnes), there is a notable reduction in the amount of landfill waste and a rise in the amount of recycled/composted waste. This shows that the Borough's waste policies aiming at reduction of landfill waste in order to 'save' the environment and in order to ensure the appropriate restoration and after use of land are actually effective.

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).

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 4.20: Developments approved outside Limits to Development 2004-2009

Developments Approved	2004 /2005	2005 /2006	2006 /2007	2007 /2008	2008/2 009
Agricultural buildings	3	4	0	1	1
New dwellings – no agricultural justification	0	0	0	0	
New dwellings associated with agricultural existing developments	1	0	0	0	1
Temporary residence in connection with rural business	0	3	0	1	1
Replacement dwellings	1	0	0	0	0
Residential conversions of rural buildings	1	0	0	0	0
Extensions of gardens	3	1	0	0	0
Recreational and leisure uses	1	0	4	1	2
Farm diversification schemes	0	0	0	1	0
Extensions and other works relating to existing businesses	2	2	1	0	1
Telecommunications developments	2	1	0	0	0
Other	0	0	2	0	1

Table 4.21: Developments refused outside Limits to Development 2004-2009

Developments Refused	2004 /2005	2005 /2006	2006 /2007	2007 /2008	2008 /2009
Agricultural buildings	2	0	1	0	
New dwellings – no agricultural justification	0	1	0	0	1
New dwellings associated with agricultural existing developments	0	0	0	0	0
Temporary residence in connection with rural business	0	0	0	0	0
Replacement dwellings	0	0	0	0	1
Residential conversions of rural buildings	0	0	0	0	1
Residential alterations and extensions	0	1	1	0	0
Extensions of gardens	0	1	0	0	0
Recreational and leisure uses	0	0	1	1	0
Farm diversification schemes	0	0	0	0	0
Extensions and other works relating to existing businesses	0	0	0	0	0
Telecommunications developments	0	1	0	0	0
Other		1	1	0	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 4.22: Numbers of Buildings at Risk 2004-2009

Type of building at risk	2004/05	2005/06	2006/07	2007/2008	2008/2009
Grade 1 and Grade II* Listed Buildings	0	0	0	0	0
Grade II Listed Buildings	8	9	10	11	10
Non Listed Buildings in Conservation Areas	2	3	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 13 of these are at some risk through neglect and decay. Within the Park Conservation Area two unlisted buildings give rise to concern.

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

Local Output Indicator 19: Conservation Area Appraisals undertaken**Table 4.23: 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 2008/09

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 4.24: Walkways created, diverted, extinguished or improved

Walkways: (km)	2004/2005		2005/06		2006/07		2007/2008		2008/2009	
	Public Rights of Way	Permissive Paths	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	0	0	0	0.43	0	0.57	0	1	0
Diverted	0	0	0.52	0	0	0	0	0	0	0
Extinguished	0.19	0	0	0	0	0	0	0	0.27	0
Improved	1.53	1.61	2.59	0.54	0	0	9	0	5.25	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
2008/2009:	1.1km (North Hart Farm to Middlethorpe Farm)

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 Farm to Middlethorpe Farm (1.1km) has been devised as part of the cycleway network.

Other Significant Developments during 2008/2009

A major re-modelling of the Hartlepool 6th Form College at Blakelock Gardens was commenced during the year.

In April 2008, a linear park was opened on cleared land in the north side of Thornton Street creating a landscaped open space for residents.

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 which continues to be implemented.
- 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; this issue is currently being addressed by the preparation of the Affordable Housing DPD which is currently at the preferred options stage.

Appendix 1: Saved Policies from 13th April 2009

SCHEDULE

POLICIES CONTAINED IN HARTLEPOOL LOCAL PLAN (2006)

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

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

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

Appendix 2: The housing trajectory raw data

Year	Previous Completions	Demolitions	Net Additions	Planning Permissions	SHLAA Sites	HBC Owned Small Sites	Local Plan Allocated Sites	HMR Sites	Overall Dwellings	RSS Provision	RSS Accordance	RSS Backlog Amended
2004/05	241	-35	206						206	390	-184	390
2005/06	280	-25	255						255	390	-135	390
2006/07	283	-58	225						225	390	-165	390
2007/08	329	-329	0						0	390	-390	390
2008/09	530	-74	456						456	390	66	390
2009/10		-130		429	57				356	390	-34	457
2010/11		-82		338	112			50	418	390	28	457
2011/12		-100		287	107	24		90	408	400	8	467
2012/13		-100		377	129	24	56	90	576	400	176	467
2013/14		-50		246	127	24	45	45	437	400	37	467
2014/15		-50		115	555		110		730	400	330	467
2015/16		-50		106	555		110		721	400	321	467
2016/17		-50		95	555		110		710	400	310	467
2017/18		-50		64	555		110		679	400	279	467
2018/19		-50		56	555		110		671	400	271	467
2019/20		-50		46	575		126		697	400	297	467
2020/21		-50		46	575		126		697	400	297	467

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