Hartlepool Local Development Framework

Annual Monitoring Report

2010/2011

December 2011

HARTLEPOOL
BOROUGH COUNCIL

PREFACE

Government legislation requires all local planning authorities to prepare an Annual Monitoring Report (AMR) for submission to the Secretary of State (SoS) by the end of December each year. The government is, however, proposing changes to the current planning system and amongst these is a stated intention to revoke this requirement. Consequently this may be the last AMR to be submitted to the SoS. The Borough Council will, however, continue to monitor developments within the Borough and compile a report covering the period 1st April to 31st March of the previous year.

Specifically, the AMR 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 seventh Annual Monitoring Report to be prepared for Hartlepool and it generally covers the period **1st April 2010 to 31st March 2011**, although account is taken as necessary of relevant developments both before and after this period.

The report is set out as follows:

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

CONTENTS

EXECUTIVE SUMMARY

This is the seventh Annual Monitoring Report prepared by Hartlepool Borough Council under the Planning & Compulsory Purchase Act 2004 and generally relates to the period **1st April 2010 to 31st March 2011**. 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)

Within the period t no Development Plan Documents (DPDs) or Supplementary Planning Documents (SPDs) were adopted. However, the Tees Valley Joint Minerals and Waste Site Allocations DPDs were on schedule to be adopted in July 2011. The current LDS (i.e. 2010 LDS) was reviewed in July 2010, approved by Cabinet in September 2010 and is now in operation after having been approved by the Secretary of State in November 2010.

The 2010 LDS carried forward the following four development documents from the previous year and these are currently being prepared:

- The Hartlepool Core Strategy DPD,
- Tees Valley Minerals and Waste Core Strategy DPD,
- Tees Valley Minerals and Waste Site Allocations DPD; and
- Planning Obligations SPD.

The 2010 review also takes into account proposals to include four new Supplementary Planning Documents (SPDs):

- Central Area SPD which commenced in June 2010,
- Seaton Carew SPD which commenced in October 2010,
- The Green Infrastructure SPD which commenced in February 2010 and
- The Design SPD which commenced in January 2011.

All the milestones set in the Local Development Scheme (2010) for the preparation of these development documents have been met apart from the adoption of the Hartlepool Planning Obligations SPD and the issuing of the draft Seaton Carew SPD for consultation.

Adoption of the Planning Obligations SPD was scheduled for March 2011 but this has now been delayed as a result of the emergence of the Community Infrastructure Levy (CIL) and the need to consider the implications of this to the SPD. The CIL is a new levy that local authorities in England and Wales can choose to charge on new developments in their area. The money can be used to support development by funding infrastructure that the Council, local community and neighbourhoods want – for example, new or safer road schemes, park improvements or a new health centre.

Issuing of the draft Seaton Carew SPD was scheduled for March 2011 but this has now been delayed due to the Council's intention to appoint a preferred developer to take forward development in Seaton Carew.

(B) Assessment of Planning Policies

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

The assessment does not cover every individual policy in detail – this was, in any event done as part of the preparation process for the new Local Plan. The report considers the effectiveness of the policies which have been in force since 2006.

As the Local Plan was adopted as recently as April 2006 most of the 173 separate policies are up to date and still relevant. However, in October 2008, a request was sent to the Secretary of State (SoS) to save Local Plan Policies beyond April 2009 whilst the Local Development Framework (LDF) which will eventually replace the Local Plan is under preparation. The SoS issued a direction on 18th December 2008 to which was attached a schedule setting out the policies to be saved beyond 13th April 2009 (see Appendix 1). A list of the saved policies can also be accessed on:

http://www.hartlepool.gov.uk/site/scripts/download_info.php?fileID=4102

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

1 INTRODUCTION

The Planning Legislation

1.1 The Planning and Compulsory Purchase Act 2004 introduced a new system of development planning. New types of planning documents are being prepared and incorporated into a Local Development Framework (LDF). These documents are known as Local Development Documents (LDDs). The Local Development Documents will set out the spatial planning strategy for the Hartlepool area[1] and progressively replace the Hartlepool Local Plan and associated supplementary planning guidance. Hartlepool Borough Council's programme for preparing documents under the new planning system is set out in the Local Development Scheme (LDS)[2].

1.2 The Local Development Framework comprises a number of related documents. These are:

- The Local Development Scheme referred to above,
- The Statement of Community Involvement setting out how the Council will involve residents and other interested persons and bodies in the preparation and revision of new planning documents and in the consideration of major planning applications; and
- The Annual Monitoring Report which 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[3] to examine certain matters in their Annual Monitoring Reports. Additional government policy and advice is set out in PPS12 (Local Spatial Planning) 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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[1] For further information on the new planning system see Section 2 of the Hartlepool Local Development Scheme.

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

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

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

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

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

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

Methodology for Assessing Policies

Government regulations require that Annual Monitoring Reports identify policies that are not being implemented, give the reasons for this and the steps, if any, to secure their implementation. This report for the period **1st April 2010 to 31st March 2011** 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.

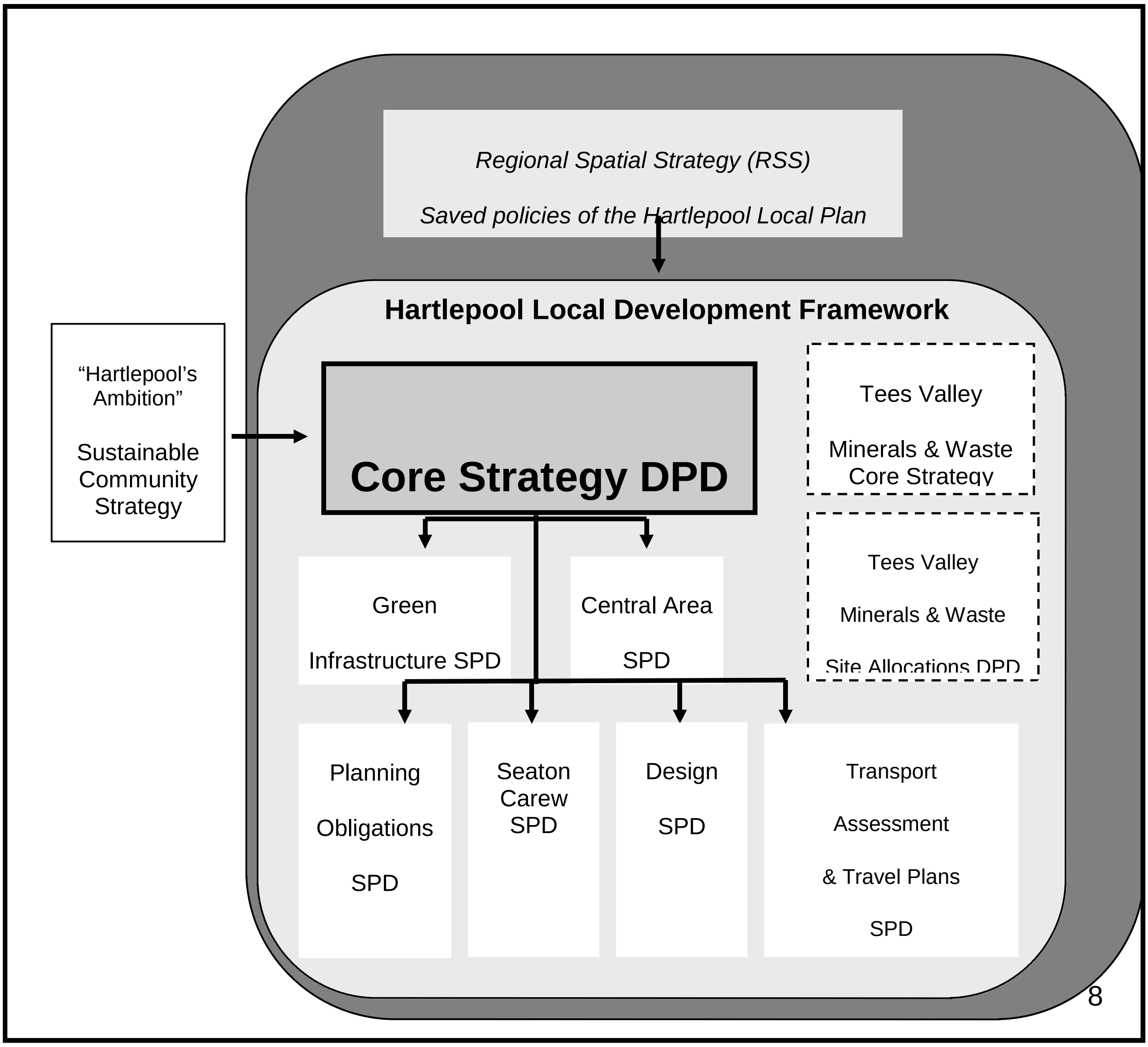
1.8 Although the Government has proposed to revoke the Regional Spatial Strategy (RSS) 2008, the preparation of a housing trajectory illustrating past and likely future housing completions against the RSS requirements will still be reported for this year but next year's AMR will report a housing trajectory based on local needs and not on the RSS.

1.9 Other indicators (i.e. '**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 which at the time of writing the report is still in place. This AMR includes a number of targets relating to some of the output indicators by which to judge the effectiveness of policies.

2. IMPLEMENTATION OF THE HARTLEPOOL LOCAL DEVELOPMENT SCHEME

The Hartlepool Local Development Scheme (LDS) sets out a rolling programme for the preparation of Local Development Framework (LDF) documents relating to forward planning in Hartlepool.
The LDF comprises a portfolio of Local Development Documents which together deliver the spatial planning strategy for the Hartlepool area (see Diagram 1 below). Initially the LDF will also include saved policies from the Hartlepool Local Plan 2006. The LDS is specifically concerned with documents being prepared over the next three years or so but also highlights those which are likely to be prepared beyond this period into the future. It sets out the timetable and highlights the key stages for the preparation of new policy documents and when they are proposed to be subject to public consultation. The LDS is reviewed as necessary when circumstances change.
The current LDS was reviewed in July 2010, approved by Cabinet in September 2010 and is now in operation after having been approved by the Secretary of State in November 2010.

Diagram 1: Local Development Framework Documents



Implementation of the 2010 Local Development Scheme

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
- The Tees Valley Minerals and Waste Site Allocations DPD

The 2010 review takes account of the proposals to include four new Supplementary Planning Documents (SPDs):

- Central Area SPD which commenced in June 2010,
- Seaton Carew SPD which commenced in October 2010,
- The Green Infrastructure SPD which commenced in February 2010 and
- The Design SPD which commenced in January 2011.

2.1 The Transport and Travel Assessment SPD has been adopted on 29th January 2010, hence is excluded from the 2010 LDS. However, the LDS carried forward four 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; and
- Planning Obligations SPD.

2.2 The Local Development Scheme includes the programme for the preparation of nine Local Development Documents. Diagram 2 shows the timescales and progress of the preparation of three DPDs i.e. the Core Strategy, the Tees Valley Joint Minerals and Waste Core Strategy and the Tees Valley Joint Minerals and Waste Site Allocations.

Diagram 2: Timetable of Hartlepool Development Plan Documents

Year	Month	Core Strategy DPD
2009	J	Preferred Options and Draft Policies
	A	
	S	
	O	
	N	
	D	
2010	J	Consultation on Preferred Options (Reg 25)
	F	
	M	
	A	Consideration of representations and changes to the Planning System under the new government
	M	
	J	
	J	
	A	
	S	
	O	
	N	Consultation on Preferred Options Version 2 (Reg 25)
	D	
2011	J	
	F	Consideration of representations
	M	
	A	
	M	Draft Policies approved by Council

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

Diagram 2: Timetable of Tees Valley Joint Development Plan Documents

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 (Reg 25)	Consultation on Preferred Options (Reg 25)
	M		
	A	Consideration of representations	Consideration of representations
	to		
	D		

2009	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		
	D		
2010	J		
	F		
	M		
	A		
	M		
	J		
	J		
	A	Publication 2 of DPD (Reg 27)	Publication 2 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
2011	J		
	F	Commencement of Public Examination	Commencement of Public Examination

	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		

2.3 Diagram 3 shows the timescales and progress of preparation of five Supplementary Planning Documents (SPDs) i.e. Planning Obligations, Green Infrastructure, Seaton Carew, Central Area and Design SPD.

Diagram 3: Timetable of Hartlepool Supplementary Planning Documents

Year	Month	Planning Obligations SPD
2008	F	Commencement Evidence gathering and initial community and key stakeholder involvement
	M	
	A	
	M	
	J	
	J	
	A	
	S	
	O	
	N	
	D	
2009	J	
	F	
	M	

	A	
	M	
	J	
	J	
	A	
	S	
	O	Draft SPD issued for consultation
	N	
	D	
2010	J	
	F	Consideration of representations responses and assessment of implications of new legislation
	M	
	A	
	M	
	J	
	J	
	A	
	S	
	O	
	N	
	D	
2011	J	
	F	
	M	Adoption of SPD

Year	Month	Green Infrastructure SPD	Central Area SPD	Seaton Carew SPD
2010	F	Commencement Evidence gathering and initial community and key stakeholder involvement		
	M			
	A			
	M			
	J		Commencement Evidence gathering and initial community and key stakeholder involvement	
	J			
	A			
	S			
	O			Commencement Evidence gathering and initial community and key stakeholder involvement
	N			
	D			
2011	J			Draft SPD issued for consultation
	F			
	M			Consideration of representations
	A			
	M			Adoption of SPD
	J			
	J	Draft SPD issued for consultation	Draft SPD issued for consultation	
	A			
	S	Consideration of representations	Consideration of representations	
	O			
	N		Adoption of SPD	
	D	Adoption of SPD		

2012	J			
	F			
	M			
	A			
	M			
	J			
	J			
	A			
	S			
	O			
	N			
	D			

Year	Month	Design SPD
2010	F	
	M	
	A	
	M	
	J	
	J	
	A	
	S	
	O	
	N	
	D	
2011	J	Commencement

	F	
	M	
	A	
	M	
	J	
	J	
	A	
	S	Draft SPD issued for consultation
	O	
	N	
	D	Consideration of representations responses
2012	J	
	F	
	M	Adoption of SPD
	A	
	M	
	J	
	J	
	A	
	S	
	O	
	N	
	D	

Table 2.1: Summary of 2010 LDS Programme for preparation of DPDs and SPDs

Document	Key Milestone	Key Dates	Actual Progress	Milestone Achieved
Hartlepool Core Strategy DPD	Production of 2nd Version of Preferred Options and Draft Policies	By end of October 2010	Work on the 2nd version of Preferred Options and Draft policies was finished by end of October, revised and edited in November to get it ready fro consultation. This was within the LDS target.	Yes
	Consultation on 2nd version of preferred options and draft policies	By end of January 2011	Consultation commenced within target in January 2011 and ended on 11th February 2011.	Yes
Joint Minerals and Waste Core Strategy DPD	2nd Publication of DPD	August 2010	The 2nd publication was within the LDS target	Yes
	Commencement of Public Examination	March 2011	Public examination commenced in February 2011	Yes
Joint Minerals and Waste Site Allocations DPD	Publication of DPD	August 2010	The 2nd publication was within the LDS target	Yes
	Commencement of Public Examination	March 2011	Public examination commenced in February 2011	
Hartlepool Planning Obligations SPD	Adoption of SPD	March 2011	The SPD has not been adopted yet because there is need to consider the emerging Community Infrastructure Levy (CIL) and it's implications on this SPD. This is in progress	No
Green Infrastructure SPD	Commencement; Evidence gathering and initial community and key stakeholder involvement	April 2010	Initial work on the SPD has commenced	Yes
Seaton Carew SPD	Draft SPD issued for consultation	March 2011	Work on the SPD is in progress.	No
Central Area SPD	Commencement; Evidence gathering and initial community and key stakeholder involvement	June 2010	Initial work on the SPD has commenced	Yes
Design SPD	Commencement; Evidence gathering and initial community and key stakeholder involvement	January 2011	Initial work on the SPD has commenced	Yes

Commentary

2.4 **Hartlepool Core Strategy (CS):** During the year, work on the Core Strategy progressed as outlined in the 2010 LDS. Representations from the Preferred Options consultation were considered at the beginning of the financial year but changes to the planning system as a result of a new government prompted revision of the preferred options to reflect the changes in legislation.

The introduction of the Localism Act which revokes the Regional Spatial Strategy (RSS) introduces the National Planning Policy Framework (NPPF) and advocates for Neighbourhood Planning, the Council therefore embarked on the production of the 2nd version of the Preferred Options.

The production of the 2nd version of Preferred Options and Draft Policies was completed by November 2010. Consultation commenced at the beginning of January 2011 and was completed on 11th of February 2011. Thereafter, representations were considered and a series of meetings and site visits conducted. Preparation work to submit the Core Strategy is now underway and further details regarding this will be reported in the next financial year.

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 2010/2011 work continued on producing the 2nd Publication document as a result of objections received from representations, in particular from Natural England. The 2nd publication was completed in August 2010 and public examination commenced in February 2011. The DPDs are therefore now on course for adoption by September 2011.

2.6 **Planning Obligations Supplementary Planning Document (SPD):** Work towards publication of the SPD has progressed in the year but adoption in March 2011 has been delayed as a result of the emergence of the Community Infrastructure Levy (CIL) and the need to consider the implications of this and the best way forward. The CIL is a new levy that local authorities in England and Wales can choose to charge on new developments in their area. The money can be used to support development by funding infrastructure that the council, local community and neighbourhoods want – for example, new or safer road schemes, park improvements or a new health centre.

2.7 **Green Infrastructure Supplementary Planning Document (SPD):** Work on this SPD commenced towards end of last financial year with gathering relevant evidence to inform the document. Work has progressed towards initial community and key stakeholder involvement and the draft SPD is expected to be issued around June 2011. Further details will be available in next year’s report.

2.8 **Seaton Carew Supplementary Planning Document (SPD):**Work on this SPD commenced in October 2010 and the SPD is expected to be adopted in the next financial year. Further details on its preparation will be available next year’s report.

2.9 **Central Area Supplementary Planning Document (SPD):** Work on this SPD commenced in June 2010 and is currently at the evidence gathering stage. It is expected to be adopted in the next financial year around November 2011. Further details on its preparation will be available in ext year's report.

2.10 **Design Supplementary Document (SPD):** Work on this SPD commenced in January 2011 and is currently at the evidence gathering stage. It is expected to be adopted at the end of the next financial year around March 2012. Further details on its preparation will be available in next year's report.

2.11 Conclusion

Whilst most milestones for the preparation of DPDs and SPDs have been met, there will be a delay in the progression of the Planning Obligations SPD as a result of the emerging Community Infrastructure Levy (CIL) and the need to consider it's implications on planning obligations.

Work on the Victoria Harbour SPD has now been stopped following the decision in late 2009 by PD Ports (the owner) to focus on the development of renewable energy technologies on the Victoria Harbour site. Hence the revision of the 2010 LDS will exclude this SPD from the programme.

The 2010 LDS will be revised next year to exclude the adopted Transport Assessment and Travel Plans SPD which has been adopted as of January 2010.

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 the Marina 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 91 300 (ONS 2010 mid-year population estimates) 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 2.6% were from the non-white and ethnic minority groups (2007 mid-year estimates). Although Hartlepool has the lowest non-white and ethnic minority population compared to other Boroughs in the Tees Valley, a recent upsurge has been noted in the last 3 years and will probably be reflected in the 2011 population census.

Hartlepool - 2010 Index of Multiple Deprivation

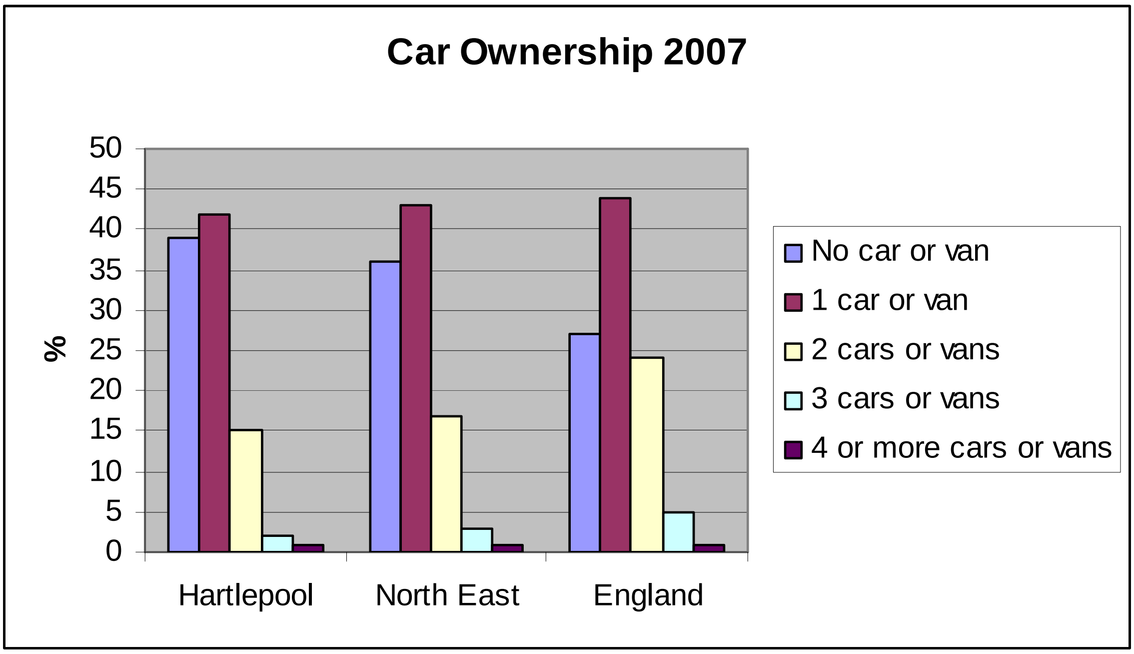
3.8 Hartlepool is currently ranked by the Index of Multiple Deprivation (IMD 2010) as the 24th most deprived out of the 354 Local Authorities in Britain. This is an improvement on the 2007 ranking of 23rd and 2004 ranking of 14th most deprived Local Authority. The IMD measures deprivation in its broadest sense by assessing indicators relating to income, employment, health and disability, education, skills and training, barriers to housing and services, crime and the living environment and combining them into a single deprivation score for each small area in England. This allows each area to be ranked relative to one another according to their level of deprivation. The IMD indices have been produced at Lower Super Output Area[4] (LSOA) level, of which there are 32,482 in the country. Hartlepool has 58 LSOAs, 21 of which are in the top ten per cent of deprived LSOAs in Britain (37%).

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 attracted an estimated 970 000 visitors to Hartlepool. A direct benefit of attracting visitor numbers of this level is that the local, sub-regional and regional economies will have experienced significant expenditure. The race had a major impact on the town's economy, in particular the tourism sector and is estimated to have generated in the region of £29.6 million of income for Hartlepool.

3.13 The new focus on development of the Port 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.

3.14 According to NOMIS (July 2010) and the Tees Valley Unlimited, the unemployment rate in Hartlepool is pegged at 7.0% which is a slight improvement compared to last year's which was 7.4%, however, the rate is still higher than the sub-regional's average of 6.0% (Table 3.1). Rates have been calculated on a consistent basis throughout using as the number of people claiming Job Seekers Allowance, divided by TVU's estimates of the Working Age Population. This is equivalent to the 'official' claimant unemployment rate. Improvement in the unemployment rate compared to last year indicates that there has been an improvement in economic activity in the town which led to creation of employment opportunities.

3.15 Worklessness rate in Hartlepool is also higher than the sub-regional's average. The percentage of the working age population not in work is calculated as the economically inactive plus the unemployed. It includes students, people who do not want to work, and the early retired. In general, Hartlepool seems to be struggling in terms of unemployment as shown by figure in Table 3.1

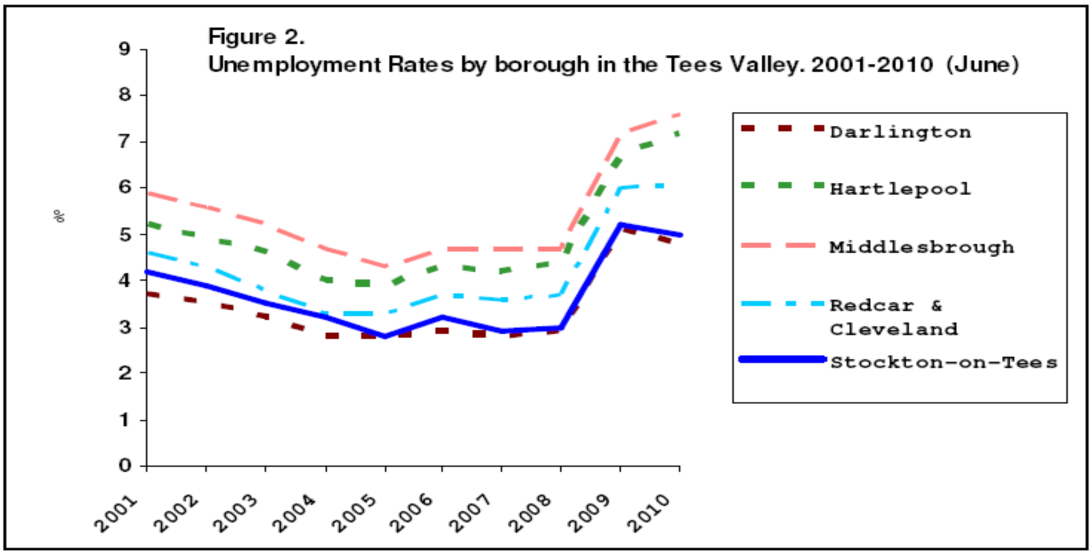
Table 3.1: Unemployment Rates 2010

	UNEMPLOYMENT		% WORKING AGE POPULATION		
	Claimant unemployment rate	Worklessness rate	In employment	Unemployed + incapacity benefit	Other inactivity
Darlington	4.8	26.4	73.6	12.8	13.6
Hartlepool	**7.0**	**33.2**	**66.8**	**18.1**	**15.4**
Middlesbrough	7.5	37.8	62.2	17.0	20.8
Redcar & Cleveland	6.0	32.3	67.7	14.4	17.9
Stockton-on-Tees	5.0	28.9	71.1	12.2	16.9
Tees Valley	**6.0**	**31.7**	**68.3**	**14.6**	**17.2**

Source: NOMIS official labour market July 2010

3.16 Figure 3.3 shows the unemployment trends from 2001 through to 2010 at local, regional and national levels. Generally, rates follow similar trends across the Boroughs with Hartlepool showing a notably high employment rate. A sharp increase in unemployment rates between 2008 and 2009 is noted across all Boroughs with Hartlepool remaining second highest throughout the period. This sharp increase was a result of the economic downturn or 'credit crunch' which was experienced world-wide at that time. However, in 2010 there is a noted slight decline in the unemployment rate which could signal an economy slowly recovering from the recession.

Figure 3.3: Unemployment Rates by Borough in the Tees Valley 2010

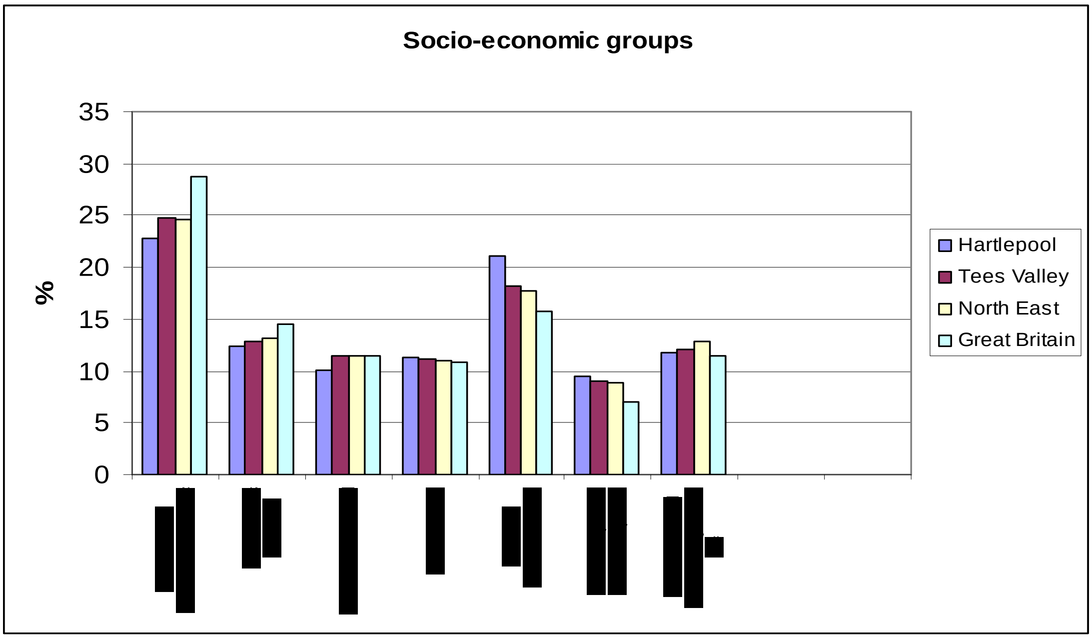


Source: Tees Valley Unlimited, July 2010

Socio-economic groups

3.17 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

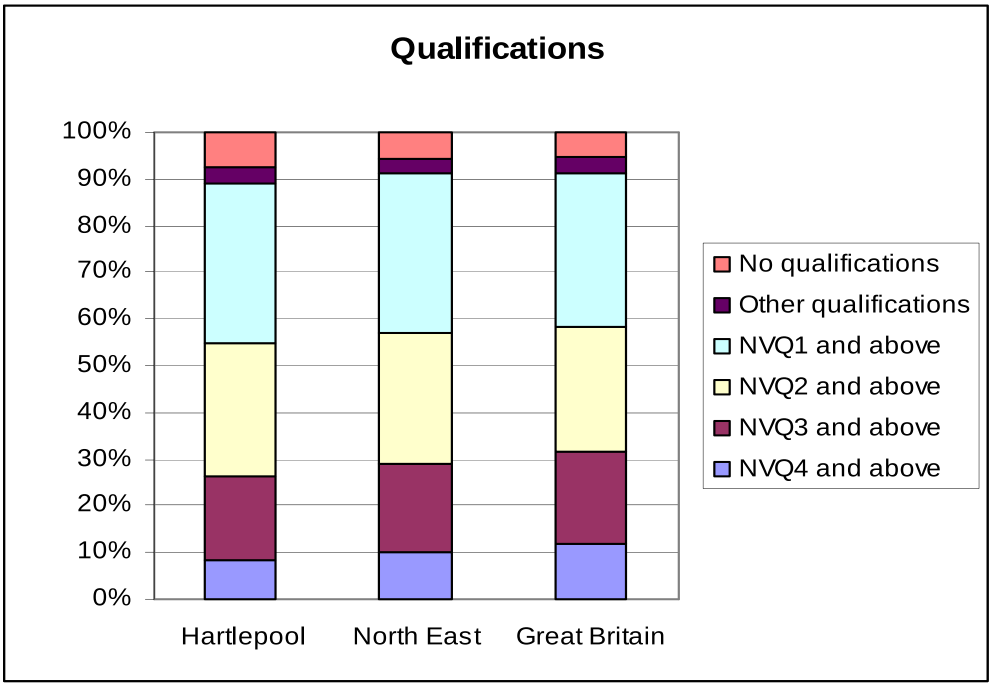
Health

3.18 The latest national statistics (November, 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

3.19 Qualification levels in Hartlepool are slightly lower compared to the sub regional and national levels as illustrated in the graph below. In comparison, Figure 3.5 also shows that there are more people in Hartlepool with no qualifications at all.

Figure 3.5: Qualifications 2010



Source: Tees Valley Unlimited August 2010

Community Safety

3.20 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.

3.21 Table 3.2 below gives a breakdown of offences by the crime category under which they were recorded by Cleveland police. These figures are based on the date that the crime was recorded not necessarily the date the offence occurred. During the period April 2010 to March 2011, Cleveland police recorded 5804 offences, a drop of 24.1% compared to last year's record of 7646 offences.

Violence against the person, criminal damage including arson, and wounding remain the most recorded forms of crime in Hartlepool and this trend is the same as in the previous year.

Table 3.2: Notifiable Offences Recorded by the Police 2010/2011

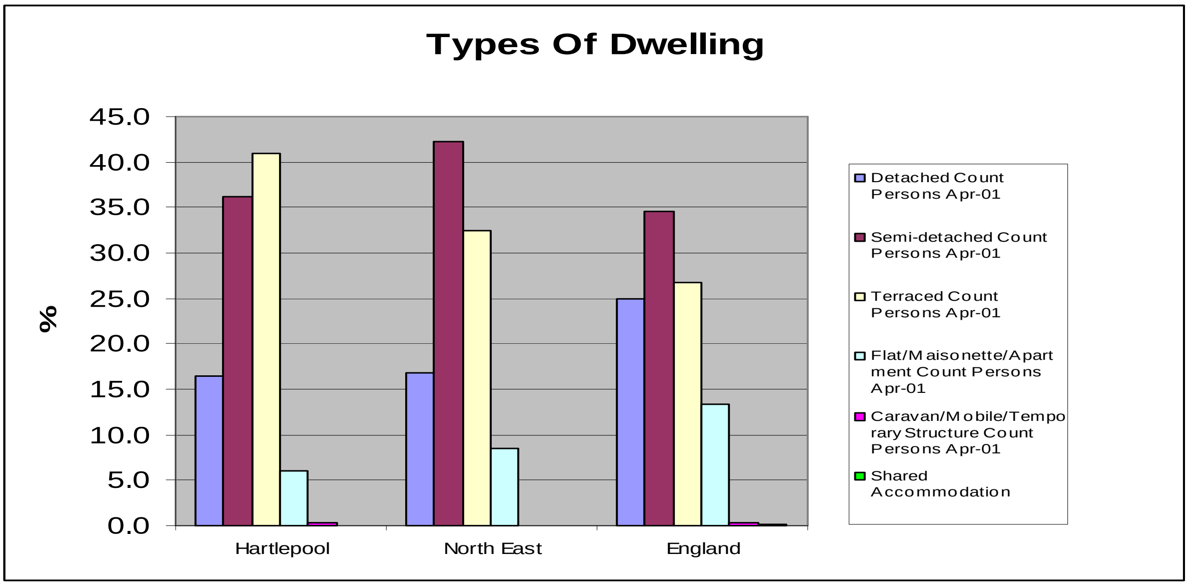
Crime Category	**Number of recorded offences**
Violence Against the Person	1531
Wounding or Other Act Endangering Life	18
Other Wounding	812
Harassment Including Penalty Notices for Disorder	224
Common Assault	355
Robbery	28
Theft from the Person	34
Criminal Damage Including Arson	1479
Burglary in a Dwelling	419
Burglary Other than a Dwelling	395
Theft of a Motor Vehicle	171
Theft from a Motor Vehicle	338
Total	**5804**

Source: Home Office website 2011

Housing

3.22 Within Hartlepool, housing market failure is evident in some parts of the town. This is due in great part to the fact that Hartlepool contains higher than average levels of terraced housing stock (41% compared to 26.7% nationally in 2004), and that older terraced properties are much less popular than they were. Conversely the proportion of detached dwellings is relatively small (16.5% in 2004 compared to 24.9% nationally). Whilst, as illustrated in the chart below, the intercensal period 1991 to 2001 has seen a decrease in the proportion of terraced dwellings and an increase in the proportion of detached dwellings in Hartlepool, the imbalance in the housing stock is still evident.

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

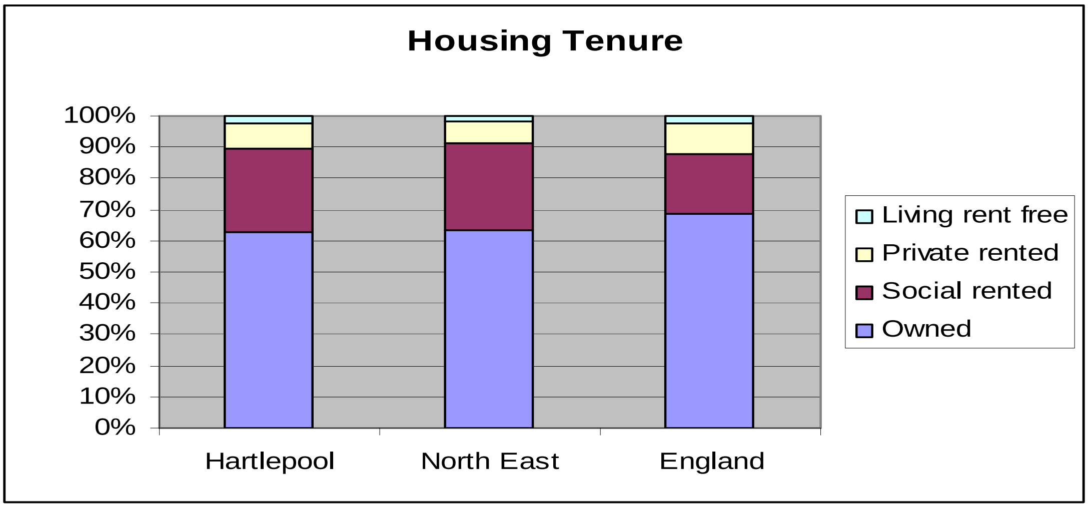


Source: Office for National Statistics 2004

3.23 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.

3.24 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 3.6. Nevertheless demands on the social rented stock are still very high.

Figure 3.7 Housing Tenure (2001 Census updated in November 2004)



Source: Office for National Statistics November 2004

Current House Prices

3.25 Semi detached and terraced properties accounted for most house sales according to Right Move 2010 (Table 3.3). The average price for houses sold in Hartlepool this year is £144 749 and this is an increase of about 16.6% compared to last year's average price of £120 600. Affordability is still a key issue in Hartlepool as highlighted in the Hartlepool Strategic Housing Market Assessment completed in June 2007 and the Council continued to invest n more affordable housing in partnership with private developers and housing associations such as Housing Hartlepool.

Table 3.3: Average house prices by sales 2010/2011

	Detached		**Semi-detached**		**Terraced**		**Flat/Maisonette**	
Post Code Area	Price £	Sales	Price £	Sales	Price £	Sales	Price £	Sales
TS22	358,279	84	137,083	72	147,545	11	142,870	10
TS23	169,294	71	98,216	200	99,966	163	66,636	11
TS24	140,786	15	96,716	104	79,364	156	125,551	19
TS25	178,777	52	110,570	207	77,405	178	85,043	21
TS26	225,343	187	143,756	171	76,248	184	93,543	35
TS27	225,343	48	108,260	62	83,051	80	75,315	1
Borough-wide Average	**216,304**	**457**	**115,767**	**816**	**93,930**	**772**	**98,160**	**97**

Source: Right Move 2011

The Environment

3.26 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

3.27 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

3.28 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
• Compactness of main urban area • Expanding population • Sense of community / belonging • Partnership working • Good track record in delivering physical regeneration • Diverse, high quality and accessible natural environment • Maritime, industrial and religious heritage • Availability of high quality housing • Successful housing renewal • High levels of accessibility by road • Lack of congestion • Good local road communications • Direct rail link to London • Good local rail services • Active and diverse voluntary and community sector • Positive community engagement • Successful event management • Small business and SME development • Growth of visitor market • High quality tourist attractions • High quality expanding educational facilities	• Perceived image • Location off main north-south road corridor • High deprivation across large areas of the town • Low employment rates and high level of worklessness • Legacy of declining heavy industrial base • Small service sector • Imbalance in the housing stock • Shortage of affordable housing • Poor health • Low level of skills • High crime rates • Exposed climate • Range and offer of retail facilities	• Young population, possible asset for future prosperity • Can improve the economy and the growing house choice thus improving the recent stabilisation of population levels • Availability of land to enable diversification of employment opportunities • Potential for development of major research, manufacturing and distribution facilities on A19 corridor • potential for further tourism investment • Potential for integrated transport links • Major high quality employment opportunities at Victoria Harbour, Queens Meadow and Wynyard Park • Success of Tall ship races and opportunity to bid for the event in the future • Plans for development of Tees Valley Metro • Established housing market renewal programme • New state of the art hospital site in Wynyard • Potential New Nuclear Power Station • Renewable Energy and Eco Industries • Developing indigenous business start-up and growth	• Closure of major employer • Expansion of area affected by housing market failure • Climate change and rising sea levels • Lack of financial resources / budget deficits • Increasing car ownership and congestion • Loss of Tees Crossing Project • Access to New hospital • Competition from neighbouring out of town retail parks • Competition from outlying housing markets • Government spending cuts could affect regeneration and employment levels

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 Through policies in the Local Plan, various other strategies and incentives, the Council will continue to seek ways to achieve higher economic growth rates in Hartlepool in order to bridge the gap with more prosperous authorities in the region. The attraction and retention of highly skilled workers is viewed as critical to regional and sub-regional economic success. 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 31st March 2011.

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 sixth report and further local output indicators will be included in subsequent annual monitoring reports if relevant. It should be noted that whilst working on the LDF, the Local Plan policies have been automatically saved as from 13th April 2009. A Schedule of these ‘saved policies’ which were agreed on by the Secretary of State are set out in Appendix 1. The ‘saved policies’ are also available online on the Council’s website (http://www.hartlepool.gov.uk/downloads/1004/planning_policy)

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 broad areas:

- regeneration of Hartlepool,
- provision of community needs,

- conservation and improvement of the environment and
- 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 policies of the Hartlepool Local Plan:

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

4.9 However, Indicators have not been established for all objectives, partly because of resource considerations and partly because a new Hartlepool planning system has been installed and is not yet fully operational in respect of the development of monitoring information. Nevertheless, all planning proposals and developments have been examined as part of the monitoring process, although the data provided in this report for completed developments does not include minor extensions to existing premises / uses, but focuses rather on new completed development or significant extensions, permitted through the approval of planning permission i.e. the development management or development control (DC) process.

4.10 The core output indicators are grouped into 5 groups as follows:

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

A. 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 floor space - by type (gross and net)

Core Output Indicator BD2: Total amount of employment floor space on previously developed land - by type

Core Output Indicator BD3: employment land available

Table 4.1: Employment Floorspace

		Use Class B1a	**Use Class B1b**	**Use Class B1c**	**Use Class B2**	**Use Class B8**	**Total**
BD1	gross (m^2)	58	472	-	-	576	1106
	Net (m^2)	-	-	-	-	-	-
BD2	gross	58	472	-	-	576	1106
	% gross on PDL	-	-	-	-	100	100
BD3	hectares	-	-	-	-	-	372.9

Commentary

In comparison to 2009/2010 (with total additional floorspace completions of 246m^2), this year has seen a significant increase in business development with a total of 1106m^2 completed floor space. Completion of four industrial units at Usworth Road Business Park and a salt store depot at Brenda Road East accounted for most of the additional floor space. Completion of a modular office at Huntsman Tioxide also accounted for some additional floor space.

Unlike in previous years, available employment land this year has been reported according to the results of the Employment Land Review which as at December 2008 reported 372.9ha of available employment land including land at North Burn and Wynyard Business Parks. It is difficult to break down this available employment land into sub-categories within the B Use Class as required by indicator BD3 (Table 4.1) because use classes in all industrial allocations are flexible with some being more restricted than others in certain circumstances. In principle, any development of the B Use Class would be permitted in the allocated industrial land, but in reality there are restrictions put in place in allocations such as Wynyard and Queens Meadow, for instance.

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.

It is important to note that the Employment land Allocations are due to change with the adoption of the Core Strategy in 2012. These changes will be reflected in future reports and de-allocation of sites such as Golden Flatts and Century Park RHM (both totalling an area of 41ha) will reduce the available employment land in future, in addition to any future employment land uptake.

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

Table 4.2: Amount of completed floorspace for town centre uses

		A1	A2	B1a	D2	Total
BD4	Gross (m^2)	575	-	-	-	575
	Net (m^2)	-	-	-	-	-

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 575 m^2 completed floor space was outside the town centre boundary. The completion of a retail mezzanine floor at Currys store at Anchor Retail Park (Marina Way) accounts for this year’s total floor space completions. Although Argos Extra opened at Anchor Retail Park, its 667m^2 floor space does not account for any additional floor space completions since this replaced the previous shoe store Brantano which had shut down earlier in the year. There is not much difference in additional floor space this year compared to last year’s 493m^2.

Local Output Indicator: *Vacancy rates in the town centre*)

Table 4.3: Vacancy Rates in the Town Centre

	2009	2010	2011
Total number of commercial units	503	507	**509**
Total number of vacant units	89	107	**111**
Total Floor Space (m^2)	140 601	140 279	**140 282**
Vacant Floor Space (m^2)	30 676	22 205	**22 826**
*Vacancy Rate (%)	21.8	15.8	**16.3**
Market Hall Vacant Stalls	26	13	**9**

*Vacancy Rate = (vacant floor space/total floor space)*100%

Commentary

Information on vacancy rates 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 a vacancy rate of 16.3%. This is a small increase compared to last year's rate of 15.8%. The rate is anticipated to fall in the coming year with the opening of BHS provided more shops do not shut down prior to this. The main challenge of lack of high quality shops in Hartlepool still remains since a number of shops that shut down last year were replaced by low quality shops and charity shops. However, outside the town centre boundary, at the Hartlepool Marina, a positive development has been noted with Currys extending retail space by opening a mezzanine floor and Argos Extra replacing the closed down shoe shop Brantano.

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, high vacancy rates can still 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 2010/2011

General Location	Site / Location	Development
Edge of town centre	None	None
Town Centre	None	None
Edge of town centre	None	None
Town Centre	None	None
Edge of town	None	None
Countryside	North Hart farm Ashfield farm Dalton	Siting of caravans with internal service access and provision of screening mound Erection of a single storey extension to clubhouse and variation of condition to allow consumption of food and drink on land surrounding clubhouse

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. However, there are no planning permissions granted during the year to reflect these characteristics (see Table 4.4). Some of tourist-related developments were granted at the Marina last year although they have not yet been implemented. These include among others the erection of a 54-bed floating hotel at the Marina.

Never-the-less the Marina experienced a large visitor turn out during the Tall Ships event which took place on 7th to 10th August 2010. Hartlepool Borough Council secured the opportunity to be the only UK, and the final host port in the internationally acclaimed Tall Ships Races. The Tall Ships Races are an annual competitive event organised by Sail Training International (STI) and held every summer in European waters. Each year between 70 and 100 vessels from 15 to 20 countries, crewed by some 5 to 6,000 young people from over 30 countries worldwide take part in this unique event that combines four days of activities in each port with racing or cruising-in-company between ports.

The hosting of The Tall Ships Races – Hartlepool 2010 is regarded as a success. Planning and delivering an event of this size and scale was a first, both for Hartlepool and the organisations involved. In summary the following was achieved by the Borough interms of numbers:

- 970,000 visitors were attracted to the event over 5 days;
- 717,800 visitors were attracted from outside Hartlepool Borough;
- £26.5 million of economic impact was created in the local economy;
- £3.2 million of Advertising Value Equivalent (AVE) media coverage;
- 310 net additional person years of employment has been supported by the event; and
- 230 volunteers supported the event.

Although the economic climate was not conducive due to a recession at the time when the Borough hosted the event, achieving the above results was a considerable achievement for the Borough.

The Borough hopes that the Tall Ships Races has generated awareness and publicity for Hartlepool that will reap benefits in the future interms of tourism and investment. Visitor perceptions of Hartlepool have been enhanced and visitors from Tees Valley, the rest of the North East and the rest of the UK have said that they are very likely or likely to return to Hartlepool (Hartlepool Borough Council: The Tall Ships Races – Hartlepool 2010 Evaluation & Economic Impact Assessment by Spirul Intelligent Research, November 2010)

B. 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 2004-2010/11

	Start of plan period	End of plan period	Total housing required	Source of plan target
H1(a)	2004/5	2010/11	2730	Adopted RSS 2008
H1(b)	2011/12	2026/27	4800	Core Strategy to be adopted in 2012

Commentary

Following the Localism Act which came into force in November 2011, this will be the last year to report RSS based housing figures since the Act revokes the RSS. Future housing needs will be based on the Core Strategy which is scheduled for adoption in late summer 2012. Table 4.5 sets precedence to future housing needs based on the Core Strategy.

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

Core Output IndicatorH2b: Net additional dwellings – for the reporting year

Core Output Indicator H2c: Net additional dwellings in future years

Core Output Indicator H2d: Managed delivery target

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

Core Output Indicator		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	302											
H2b	Net additional dwellings for the reporting year							309										
H2c	Net additional dwellings in future years								285	285	285	285	285	330	330	330	330	330
	Target (RSS) And Core Strategy	390	390	390	390	390	390	390	285	285	285	285	285	330	330	330	330	330
H2d	Managed Delivery target	-184	-135	-165	-390	+66	-88	-81	0	0	0	0	0	0	0	0	0	0
	Cumulative Delivery target	-184	-319	-484	-874	-808	-896	-977	-977	-977	-977	-977	-977	-977	-977	-977	-977	-977

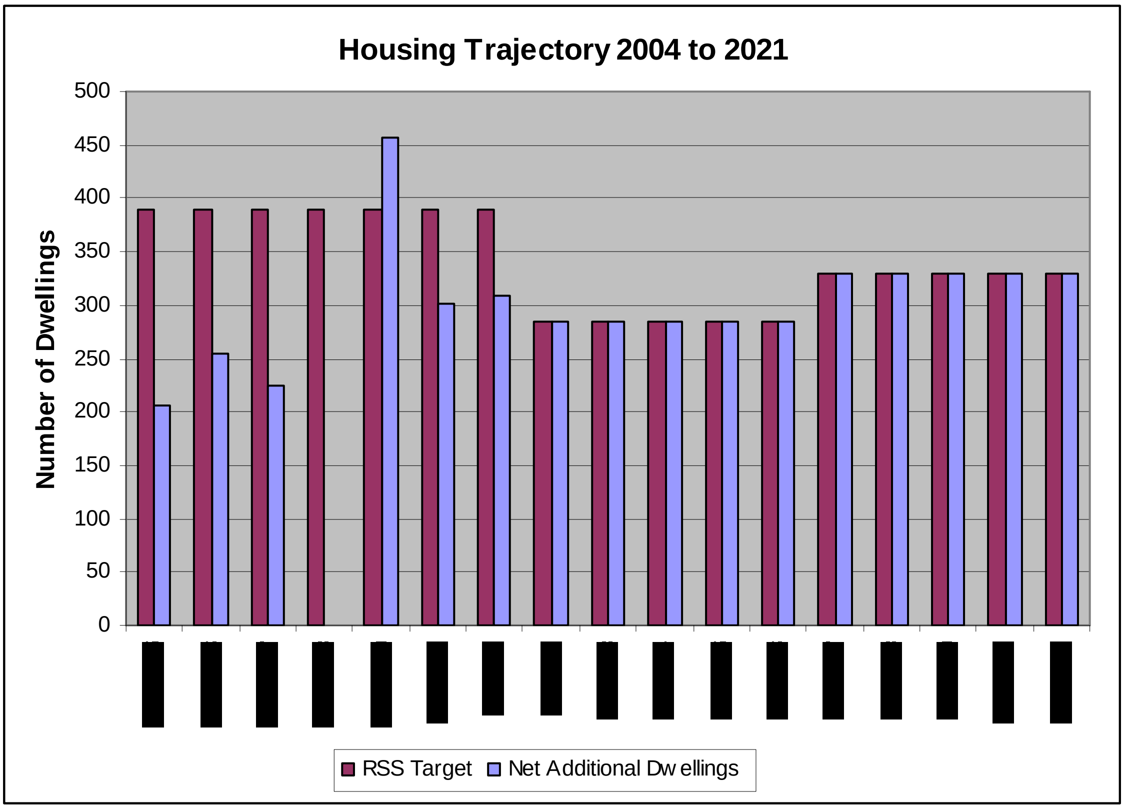
In relation to the RSS target; + denotes over delivery and – (minus) under delivery.

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[4]**.** The revised housing trajectory (diagram 4.1) shows an overall housing supply amounting to about 5805 dwellings over the period 2004 to 2021.

Future net completions are estimated taking into account:

a) anticipated completion rates on committed sites already under construction (including conversions) plus
b) anticipated completion rates on most, but not all, sites and conversions with planning permission plus
c) anticipated completion rates on major sites for which planning permission is pending, primarily the Victoria Harbour proposal, plus
d) Anticipated completions 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



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[4] As set out in the Regional Spatial Strategy July 2008

Commentary

In 2010/2011, net additional dwellings are 309. This is 2 dwellings more than the previous year in which there were 307 net additional dwellings. In 2010 /11 the gross completions were 365, which is just under the RSS target. However, there were 56 demolitions (mainly on Housing Market Renewal sites) which brought the net additional dwelling figure down to 309. The new dwellings in 2010/2011 were distributed across a variety of housing sites, including the ongoing main developments at Middle Warren, the Housing Market Renewal (HMR) sites at the Headway and Charles Street.

Although net additional dwellings are slightly lower than the RSS target of 390 dwellings, next year, the figure is expected to meet the revised target of 285, which reflects the housing requirement in the Borough. Continuing commitments (at Middle Warren, Headway, Easington Road and Bellevue HMR sites, small Brownfield sites and the Hartlepool Marina) together with the proposed new housing sites on the western fringe of the town as outlined in the upcoming Core Strategy Publication DPD will account for a large proportion of proposed future housing supply over the next 15 years.

The Core Strategy Publication DPD which is expected to be adopted in the summer of 2012 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 two 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 energy renewables and port-related 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)

Brownfield Targets: The Local Plan targets for the proportion of housing development to be provided on previously developed land and through conversions of existing buildings is to be 75% by 2016. This year it is 58% (Table 4.7).

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

		Total Dwellings				
		2006/2007	**2007/2008**	**2008/2009**	**2009/2010**	**2010/2011**
H3	Gross	283	212	530	452	**365**
	% Gross on PDL	51.9	64.4	36.2	78.5	**58**

Commentary

The percentage of development on previously developed land this year has decreased to 58% from last year's 78.5%.

This decrease is due to more housing completions coming from Greenfield sites such as Middle Warren, Seaton Lane, Kipling Road and Wynyard. More Brownfield completions are expected next year from HMR completions and starts from Brownfield sites such as Headway, Easington Road and Bellevue.

It is important to note that due to the new National Planning Policy Framework (NPPF) that is currently being proposed by the government, the requirement to meet the Brownfield target with all new builds and conversions may no longer be required. The NPPF consolidates most current Planning Policy Statements (PPSs) and Planning Policy Guidance (PPGs). It has omitted the Brownfield target requirement and more information on this will be reported in the next AMR.

Local Output Indicator: Types of housing completed

Table 4.8: Types of Houses completed (gross): 2010/2011

Type		**2010/2011**		**2009/2010**		**2008/2009**		**2007/2011**	
		Subtotal	**Total**	**Subtotal**	**Total**	**Subtotal**	**Total**	**Subtotal**	**Total**
Whole houses or bungalows	1 bedroom	**0**	**284**	0	228	0	251	0	222
	2 bedrooms	**90**		44		88		72	
	3 bedrooms	**115**		137		111		82	
	4 or more bedrooms	**79**		47		52		68	
Flats, Maisonettes or Apartments	1 bedroom	**1**	**81**	4	162	35	279	50	107
	2 bedrooms	**80**		158		244		52	
	3 bedrooms	**0**		0		0		5	
	4 or more bedrooms	**0**		0		0		0	

Commentary

Provision of flats / apartments has continued to decline and whole houses and bungalows provision has continued to increase. There is no evident trend relating to housing type(in terms number of bedrooms) as this has fluctuated.

It has become evident that provision of 1-bedroom houses/bungalows, 3^+ and 4^+ bedroom flats or apartments has not been recorded in the last three 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. In line with this finding, this year has again seen an increase in the provision of whole houses or bungalows, at 67.5% compared to last year’s 58.5%. This indicates that the c,Council is addressing the shortage of homes in this category as identified in the Strategic Housing Market Assessment (2007) and this is a positive development.

Core Output Indicator H5: Gross affordable housing completions

Table 4.10: Gross affordable housing completions 2006/2011

Year	Social rent homes provided	Intermediate homes Provided	Affordable homes total
2010/2011	**120**	**61**	**181**
2009/2010	89	33	122
2008/2009	98	58	156
2007/2008	30	29	59
2006/2007	10	0	10

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 delivered a total of 181 affordable homes which is still below target.

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 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 2010/2011. The Housing Market Renewal programme has completed demolition of the Easington road site (2.3 hectares) and the Belle Vue site (2.6 hectares). Construction work these HMR sites is expected to be completed in the next financial year and this will be reported in the next AMR. Construction on the 0.8 hectare site on Hucklehoven Way/Charles Street within the central area was completed this year. Construction work at Middle Warren and the HMR sites (Easington Rd, Headway and Bellevue) are expected to be completed next year. This is anticipated to have a significant effect on the housing trajectory next year. On another HMR site, Perth Street, a compulsory purchase order (CPO) inquiry has taken place, the outcome of which is expected in the next financial year.

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

Table 4.11: Number of gypsy and traveller pitches delivered.

	Permanent	Transit	Total
H4	nil	nil	nil

Commentary

Hartlepool currently has no identified sites for provision of Gypsies and Travelers pitches. However Policy Hsg14 of the 2006 Local Plan sets out criteria on which to assess any application for determining 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
H6	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil

For the year 2010/2011, none of the housing associations have started rating the new build completions against the Building for life criteria.

C. 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 2010/2011.

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	0.1 ha	0.1ha

Commentary

This year 0.1ha of wildflower meadow at the new innovation centre has been created. Like in the previous year, 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. 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 as there are no stand alone renewable energy schemes in Hartlepool.

D. MINERALS AND WASTE

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

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 confidentially prevent the publication of detailed figures

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

Table 4.18: The capacity and operational throughput of new waste management facilities as applicable

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

There were no new waste management facilities provided during 2010/2011.

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	**2010/2011**	**5610.46**	**20444.49**	**Nil**	**17467.26**	**Nil**	**43522.21**
	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 43 522.21 tonnes and is lower than last year's (Table 4.19). Total waste arising has been steadily decreasing since 2008/2009 and 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 continuing reduction in total waste over the last three financial years could be due to: 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.

E. QUALITY OF LIFE

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

Related Policies

- Setting out general principles for all new development (GEP1);
- Provision for access for all (GEP2);
- Encouraging crime prevention by planning and design (GEP3);
- Control on the location of food and drink developments (Com12) and on the location of late night uses (Rec13);
- Controlling other new developments to protect the amenities of residents (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 2006-2011

Developments Approved	2006/2007	2007/2008	2008/2009	2009/2010	2010/2011
Agricultural buildings	0	1	1	0	1
New dwellings – no agricultural justification	0	0	0	1	0
New dwellings associated with agricultural existing developments	0	0	1	0	0
Temporary residence in connection with rural business	0	1	1	1	0
Replacement dwellings	0	0	0	0	0
Residential conversions of rural buildings	0	0	0	0	0
Extensions of gardens	0	0	0	0	0
Recreational and leisure uses	4	1	2	0	1
Farm diversification schemes	0	1	0	0	0
Extensions and other works relating to existing businesses	1	0	1	2	0
Telecommunications developments	0	0	0	0	0
Other	2	0	1	1	1

Commentary

The information provided above relates to planning applications approved since 2006 for development on land outside the limits to development (urban fence and village envelopes).

There have only been three developments approved outside limits to development. Policies defining limits to development therefore continue to protect the open countryside from inappropriate development.

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)	2006/07		2007/2008		2008/2009		2009/2010		2010/2011	
	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	0.43	0	0.57	0	1	0	1.05	1.52	0	0
Diverted	0	0	0	0	0	0	0	0	0.465	0
Extinguished	0	0	0	0	0.27	0	0	0	0	0
Improved	0	0	9	0	5.25	0	4.07	0	2..173	0.045

Commentary

There has been no new rights of way created this year. However, there has been improvement works on the condition and access of 2.173 km of existing public rights of way and 0.465km has been diverted. There has also been 0.045km improvement works on permissive paths.

The percentage of rights of way open and easy to use is measured by the National Best Value Performance Indicator (BVPI) and this is useful in identifying how the rights of way network has been improving. It is important to note that the BVPI figures vary from year to year and its value depends on the days when the network was surveyed. The 2008 BVPI of 178 recorded 84.2% public rights of way as being open and easy to use and 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.

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.

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

Year	Length and name of cycleway
2006/2007	None
2007/2008	2.33km
2008/2009	1.1km (north Hart Farm to Middlethorpe Farm)
2009/2010	None
2010/2011	**None**

Commentary

Policy Tra5 of the 2006 Local Plan makes provision for the continued development of a comprehensive network of cycle routes linking the main areas of the Borough. This year there has been no new cycle routes created.

F. 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 2006-2011

Type of building at risk	2006/07	2007/2008	2008/2009	2009/2010	2010/2011
Grade 1 and Grade II* Listed Buildings	0	0	0	0	**0**
Grade II Listed Buildings	10	11	10	8	**8**
Non Listed Buildings in Conservation Areas	3	3	3	2	**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	Conservation Area Appraisals
2006/2007	1
2007/2008	1
2008/2009	1
2009/2010	3
2010/2011	**1**

Commentary

In line with the local target, one Conservation Area Appraisal has been undertaken during the year and it was for the Stranton Conservation Area. 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 2010/2011

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.

Other Significant Developments during 2010/2011

Tall Ships Event

Hartlepool Borough Council was proud to have won the opportunity to be the only UK, and the final host port in the internationally acclaimed Tall Ships Races on 7th to 10th August 2010. The Tall Ships Races are an annual competitive event organised by Sail Training International (STI) and held every summer in European waters. Each year between 70 and 100 vessels from 15 to 20 countries, crewed by some 5 to 6,000 young people from over 30 countries worldwide take part in this unique event that combines four days of activities in each port with racing or cruising-in-company between ports. The Tall Ships Races Hartlepool 2010 were led by Hartlepool Borough Council in partnership with PD Ports Ltd and Hartlepool Marina Ltd. The Council carried out an economic impact assessment of the event and this is reported at the end of the Business Development and Town Centres section of this report.

Hartlepool College of Further Education

The new Hartlepool College of Further Education opened to students at the beginning of the academic year in September 2011. However, further development is still in progress with the old building now closed and due to be demolished during next year.

Transport Interchange

Development of a new Transport Interchange within the town centre is now complete and was open in time for the Tall Ship Event in August 2010. Improvement works on the associated car parks and the waiting rooms continued during the year.

Endnote

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.

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 developments of the offshore renewable energy sector at The Port (also known as Victoria Harbour, Victoria Docks) continue to be addressed by the Council. 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.

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 and the Planning Obligations SPD are well underway. The Transport and Travel Assessment SPD has been adopted as of January 2010 and The Tees Valley Minerals and Waste DPDs are expected to be adopted in the summer of 2011.

Appendix 1: Saved Policies from 13th April 2009

SCHEDULE

POLICIES CONTAINED IN HARTLEPOOL LOCAL PLAN (2006)

GEP1	General Environmental Principles
GEP2	Access for all
GEP3	Prevention by Planning and Design
GEP7	Frontage of Main Approaches
GEP9	Developers' Contributions
GEP10	Provision of Public Art
GEP12	Trees, Hedgerows and Development
GEP16	Untidy Sites
GEP17	Derelict Land Reclamation
GEP18	Development on Contaminated Land

Ind1	Wynyard Business Park
Ind2	North Burn Electronics Components Park
Ind3	Queens Meadow Business Park
Ind4	Higher Quality Industrial Estates
Ind5	Industrial Areas
Ind6	Bad Neighbour Uses
Ind7	Port-Related Development
Ind8	Industrial Improvement Areas
Ind9	Potentially Polluting or Hazardous Developments
Ind10	Underground Storage
Ind11	Hazardous Substances

Com1	Development of the Town Centre
Com2	Primary Shopping Area
Com3	Primary Shopping Area – Opportunity site
Com4	Edge of Town Centre Areas
Com5	Local Centres
Com6	Commercial Improvement Areas
Com7	Tees Bay Mixed Use Site
Com8	Shopping Development
Com9	Main Town Centre Uses
Com10	Retailing in Industrial Areas
Com12	Food and Drink
Com13	Commercial Uses in Residential Areas
Com14	Business Uses in the Home
Com15	Victoria Harbour/North Docks Mixed Use Site
Com16	Headland – Mixed Use

To1	Tourism Development in the Marina
To2	Tourism at the Headland
To3	Core Area of Seaton Carew
To4	Commercial Development Sites at Seaton Carew
To6	Seaton Park
To8	Teesmouth National Nature Reserve
To9	Tourist Accommodation
To10	Touring Caravan Sites
To11	Business Tourism and Conferencing

Hsg1	Housing Improvements
Hsg2	Selective Housing Clearance
Hsg3	Housing Market Renewal
Hsg 4	Central Area Housing
Hsg5	Management of Housing Land Supply
Hsg6	Mixed Use Areas
Hsg7	Conversions for Residential Uses
Hsg9	New Residential Layout – Design and Other Requirements
Hsg10	Residential Extensions
Hsg11	Residential Annexes
Hsg12	Homes and Hostels
Hsg13	Residential Mobile Homes
Hsg14	Gypsy Site

Tra1	Bus Priority Routes
Tra2	Railway Line Extensions
Tra3	Rail Halts
Tra4	Public Transport Interchange
Tra5	Cycle Networks
Tra7	Pedestrian Linkages: Town Centre/Headland/Seaton Carew
Tra9	Traffic Management in the Town Centre
Tra10	Road Junction Improvements
Tra11	Strategic Road Schemes
Tra12	Road Scheme: North Graythorp
Tra13	Road Schemes: Development Sites
Tra14	Access to Development Sites
Tra15	Restriction on Access to Major Roads
Tra16	Car Parking Standards
Tra17	Railway Sidings
Tra18	Rail Freight Facilities
Tra20	Travel Plans

PU3	Sewage Treatment Works
PU6	Nuclear Power Station Site
PU7	Renewable Energy Developments
PU10	Primary School Location
PU11	Primary School Site

Dco1	Landfill Sites

Rec1	Coastal Recreation
Rec2	Provision for Play in New Housing Areas
Rec3	Neighbourhood Parks
Rec4	Protection of Outdoor Playing Space
Rec5	Development of Sports Pitches
Rec6	Dual Use of School Facilities
Rec7	Outdoor Recreational Sites
Rec8	Areas of Quiet Recreation
Rec9	Recreational Routes
Rec10	Summerhill
Rec12	Land West of Brenda Road

Rec13	Late Night Uses
Rec14	Major Leisure Developments

GN1	Enhancement of the Green Network
GN2	Protection of the Green Wedges
GN3	Protection of Key Green Space Areas
GN4	Landscaping of Main Approaches
GN5	Tree Planting
GN6	Protection of Incidental Open Space

WL2	Protection of Nationally Important Nature Conservation Sites
WL3	Enhancement of Sites of Special Scientific Interest
WL5	Protection of Local Nature Reserves
WL7	Protection of SNCIs, RIGSs and Ancient Semi-Natural Woodland

HE1	Protection and Enhancement of Conservation Areas
HE2	Environmental Improvements in Conservation Areas
HE3	Developments in the Vicinity of Conservation Areas
HE6	Protection and Enhancement of Registered Parks and Gardens
HE8	Works to Listed Buildings (Including Partial Demolition)
HE12	Protection of Locally Important Buildings
HE15	Areas of Historic Landscape

Rur1	Urban Fence
Rur2	Wynyard Limits to Development
Rur3	Village Envelopes
Rur4	Village Design Statements
Rur5	Development at Newton Bewley
Rur7	Development in the Countryside
Rur12	New Housing in the Countryside
Rur14	The Tees Forest
Rur15	Small Gateway Sites
Rur16	Recreation in the Countryside
Rur17	Strategic Recreational Routes
Rur18	Rights of Way
Rur19	Summerhill- Newton Bewley Greenway
Rur20	Special Landscape Areas

Min1	Safeguarding of Mineral Resources
Min2	Use of Secondary Aggregates
Min3	Mineral Extraction
Min4	Transport of Minerals
Min5	Restoration of Mineral Sites

Was1	Major Waste Producing Developments
Was2	Provision of 'Bring' Recycling Facilities
Was3	Composting
Was4	Landfill Developments
Was5	Landraising
Was6	Incineration

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