

# Hartlepool Local Development Framework

## Annual Monitoring Report 2009-2010



**December 2010**





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2009/2010

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## PREFACE

Government legislation requires every Local Planning Authority to prepare an Annual Monitoring Report (AMR) for submission to the Secretary of State by the end of December each year. The period covered by the Annual Monitoring Report should be the previous year 1<sup>st</sup> April to 31<sup>st</sup> 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 sixth Annual Monitoring Report to be prepared for Hartlepool under the new legislation and it generally covers the period **1<sup>st</sup> April 2009 to 31<sup>st</sup> March 2010**, 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.

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## **EXECUTIVE SUMMARY**

This is the sixth Annual Monitoring Report prepared by Hartlepool Borough Council under the Planning & Compulsory Purchase Act 2004 and generally relates to the period **April 2009 to March 2010**. 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 Transport Assessment and Travel Plans SPD together with the Statement for Community Involvement were adopted towards the end of the year in January 2010.

The following five Development Plan Documents (DPDs) have been carried forward from last year and are currently being prepared:

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

Supplementary Planning Documents (SPDs):

1. Hartlepool Planning Obligations SPD
2. Green Infrastructure SPD

All the milestones set in the Local Development Scheme (2009) for the preparation of these development documents have been met apart from the Tees Valley Joint Minerals and Waste Core Strategy and Site Allocations DPDs. This is due to a delay at publication stage due to objections received from representations, particularly Natural England. However, attempts have been made to address the objections and a mutual way forward has been agreed prior to submission of the DPDs. Work on the publication of the DPDs has now commenced.

Although the Green Infrastructure SPD is not reflected in the 2009 LDS it will be acknowledged as part of the 2009 LDS since work on the SPD commenced this year.

The Affordable Housing DPD and the Housing Allocations DPD will be deleted from the LDS since they have now been incorporated into the Core Strategy DPD following advice from Government Office and also taking into account the similar timescales the documents were running to. Affordable Housing Policies will thus be reflected within the Core Strategy. It was decided that sufficient information and evidence on housing allocations was gathered as part of the current work on the Core Strategy DPD hence there is no need for a Housing Allocations DPD.



The Victoria Harbour SPD has been placed on hold since last year and is currently being re-evaluated following the decision in late 2009 by PD Ports (the owner) to focus on the development of the renewable energy technologies on the Victoria Harbour site.

## **(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 18<sup>th</sup> December 2008 to which was attached a schedule setting out the policies to be saved beyond 13<sup>th</sup> 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](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 area<sup>1</sup> 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)<sup>2</sup>.
- 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 assesses 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 required<sup>3</sup> to examine certain matters in their Annual Monitoring Reports. Additional government policy and advice is set out in PPS12 (Local Spatial Planning) and the Communities & Local Government's 'Regional Spatial Strategy and Local Development Framework –Core Output Indicators- Update 2 / 2008'.
- 1.4 The key tasks for Annual Monitoring Reports are as follows:
- a) Review actual progress in terms of the preparation of documents specified in the Local Development Scheme against the timetable and milestones set out in the Scheme, identifying if any are behind timetable together with the reasons, and setting out a timetable for revising the scheme (see Section 2).
  - b) Assess the extent to which planning policies are being implemented – these will ultimately be the policies included in local development documents, but initially will be what are termed 'saved' policies from adopted local plans.

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

<sup>2</sup> The Local Development Scheme 2008 can be viewed on Hartlepool Council's website ([www.hartlepool.gov.uk](http://www.hartlepool.gov.uk)).

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



In terms of assessing the implementation of such policies, the Annual Monitoring Report should:

- where policies are not being implemented, explain why and set out the steps to be taken to ensure that the policy is implemented, or identify whether the policy is to be amended or replaced;
- identify whether policies need adjusting or replacing because they are not working as intended;
- identify any policies that need changing to reflect changes in national or regional policy; and
- set out whether any policies are to be amended or replaced.

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

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

### **Methodology for Assessing Policies**

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 **1<sup>st</sup> April 2009 to 31<sup>st</sup> March 2010** gives consideration to the policies of the Hartlepool Local Plan adopted in April 2006.

1.7 In line with government guidance the first Annual Monitoring Report established data on a range of indicators needed to monitor policies. Certain indicators (referred to as '**Core Output Indicators**') have been established by central government and must be monitored by all local planning authorities. This includes the preparation of a housing trajectory illustrating past and likely future housing completions against the requirements set out in strategic planning documents (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.

1.8 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 two 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**

The 2009 review takes account of the proposals to include new documents such as the Affordable Housing Development Plan Document, the Victoria Harbour Supplementary Planning Document and the Green Infrastructure Supplementary Planning Document.

2.1 The proposed Development Plan Documents which will be revised as each new development document is prepared, are:

- The Core Strategy DPD
- The Proposals Map
- The Tees Valley Minerals and Waste Core Strategy DPD
- Tees Valley Minerals and Waste Site Allocations DPD

2.2 The LDS carried forward six development documents from the previous year and these are:

- The Hartlepool Core Strategy DPD,
- Tees Valley Minerals and Waste Core Strategy DPD,
- Tees Valley Minerals and Waste Site Allocations DPD,
- Green Infrastructure SPD and
- Planning Obligations SPD.
- The Transport Assessment and Travel Plans SPD

The Transport Assessment and Travel Plans SPD together with the Statement for Community Involvement have however, been adopted towards the end of the year i.e. in January 2010.

2.3 The Local Development Scheme includes the programme for the preparation of eight Local Development Documents, summarised in Tables 2.1 and 2.2. 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. The Green

Infrastructure SPD is not reflected in the 2009 LDS but will be acknowledged as part of the LDS since work on the SPD commenced this year.

**Table 2.1: 2009 LDS Programme for preparation of DPDs**

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	
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)		(Reg 25)

	M		Inspector's Final Report	
	A			Consideration of representations
	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 2.2: 2009 LDS Programme for preparation of SPDs**

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



**Table 2.3: Implementation of the 2009 LDS**

Document	Milestone	Key Dates	Actual Progress	Milestone Achieved
Hartlepool Core Strategy DPD	Production of Preferred Options and Draft Policies	December 2009	The Preferred Options and Draft policies were achieved on target as was the consultation.	Yes
	Consultation on preferred options	March 2010		
Housing Allocations DPD	Commencement	By March 2010	Work on the DPD was commenced before March 2010 but stopped as it was subsequently considered unnecessary to produce a separate Housing Allocations DPD as sites would be sufficiently identified within the Core Strategy.	Yes
Affordable Housing DPD	Consultation on preferred options	January 2010	Public consultation was completed in January 2010 and recommendations from representations were incorporated into the Core Strategy DPD after advice from Government office. Work on this DPD therefore stopped.	Yes
Joint Minerals and Waste Core Strategy DPD	Publication of DPD	August 2009	Work at publication stage was delayed due to objections received from representations, particularly Natural England. Attempts were made to meet and agree a mutual way forward prior to submission hence the delay.	No
Joint Minerals and Waste Site Allocations DPD	Publication of DPD	August 2009	Work at publication stage was delayed due to objections received from representations, particularly Natural England. Attempts were made to meet and agree a mutual way forward prior to submission hence the delay	No
Hartlepool Planning Obligations SPD	Draft SPD issued for consultation	January 2010	Consultation on the Draft SPD was completed by the end of the financial year. Work towards publication of DPD is progressing with the view of adopting the DPD in January 2011	Yes
Transport Assessment & Travel Plans SPD	Adoption of SPD	October 2009	The DPD was adopted after full council in January 2010.	Yes
Victoria Harbour SPD	Adoption of SPD	February 2010	This work has been put on hold due to discussions regarding the way forward on the project. The view is to re-evaluate this SPD following the decision by P.D. Ports to focus on development of the renewable energy technologies on the Victoria Harbour site.	No

## **Commentary**

### **2.4 Hartlepool Core Strategy (CS)**

During the year, work on the Core Strategy progressed as outlined in the 2009 LDS. The production of Preferred Options and Draft Policies were achieved as planned. Consultation on the Preferred Options and draft policies commenced around end of January 2010 and was completed by March 2010. However, due to change in the planning system as a result of a new government, and in response to feedback from the earlier consultation re-drafting and re-consulting on the preferred policies was recommended and this is currently underway. Work on this will be reflected in the revised LDS which is due to be operational by the end of 2010. A Further report on the re-consultation of Preferred Options and Draft Policies will be available in the next financial year's report.

The Affordable Housing DPD will now be an integral part of the CS following advice from Government Office and also taking account of the similar timescales the two documents were running to. Affordable Housing policies will thus be incorporated into the Core Strategy. The need to include policies on affordable housing resulted from the Hartlepool Strategic Housing Market Assessment of June 2007 which highlighted a shortfall of affordable dwellings. The inclusion of policies on affordable housing within the Core Strategy will help to address this shortfall in the future. It will identify policies to secure provision of affordable housing as part of residential developments and contribute towards the development of a balanced housing market with maximised housing choice in Hartlepool.

The Core Strategy will include sufficient detail and evidence on housing sites making it unnecessary to produce a separate Housing Allocations DPD, hence this will be deleted from the 2010 LDS and further details will be available in next year's AMR.

### **2.5 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 2009/2010 work continued on the preparation of the publication documents. However, the publication date of August 2009 was not achieved on target as planned in the 2009 LDS. The reason for the delay at publication stage is that the objections received from representations, in particular from Natural England had to be resolved. Attempts to resolve the objections have been pursued and a mutual way forward has been agreed. The DPDs are therefore now on course for submission to the Secretary of State and for adoption by summer of 2011. Further details on the DPDs will be available in next year's AMR.

### **2.6 Housing Allocations DPD**

In the previous financial year, public notice was given of the commencement of work on the Housing Allocations DPD and discussions held with various landowners. However, further work on the preparation of this DPD did not continue this year. The reason for this is that sufficient information and evidence on housing sites was produced and included as part of the Preferred Options work on the Core Strategy. It was therefore concluded that there was no longer a need for the Housing Sites

Allocations DPD. The DPD will therefore be deleted from the LDS in the next financial year.

## **2.7 Affordable Housing DPD**

Public consultation on the revised Preferred Options ended in January 2010 and recommendations from representations noted. Following advice from Government Office, the resultant policies on Affordable Housing have been incorporated into the Core Strategy. Work on a separate Affordable Housing DPD has therefore been stopped.

## **2.8 Victoria Harbour SPD**

An SPD for Victoria Harbour had been developed to an advanced stage; however, this SPD is currently being re-evaluated following the decision in late 2009 by PD Ports (the owner) to focus on the development of the renewable energy technologies on the Victoria Harbour site. Should any future decisions be made which would see Victoria Harbour develop as a mixed use development, the work which has already been carried out will be used to inform and guide any proposals which come forward. Further developments on this SPD will be available in next year's AMR.

## **2.9 Planning Obligations Supplementary Planning Document (SPD)**

Consultation on the Draft SPD was completed by end of the financial year. Work towards publication of DPD is progressing with the view of adopting the DPD in January 2011.

## **2.10 Transport Assessments and Travel Plans SPD**

Following Natural England's request 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, a screening process was carried out and the SPD has now been adopted by full council in January 2010.

## **Conclusions**

Whilst most milestones for the preparation of DPDs and SPDs have been met, there will be a delay in the progression of the Core Strategy from 'Preferred Options' stage to 'Publication' stage due to responses to changes in the planning system as a result of a new government policies and following feedback from the consultation stage. The Council will therefore be re-drafting and re-consulting on the Preferred Options. The re-consultation will commence on 29<sup>th</sup> November 2010 until the 11<sup>th</sup> of February 2011. Further information on this work will be available in next year's AMR.

The Affordable Housing DPD and the Housing Allocations DPD have now been incorporated into the Core Strategy hence will both be deleted from the LDS.

The Victoria Harbour SPD has been placed on hold since last year and is currently being re-evaluated following the decision in late 2009 by PD Ports (the owner) to focus on the development of the renewable energy technologies on the Victoria Harbour site.

The renewed and updated Statement of Community Involvement was adopted in January 2010.

The 2009 LDS will be revised next year to exclude the Affordable Housing and Housing Allocations DPDs; and to include additional SPDs such as the Design SPD, Central Area SPD, Green Infrastructure SPD and Seaton SPD. Details on this will be available in the next report.





### **3. HARTLEPOOL – ITS KEY CHARACTERISTICS AND THE PROBLEMS AND CHALLENGES FACED**

- 3.1 This section of the Annual Monitoring Report sets out the wider social, economic and environmental background of Hartlepool and the related issues, opportunities and challenges facing the Borough. It concludes with a SWOT analysis setting out the Strengths, Weaknesses, Opportunities and Threats relating to the future development of Hartlepool.
- 3.2 The key contextual indicators used in the text of this section of the Annual Monitoring Report to describe the wider characteristics of the town will provide the baseline for the analysis of trends, as these become apparent, and for assessing, in future Annual Monitoring Reports, the potential impact future planning policies may have had on these trends. The key characteristics reflect the Outcomes and Objectives set out in the new Community Strategy (2008) in so far as they relate to spatial planning. Many of the contextual indicators are related to priorities set out in Hartlepool's Local Area Agreement (2008-2011). Both documents can be viewed on the Hartlepool Partnership website (<http://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.

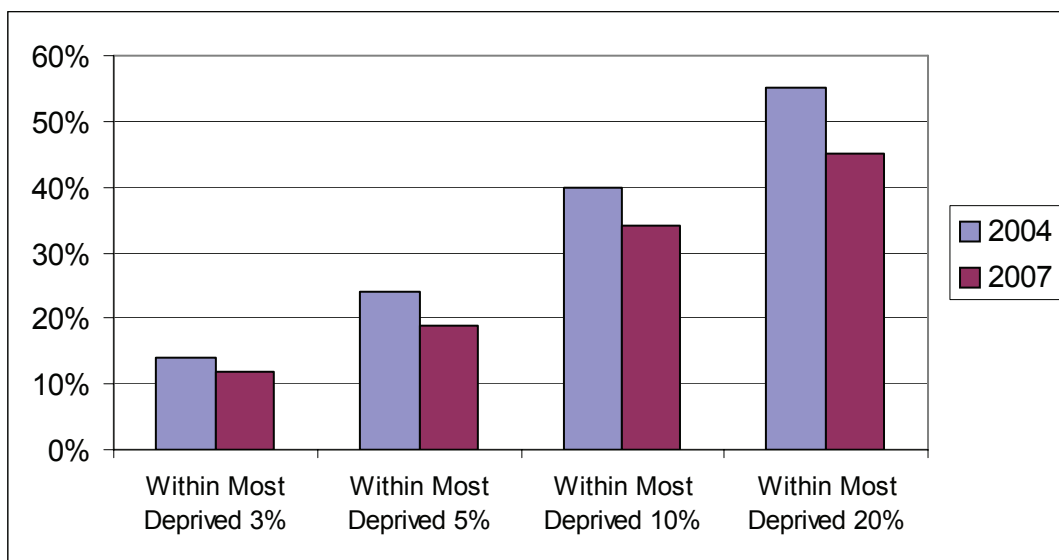
#### **Hartlepool in the Local Context**

- 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 91,700 (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. A recent upsurge in the ethnic minority population in Hartlepool has been noted in the last 3 years and will probably be reflected in the next population census which is due in 2011
- 3.8 Hartlepool is currently ranked by the Index of Multiple Deprivation (IMD 2007) as the 23<sup>rd</sup> most disadvantaged district in the country. This is an improvement on the 2004 ranking of 14<sup>th</sup> most disadvantaged district. The IMD combines a number of indicators, chosen to cover a range of economic, social and housing issues, into a single deprivation score for each small area in England. This allows each area to be ranked relative to one another according to their level of deprivation. The 2007 and 2004 Indices have been produced at Lower Super Output Area (LSOA) level, of which there are 32,482 in the country. The number of the 58 Super Output Areas<sup>4</sup> (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 2010

<sup>4</sup>Super Output Area, of which there are about 32,482 nationally, comprise sub-divisions of wards, of about 1500 people.

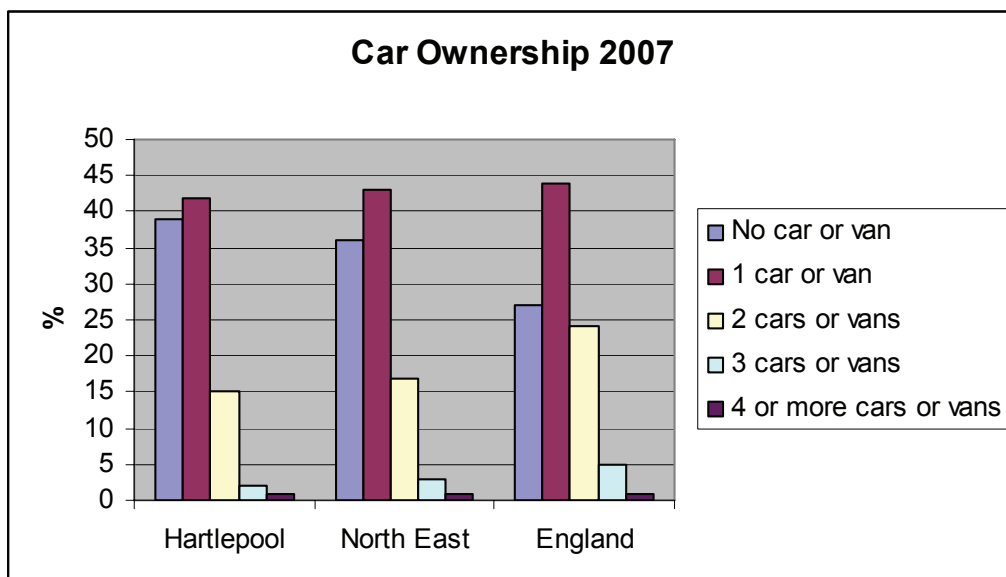


3.9 Many of the factors included in the Index of Multiple Deprivation may have been influenced indirectly by the planning policies of the Hartlepool 2006 Local Plan (e.g. policies enabling the diversification of employment opportunities can increase employment and income, policies for the improvement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

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

### Jobs and Economy

3.12 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. The event saw just under 1 million visitors coming to Hartlepool. This will obviously have a major impact on the town’s economy and in particular the tourism sector and is estimated to have generated in the region of £26 million investment into the local economy. The new focus on development of Victoria Harbour is towards port-related uses and in particular towards construction associated with off shore wind and renewable energy technologies. If this development comes forward, Hartlepool is set to benefit economically from such developments in the future.

3.13 According to NOMIS (2010) and the Tees Valley Unlimited, the unemployment rate in Hartlepool is pegged at 7.4% compared to a regional average of 5.6% and a national average of 4.3% (Table 3.1). Rates have been calculated on a consistent basis throughout using residence based proportions (based on residents of working age) as published by National Statistics.

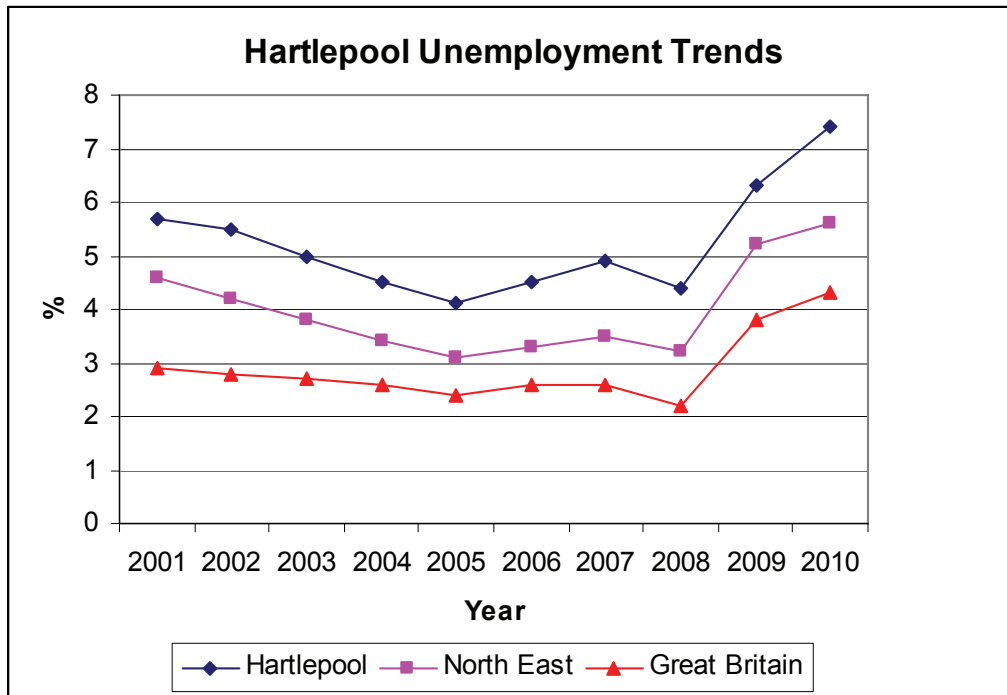
**Table 3.1: Unemployment Rates 2010**

	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Darlington	4.4	3.9	3.6	3.2	3.0	3.2	3.2	3.0	5.1	5.6
<b>Hartlepool</b>	<b>5.7</b>	<b>5.5</b>	<b>5.0</b>	<b>4.5</b>	<b>4.1</b>	<b>4.5</b>	<b>4.9</b>	<b>4.4</b>	<b>6.3</b>	<b>7.4</b>
Middlesbrough	7.0	6.2	5.9	5.3	4.7	4.9	5.2	5.0	6.7	8.1
Redcar & Cleveland	5.5	5.0	4.4	3.9	3.5	4.0	4.1	3.8	5.7	6.6
Stockton-on-Tees	4.9	4.6	4.0	3.7	2.9	3.3	3.6	3.2	5.1	5.8
<b>Tees Valley</b>	<b>5.5</b>	<b>5.1</b>	<b>4.6</b>	<b>4.1</b>	<b>3.6</b>	<b>3.9</b>	<b>4.1</b>	<b>3.8</b>	<b>5.7</b>	<b>6.6</b>
North East	4.6	4.2	3.8	3.4	3.1	3.3	3.5	3.2	5.2	5.6
Great Britain	2.9	2.8	2.7	2.6	2.4	2.6	2.6	2.2	3.8	4.3

Source: NOMIS official labour market February 2010

3.14 Figure 3.3 shows the unemployment trends from 2001 through to 2010 at local, regional and national levels. Generally, the Hartlepool trend is similar to regional and national trends. A sharp increase in unemployment rate in 2009 is noted across the board with Hartlepool remaining the highest throughout. This sharp increase was a result of the economic downturn or 'credit crunch' which was experienced world-wide. However, in 2010 there is a noted slight decline in unemployment which could signal an economy slowly recovering from the recession. The unemployment gap between Hartlepool and the national average appears to be increasing in 2010.

**Figure 3.3: Unemployment Trends 2010**

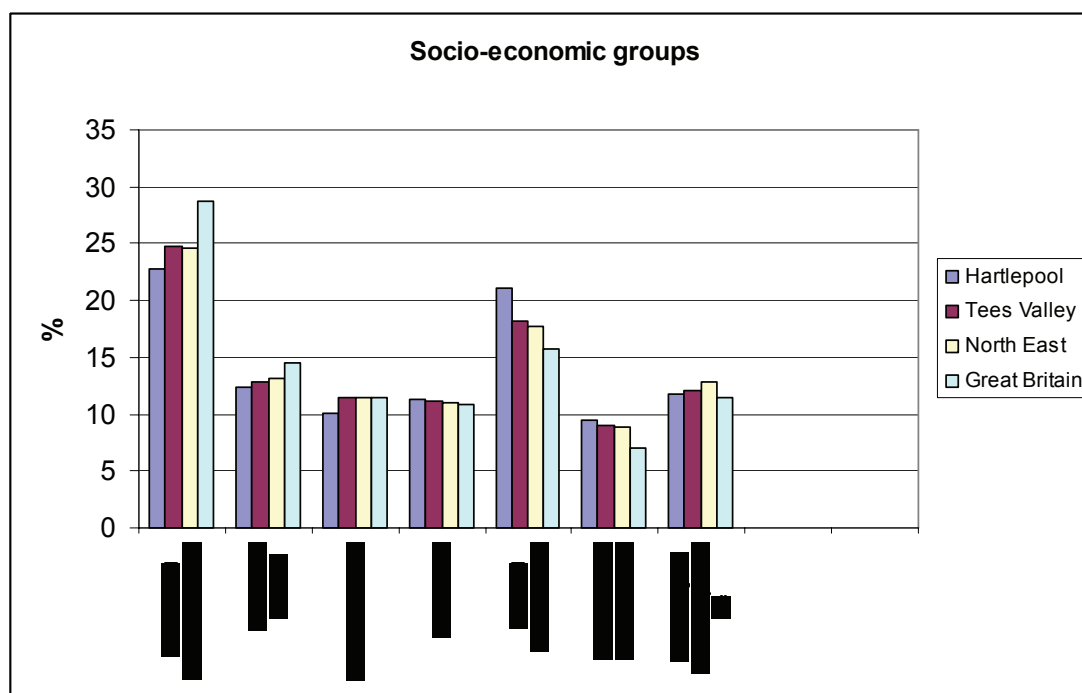


Source: NOMIS official labour market February 2010

### 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 3.4 Socio-economic groups 2010**



Source: Tees Valley Unlimited August 2010

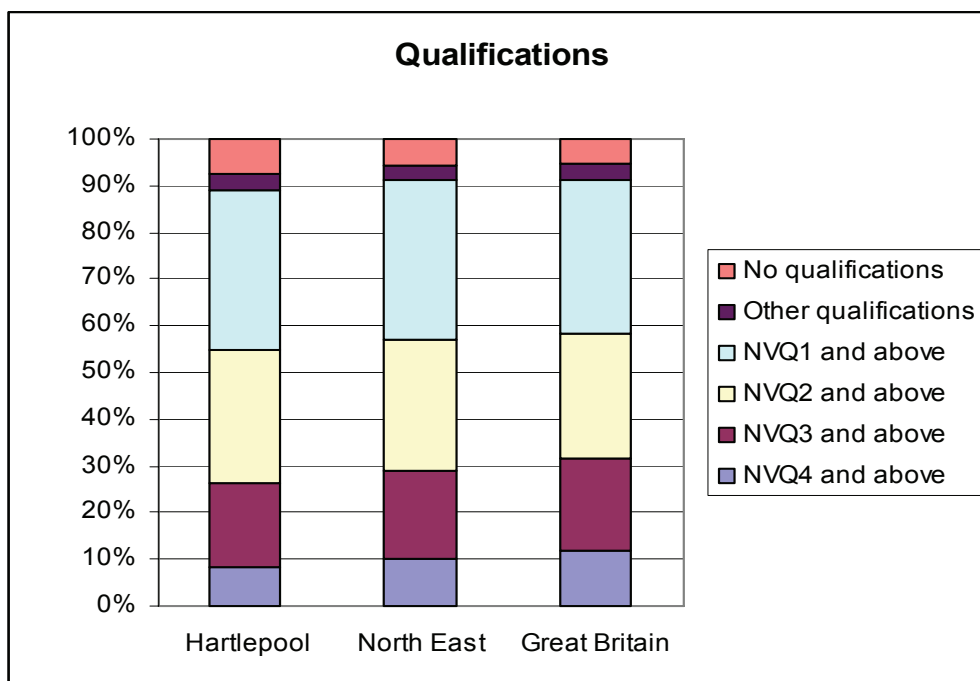
### Health

3.16 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.

### Lifelong Learning and Skills

3.17 Qualification levels in Hartlepool are slightly lower compared to the sub regional and national levels as illustrated in the graph below.

**Figure 3.5: Qualifications 2010**



Source: Tees Valley Unlimited August 2010

### **Community Safety**

3.18 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. Safer Hartlepool Partnership's main aim is to reduce acquisitive crime and prevent re-offending.

3.19 Table 3.2 below gives a breakdown of offences by the crime category under which they were recorded by Cleveland Police during the period April 2009 to March 2010. These figures are based on the date that the crime was recorded not necessarily the date the offence occurred. During the period April 2009 to March 2010, Cleveland Police recorded 7646 offences, a reduction of 15% when compared to offences recorded during the previous financial year. Criminal damage including arson, violence against the person and wounding remain the most recorded forms of crime. Crime rates in Hartlepool remain relatively high compared to rates recorded for England and Wales (ONS, 2010).

**Table 3.2: Notifiable Offences Recorded by the Police 2009/2010**

<b>Crime Category</b>	<b>Number of recorded offences</b>
Burglary Dwelling	431
Burglary Others	324
Criminal Damage	1086
Criminal damage to a vehicle	666
Drugs Other - Supplying	153
Drugs Simple Possession	472
Fraud and Forgery	117
Other Crimes	151
Robbery	35
Sexual Offences	110
Theft - Other	1098
Theft from Motor Vehicle	332
Theft from Shops/Stalls	759
Theft of Motor Vehicle	210
Vehicle Interference	64
Violence against the person	1656
<b>Total</b>	<b>7646</b>

Source: Safer Hartlepool, Community Safety Research 2010

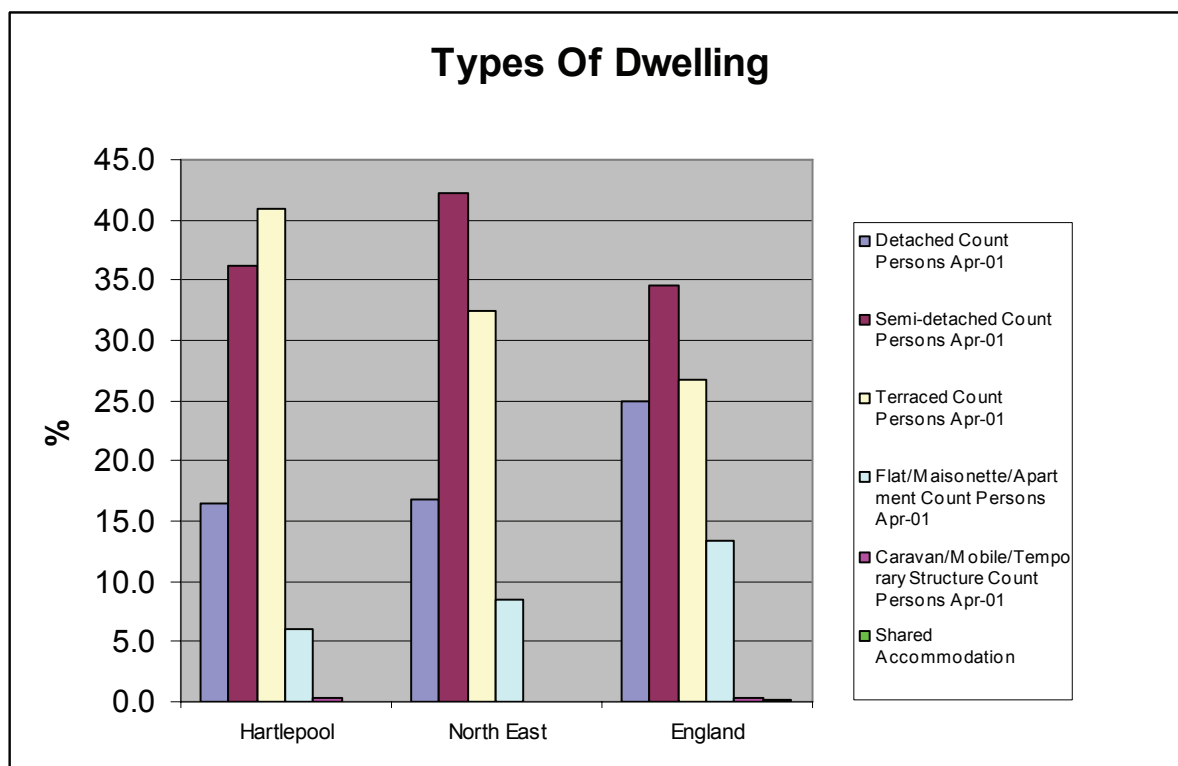
## **Housing**

3.20 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.



3.21 **Figure 3.6 Types of Dwelling – 1991 and 2001 census (updated November 2004)**

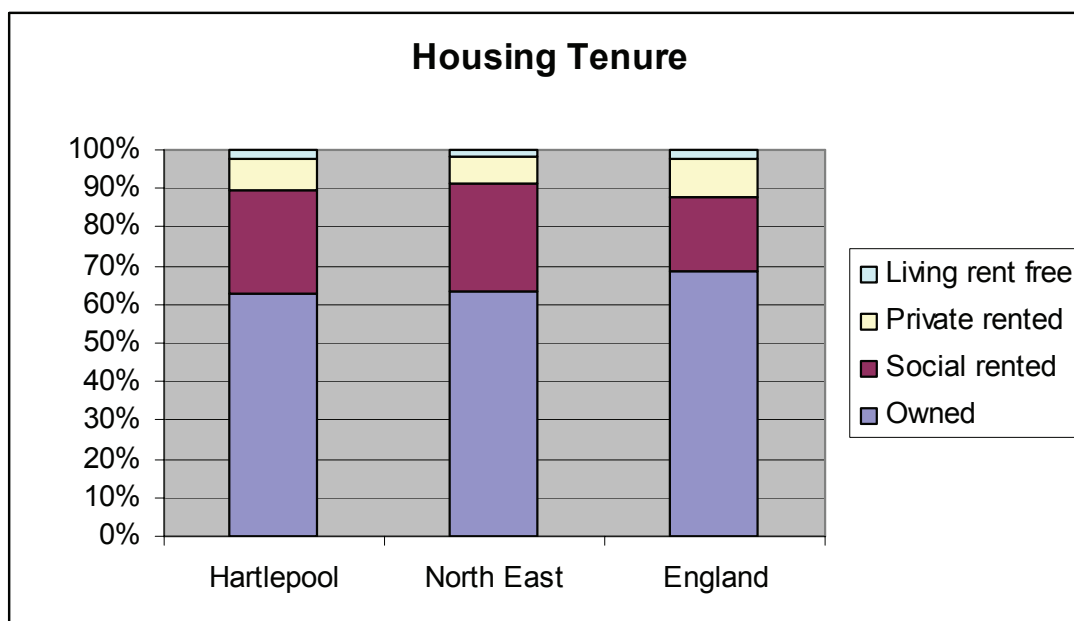


Source: Office for National Statistics 2004

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

3.23 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 in Figure 3. Nevertheless demands on the social rented stock are still very high.

**Figure 3.7 Housing Tenure (2001 Census updated 2004)**



Source: Office for National Statistics 2004

### Current House Prices

3.24 House prices in the Borough remain low compared to the regional and national average as shown on Table 3.3. The average price for houses sold in Hartlepool this year is £120,600. This is a 1.8% increase from the previous years' price of about £118,500. The increase could be due to the national economy slow recovery from the previous year's recession. Affordability is still a key issue in Hartlepool as highlighted in the Hartlepool Strategic Housing Market Assessment completed in June 2007.

**Table 3.3: Average house prices by sales and volumes 2009/2010**

Area	Detached		Semi-detached		Terraced		Flat/Maisonette		Total	
	Price	Sales	Price	Sales	Price	Sales	Price	Sales	Price	Sales
Darlington	£218,900	230	£136,100	409	£102,300	328	£112,600	102	£141,300	1069
<b>Hartlepool</b>	<b>£225,100</b>	<b>138</b>	<b>£122,000</b>	<b>285</b>	<b>£80,300</b>	<b>343</b>	<b>£101,400</b>	<b>51</b>	<b>£120,600</b>	<b>817</b>
Middlesbrough	£202,400	166	£121,100	525	£77,900	377	£96,000	94	£116,700	1162
Redcar & Cleveland	£199,000	249	£121,800	560	£89,600	363	£108,400	52	£127,400	1224
Stockton-on-Tees	£223,200	653	£122,600	890	£103,200	546	£114,400	91	£147,600	2180
Tees Valley	£216,100	1436	£124,200	2669	£91,600	1957	£107,000	390	£133,700	6452
North East	---	---	---	---	---	---	---	---	£141,700	24671
England & Wales	---	---	---	---	---	---	---	---	£219,700	653758

Source: Tees Valley Unlimited 2010

## **The Environment**

3.25 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.

## **The Built Environment**

3.26 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.

## **Geological & Geomorphological Features**

3.27 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.

## **Wildlife Characteristics**

3.27 The Borough is bordered on the east by the North Sea and features extensive areas of attractive coastline including beaches, dunes and coastal grassland. Much of the inter-tidal area of the coast is internationally important for its bird species and is protected as Teesmouth & Cleveland Coast Special Protection Area/Ramsar site. There are nationally protected Sites of Special Scientific Interest at Hart Warren, the Hartlepool Submerged Forest and Seaton Dunes and Common. Other areas of the coast include part of the Teesmouth National Nature Reserve and Sites of Nature Conservation Interest.

3.28 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.

- 3.29 The prominent location of the town's Headland, as a first landfall on the east coast, makes it of national significance for the birdwatching community. Inland is an attractive, rolling agricultural landscape including areas of Special Landscape Value. Interspersed in this landscape are a number of fragmented but nevertheless diverse and important wildlife habitats.
- 3.30 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.
- 3.31 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.
- 3.32 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.

#### **Bathing water**

- 3.33 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.

#### **Air quality**

- 3.34 Air quality in Hartlepool currently meets statutory standards with no requirement to prepare any Air Quality Management Areas.

#### **Culture and Leisure**

- 3.35 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 Hartlepool Maritime Experience is a major regional / national visitor attraction. It is likely that Hartlepool's attraction as a tourism destination will be considerably enhanced by the successful 2010 Tall Ships' Races event.

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

3.36 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"> <li>• Compactness of main urban area</li> <li>• Expanding population</li> <li>• Sense of community / belonging</li> <li>• Partnership working</li> <li>• Good track record in delivering physical regeneration</li> <li>• Diverse, high quality and accessible natural environment</li> <li>• Maritime, industrial and religious heritage</li> <li>• Availability of high quality housing</li> <li>• Successful housing renewal</li> <li>• High levels of accessibility by road</li> <li>• Lack of congestion</li> <li>• Good local road communications</li> <li>• Direct rail link to London</li> <li>• Good local rail services</li> <li>• Active and diverse voluntary and community sector</li> <li>• Positive community engagement</li> <li>• Successful event management</li> <li>• Small business and SME development</li> <li>• Growth of visitor market</li> <li>• High quality tourist attractions</li> <li>• High quality expanding educational facilities</li> </ul>	<ul style="list-style-type: none"> <li>• Perceived image</li> <li>• Location off main north-south road corridor</li> <li>• High deprivation across large areas of the town</li> <li>• Low employment rates and high level of worklessness</li> <li>• Legacy of declining heavy industrial base</li> <li>• Small service sector</li> <li>• Imbalance in the housing stock</li> <li>• Shortage of affordable housing</li> <li>• Poor health</li> <li>• Low level of skills</li> <li>• High crime rates</li> <li>• Exposed climate</li> <li>• Range and offer of retail facilities</li> </ul>	<ul style="list-style-type: none"> <li>• Young population, possible asset for future prosperity</li> <li>• Can improve the economy and the growing house choice thus improving the recent stabilisation of population levels</li> <li>• Availability of land to enable diversification of employment opportunities</li> <li>• Potential for development of major research, manufacturing and distribution facilities on A19 corridor</li> <li>• potential for further tourism investment</li> <li>• Potential for integrated transport links</li> <li>• Major high quality employment opportunities at Victoria Harbour, Queens Meadow and Wynyard Park</li> <li>• Success of Tall ship races and opportunity to bid for the event in the future</li> <li>• Plans for development of Tees Valley Metro</li> <li>• Established housing market renewal programme</li> <li>• New state of the art hospital site in Wynyard</li> <li>• Potential New Nuclear Power Station</li> <li>• Renewable Energy and Eco Industries</li> <li>• Developing indigenous business start-up and growth</li> </ul>	<ul style="list-style-type: none"> <li>• Closure of major employer</li> <li>• Expansion of area affected by housing market failure</li> <li>• Climate change and rising sea levels</li> <li>• Lack of financial resources / budget deficits</li> <li>• Increasing car ownership and congestion</li> <li>• Loss of Tees Crossing Project</li> <li>• Access to New hospital</li> <li>• Competition from neighbouring out of town retail parks</li> <li>• Competition from outlying housing markets</li> <li>• Government spending cuts could affect regeneration and employment levels</li> </ul>

- 3.37 The main challenge this year and the coming years is to face up to the public expenditure cuts as local services will have to be scaled down and carried out on a more constrained restricted budget. Job losses are a real threat to the local economy and this will probably lead to an upsurge in the number of people seeking welfare benefits. Despite the expenditure cuts, Hartlepool will continue to support the development of the local economy and to address the imbalance in the housing stock (including the lack of affordable housing and executive housing) so as to at least maintain the population at its current level and to ensure that the 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.
- 3.38 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. Whilst acknowledging the government's intention to abolish the RSS, Hartlepool as part of the Tees Valley 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 31<sup>st</sup> March 2010.
- 4.2 It is impractical to assess every single 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 (LDF) 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 selected 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 Indicators have not however 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 <sup>2</sup> )	-	-	-	-	246	246
	Net (m <sup>2</sup> )	-	-	-	-	-	-
BD2	gross	-	-	-	-	246	246
	% gross on PDL	-	-	-	-	100	100
BD3	hectares	25.4	25.4	25.4	92.05	50.41	218.66

## **Commentary**

In comparison to 2008/2009 (with total additional floorspace completions of 1603.4m<sup>2</sup>), this year has seen a significant reduction in business development with only a total of 246 m<sup>2</sup> completed floorspace at Oakesway Business Park and at Graythorp for B8 uses as shown on Table 4.1. Although the economy is slowly recovering from last year's recession, this year's significant decrease in business development could be due to the slow pick-up in business following the recession.

Available employment land this year has marginally decreased to 218.66 m<sup>2</sup> compared to last year's 218.68m<sup>2</sup>. This indicates there was no significant take up of available employment land and this is not a positive development for Hartlepool.

Most industries in Hartlepool are located in the southern part of Hartlepool and this area is known as the Southern Business Zone (SBZ). In February 2009 a development strategy was produced to support the development of this area. The study indicates that the SBZ consists of 15 separate industrial estates and business parks and covers an area of approximately 170 hectares. It is home to around 400 companies who between them employ 5,000 people making it a key employment area and a major driver of economic prosperity for the Tees Valley sub-region. 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, although targeted investment within the Queens Meadow Business Park is seeking to address the shortfall.

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

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 (ELR) was carried out by Nathaniel and Lichfield and it was completed in December 2008.

The ELR reveals that 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 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
<b>BD4</b>	Gross (m <sup>2</sup> )	493	-	-	-	493
	Net (m <sup>2</sup> )	-	-	-	-	-

### Commentary

This indicator shows the amount of completed floorspace for town centre uses within town centre areas and within the whole local authority area. This year, there has been no completed business floor space within the town centre. All of the 493 m<sup>2</sup> completed floor space was outside the town centre boundary. The completion of 5 retail units in Catcote Road Local Centre, another at Milton Road and one at Cafe A19 in Elwick have attributed to this year's total floorspace completions. There has been a considerable reduction in floor space completions this year in comparison to last year in which 2346.2m<sup>2</sup> was recorded. This reflects the position nationally where town and city centres were affected badly by the recession with closure of many national brand shops.

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)
509	102 (20%)	135 143	21 328 (15.8%)

### 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 20% of the retail units in the town centre are vacant. This is a reduction of 2% compared to last year and a slightly positive development in terms of the town centre's viability. It is, however of concern that although the vacancy rate

has slightly decreased, high quality shops are being replaced by low quality shops as well as charity shops. Outside the town centre boundary, at the Hartlepool Marina, a similar pattern of shop replacement has occurred.

The Retail Study (2008) reports that vacancy rates in terms of floorspace in Hartlepool is significantly above the UK national average and more recent surveys have revealed additional vacancies in the town centre.

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.
Town Centre	Transport Interchange site	Provision of transport interchange including bus and coach stands and canopies, taxi rank, provision of long and short stay parking spaces, improvements to the railway station.
Edge of town centre	91 York Road	Part change of use to form licensed restaurant and hotel
Town Centre	Wesley Chapel, Wesley Square	Change of use from vacant night club to hotel and licensed bar/bistro/restaurant
Edge of town	The Marina	Change of use from A1 retail to American Style dinner including outside seating area
Countryside	Ashfield Farm Dalton Piercy Road	Change of use of sheep paddock to provide storage for touring caravans, provision of residential caravan to provide security to storage site and the adjacent caravan park



## 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), although some of these developments have not yet been implemented.

Hartlepool's hosting of the Tall Ships Races in August 2010 is anticipated to have a major impact on the town's attraction as a tourist destination. Initial estimates suggest that the event could generate around £26 million worth of investment into the town centre.





## Housing

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

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

### Related Policies

- Improvement of existing housing stock and its environment (Hsg1);
- Selective housing clearance and housing market renewal programmes (Hsg2 – Hsg3);
- Seeking contributions from developers for improvements in housing areas (GEP9);
- Encouraging and undertaking environmental and other enhancement schemes in Industrial and Commercial Improvement Areas (Ind8 and Com6).
- Management of housing land supply (Hsg5);
- Provision of housing in mixed use developments at Victoria Harbour and the Headland (Hsg6);
- Setting out the criteria for residential annexes, homes and hostels, residential mobile homes and gypsy sites (Hsg11 – Hsg14);
- Encouraging residential conversions and use of upper floors (Hsg7 – Hsg8);
- Seeking contributions from developers for highway and infrastructure works (GEP9).

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

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

**Table 4.5: Housing targets 2004-2021**

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

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

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

**Core Output Indicator H2c: Net additional dwellings in future years**

**Core Output Indicator H2d: Managed delivery target**

**Table 4.6: Recent housing levels, likely future housing levels and how future housing levels are expected to come forward taking into account the previous years' performance.**

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

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	456												
H2b	Net additional dwellings for the reporting year							307											
H2c	Net additional dwellings in future years								390	362	579	472	476	495	482	446	415	556	553
	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	-83	0	-38	+179	+72	+76	+95	+82	+46	+15	+156	+153
	Cumulative Delivery target		-184	-319	-484	-874	-808	-891	-891	-929	-750	-678	-602	-507	-525	-479	-464	-308	-155

The Housing Trajectory Graph (Diagram 4.1, drawn from data on 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 Strategy<sup>5</sup>.

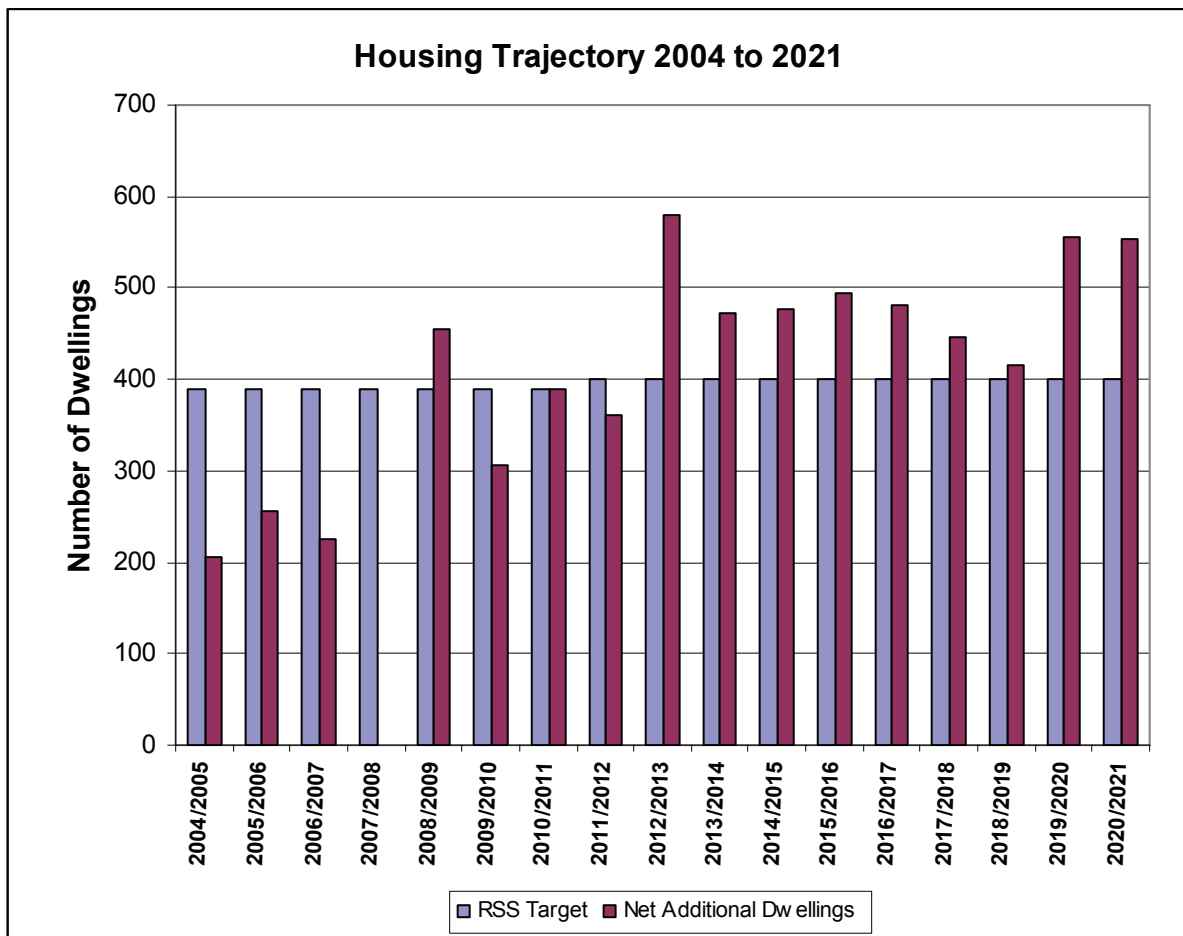
Future net completions are estimated taking into account:

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

<sup>5</sup> As set out in the Regional Spatial Strategy July 2008

- 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 (e.g. 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**

In 2009/2010, net additional dwellings attributed to 307. This is less than the previous year in which net additional dwellings of 456 were recorded. In 2009/10 the gross completions were 452, which is in excess of net RSS target. However, there were 145 demolitions (mainly on Housing Market Renewal sites) which brought the net additional dwelling figure down to 307. The new dwellings in 2009/10 were distributed across a variety of housing sites, including the ongoing developments at Middle Warren and the Marina, on the Housing Market Renewal (HMR) site at the Headway and sites finishing at Titan House and Stockton Road.

Although net additional dwellings are slightly lower than the RSS set target of 390 dwellings, the figure is expected to increase and meet the RSS requirements next year as more completions from existing private and HMR sites are anticipated. Hartlepool was included in the Tees Valley Growth Point bid in October 2007 which was subsequently approved in August 2008. The funding received through the programme has helped support development on new and existing sites. A subsequent reduction in Growth Point budgets may impact on the speed of delivery of some sites.

Continuing commitments (at Middle Warren, the HMR sites, small Brownfield sites and the Hartlepool Marina) together with the proposed new housing sites on the western fringe of the town as in the upcoming Core Strategy Preferred Options DPD will account for a large proportion of proposed future housing supply over the next 15 years.

The housing trajectory (diagram 4.1) shows an overall housing supply amounting to about 6675 dwellings over the period 2004 to 2021 against the current strategic housing requirement of 6730 as set out in the RSS. This indicates that the Borough will have an under-supply of approximately 55 dwellings by end of the plan period. .

The Core Strategy Preferred Options DPD which is expected to be adopted in the summer of 2011 will address the housing sites allocations to enable the strategic housing requirements in the Regional Spatial Strategy to be met. The Core Strategy Preferred Options DPD includes new sites on the western edge of the town for housing development. These are included as a replacement for the large site at Victoria Harbour following the decision of Victoria Harbour land owners to concentrate development on the port-related and employment uses.

Sites assessed through the Strategic Housing Land Availability Assessment (SHLAA) that have been identified as being suitable for housing and ultimately deliverable, 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 78.5%.

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

		Total
H3	Gross	452
	% Gross on PDL	78.5

### Commentary

The percentage of development on previously developed land this year has increased to 78.5% from last year's 36.2%.

As expected from last year's report, during 2009/2010 the proportion of Brownfield land has significantly increased as Middle Warren is nearing completion and cleared sites in the Housing Market Renewal areas have been developed. Next year, the percentage of completions on brownfield land is expected to rise even further with the completion of house builds on further cleared sites from the HMR programme. These sites include; Belle Vue, Central Area (Charles Street/Hucklehoven Way) and Easington Road.

### Local Output Indicator: Types of housing completed

**Table 4.9: Types of Houses completed (gross): 2009/2010**

Type		subtotal	total
Whole houses or bungalows	1 bedroom	0	228
	2 bedrooms	44	
	3 bedrooms	137	
	4 or more bedrooms	47	
Flats, Maisonettes or Apartments	1 bedroom	4	162
	2 bedrooms	158	
	3 bedrooms	0	
	4 or more bedrooms	0	

## Commentary

Provision of flats / apartments has decreased this year accounting for 41.5% of all completions compared to last year's 52.6%. This means that provision of 2+ bedroom whole houses/bungalows has increased to 58.5%.

In the period 2004 to 2009, flats/apartments provision has been steadily increasing as follows:

- 2004/2005, about 26% of all completions
- 2005/2006, about 23% of all completions
- 2006/2007, about 36% of all completions
- 2007/2008 about 31% of all completions
- 2008/2009, about 52.6% of all completions.

It has become evident that provision of 1-bedroom houses/bungalows and 3+ bedroom flats or apartments has not been recorded in the last two years.

According to the Strategic Housing Market Assessment (2007); 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. This year whole houses or bungalows at 58.5% have accounted for more than half of all completions and this indicates that the council is addressing the shortage of homes in this category as identified in the Strategic Housing Market Assessment (2007).

## Core Output Indicator H5: Gross affordable housing completions

**Table 4.10: Gross affordable housing completions 2009/10**

	Social rent homes provided	Intermediate homes Provided	Affordable homes total
H5	89	33	122

## Commentary

The Strategic Housing Market Assessment (2007) identified a gross shortfall of 393 affordable dwellings per annum in Hartlepool although this is an 'aspirational' target. This year has only delivered a total of 122 affordable homes which is about 69%

lower than this identified shortfall. This year has also seen a drop of about 21% in affordable housing completions compared to 2008/2009. This could be attributed to the economic downturn experienced in the previous year which negatively affected the national housing market significantly. As a result of the recession, developers scaled down on delivering new homes hence the drop in completed affordable houses despite demand for affordable homes remaining high and exceeding supply. The general trend of rising house prices in recent years (see Table 3.3) and a new demand for RSL stock<sup>6</sup> has altered the position in respect of affordability.

The Council has now considered the issue of affordable housing through its Scrutiny process and has identified a range of positive actions to address shortage of affordable housing in the Borough. These include an assessment of council owned land that is suitable for housing development, the inclusion of Affordable Housing Policies in the upcoming Core Strategy Preferred Options DPD and on-going work in partnership with local Registered Providers to bring forward development proposals.

### **Commentary on Related Planning Policies**

The housing market renewal programme has continued during 2009/2010. This year there has been 145 demolitions compared to last year's total of 74 demolitions. The Housing Market Renewal programme has completed demolishing the Easington road site (2.3 hectares) and the Belle Vue site (2.6 hectares). Construction works on the 0.8 hectare site on Hucklehoven Way/Charles Street within the central area commenced this year and houses are expected to be completed in the next financial year. More houses are expected to be completed next year and this is anticipated to have a significant effect on the housing trajectory next year.

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

**Table 4.11: Number of gypsy and traveller pitches delivered.**

	<b>Permanent</b>	<b>Transit</b>	<b>Total</b>
<b>H4</b>	nil	nil	nil

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

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

The Council, together with other Tees Valley Authorities has produced The Tees Valley Gypsy and Travelers Accommodation Needs Assessment (GTAA). This identifies the required number of pitches that will be needed to 2021. The GTAA report has been finalised and now forms 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 assessments of 14 to 15	No. of dwellings on those sites	% of dwellings of 14 to 15	No. of sites with a building for life assessment of 10 to 14	No. of dwellings on those sites	% of dwellings of 10 to 14	No. of sites with a building for life assessment of less than 10	No. of dwellings on those sites	% of dwellings of less than 10	Total No. of housing sites (or phases of housing ) sites	No. of dwellings of 10 to 14
<b>H6</b>	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil

For the year 2009/2010, 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 2009/2010.

### 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 2009/2010.

No priority species were affected by planning decisions during the year.

## 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

There has been no renewable energy installations during 2009/2010.

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

Indicator W2		Landfill	Incineration with E.F.W.	Incineration without E.F.W.	Recycled/composted	Other	Total Waste Arisings
Amount of waste arisings in tonnes	2009/2010	6164.00	20153.86	Nil	21763.64	Nil	48081.50
	2008/2009	4499.49	29058.77	Nil	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. Total waste arising this year is lower than last year's (by about 5306 tonnes). This indicates that the Borough's waste policies aiming at reduction of waste in order to 'save' the environment and in order to ensure the appropriate restoration and after-use of land are actually effective.

The reduction in total waste this year could be due to a reduction in the residual waste collected per household. This downturn could be attributed to a number of factors such as the current economic climate; the continuation of recycling enforcement; the introduction of a meeter and greeter at the household waste recycling centre to encourage segregation; and continuation of segregation of waste at the waste transfer station.



## 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	2005/2006	2006/2007	2007/2008	2008/2009	2009/2010
Agricultural buildings	4	0	1	1	0
New dwellings – no agricultural justification	0	0	0	0	1
New dwellings associated with agricultural existing developments	0	0	0	1	0
Temporary residence in connection with rural business	3	0	1	1	1
Replacement dwellings	0	0	0	0	0
Residential conversions of rural buildings	0	0	0	0	0
Extensions of gardens	1	0	0	0	0
Recreational and leisure uses	0	4	1	2	0
Farm diversification schemes	0	0	1	0	0
Extensions and other works relating to existing businesses	2	1	0	1	2
Telecommunications developments	1	0	0	0	0
Other	0	2	0	1	1

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

<b>Developments Refused</b>	<b>2005 /2006</b>	<b>2006 /2007</b>	<b>2007 /2008</b>	<b>2008 /2009</b>	<b>2009 /2010</b>
Agricultural buildings	0	1	0	0	0
New dwellings – no agricultural justification	1	0	0	1	0
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	1	0
Residential conversions of rural buildings	0	0	0	1	0
Residential alterations and extensions	1	1	0	0	0
Extensions of gardens	1	0	0	0	0
Recreational and leisure uses	0	1	1	0	0
Farm diversification schemes	0	0	0	0	0
Extensions and other works relating to existing businesses	0	0	0	0	0
Telecommunications developments	1	0	0	0	0
Other	1	1	0	0	0

### **Commentary**

The information provided above relates to planning applications determined since 2005 for development on land outside the limits to development (urban fence and village envelopes).

There have only been five developments approved outside limits to development. 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 2005-2010**

Type of building at risk	2005/06	2006/07	2007/2008	2008/2009	2009/2010
Grade 1 and Grade II* Listed Buildings	0	0	0	0	0
Grade II Listed Buildings	9	10	11	10	8
Non Listed Buildings in Conservation Areas	3	3	3	3	2

### 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 10 of these are at some risk through neglect and decay. 9 of the 10 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.

Within the Park Conservation Area Tunstall Court which is an unlisted building gives rise to concern. Morrison hall in the Headland is another unlisted building that gives rise to concern although the Council is taking proactive measures to secure new uses for these buildings. In addition, a Derelict Buildings and Sites Working Group

has been established and is chaired by the Mayor. This Working Group includes several of these buildings at risk on its list of target buildings for improvements.

#### **Local Output Indicator 19: Conservation Area Appraisals undertaken**

**Table 4.23: Targets**

Year	Appraisals
2005/2006	1
2006/2007	1
2007/2008	1
2008/2009	1
2009/2010	3

#### **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 2009/2010

#### **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)	2005/06		2006/07		2007/2008		2008/2009		2009/2010	
	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	0	0.43	0	0.57	0	1	0	1.05	1.52
Diverted	0.52	0	0	0	0	0	0	0	0	0
Extinguished	0	0	0	0	0	0	0.27	0	0	0
Improved	2.59	0.54	0	0	9	0	5.25	0	4.07	0

### Commentary

There has been no new rights of way created this year. However, there has been improvement works on the condition and access of 4.07km of existing public rights of way. The National Best Value Performance Indicator (BVPI 178) recorded 84.2%

public rights of way as being open and easy to use. This is not far off the year's target of 87%. The main reason for not reaching the set target is that a few rights of ways needed replacing and re-surfacing due to bad weather, wear and tear.

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 a local 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 stiles. These gates as well as 'A' Frames are used to assist in the reduction of illegal motorbike use.

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).

The next AMR will look to provide information on further rights of way 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)

Year	Length and name of cycleway
2005/2006	50m
2006/2007	None
2007/2008	2.33km
2008/2009	1.1km (north Hart Farm to Middlethorpe Farm)
2009/2010	none

## 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. This year there has been no new cycle routes created.





## **Other Significant Developments during 2009/2010**

Development and re-modelling of the Hartlepool 6<sup>th</sup> Form College is in progress and is expected to be completed next year.

Commencement of development of new Hartlepool College of Further education began within the year and is expected to be completed in summer 2011.

Development of a new Transport Interchange within the town centre is ongoing and is expected to be completed in the summer of 2010.

Completion of a new walk in Health Centre within the town centre was achieved within the year.

Development on a number of Brownfield sites has come forward for housing and other uses.



## **5. Endnote**

- 5.1 Hartlepool has developed significantly 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 those identified in this AMR 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 A robust evidence base to inform preparation of development documents under the new Local Development Framework spatial planning system has been carried out and is now in place. As such, preparation of LDF documents such as the Hartlepool Core Strategy DPD, Tees Valley Minerals and Waste Core Strategy DPD, Tees Valley Minerals and Waste Site Allocations DPD, Green Infrastructure SPD, Planning Obligations SPD and The Transport Assessment and Travel Plans SPD are well underway. The proposed policies in the proposed Affordable Housing DPD and the Hartlepool Housing Allocations DPD will now be incorporated into the Core Strategy.

## Appendix 1: Saved Policies from 13<sup>th</sup> 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

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