



Hartlepool Borough Council Local Development Framework

Authorities Monitoring Report 2011 - 2012



November 2012

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EXECUTIVE SUMMARY

This is the eighth Monitoring Report produced by the Planning Services team on behalf of the Council. This report relates to the period 1st April 2011 to 31st March 2012. It reviews the progress made on the implementation of the Local Development Scheme (LDS) and generally assesses the effectiveness of planning policies and the extent to which they are being implemented.

Within this report period the Trees Valley Minerals and Waste Core Strategy and Policies and Sites Development Plan Document were adopted (September 2011). No Supplementary Planning Documents (SPDs) have been adopted within the monitoring period.

The 2011 LDS carried forward the Hartlepool Local Plan (formerly Core Strategy), during this report period the Local Plan was published and then submitted in June 2012 to the Secretary Of State (SOS) for independent examination. The 2011 LDS does not contain any information with regard to any of the SPDs that the authority seeks to produce.

The planning policies assessed in this report are those of the Hartlepool Local Plan adopted in April 2006. In October 2008, a request was sent to SoS to save 135 Local Plan Policies beyond April 2009. The SoS issued a direction on 18th December 2008 along with 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

Chapter 4 of this report details how the Local Plan policies have on the whole, been effective in both the management of planning proposals and in the economic, social and environmental development of the borough.

In accordance with Part 8, 34 (3) of the Town and Country Planning (Local Planning) (England) Regulations 2012 Chapter 4 includes annual numbers of net additional dwellings which have been specified in a local plan policy. In this instance policy Hsg5 sets a target of housing development to be provided on previously developed land and through conversions (60% by 2008 and 75% by 2016). The percentage of new dwellings built on previously developed land and through conversion equates to 38.5 in 2008/2009 and 77.2 in 2011/12. Although the requirements of Hsg5 have been met with regard to the brownfield land and conversion target for this monitoring year it is anticipated that this figure will not be sustained in the coming years, this is due to the fact that the borough does not have sufficient brownfield land to meet its 15 year housing need.

Policy Hsg6 identified a number of net dwellings to be provided on 2 sites within the borough, however there have been no new dwellings constructed at the Victoria Harbour and Headland regeneration sites. In 2009 the land owners at Victoria Harbour indicated their intentions not to proceed with the anticipated mixed use development and expressed their intention to focus on port-related development therefore it is considered that the policy is no longer relevant.

Whilst there are 2 neighbourhood planning areas within the borough, no neighbourhood development order or neighbourhood plan has been confirmed (Chapter 5). CIL is currently being explored (Chapter 6) and the details of co-operation by the Local Planning Authority are contained within Chapter 7.

1. INTRODUCTION

- 1.1 Government legislation requires all local planning authorities to prepare a monitoring report. Under previous legalisation the Council produced an Annual Monitoring Report (AMR) and sought approval from central Government. Since the introduction of the Localism Act this is no longer the case as the Government has handed back powers to the Council to agree their own monitoring report.
- 1.2 The new provisions of the Localism Act have led to Regulation 34 in The Town and Country Planning (Local Planning) (England) Regulations 2012 prescribing minimum information to be included in monitoring reports, including net additional dwellings, net additional affordable dwellings, Community Infrastructure Levy receipts, the number of neighbourhood plans that have been adopted, and action taken under the duty to co-operate. In essence it is a matter for each Local Planning Authority to decide what to include in their monitoring report over and above the prescribed minimum information. This AMR will, therefore, differ in nature from those we have prepared in the past.
- 1.3 This report is based on the ongoing monitoring of the borough over the past financial year and will assist us plan better for the borough. Where policies are failing we will seek to find out why and look to address them so that ultimately we know what the residents need and want and therefore we can aim to deliver it.

Planning Legislation

- 1.4 The Planning and Compulsory Purchase Act 2004 introduced a new system of development planning. In light of the Act, planning documents are being prepared and incorporated into a Local Development Framework (LDF). The LDF comprises a portfolio of Local Development Documents which together deliver the spatial planning strategy for Hartlepool (see Diagram 1 below). Some documents are known as Local Development Documents (LDDs) and include Development Plan Documents, Supplementary Planning Documents and Neighbourhood Plans.¹ LDDs will set out the spatial planning strategy for Hartlepool and progressively replace the adopted Hartlepool Local Plan 2006 and associated Supplementary Planning Guidance. The 2012 regulations² set out how what each LDF document should contain and the formal process they should go through.
- 1.5 The other documents that are within the LDF system, but are not termed LDDs, are:
 - The Local Development Scheme (LDS) which sets out the programme for preparing LDDs;
 - The Statement of Community Involvement (SCI) (adopted 2010) sets out how the Council will involve residents and other interested persons and bodies in the planning process; and
 - The Authorities Monitoring Report³ (AMR) which assesses the implementation of the Local Development Scheme, the extent to which policies in the LDD are being achieved, provides information with regard to CIL and sets out how the Council has cooperated with other Local Authorities and relevant bodies.⁴

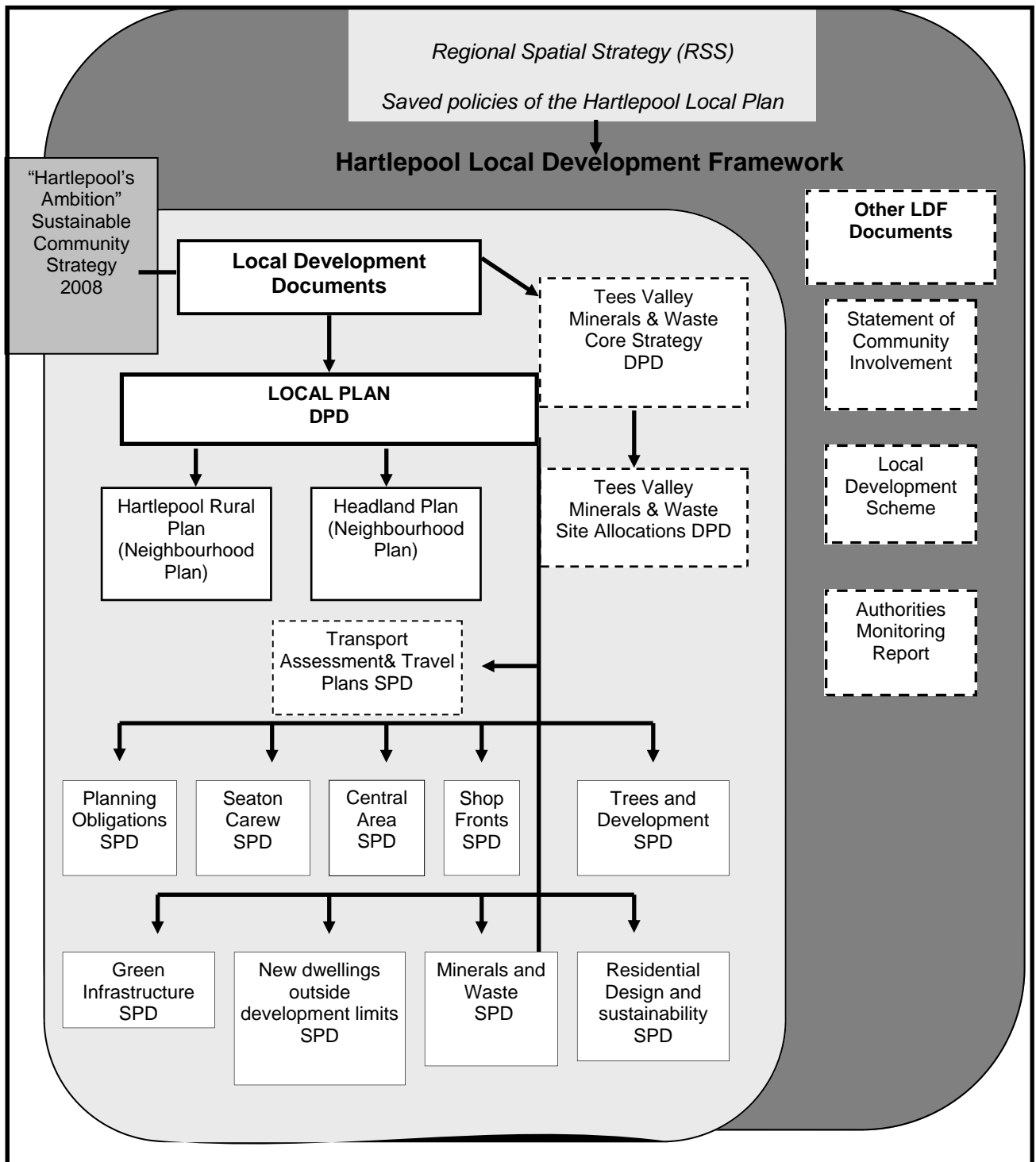
¹ Schedule 9, part 2 (6) (b) of the Localism Act amends 38 (3) of the Planning and Compulsory Purchase Act 2004 to include Neighbourhood Plans as LDD's.

² Town and Country Planning (Local Planning) (England) Regulations 2012

³ Formally termed the Annual Monitoring Report in line with the Town and Country Planning (Local Development) (England) Regulations 2004, as amended.

⁴ Part 2, 4 of the Town and Country Planning (Local Planning) (England) Regulations 2012 sets out the bodies that the council must cooperate with.

Diagram 1: Hartlepool Local Development Framework



The Authorities Monitoring Report

- 1.6 Local planning authorities are required to examine certain matters in their Monitoring Reports.⁵ The key tasks for this monitoring report are as follows:
- 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 (Section 3).
 - Assess the extent to which planning policies are being implemented, including any justification as to why policies are not being implemented and any steps that the council intend to take to secure that the policy is implemented. This assessment will be of the saved policies from 2006 adopted Local plan (Section 4).
 - Contain details of any Neighbourhood Development Order or a Neighbourhood Development Plan that are being prepared or have been adopted within the borough (Section 5).
 - Provide information regarding the progress of the Community Infrastructure Levy (Section 6).
 - Provide information regarding who the council has cooperated with in relation to planning of sustainable development (Section 7).
- 1.7 In terms of assessing the implementation of such policies, the Authorities' Monitoring Report should:
- 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.
- 1.8 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 2 of this report therefore gives consideration to the key characteristics of Hartlepool and the problems and challenges to be addressed.
- 1.9 This report for the period 1st April 2011 to 31st March 2012 gives consideration to the policies of the Hartlepool Local Plan adopted in April 2006 and the Tees Valley Minerals and Waste Core Strategy and the Policies and Sites DPD adopted in 2011.

⁵ Part 8 Town and Country Planning (Local Planning) (England) Regulations 2012

2. HARTLEPOOL – KEY CHARACTERISTICS, STATISTICS AND THE PROBLEMS AND CHALLENGES FACED

- 2.1 The key contextual indicators used in this chapter describe the wider characteristics of the borough and will provide the baseline for the analysis of trends, as these become apparent and for assessing in future Authorities' 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 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

- 2.2 The borough forms part of the Tees Valley along with the boroughs of Darlington, Middlesbrough, Redcar & Cleveland and Stockton-on-Tees.
- 2.3 Hartlepool is an integral part of the Tees Valley region. It is a retail service centre serving the borough and parts of County Durham, in particular Easington. Over recent years the borough has developed as an office and tourism centre. The development of the Maritime Experience and the Marina forms an important component of coastal regeneration exploiting the potential of the coast as an economic and tourist driver for the Region.

Hartlepool in the Local Context

- 2.4 The original settlement of Hartlepool dates back to Saxon times. Originally an important religious settlement the town's early development resulted from the existence of a safe harbour and its role as a port for the city of Durham and subsequent grant of a Royal Charter from King John in 1201. 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.
- 2.5 The borough of Hartlepool covers an area of approximately 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 borough. 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, the A19 and the A1 (M) are readily accessed via the A689 and the A179 roads which originate in the town centre.

Population

- 2.6 Information from the Office for National Statistics shows that the population of Hartlepool declined steadily in the later decades of the 1900s from 99,200⁶ to about 91,300⁷ but more recently has increased slightly to 92,100⁸ with 47,300 residents

⁶ 1971 Census

⁷ ONS 2010 mid-year population estimates

⁸ ONS 2011 census

being female and 45,800 male.

- 2.7 Migration into the borough is balanced with out migration, both are at approximately 2000.⁹

Ethnicity

- 2.8 Within Hartlepool the number of nationalities has increased from 26 in 2006, to 43 in 2011 (the same figure as 2010). This is the lowest number of nationalities within the Tees Valley; Middlesbrough has the greatest number of nationalities at 58.¹⁰
- 2.9 The Black & Minority Ethnicity (BME) population in Hartlepool has been increasing slowly over the years, in 2010, 0.8% of the population were from BME communities; in 2011 the population stands at 0.9%. Middlesbrough has the highest BME population and Hartlepool is the fourth highest out of all the five Tees Valley authorities.¹¹

2010 Index of Multiple Deprivation

- 2.10 Hartlepool is currently ranked by the Index of Multiple Deprivation (IMD 2010)¹² 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%).
- 2.11 Many of the factors included in the IMD may have been influenced indirectly by the planning policies of the 2006 Hartlepool 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).

Car Ownership

Table 1: Car ownership levels 2007 and 2012 in Hartlepool

	2007		2012	
No Car	15097.8	37.78%	15607.8	36.99%
1 Car	17494.2	43.77%	18892.2	44.78%
2 Cars	6237	15.61%	6555.4	15.54%
3+ Cars	1135.2	2.84%	1135.2	2.69%
Total Households	39964.2	-	42190.6	-

Source: TEMpro database¹³

- 2.12 As shown in the table above, car ownership is low in Hartlepool. 38% of households had no car in 2007 and this figure is relatively the same for 2012 at 37%.

Tourism

⁹ ibid 8

¹⁰ https://www.teesvalleyunlimited.gov.uk/media/85596/tvu_nationality_electoral_register_dec_2011.pdf

¹¹ ibid 10

¹² Communities.gov.uk, 2011 figures are not available

¹³ Transport Economic Appraisal tool developed by Mott MacDonald for Dft.

2.13 Despite being in a peripheral location, Hartlepool has evolved into a place which has an appeal for people to live, work and visit. Its successes include, a multi-million pound 500 berth marina with a wealth of visitor facilities, including Hartlepool's largest visitor attraction, Hartlepool's Maritime Experience. A visitor economy valued at £118m, supporting nearly 2000 jobs and attracting over 3 million visitors in 2009. A comprehensive range of eating establishments predominantly situated in Hartlepool Marina – developing a night-time economy along with a range of traditional seaside facilities at Seaton Carew enhanced by the heritage attractions of the Headland.

2.14 The accommodation provision within Hartlepool has increased in its range, mix and volume and the boroughs tourist profile has been raised through the success of the media coverage from The Tall Ships Races 2010.

Jobs and economy

2.15 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. Three Enterprise Zones with Local Development Orders have also been agreed at The Port, Queens Meadow and Oakesway. The LDOs reduce costs and create more certainty and as there is no requirement for a planning application and subsequent planning committee meeting.

2.16 The 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. Although Hartlepool recently lost out to Leith for a significant employment opportunity with Spanish firm Gamesa, this has not altered the ports vision to provide significant port related employment opportunities and the recent LDO will help deliver the port's vision.

Table 2: Unemployment Rates 2011

	UNEMPLOYMENT		% WORKING AGE POPULATION		
	Claimant Unemployment Rate	Out of Work Benefits	In Employment	Economically Inactive	Economically Inactive (Wants a Job)
Darlington	5.5	18.2	69.2	25.0	23.1
Hartlepool	7.3	24.0	58.2	31.0	26.5
Middlesbrough	7.5	23.9	54.8	34.5	20.4
Redcar & Cleveland	6.4	20.9	60.0	30.3	22.0
Stockton-on-Tees	5.3	17.5	69.6	22.6	19.3
Tees Valley	6.3	20.6	62.7	28.3	21.8

Source: NOMIS Official Labour Market September 2011¹⁴

¹⁴ <http://www.nomisweb.co.uk/>

2.17 Table 2 above shows that the claimant unemployment rate¹⁴ in Hartlepool is 7.3%, this is a slight increase from 2010 (7.0%). The rate is still higher than the sub-regional's average of 6.3%.

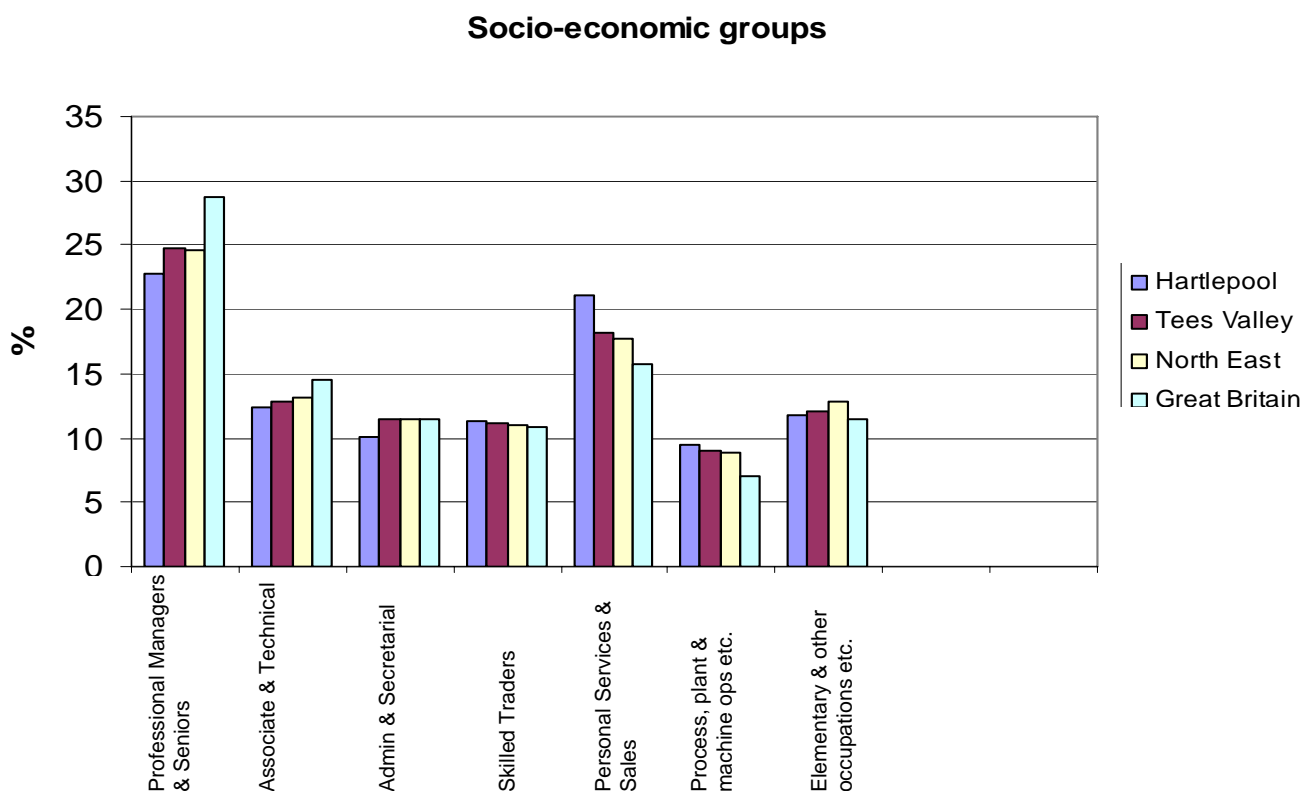
2.18 Worklessness rate¹⁵ in Hartlepool is fourth highest in the sub-region, (Middlesbrough has the highest rate). The percentage of the working age population not in work is calculated as the economically inactive plus the unemployed. It includes students, people who do not want to work, and the early retired.

2.19 Overall table 2 shows that Hartlepool is struggling in terms of unemployment when compared to the rest of the Tees Valley.

Socio-economic groups

2.20 Graph 1 below shows that 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 (e.g process plant and machine operators, skilled trade).

Graph 1: Socio-economic groups 2010



Source: Tees Valley Unlimited August 2010¹⁶

¹⁵ Rates have been calculated on a consistent basis using 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.

¹⁵ 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.

¹⁶ 2011 Figures are unavailable.

Health

- 2.21 The health statistics for Hartlepool are of concern; life expectancy within Hartlepool is lower than the rest of the Tees Valley and the national average. The amount of adult smokers, those at high risk due to drinking and those that misuse drugs is also higher than the Tees Valley and national figure. The obesity rate is slightly lower than the Tees Valley percentage however it is higher than the national rate. The number of deaths relating to smoking, heart disease and Cancer is higher in Hartlepool than the Tees Valley and nationally. The percentage of people in care and unable to work is also higher in Hartlepool than the Tees Valley and nationally.

Table 3: Health Information Comparisons

		Hartlepool	Tees Valley	North East	National
Life expectancy (years)	Male	75.9	-	77.2	78.2
	Female	81.0	-	82.1	82.3
Adult smokers (% of population)		24.5	23.3	27.9	21.2
Higher risk drinking (% of population)		30.6	29.2	30.1	23.6
Drug misuse (crack and/or opiates per 1000 population aged 15-64)		19.0	16.3	-	9.4
Obese Adults (% of population)		27.5	28.1	27.8	24.2
Causes of death	Smoking related per (100,000 population)	316.1	289.6	276.1	216.0
	Heart diseases and stroke (per 100,000 population aged under 75)	82.1	83.1	87.2	70.5
	Cancer (per 100,000 population aged under 75)	159.1	136.7	134.0	112.1
People needing care (% of population)		11.5	10.7	-	9.3
People unable to work (% of population)		10.6	8.4	-	6.5

Source: Tees Valley Unlimited¹⁷

Lifelong Learning and Skills

- 2.22 Qualification levels in Hartlepool are slightly lower compared to the sub regional and national levels as illustrated above. The overall number of residents with no qualifications is some 6.4% higher than the national average, yet the figure is lower (3.1) when compared with the other four Tees Valley authorities.

Table 4: Qualifications 2011

	Hartlepool	Tees Valley	North East	National
No qualifications	17.0%	13.9%	12.2%	10.6%
Other qualifications	5.4%	5.3%	5.8%	6.7%
NVQ1 and above	77.6%	80.3%	82.5%	82.7%
NVQ2 and above	63.7%	67.0%	68.7%	69.7%
NVQ3 and above	44.0%	46.1%	48.8%	52.7%
NVQ4 and above	21.3%	24.0%	26.5%	32.9%

Source: Tees Valley Unlimited 2011¹⁸

¹⁷ https://www.teesvalleyunlimited.gov.uk/InstantAtlas/DISTRICTS/report_District_EB.html

¹⁸ Ibid 18

Housing

Table 5: Number of dwellings in each housing group April 2011 to March 2012

Housing group	Hartlepool	Tees Valley
Terraced	34.8%	24.7%
Semi detached	29.2%	35.8%
Detached	13.9%	16.9%
Bungalow	7.1%	10.3%
Flat/other	15%	12.3%
Housing Vacancy Rate	5.3%	3.6%

Source: Tees Valley Strategic Housing Market Assessment (2012)

2.23 Within Hartlepool housing market failure is evident in some parts of the town due to 5.3% of the properties being vacant compared to a Tees Valley rate of 4.9%, a north east rate of 3.6% and the national rate of 2.8%. The vacancy rate is primarily due to the fact that Hartlepool contains higher than average levels of terraced housing stock (34.8% compared to 24.7% across the Tees Valley) and that older terraced properties are much less popular than they once were, for a number of reasons such as energy efficiency lack of amenity space and parking. Conversely the proportion of detached dwellings is relatively small (13.9% compared to 16.9% across the Tees Valley).

2.24 The imbalance in the housing stock is being addressed on a holistic basis. Housing market renewal (HMR) 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.

Current House Prices

Table 6: Average house prices by sales 2011/2012

Post Code Area	Detached		Semi-detached		Terraced		Flat/Maisonette	
	Price £	Sales	Price £	Sales	Price £	Sales	Price £	Sales
TS22	349,100	44	131,054	45	193,607	14	159,840	10
TS24	139,316	9	83,645	64	72,279	104	81,262	19
TS25	173,081	40	106,958	146	107,190	156	71,880	19
TS26	208,344	137	134,076	93	73,656	103	83,838	7
TS27	141,111	8	83,645	64	72,278	104	-	-
Borough-wide Average		238		412		481		55

Source: Rightmove.co.uk

2.25 Table 6 shows the average house prices and the amount of properties sold for the financial year 2011/2012. Semi detached and terraced properties accounted for most house sales, this was the same position in the last financial year. The average price for houses sold in Hartlepool this year (2011/2012) is £121,085 and this is a decrease of approximately 16.35% compared to 2010/2011 where the average price was £144,749. Affordability is still a key issue in Hartlepool as highlighted in the 2012 Tees Valley Strategic Housing Market Assessment and the Council is continuing to invest in more affordable housing in partnership with private developers and housing associations such as Housing Hartlepool.

Community Safety

- 2.26 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.

Table 7: Notifiable Offences Recorded by the Police 2011/2012

Crime Category	Number of recorded offences Hartlepool	% change from previous year	Number of recorded offences Cleveland Police area	% change from previous year
Violence	1552	0.8	8329	-4.8
robbery	33	17.9	273	-7.5
sexual	98	9.3	585	4.1
Criminal Damage	1592	7.6	9338	1.5
Forgery & Fraud	100	-2.9	799	13.5
Drugs	454	7.6	2250	-12.3
Burglary in a Dwelling	363	-13.4	2439	2.3
Burglary Other than a Dwelling	320	-19%	2673	4.0
Theft of a Motor Vehicle	126	-26.3	856	10.9
Theft from a Motor Vehicle	328	-3%	2302	-18.9
Total	4966	-	29844	-

Source: cleveland.police.co.uk

- 2.27 Table 7 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 2011 to March 2012, Cleveland Police recorded 29844 offences, 4966 of them were within Hartlepool. The number of robberies has increased by 17% in Hartlepool while the number of reported burglaries other than to a dwelling and theft of motor vehicles have decreased by approximately a quarter.

The Environment

- 2.28 Hartlepool has a rich environmental heritage and very diverse wildlife habitats. The built, historic and natural environment within Hartlepool plays host to a wide range of buildings, heritage assets including archaeological remains, wildlife habitats, geological and geomorphological features, landscape types and coastal vistas.

The Built Environment

- 2.29 The town has a long maritime tradition and a strong Christian heritage with the twelfth century St Hilda's church, on the Headland (a Grade I Listed Building) built on the site of a seventh century monastery. Some of the medieval parts of borough, on the Headland are protected by the Town Wall constructed in 1315, the Town Wall is a Scheduled Ancient Monument and Grade I Listed Building. There are eight conservation areas within the borough and 201 Listed Buildings, eight Scheduled Ancient Monuments and One Protected Wreck. One of the town's Victorian parks (Ward Jackson Park) is included on the list of Registered Parks & Gardens.

Geological & Geomorphological Features

2.30 The geology of Hartlepool comprises two distinct types:

1. 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.
2. 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

2.31 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.

2.32 Hartlepool only has one inland Site of Special Scientific Interest (SSSI), Hart Bog. This is a small area which has four distinct plant communities and is of particular botanical interest.

2.33 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.

2.34 There are six Local Nature Reserves in the borough 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.

2.35 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. 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

2.36 Seaton Beach covers an extensive area and attracts significant numbers of visitors for walking, bathing and windsurfing activities. Seaton Carew Centre and Seaton Carew North Gare (south) both meet the Bathing Water Directives guideline standard which is the highest standard and Seaton Carew North passed the imperative standard which is a basic pass.

Air quality

2.37 Air quality in Hartlepool currently meets statutory standards with no requirement to declare any Air Quality Management Areas.

Culture and Leisure

2.38 Museums associated with Hartlepool's maritime heritage and other important cultural facilities including the art gallery and Town Hall Theatre which are located within the central part of the borough and comprise a significant focus for Hartlepool's growing tourism economy. In particular, the Hartlepool Maritime Experience is a major regional/national visitor attraction.

2.39 There are a number of parks and recreation facilities throughout the town and three green wedges that 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 a country park at Summerhill.

Future Challenges

2.40 Hartlepool has, over recent, years seen substantial investment, particularly from government funding streams; this investment has completely transformed the environment, overall prosperity and above all Hartlepool's image. The Council wish to build on the previous successes but are faced with severe budget cuts. Below is an analysis of the main strengths, weaknesses, opportunities and threats facing the borough.

Table 8: Hartlepool SWOT Analysis

Strengths	Weaknesses	Opportunities	Threats
<ul style="list-style-type: none"> • Successful allocation of Enterprise Zones • 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 • Diverse range of heritage assets including the maritime, industrial and religious • Availability of a variety 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. 	<ul style="list-style-type: none"> • Perceived image • Location off main north-south road corridor • High deprivation across large areas of the town • Low employment rates and high level of worklessness • Legacy of declining heavy industrial base • Small service sector • Imbalance in the housing stock • Shortage of adequate affordable housing • Poor health • Low level of skills • High crime rates • Exposed climate • Range and offer of retail facilities • Reductions in public resources have affected regeneration and employment levels. 	<ul style="list-style-type: none"> • 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 Ships 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 • New government guidance in the form of the NPPF and CIL regulations. 	<ul style="list-style-type: none"> • Closure of major employer/s • 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 • Uncertainty in relation to Council budgets • Uncertainty in relation to government funding programmes.

Source: Hartlepool Local Plan Submission draft 2012

- 2.41 The main challenge this year and the coming years are similar to those of 2010, Hartlepool is challenged by further public expenditure cuts and therefore local services will have to be scaled down and carried out on a more constrained restricted budget. Job losses across the borough are a real threat to the local economy and this is likely to lead to an increase 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 borough remains sustainable and an attractive place to live, work and play. Planning policies: enable an improvement in the range of housing available (both through demolition and replacement of older terraced housing and provision of a range of new housing); enable the diversification of the local economy and the growth in tourism; encourage the provision of improved transport links and seeks to improve the built and natural environment which will all assist in achieving this aim and improve the quality of life within Hartlepool.
- 2.42 Through policies in the Local Plan and 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 and provide greater opportunities and prosperity for residents. The attraction and retention of highly skilled workers is viewed as critical to regional and sub-regional economic success, the Council will work with other Tees Valley authorities 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.

3. IMPLEMENTATION OF THE HARTLEPOOL LOCAL DEVELOPMENT SCHEME

- 3.1 The Hartlepool Local Development Scheme (LDS) sets out a rolling programme for the preparation of Local Development Documents (LDDs) relating to forward planning in Hartlepool.
- 3.2 The LDS is specifically concerned with documents being prepared over the next three years 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 that relates to this report was approved by Cabinet in October 2011 and produced in December 2011.

Implementation of the 2011 Local Development Scheme

- 3.3 The December 2011 LDS carried forward one Development Plan Document from the previous year; The Hartlepool Local Plan (formerly termed Core Strategy) and the associated Proposals Map. The 2011 LDS does not include reference to Supplementary Planning Documents, for information relating to future SPDs please see Diagram 1.
- 3.4 Table 9 details the timetable for the 2011 LDS. Table 10 details the key milestones and delivery of the LDS. The tables indicate that during the monitoring year work on the Local Plan progressed, however, the key dates within the LDS were not achieved. The publication of the Local Plan was originally delayed due to a second round of public consultation relating to a second Preferred Options document. The second Preferred Options production and consultation inevitably delayed the process of the Local Plan. Although key milestones were not achieved the Council are of the opinion that it was necessary to delay the process by reassessing the plan in light of government changes i.e the intention to revoke the RSS and the high number of objections received at the first Preferred Options stage (over 1000).
- 3.5 Since April 2011, Council officers have continually worked on the Local Plan with the assistance of interested parties/bodies, Councillors and residents. The Council published its final plan in February 2012 and submitted to the Secretary of State in June 2012 for independent examination.
- 3.7 A pre hearing meeting date has been set for December 2012 with the hearing to follow in January/February 2013. It is anticipated that these dates will be achieved as the Council are committed to meeting the Inspectors timetable.
- 3.8 Joint Minerals and Waste Core Strategy and Site Allocations DPDs: These two Development Plan Documents were 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. Due to the varying reporting systems and timeframes within each authority the deadline of June 2011 was missed and the two documents were adopted in September 2011.
- 3.9 As the two DPDs were only adopted mid way through the financial year, it was agreed, by all five Tees Valley Authorities that they would not be included within the Authorities Monitoring Report for this period. The two DPDs will be reported upon in the next financial periods 2012/2013.

Table 9: 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	Consideration of representations
	F	
	M	
	A	Draft Policies approved by Council
	M	
	J	Publication of DPD (Reg 27)
	J	Consultation on Published document
	A	
	S	
	O	
	N	Submission of DPD (Reg 30)
	D	
2012	J	Pre examination meeting Commencement of Public Examination
	F	
	M	
	A	
	M	
	J	
	J	
	A	Inspector's Report Fact Check Inspector's Final Report Adoption and revised proposals map
	S	
	O	

Table 10: Hartlepool Development Plan Documents key milestones and delivery

Document	Key Milestone	Key Dates	Actual Progress	Milestone Achieved
Hartlepool Local Plan DPD	Publication of DPD	June 2011– sept 2011	February 2012 A high number of issues arose between the second preferred options and Publication stage, the June 2011 deadline was not achieved. Consultation took place between 13 th February and 26 th March 2012.	No (February 2012)
	Submission and Consultation of DPD	November 2011	Due to previous delays it was not possible to submit the Local Plan in November 2011. This has in fact worked to the Council's advantage as in March 2012 the National Planning Policy Framework was published, this delay allowed the Council to revise the submission draft to ensure conformity with the new guidance and not out-dated guidance.	No (June 2012)
	Pre examination	Feb 2012	Due to a delay in producing the publication draft, coupled with the release of the NPPF, the pre-examination date is later than first anticipated.	No (December 2012)
	Public examination	March 2012	Public examination is anticipated to begin on 28 th January 2013.	No
Joint Minerals and Waste Core Strategy	adoption	June 2011	Due to the varying reporting systems and timeframes within each authority the deadline of June was not achieved.	No (Adopted September 2011)
Tees Valley Joint Minerals and Waste Site Allocations DPD	adoption	June 2011	Due to the varying reporting systems and timeframes within each authority the deadline of June was not achieved.	No (Adopted September 2011)

4. ASSESSMENT OF POLICIES

Hartlepool Local Plan 2006

Introduction

- 4.1 This section of the Authorities 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 throughout this report period.
- 4.2 The 2012 Regulations¹⁹ which came into force require LPA's to provide information on annual numbers of net additional dwellings or net affordable dwellings as specified in any Local Plan policy within the monitoring period and since the date the policy was first published, adopted or approved, in this instance April 2006. Although there is a reduced requirement on LPA's to provide information given that the current Local Plan 2006 has objectives and indicators it is considered that policies should still be assessed against these. It is however impractical to assess every single policy of the 2006 Hartlepool Local Plan.
- 4.3 This section therefore considers the objectives of the 2006 Local Plan, the policies relating to these objectives and some related output indicators for assessing the effectiveness of the policies. The indicators include relevant national core output indicators²⁰ and a number of local output indicators. Whilst working on the LDF, the Local Plan policies have been saved as from 13th April 2009. A Schedule of these 'saved policies' which were agreed 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). A selected number of targets have been included in this report.

Hartlepool Local Plan Objectives, Policies and Indicators

- 4.4 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”

- 4.5 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.
- 4.6 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.

¹⁹ Part 8, 34 (3) of the Town and Country Planning (Local Planning) (England) Regulations 2012

²⁰ Regional Spatial Strategy and Local Development Framework Core Output Indicators – Update 2/2008

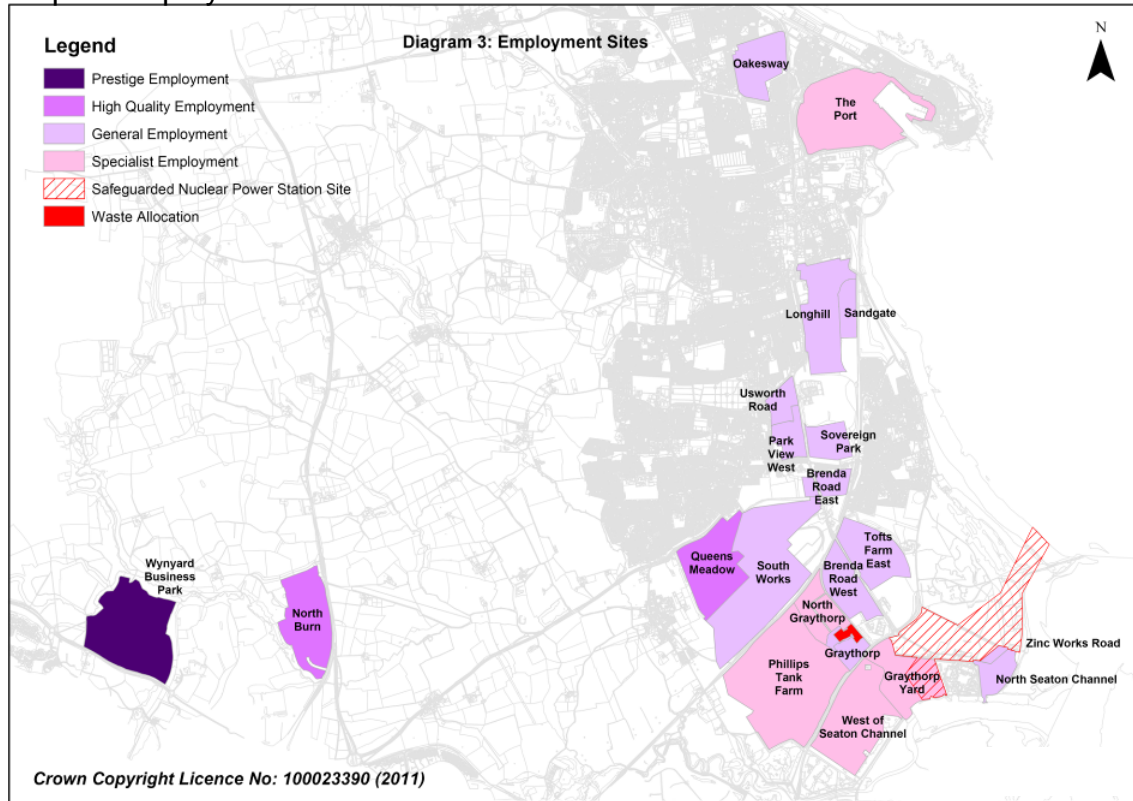
- 4.7 The following part of this section sets out for each objective or group of objectives policies of the Hartlepool Local Plan:
- main policies flowing from the objective(s)
 - output indicator(s)
 - targets (where set)
 - data relating to the indicator(s),
 - some analysis and comment on the data, and where appropriate
 - some commentary on the related local plan policies.
- 4.8 The national core output indicators²¹ are grouped into five categories, each with identified indicators, which are as follows
- A) Business development and town centres (BD1, BD2, BD3 and BD4)
 - B) Housing (H1a, H1b, H2a, H2b, H2c, H2d, H3, H4, H5 and H6)
 - C) Environmental quality (E1, E2 and E3)
 - D) Minerals (M1 and M2)
 - E) Waste (W1 and W2)
- 4.9 The above categories have been used as sub sections to this report, along with two further sub sections relating to quality of life (sub section F) and conservation & design (sub section G). These further two sub sections have been included to ensure that all of the local plan objectives are assessed.

²¹ Ibid 21

A BUSINESS DEVELOPMENT AND TOWN CENTRES

Employment land

Map 1: Employment site locations



Source: Hartlepool Borough Council, 2012 Submission draft Local Plan

- 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

- 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);

- 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 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 the Headland (Com16), edge of centre sites (Com4) and Tees Bay (Com7).

Employment Policies assessment

4.10 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, the study went on to state that the SBZ 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. Within the SBZ there have been variations in employment opportunities with increases in some areas but increases have been coupled with decreases so overall the position is very much the same as in 2009.

4.11 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”

4.12 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

4.13 Employment land in Hartlepool can generally be categorised as follows:

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

4.14 Employment Land Review (ELR) was carried out by Nathaniel Lichfield and Partners and it was completed in December 2008.

4.15 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 urban limits 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 and this recommendation has been put forward within the 2012 Submission draft Local Plan. 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>

4.16 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 11: Employment Floorspace 2011/2012

		Use Class B1a	Use Class B1b	Use Class B1c	Use Class B2	Use Class B8	Total
BD1 - Total amount of additional employment floor space							
Gross (m2)	Innovation centre (new build)	2618					2618
	Land at Sarah Street (new build)	486				306	792
	110 Whitby Street (Change of Use)					443	443
Loss		-	-	-	-	-	-
Net (m2)		3104	-	-	-	749	3853

BD2 - Total amount of employment floor space on previously developed land - by type							
Gross (m2)	Land at Sarah Street (new build)	486				306	
	110 Whitby Street (CoU)	331				443	
BD3 employment land available (Local Plan 2012 sites) NB – it is not possible to break down employment land by type as the employments sites are for a mix of uses and therefore no set capacity of each use has been given.							
Wynyard Business Park	Total area	94.2					
	developed	0					
	remaining	94.2					
North Burn Business Park	Total area	60.6					
	developed	0					
	remaining	60.6					
Queens Meadow Business Park	Total area	65					
	developed	19.3					
	remaining	45.7					
Oakesway	Total area	38.8					
	developed	22.3					
	remaining	16.5					
Longhill / Sandgate	Total area	76.63					
	developed	76.3					
	remaining	0.33					
Usworth Road	Total area	14.76					
	developed	13.1					
	remaining	0.97					
Sovereign Park	Total area	20.9					
	developed	14					
	remaining	6.9					
Park View West	Total area	19.3					
	developed	17.1					
	remaining	2.2					
Brenda Road East	Total area	15.7					
	developed	8.6					
	remaining	7.1					
South Works	Total area	131					
	developed	131					
	remaining	0					
Tofts Farm East / Hunter House	Total area	44.2					
	developed	33.1					
	remaining	11.1					
Brenda Road West	Total area	34.1					
	developed	25.9					
	remaining	8.2					
Graythorp Industrial Estate	Total area	13.1					
	developed	11.9					
	remaining	1.2					
Zinc Works Road	Total area	3					
	developed	3					
	remaining	0					
North Seaton Channel	Total area	17.6					
	developed	0					
	remaining	17.6					
Graythorp Waste Site	Total area	4					
	developed	1.9					

	remaining	2.1
The Port	Total area	106.1
	developed	31.3
	remaining	74.8
North Graythorp	Total area	27.1
	developed	11.6
	remaining	15.5
Phillips Tank Farm	Total area	15.0
	developed	15.0
	remaining	0
Graythorp Yard West of Seaton Channel Phillips Tank Farm	Total area	47.8
	developed	47.8
	remaining	0
West of Seaton Channel	Total area	76.7
	developed	76.7
	remaining	0
Nuclear Power Station	Total area	Net replacement
	developed	Net replacement
	remaining	Net replacement

Source: Hartlepool Borough Council

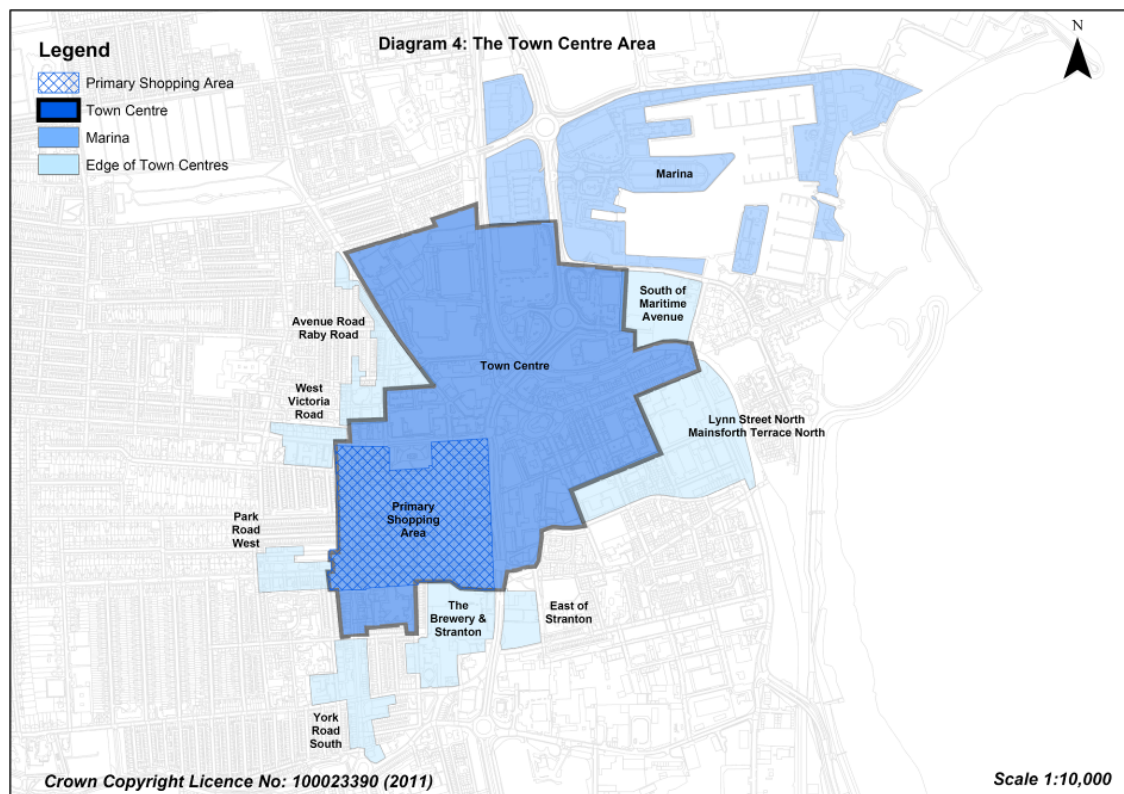
NB: It is important to note that the employment land allocations are due to change with the adoption of the Local Plan in 2013. Sites such as Golden Flatts and Century Park RHM (both totalling an area of 41ha) have not been carried forward into the emerging local plan and the council considers that the evidence within the employment land review and the existing status of the emerging Local Plan is sufficient to resist any employment related planning application on such sites and therefore these two land allocations have not been included within table 10 as it is considered that they are no longer available.

NB: it is not possible to recall all changes that occur within employment units as some may be carried out under permitted development rights, the information above has been collected by assessing planning histories and by working with the councils economic development team.

- 4.17 In comparison to 2010/2011 (with total additional floorspace completions of 246m²), table 11 shows that this year has seen a significant increase in business development with a total of 3853m² completed floor space. The Innovation Centre at Queens Meadow contributes to a significance amount of the increase.
- 4.18 Available employment land this year has been reported according to the results of Council research for the 2012 Local Plan Submission draft, the figures in the 2008 Employment Land Review were not used as land take up has altered since then.
- 4.19 As stated within table 11 it is difficult to break down this available employment land into sub-categories within the B Use Class as required by indicator BD3 because use classes in all industrial allocations are flexible with some being more restricted than others.
- 4.20 The highest proportion of land available is at Wynyard, North Burn, Queens Meadow and The Port (Victoria Harbour) whilst much of the remaining land comprises small parcels of land within substantially developed industrial estates. Graythorp Yard, West of Seaton Channel and Phillips Tank Farm are fully built out.
- 4.21 It is anticipated that the Nuclear Power station will be replaced like for like so therefore when it is decommissioned and a new one built there will be no overall loss or gain in employment floor space.

Town Centre and Town Centre Uses

Map 2: Town Centre boundary map



Source: Hartlepool Borough Council, 2012 Submission draft Local Plan

NB: the plan above includes the Mill House area, as this now forms part of the Town Centre monitoring regime.

Local Output Indicator: Vacancy rates in the defined town centre

- 4.22 Information on vacancy rates can provide a useful indication of the viability of the town centre. The Retail Study (2009) reports that vacancy rates in terms of floorspace in Hartlepool are significantly above the UK national average.

Table 12: Vacancy Rates in the Town Centre

	2009	2010	2011	2012
Total number of commercial units	503	507	509	443
Total number of vacant units	89	107	111	118
Total Floor Space (m2)	140 601	140 279	140 282	160 697
Vacant Floor Space (m2)	30 676	22 205	22 826	24 545
Vacancy Rate (%)	21.8	15.8	16.3	15.3
Market Hall Vacant Stalls	26	13	9	12

Source: Hartlepool Borough Council

NB – it should be noted that prior to this AMR the Marina was included within the town centre figures. The Marina is not within the defined Town Centre and was not in the past. The Mill House area has been included in the submission draft Local Plan and has been subject to ongoing monitoring. So for reasons of clarity the Marina has been removed and the Mill House area has been included within the information above.

- 4.23 The area of the Town Centre was defined in the 2006 Local Plan, but now includes the Mill House area in line with the 2012 Submission draft Local Plan (Map 2). This monitoring year's records show a vacancy rate of 15.3%. BHS opened early in 2012, taking the place of a large vacant unit, however this new store opening has coincided with a number of smaller stores, mainly within the Middleton Grange Shopping Centre, closing therefore the vacancy rate is only slightly lower than the last monitoring year.
- 4.24 The main challenge in Hartlepool is the lack of high quality shops, a number of those high quality shops that have shut down have been replaced by low quality shops and charity shops.

- Core Output Indicator BD4: Total amount of floor space for town centre uses (as defined by PPS6)

Table 13: Amount of completed floorspace for town centre uses

		A1	A2	B1a	D2	Total
BD4	Gross (m2)	-	-	3104 (Innovation centre, Land at Sarah Street)	775 (Extreme Fitness)	3879
	loss	-	-	-	-	-
	Net (m2)	-	-	3104	775	3879

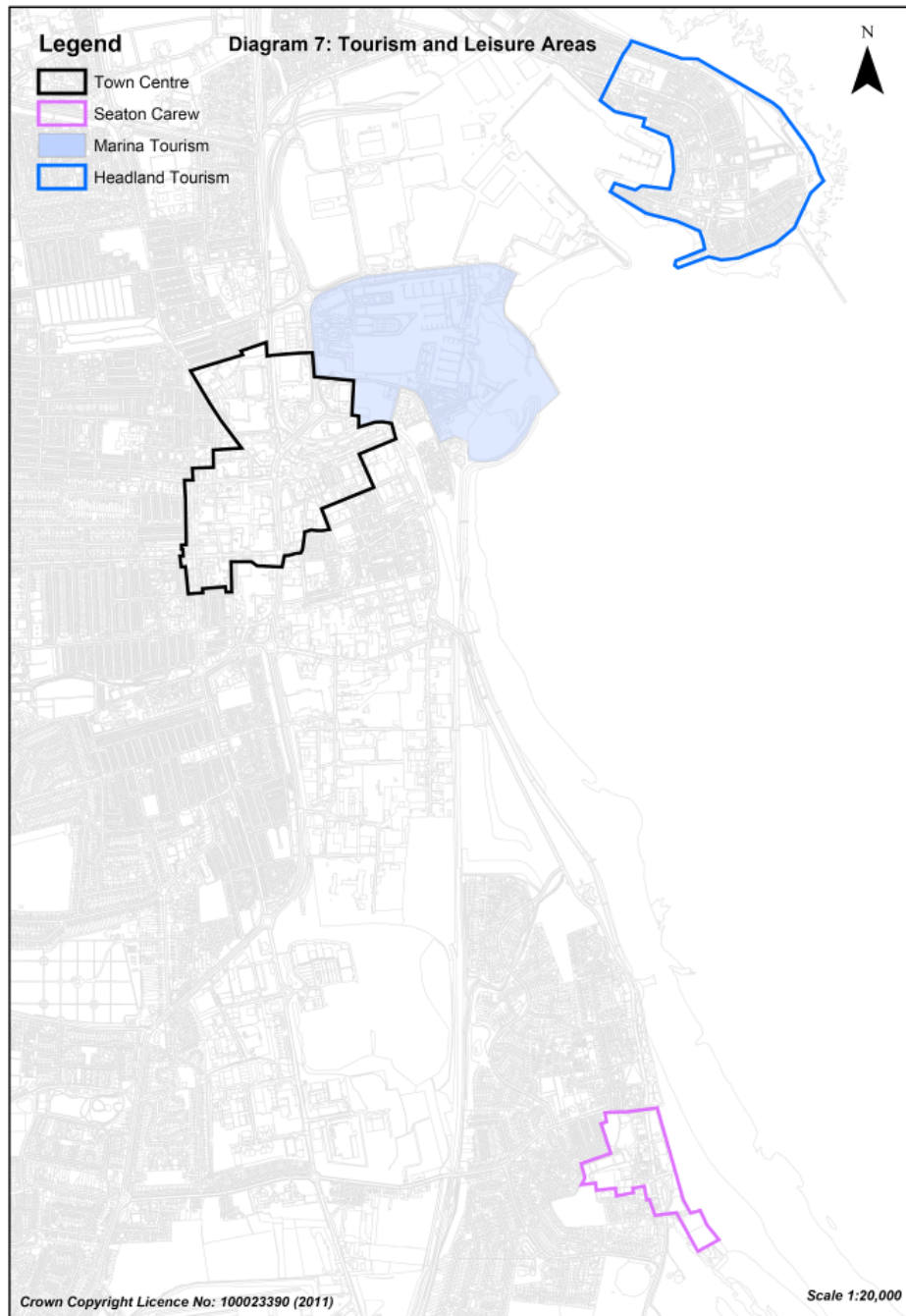
Source: Hartlepool Borough Council

- 4.25 This indicator shows the amount of completed floorspace for town centre uses within the town centre and within the whole local authority area. This monitoring year there has been no completed business floor space within the town centre. All of the 3879m2 completed floor space was outside the town centre boundary.

Tourism Policies Assessment

- 4.26 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 Town Centre, The Marina, the Headland and Seaton Carew as main tourism destinations and the policies encourage appropriate developments related to the very different characters of these areas.

Map 3: Tourism and Leisure Areas



Source: Hartlepool Borough Council, 2012 Submission draft Local Plan

- Local Plan objective A4: to promote the growth of tourism

Related Policies

- Identification of areas for tourism related developments at the Marina (To1), Headland (To2) and Seaton Carew (To4 and To6);
- Encouragement of green tourism (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 14: Planning permissions granted for tourism related developments 2011/2012

General Location	Site / Location	Development	Development progress
Town Centre	None	None	n/a
Edge of town centre	Premier Inn Hotel Maritime Avenue	Application to extend the time limit on planning application H/2008/0711 for the erection of a 54 bed floating hotel extension to existing hotel.	No progress
	Travelodge Land at The Lanyard	Erection of a 65 bedroom hotel (Use Class C1) and restaurant/bar facility (Use Class A3/A4) including amendments to car parking.	Development commenced
Headland	None	None	n/a
Seaton Carew	None	None	n/a
Countryside	Brierton Moorhouse Farm Dalton Back Lane	Provision of a touring caravan and camping site with associated amenity facilities.	No progress
	Abbey Hill Farm Dalton Piercy Road Dalton Piercy	Formation of two fishing ponds erection of six holiday chalets and reception building, associated works and access road.	complete
	Brierton farm Brierton lane	Formation of two fishing lakes (retrospective application).	complete

Source: Hartlepool Borough Council

4.27 There have been two tourist related planning permissions granted during the financial year within Hartlepool's key tourism locations within the urban limits, both were for hotels, progress has started on one (Travel lodge). All other tourist related applications have been associated with the rural area in a bid to support farm diversification and the rural economy.

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.

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 (Hsg7);
- 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 15: Housing targets

	Start of plan period	End of plan period	Total net housing required	Source of plan target
H1(a)	2004/5	2010/11	2730	Adopted RSS 2008
H1(b)	2012/13	2026/27	4800	Local Plan to be adopted in 2013

Source: Hartlepool Borough Council

4.28 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 proposes to revoke the RSS. Future housing needs will be based on the 2012/13 Local Plan which is scheduled for adoption in summer 2013.

- Core Output Indicator H2a: Net additional dwellings - in previous years
- Core Output Indicator H2b: Net additional dwellings – for the reporting year
- Core Output Indicator H2c: Net additional dwellings in future years
- Core Output Indicator H2d: Managed delivery target

Table 16: 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	307	310										
H2b	Net additional dwellings for the reporting year								225									
H2c	Net additional dwellings in future years									242	298	295	367	369	366	368	345	316
	Target (RSS)** And Core Strategy	390**	390**	390**	390**	390**	390**	390**	390**	300	300	300	300	300	330	330	330	330
H2d	Managed Delivery target	-184	-135	-165	-390	+66	-83	-80	-165	-58	-2	-5	+67	+69	+36	+38	-15	-14
	Cumulative Delivery target	-184	-319	-484	-874	-808	-891	-971	-1029	-58	-60	-65	+2	+71	+107	+145	+130	+116

Source: Hartlepool Borough Council

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

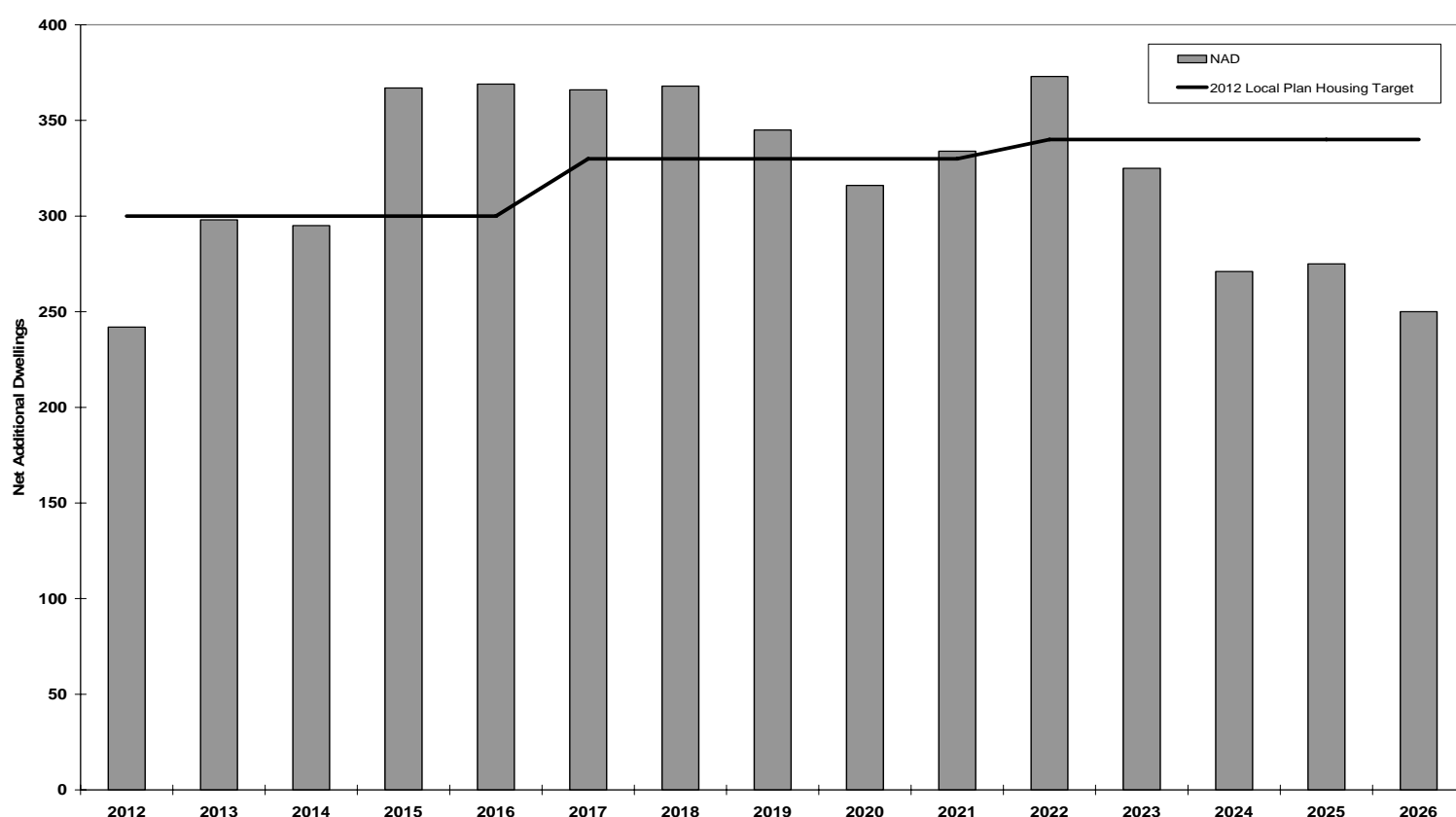
NB: The next Local Plan is expected to be adopted in 2013 and it is from that point forward that the new local delivery targets will be relative.

4.29 The Housing Trajectory Graph (Graph 2) is drawn from data on Table 16 above and 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. The housing trajectory (Graph 2) shows an overall housing supply amounting to about 5805 dwellings over the period 2004 to 2021.

4.30 Future net completions are estimated taking into account:

- anticipated completion rates on committed sites already under construction (including conversions) plus;
- anticipated completion rates on most, but not all, sites and conversions with planning permission plus;
- anticipated completion rates on major sites for which planning permission is pending, primarily the Victoria Harbour proposal, plus;
- anticipated completions from the SHLAA sites, plus;
- 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;
- 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).

Graph 2: Housing Trajectory 2012 to 2027



Source: Hartlepool Borough Council

- 4.31 The 2011/12 housing target is anticipated to be the last year where the RSS targets are considered as being the housing target for the borough. It is highly likely that the current RSS will be revoked in 2013 and the emerging Local Plan is scheduled for the Independent Examination Hearing in early 2013; therefore it is anticipated that the housing targets contained in the emerging Local Plan will be the basis for planning for future housing provision to 2027. The emerging Local Plan housing targets plan for approximately 1,000 net additional dwellings less than the previously unachievable RSS targets.
- 4.32 In 2011/12, there were 290 dwellings built in the borough, however 65 existing dwellings were demolished. As a result 225 net additional dwellings were delivered; 84 dwellings less than the previous year, in which 309 net additional dwellings were delivered. The new dwellings in 2011/12 were distributed across a variety of housing sites including the ongoing strategic developments at Middle Warren, Eaglesfield Road and the Housing Market Renewal (HMR) sites at the Headway and Belle Vue.
- 4.33 The net additional dwellings delivered in 2011/12 are significantly lower than the current RSS housing target of 390 dwellings; this single year reflects the historical cumulative underperformance against the RSS targets. Existing deliverable commitments and identified and allocated housing sites in the emerging Local Plan will offer a wider diverse portfolio of sites where future housing can be delivered to meet the housing targets to 2027.

- 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

- 4.34 The Local Plan targets for the proportion of housing development to be provided on previously developed land and through conversions of existing buildings is 60% by 2008 and 75% by 2016 as specified in policy Hsg5 of the adopted Hartlepool Local Plan 2006.

Table 17: The number of new and converted dwellings and gross new dwellings being built upon previously developed land

		Total Dwellings					
		2006/07	2007/08	2008/09	2009/10	2010/11	2011/12
H3	Gross	283	212	530	452	365	290
	% Gross on PDL	51.9	64.4	36.2	78.5	58	75.5
	Gross converted to dwellings	8	5	12	12	5	5
	% gross conversions	2.8	2.4	2.3	2.7	1.3	1.7

Source: Hartlepool Borough Council

- 4.35 The percentage of gross additional dwellings on previously developed land this monitoring year increased from the previous year primarily due to the completions on existing sites in the urban area including HMR sites at Headway and Belle Vue. The emerging Local Plan seeks to allocate new strategic housing sites on greenfield land on the urban edge; as a result it is anticipated that the proportion of new dwellings delivered on previously developed land will decrease in the future as the emerging Local Plan sites contribute to the future housing delivery. The gross additional dwellings created through conversions has also decreased from its peak in 2009/10 and at present 1.7% of new dwellings are created through conversions. Although the council does plan to build future homes on greenfield land the use of vacant buildings including upper floors in retail areas is encouraged by the council and there are funding streams available from central government to bring empty commercial units back into use. Within Hartlepool the current funding is being targeted at the York Road and Murray Street areas.

Mixed use brownfield target

- 4.36 Inline with the councils brownfield target to provide 75% of all new dwellings on brownfield land (new build or conversions) by 2016, the 2006 Local Plan sets out (within policy Hsg6) that housing will be approved and provided as part of a mixed use development in the regeneration areas of the Headland and Victoria Harbour, the two areas together make up the strategic housing site within the 2006 Local Plan. The 2006 Local Plan states that development at the strategic site will develop as follows:
- Headland - 50 dwellings in the period 2005-2011
 - Victoria Harbour - 550 dwellings by 2005-2011
- 900 dwellings in the period 2011-2016

Table 18 number of dwelling completions at the Headland and Victoria Harbour regeneration area

	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12
Headland	0	0	0	0	0	0
Victoria harbour	0	0	0	0	0	0

Source Hartlepool Borough Council

4.37 Table 18 above shows that no dwellings have been built since the adoption of the 2006 Local Plan. In 2009 the land owners indicated their intentions not to proceed with the anticipated mixed use development and expressed their intention to focus on port-related development including offshore wind and sustainable energy solutions. Although the site would have provided a significant number of dwellings, on brownfield land within the urban limits, the council are fully supportive of the land owners intentions to retain the land for employment purposes.

Local Output Indicator: Types of housing completed

Table 19: Types of Houses completed (gross): 2011/2012

House Type	Beds	2011/12 Total
Houses	1	1
	2	82
	3	117
	4+	59
	Total	259
Flats	1	3
	2	28
	3	0
	4+	0
	Total	31

Source: Hartlepool Borough Council

4.38 The delivery of flats has continued to decline and the delivery of houses has increased, reflecting the changing housing market and the nature of the local housing demand. The house types provided in the year 2011/12 generally reflect and meet the established housing need and demand in the borough as demonstrated by the Tees Valley Strategic Housing Market Assessment published in 2012.

• Core Output Indicator H5: Gross affordable housing completions

Table 20: Gross affordable housing completions 2006/2012

Year	Social rent homes provided	Intermediate homes Provided	Affordable homes total
2011/12	64	26	90
2010/11	120	61	181
2009/10	89	33	122
2008/09	98	58	156
2007/08	30	29	59
2006/07	10	0	10

Source: Hartlepool Borough Council

4.39 The Tees Valley Strategic Housing Market Assessment (2012) identified a net shortfall of 88 affordable dwellings per annum in the borough. The net additional affordable housing delivery for 2011/12 was 90, marginally in excess of the required annual delivery target. The Borough Council will continue to support the delivery of additional affordable housing through building on council owned land, partnership working with Registered Providers in the borough and through securing affordable housing contributions as part of private residential developments.

4.40 The Housing Market Renewal programme has continued during 2011/12. The Housing Market Renewal programme has completed demolition and rebuild of the Easington Road site (2.3 hectares) and the demolition and ongoing rebuild of the Belle Vue site (2.6 hectares). On another HMR sites, including Perth Street, compulsory purchase order (CPO) are taking place, but demolition and rebuild has not started yet.

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

Table 21: Number of gypsy and traveller pitches delivered.

	Permanent	Transit	Total
H4	nil	nil	nil

Source: Hartlepool Borough Council

4.41 Hartlepool currently has no identified sites for provision of Gypsies and Travellers pitches. The Council, together with other Tees Valley Authorities, has produced The Tees Valley Gypsy and Travellers Accommodation Needs Assessment (GTAA). The GTAA identified a need for six residential pitches to be provided in the borough to 2026.

4.42 As a result of the identified need, the emerging Local Plan identifies a suitable site for a single Gypsy and Traveller site with the capacity to meet the identified need. It is anticipated that the site will be developed by 2026.

• Core Output H6: Housing quality – Building for Life Assessments

Table 22: 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

Source: Hartlepool Borough Council

4.43 Table 22 shows that none of the homes build within this report period were accompanied by a building for life assessment.

C. ENVIRONMENTAL QUALITY

Adequate infrastructure

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

Related Policies

- Allocation of a site for sewage treatment works and criteria for improvements to existing plants (PU3);
- 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 23: Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds.

	Flooding	Quality	Total
E1	Nil	Nil	Nil

Source: Hartlepool Borough Council

4.44 No planning permissions were granted contrary to the advice of the Environment Agency during the year 2011/2012.

Biodiversity and Geodiversity

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

Related Policies

- Protection and enhancement of national and local sites of nature conservation and geological importance (WL2, WL3, WL5, WL7);
- Protection of species protected by law (WL4)
- Seeking contributions from developers for works to enhance nature conservation features (GEP9);

- Core Output Indicator E2: Change in places of biodiversity importance

Table 24: Losses or additions to biodiversity habitat

	Loss	Addition	Total
E2 (ha)	NIL	0.0	0.0

Source: Hartlepool Borough Council

4.45 No additional biodiversity or habitat creation from the previous financial year, and 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 adversely affected by planning decisions during the year.

• Core Output Indicator E3: Renewable energy generation

Table 25: The amount of renewable energy generation by installed capacity and type for the financial year 2011/12

Financial year 2017/18	E3	Wind onshore	Solar photovoltaics		Hydro	Biomass					Total	
			NB – it must be noted that some solar panels have been erected on dwellings throughout the borough but they have been permitted development.			Landfill gas	Sewage sludge	Municipal (& industrial) solid waste combustion	Co-firing of Biomass with fossil fuel	Animal biomass	Plant biomass	
Applications Permitted installed capacity in MW	Nil				Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil
		Tees and Hartlepool yacht club	0.009.9									
		Fleet Avenue										
		Hartlepool Innovation Centre, Queens Meadow Business Park	0.0414									
		A19 services northbound	0.03243									
		A19 test & tune trunk road	0.00322									
		A19 services southbound	0.01955									
		Rossmere Centre Rossmere Way	0.01518									
		The Green Elwick	0.00092									
		Seaton golf club	0.01771									
		Wharton Terrace	0.00368									
		Masonic Hall, Raby Road	0.046									
		Kingsley Primary school	0.0368									
Completed installed capacity in MW	Nil	Bryan Hanson House	0.009.66	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil
		Brougham Enterprise Centre	0.00705									
		Summerhill	0.00987									
		Exmoor Grove	0.00352									
		Central Library	0.00987									
		Chatham House	0.00376									
		Rocket House	0.00125									
		Wharton Annexe	0.00376									

Source: Hartlepool Borough Council

D. MINERALS

- 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

- 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 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);
- Need for waste minimisation plans (Was1).

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

Table 26: The amount of land won aggregate being produced

	Crushed rock	Sand and gravel
M1	Unknown	Unknown

Source: Hartlepool Borough Council

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

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

Table 27: The amount of secondary and recycled aggregates being produced in addition to primary won sources in M1 above

	Secondary	Recycled
M2	unknown	unknown

Source: Hartlepool Borough Council

4.46 No minerals recorded - although there is a waste transfer operation in the borough which does produce some recycled aggregates as part of the operation. In this respect issues of business confidentiality prevent the publication of detailed figures.

E. WASTE

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

Table 28: The capacity and operational throughput of new waste management facilities as applicable

NB: Information regarding the total capacity is not available, so figure is assumed inline with the maximum annual operational throughput permitted.

W1	Inert landfill	Non-hazardous landfill	Hazardous landfill	Energy from waste	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)	0	0	0	0	0	0	0	0	Joe's Skips Brenda Road - information not available, so 12,000 is assumed inline with the maximum annual operational throughput permitted.	0	0	0	0	0	0	0	0	0	Sandgate Industrial Estate Unit 4 Mainsforth Terrace – 1700	0	0	0
Maximum annual operational throughput (m ³ tonnes or litres if liquid waste)	0	0	0	0	0	0	0	0	Joe's Skips Brenda Road - 12,000 tonnes Sandgate Industrial Estate Unit 4 Mainsforth Terrace	0	0	0	0	0	0	0	0	0	Sandgate Industrial Estate Unit 4 Mainsforth Terrace - 1700	0	0	0

4.47 Within the report period one waste transfer station was opened in Brenda Road and one waste storage facility was opened at Sandgate industrial Estate Unit 4 Mainsforth Terrace. Both sites are within land identified under Local Plan Policy IND6 for bad neighbour uses, however the applications were against planning policies within the Minerals and Waste DPDs that states Hartlepool has already met its waste capacity within the borough, both sites were approved on appeal. It should be noted that one certificate of lawful development was approved (H/2011/0113) at the Former Eastmans Site on Branda Road, the waste capacity has not been included within table 27 as the facility is not new, it is an existing facility that does not required a separate permission.

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

Table 29: 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 Arising
Amount of waste arising in tonnes	2008/2009	4499.49	29058.77	Nil	19829.03	Nil	53387.29
	2009/2010	6164.00	20153.86	Nil	21763.64	Nil	48081.50
	2010/2011	5610.46	20444.49	Nil	17467.26	Nil	43522.21
	2011/2012	3874.20	19585.01	nil	18529.64	nil	41988.85

Source: Hartlepool Borough Council

4.48 The amount of waste going to landfill and incineration has reduced while the amount of material being recycled has increased. Overall total waste arising this year is 41988.85 tonnes which is a decrease when compared to last year figure of 43 522.21 tonnes.

4.49 The continuing reduction in total waste over the last four financial years could be due to the alternate Weekly Collection of recyclable/compostable and residual waste throughout most of the borough the continuation of recycling enforcement; the introduction of a meet and greet service at the household waste recycling centre to encourage segregation; and continuation of segregation of waste at the waste transfer station along with the policies within the Local Plan.

F. 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 (e.g Com13 and Com14 - developments in residential areas, Hsg9 - 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);

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

Table 30: Developments approved outside Limits to Development 2006-2012

Developments Approved	2006/2007	2007/2008	2008/2009	2009/2010	2010/2011	2011/2012
Agricultural buildings	0	1	1	0	1	North Hart Farm Butts Lane.
New dwellings – no agricultural justification	0	0	0	1	0	0
New dwellings associated with agricultural existing developments	0	0	1	0	0	Crows Meadow Farm (bungalow)
						Fox Covert, Three Gates, Dalton Piercy.
New dwellings associated with rural business developments	-	-	-	-	-	Lambs House Farm, Dalton Piercy Road.
						Ashfield Farm.
Temporary residence in connection with rural business	0	1	1	1	0	0
Replacement dwellings	0	0	0	0	0	0
Residential conversions of rural buildings	0	0	0	0	0	0
Business conversions of rural buildings	0	0	0	0	0	Lambs House Farm, Dalton Piercy Road. Alterations and conversion of outbuildings to form studio/office units
Extensions of gardens	0	0	0	0	0	0
Recreational and leisure uses	4	1	2	0	1	Hart Moor Farm, Hart Village. Erection of stone stable block comprising seven stables, two tack rooms and two storage rooms (retrospective).
Extensions and other works relating to existing businesses	1	0	1	2	0	0
Telecommunications developments	0	0	0	0	0	0

Source: Hartlepool Borough Council

NB - also see table 14 planning permissions granted for tourism related developments 2011/2012.

4.50 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).

4.51 There have been seven developments approved outside the limits to development and all but one relate to agriculture or farm diversification. It is considered that the policies that seek to protect and enhance the rural area along with policies that seek to direct the majority of activity within the urban limits are successful.

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 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: Improvements to rights of way / leisure walkways

Table 31: Walkways created, diverted, extinguished or improved

	Walkways	Created (km)	Diverted (km)	Extinguished (km)	Improved (km)
2006/2007	Public Rights of Way	0.43	0	0	0
	Permissive Paths	0	0	0	0
2007/2008	Public Rights of Way	0.57	0	0	9
	Permissive Paths	0	0	0	0
2008/2009	Public Rights of Way	1	0	0.27	5.25
	Permissive Paths	0	0	0	0
2009/2010	Public Rights of Way	1.05	0	0	4.07
	Permissive Paths	1.52	0	0	0
2010/2011	Public Rights of Way	0	0.465	0	2.173
	Permissive Paths	0	0	0	0.045
2011/2012	Public Rights of Way	0	0.57	0	0.69
	Permissive Paths	1.89	0	0	0

Source: Hartlepool Borough Council

4.52 There has been no new rights of way created in the past financial year, however, there has been improvement works on the condition and access of 0.69km of existing public rights of way and 0.57km has been diverted. There has also been 1.89km of permissive paths created

4.53 The Council is and will continue to improve access to the countryside and furniture within the countryside so that a more inclusive network will be available to a broader user base. This entails improvement works to the network of footpaths and the installation of self-closing gates and 'Kissing' gates along with 'A' Frames to assist in the reduction of illegal motorbike use.

Local Output Indicator 29: Length of cycleways completed

Table 32: Length and name of new cycleway created

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
2011/2012	None

Source: Hartlepool Borough Council

4.54 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 either by the Council and linked to the Local Transport Plan or as part of a planning approval.

G. CONSERVATION & DESIGN

Conservation

- 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 – HE3 and supplementary note 5);
- Protection and enhancement of Registered Parks and Gardens (HE6);
- Protection areas of historic landscape and other archaeological sites (HE15).

Buildings at risk

Local Output Indicator 18: Number of buildings at risk

4.55 The national Heritage at Risk Register includes two churches in Hartlepool, St Hilda on the Headland and Holy Trinity in Seaton Carew. The buildings are listed grade I and II respectively. In addition to these buildings two Scheduled Ancient Monuments are considered to be at risk. One is a Medieval farmstead and irregular open field system at High Burntoft Farm, Elwick; the other is Low Throston deserted medieval village. Two conservation areas in Hartlepool also appear on the At Risk Register, these are Headland and Seaton Carew.

Table 33: Numbers of Buildings at Risk 2006-2012 (2011/2012 column includes key application)

Type of building at risk	2006/2007	2007/2008	2008/2009	2009/2010	2010/2011	2011/ 2012
Scheduled Ancient Monument	1	1	1	1	1	Town Wall and Sandwell Gate
Grade 1 & Grade II* Listed Buildings	0	0	0	0	0	1) Former Conservative Club, Church Walk 2) Former Wesley Methodist Church, Victoria Road
Grade II Listed Buildings	10	11	10	8	8	1) Shades, 16 Church Street 2) Manor House Farm, Dalton Piercy Village 3) Former United Reformed Church and Sunday School, Durham Street. 4) Friarage Manor House, Friar Street 5) Market Hotel, Lynn Street 6) Throston Engine House, Old Cemetery Road 7) Former Odeon Cinema and 81 – 87 Raby Road 8) 62 Southgate
Locally Listed Buildings in Conservation Areas	3	3	3	2	2	1) Former Yorkshire Bank, 65 Church Street 2) 22 & 23 Church Street
Locally Listed	-	-	-	-	-	1) Morrison Hall, Church Close 2) Tunstall Court, The Parade

Source: Hartlepool Borough Council

- 4.56 Hartlepool Council conducts its own survey of other important buildings in the borough and currently identifies that 15 of these are at some risk through neglect and decay, this is an increase on 5 from last year's figures.
- 4.57 Derelict Buildings and Sites Working Group has been established for many years and is chaired by the Mayor. The Working Group seeks to bring back into use and/or improve a priority list of buildings which does include some of the buildings from the list above.
- 4.58 The council has been working with owners to assist in bringing buildings back into use and/or improving them for safety reasons or so that they do not appear an eyesore on Hartlepool's street scene.
- 4.59 A marketing strategy has been agreed for Friarage Manor House. The council has worked closely with the two land owners and is seeking to market the Morrison Hall (council owned) in December 2012, it is envisaged that by working collaboratively these sites for sale will prove a more attractive offer to investors.
- 4.60 The Odeon is currently being marketed and the council are seeking a development partner to help deliver a scheme for the building. Although every attempt has been made to negotiate with the land owner it is envisaged that the council will acquire the Odeon through a Compulsory Purchase Order at a later date.
- 4.61 The council has successfully worked with the owner of the former Wesley Methodist Church to seek maintenance improvements to the building and work is ongoing.
- 4.62 The council hopes that by publishing an annual 'Heritage at Risk' register this will highlight those vulnerable heritage assets across the borough, raising their profile and potentially introducing them to a new audience who may be able to resolve the problems individual heritage assets are suffering from. As part of the document case studies will be provided where buildings are removed from the list to provide examples of heritage assets where successful solutions have been found in order to provide inspiration to other owners in a similar situation.

Local Output Indicator 19: Conservation Area Appraisals undertaken

Table 34: Conservation Area Appraisal completions

Year	Conservation Area Appraisals
2006/2007	1
2007/2008	1
2008/2009	1
2009/2010	3
2010/2011	1
2011/2012	0

- 4.63 No Conservation Area Appraisals were completed in the financial year 2011/2012, however work has commenced on reviewing the Seaton Carew conservation Area Appraisal.

Design

- 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

- 4.64 Design is a key element assessed within each planning application, pre-application advice is encouraged and often design issues are addressed prior to submitting a planning application. Delegated reports and committee reports all contain an assessment of each proposals design quality.
- 4.65 No data has been directly collected with regard to the satisfaction of design or residential extension, however upon assessment of objections received for a variety of planning applications it was established that many objections related to highway/traffic impact and loss of light, the design of residential buildings and/or extensions were rarely an area of concern.

CONCLUSION

- 4.66 Over the report period there has been no loss in employment allocations, there has been a net gain of 4184m² of employment development, all of which are located within designated industrial locations. It is considered that the industrial policies within the current local plan are robust and have over the report period fulfilled their function in directing industrial activity to employment areas and thus protecting the rest of the borough for other land uses.
- 4.67 Overall it is considered that the town centre policies are robust and ensure that the majority of Town Centre type developments occur within the Town Centre, the Town Centre has seen fluctuations in activity but it has often been the case that new stores opening is coupled with other stores closing so over all the situation is similar to that of the previous monitoring year. Although the vacancy rate in the town centre is some 15.3% it is considered that this is not due to Local Plan policies but is more a consequence of the current economic climate.
- 4.68 The tourism policies within the Local Plan identified the Town Centre, The Marina, the Headland and Seaton Carew as main tourism destinations and the policies encourage appropriate developments within these areas it is considered that the tourism development approved are located within areas identified for tourism. In conclusion is considered that the tourism policies are robust.
- 4.69 Chapter four shows that the net additional dwellings delivered in 2011/12 are significantly lower than the current RSS housing target of 390 dwellings; this single year reflects the historical cumulative underperformance against the RSS targets. It is accepted that the council has consistently under delivered on the targets set by the RSS, however it has been documented within the "Future housing provision in the borough for the next 15 years" May 2009 and November 2012 that the RSS figures were unrealistic and thus the council had very little chance of achieving them. Within the next plan period 2013-2028 a more realistic figure has been proposed.
- 4.70 Policy Hsg5 sets a target of housing development to be provided on previously developed land and through conversions (60% by 2008 and 75% by 2016). The percentage of new dwellings built on previously developed land and through conversion equates to 38.5 in 2008/2009 and 77.2 in 2011/12. Although the requirements of Hsg5 have been met with regard to the brownfield land and conversion target for this monitoring year it is anticipated that this figure will not be sustained in the coming years, this is due to the fact that the borough does not have sufficient brownfield land to meet its 15 year housing need.
- 4.71 There have been no new dwellings constructed at the Victoria Harbour and Headland regeneration sites (policy Hsg6). In 2009 the land owners at Victoria Harbour indicated their intentions not to proceed with the anticipated mixed use development and expressed their intension to focus on port-related development therefore it is considered that the policy is no longer relevant.
- 4.72 The information within section 4C states that there have been no planning applications approved against The Environment Agencies advice. There has been no recorded loss in biodiversity sites which is in accordance with policies WL2, WL5, WL7,

however there has been no recorded information in relation to enhancements of sites of special scientific interest of other biodiversity sites therefore the requirements of Policy WL3 have not been met.

- 4.73 No additional wind farms have been approved or constructed within the plan period, however a number of solar panel applications have been approved and the council has invested in the provision of solar panels upon a number of HBC owned buildings. It is considered that the number of clean energy technologies within the borough are increasing and therefore the ethos of policy PU7 is followed. Policy PU7 also sets out assessment criteria when determining applications and this policy has been applied to all renewable development applications in a bid to ensure that installations are within the most appropriate location to minimise and adverse impacts upon visual and residential amenity. It is considered that policy PU7 is robust.
- 4.74 The Minerals and Waste policies within the 2006 Local Plan have been replaced with the Tees Valley Minerals and Waste DPDs that are based on upto date evidence. These DPDs have not yet been monitored as they were adopted mid way through the monitoring year.
- 4.75 Due to confidentiality reasons no information is available in relation to the amount mineral extraction within the borough. Two developments have been approved for waste related developments; one was for a waste transfer station and one for the storage of waste both. However the applications were not in compliance with the Tees Valley Minerals and Waste DPDs and were subject to approval on appeal.
- 4.76 There have been seven developments approved outside the limits to development and all but one relate to agriculture or farm diversification. 1.89km of permissive paths have been created to access the countryside and 0.69km have been improved, no new cycle ways have been recorded. Overall it is considered that the policies that seek to protect and enhance the rural area along with policies that seek to direct the majority of activity within the urban limits are successful.

5. NEIGHBOURHOOD DEVELOPMENT ORDERS AND NEIGHBOURHOOD DEVELOPMENT PLANS

Hartlepool Rural Plan

- 5.1 The rural area of Hartlepool was successful in securing Front Runner status in Neighbourhood Planning from the Department for Communities and Local Government (DCLG) in May 2011 under the third wave, with the Hartlepool Rural Plan Working Group (comprising representation from the five Parishes covered by the Neighbourhood Plan area, Ward Councillors and support officers from the Local Authority and Tees Valley Community Council) established in August 2011.
- 5.2 The working group have since been through a baselining and information gathering exercise, and working with the Local Authority provisionally designated the boundary of the emerging rural plan, which was achieved after a six week statutory consultation period at the beginning of March 2012 (to be completed formally post adoption of the Regulations). The working group have also been successful in securing eight days of Neighbourhood Planning support from the Design Council CABE and are currently working alongside their designated Enabler to commence the first stage of their two phase consultation process; phase 1 gathering information from their local communities and phase 2, conducting Place Check walkabouts.

The Headland Neighbourhood Plan

- 5.3 The Headland neighbourhood planning group applied for Front Runner status from DCLG under the fifth wave of funding although they were unsuccessful, in conjunction with Hartlepool Borough Council the group is continuing to seek support to enable them to develop their Neighbourhood Plan. Discussions are currently ongoing with Princes Foundation and Planning Aid in relation to a collaborative planning workshop and training packages available.

6. COMMUNITY INFRASTRUCTURE LEVY (CIL)

- 6.1 The main reason for introducing a CIL is that it would provide a means of securing developer contributions from all qualifying developments to ensure funds are available to cover the cost of new infrastructure required to enable development and to help give clarity to developers on what they will be required to contribute as part of a development. If the levy is introduced developers will be liable to pay a compulsory levy which is charged on a scale of rates based on viability testing. The aim is to raise funds to pay for infrastructure but to also ensure development viability is not compromised. Unlike section 106 CIL is non-negotiable so applying and collecting it is purely an administrative process.
- 6.2 The levy takes effect through a Charging Schedule which sets out the rate (or rates) of the charge. The Charging Schedule itself is a simple document, but it relies on two important pieces of evidence:
1. Infrastructure planning and
 2. A viability assessment of the impact of the proposed rate of CIL on development in the Local Authority's area.
- 6.3 A report was presented and agreed at Cabinet to request permission to appoint external consultants to carry out an initial assessment of viability for all types of development (residential, industrial, retail etc) in the different geographical areas of the borough. The viability testing will illustrate which types of new development would be able to sustain a levy and which would not.
- 6.4 Work has been ongoing looking at deliverability of local plan sites and associated costs of infrastructure to take them forward. This work will help to assess the viability of implementing CIL.
- 6.5 If, following this viability testing, it is shown that there is scope to charge CIL on particular types of development Cabinet approval will be sought to proceed with the development of a CIL Charging Schedule. The development of the charging schedule would enable the council to illustrate the likely levels of CIL contributions which would be raised through the developments within the Local Plan period which could be used to fund the infrastructure needs of the borough. Further work will also be needed on the Local Infrastructure Plan (LIP) in terms of indicative costs of infrastructure and to help prioritise strategic infrastructure. It is likely that it will take approximately one year from the time the viability work is completed to implement CIL.

7. DUTY TO CO-OPERATE

7.1 This section reflects the requirements of section 33A of the Planning and Compulsory Purchase Act 2004²² (Duty to co-operate in relation to planning of sustainable development) in relation to the time period covered by this report.

7.2 The Duty to co-operate requires:

- councils and public bodies to ‘engage constructively, actively and on an ongoing basis’ to develop strategic policy;
- councils to have regard to the activities of the other bodies; and
- councils to consider joint approaches to plan making.

7.3 The bodies that the council must cooperate with are set out in the Town and Country Planning (Local Planning) (England) Regulations 2012, part 2, duty to cooperate, (4) (1).

Co-operation with Strategic Partners in Hartlepool

7.4 The council through the Hartlepool Local Strategic Partnership has been heavily involved in the production of the Hartlepool Sustainable Community Strategy. This is overarching policy document for the Borough which provides the basis for the strategic work of the local development framework.

7.5 The Strategic Partnership has been involved with each stage of the production of the emerging Local Plan and has had opportunities to debate, advise and endorse the document before it was subject to consultation with the wider local community and other stakeholders. The Strategic Partnership is made up of local organisations such as Cleveland Police Authority, Cleveland Fire Authority, Hartlepool PCT/NHS Hartlepool, North Tees and Hartlepool NHS Trust and the Skills Funding Agency.

Other Local Authorities and Sub Regional Organisations

7.6 Hartlepool has many established avenues for co-operation on cross border and strategic planning issues. There are long established forums that meet regularly at Tees Valley level. Hartlepool has engaged at all stages of plan production with these local authorities and particularly with Stockton-on-Tees Borough Council and Durham County Council with whom the borough shares administrative boundaries.

7.7 Hartlepool participates in the Tees Valley Development Plan Officers (DPOs) Group meetings. These meetings involve planning policy lead officers from all five Tees Valley Authorities are held every six weeks and discuss strategic planning issues such as housing, transport, waste, biodiversity, and the natural and historic environment.

7.8 Development Plan Documents that have been completed at a joint Tees Valley level include The Tees Valley Joint Minerals and Waste Development Plan Documents and the Tees Valley Green Infrastructure SPD. Joint evidence base documents have been produced at this level including the Strategic Housing Market Assessment and the Gypsy and Travellers Accommodation Needs Assessment.

²² PACA as updated by section 110 of the 2011 Localism Act

7.9 At every third DPO meeting planning officers from authorities that have borders with the Tees Valley are invited to discuss cross border issues. These are:

- Richmondshire District Council
- Durham County Council
- North Yorkshire County Council
- Scarborough Borough Council
- North York Moors National Park Authority

7.10 At a more senior level cross border and strategic planning issues are considered at Tees Valley Planning Managers meeting that take place every six weeks and Tees Valley Directors of Place meetings that take place monthly.

7.11 As well as the issues covered by the regular Tees Valley meetings there have been a number of more detailed cross boundary meeting between Hartlepool Borough Council and Stockton-on-Tees Borough Council during plan preparation to discuss key issues such as development, housing and employment sites at Wynyard and transport issues relating to the A689 trunk road and the A689/A19 junctions.

7.12 Hartlepool Borough Council is fully committed to other organisations such as Tees Valley Unlimited and the Tees Valley Local Enterprise Partnership (LEP). TVU is responsible for delivering growth and economic equity across the Tees Valley in support of the LEP. Hartlepool Borough Council is represented on the board of the LEP.

7.13 A major recent example of co-operation and collaboration was the establishment of the Tees Valley Enterprise Zones, three sites of which are within Hartlepool. The Enterprise Zones were supported by simplified planning process through Local Development Orders that were adopted in April 2012.

Parish Councils

7.14 At each stage of the Local Plan consultation process, Parish Councils within and adjacent to the plan area were invited by e-mail or letter to comment on the proposals within the Local Plan. Officers attended Parish Council meetings to address queries regarding the proposals and were given feedback on the consultation process.

Preparation of the Local Plan

7.15 Hartlepool began the preparation of its Local Plan by publishing an Issues and Options Paper in October 2007. This first stage of plan preparation was subject to full consultation of all statutory consultees, other local Council's and Parish Councils, landowners, utility and sub-regional and regional bodies and organisations and all existing consultees on a database that is constantly refreshed.

7.16 Prior to going to consultation upon the preferred options in January 2010 a cross border meeting was held with Stockton Borough Council to discuss key issues regarding housing and transport at Wynyard.

7.17 Officers also held meetings and targeted sessions with many stakeholders of a strategic nature. These included:

- A special advisory workshop with the Commission for Architecture and the Built Environment (March 2010)

- A meeting with Government Office North East that considered the whole plan but principally issues at Wynyard and Victoria Harbour (May 2010)
- A meeting with Natural England to discuss the plan policies and the Habitats Regulations Assessment (June 2010)
- Three meetings with the Highways Agency to discuss strategic transport issues (April, July and November 2010)
- A cross border liaison meeting with Durham County Council (September 2010).
- Further and regular meeting with major landowners in the borough including cross border sites.
- Meeting with Parish Councils

7.18 The following meetings were held to discuss strategic issues prior to consultation on the Publication Document

- A meeting with English Heritage to discuss in detail elements of the Historic Environment chapter of the Local Plan (January 2011)
- A meeting with Tees Valley Rural Forum (October 2011)
- A meeting with the Highways Agency to discuss strategic transport issues (January 2011).
- Further regular meeting with major landowners in the borough including cross border sites.
- Meeting with Parish Councils

7.19 Since publication further work relating to the duty to co-operate includes:

- A cross border liaison meeting with Stockton on Tees Borough Council to discuss strategic issues relating to housing and transport. (May 2010)
- A duty to co-operate workshop held at Durham County Council which included Hartlepool, Stockton-on-Tees and Darlington Borough Council's attended.

7.20 At each stage of plan production key stakeholders, all relevant statutory bodies, local authorities and public bodies were contacted and invited to submit representations during statutory consultation on the emerging Local Plan.

Co-operation Relating to the Evidence Base

7.21 Hartlepool Borough Council has commissioned various reports from consultants as well as producing its own work which feed into the evidence base for the Local Plan. A number of these evidence studies were carried out jointly with the other Tees Valley Local Authorities where the issue was strategic and crossed the administrative boundary.

7.22 A Strategic Housing Market assessment was carried out at the Tees Valley Level in 2009 and due to the changing nature of the local economy and housing market was refreshed in 2012. This built on the longstanding and continuous engagement and co-operation of the five Tees Valley local authorities.

7.23 The Strategic Housing Land Availability Assessment was completed in 2010. This work was subject to targeted consultation at an early stage that was key to the site assessments with the statutory consultees as well local utility providers Hartlepool Water and Northumbrian Water Limited. Other sub-regional bodies involved from the earliest stages included Tees Valley Wildlife Trust and Tees Archaeology.

7.24 In 2009 the North and South Tees Industrial Development Framework was produced. This strategic document related to the employment areas of the Tees Valley sub-region and specifically the unique and specialist industries of the Tees Valley.

7.25 Other joint evidence base and strategic work that has influenced the development of the Local Plan include:

- Tees Valley Climate Change Strategy 2010.
- Tees Valley Empty Property Strategy 2008.
- Tees Valley Green Infrastructure Strategy 2008.
- Tees Valley Investment Plan 2010.
- Tees Valley Economic and Regeneration Statement of Ambition 2010.
- Creating Thriving Communities in Tees Valley: Tees Valley Living a strategy for housing regeneration in the Tees Valley 2010/2020.
- Tees Valley: Programme of Development 2008.
- Tees Valley Biodiversity Action Plan 1999.
- Wind Farm Development and Landscape Capacity Studies: East Durham Limestone and Tees Plain 2007, Addendum 2009. Commissioned by the North East Assembly and relevant local authorities including Hartlepool.
- Tees Strategic Flood Risk Assessment 2007 and joint commissioning at the Tees Valley for the Hartlepool Strategic Flood Risk Assessment Levels 1 & 2 2010.
- Tees Valley Water Cycle Study 2012 (draft stage).
- Tees Valley Gypsy and Travellers Accommodation Needs Assessment 2009.
- Tees Valley Area Action Plan, produced by the Tees Valley Unlimited and the Highways Agency 2009.

Co-operation Relating to Infrastructure Needs and Provision

7.27 Throughout plan production some of the most detail discussions and meetings have been with those bodies, both private and public, that have a strategic responsibility or involvement in regard to infrastructure provision. Specifically this has been instrumental in the production of the Hartlepool Infrastructure Plan which was completed in 2012. The Infrastructure Plan was subject to targeted consultation at an early stage and focused on the following key areas:

- Transport infrastructure;
- Education provision;
- Health provision;
- Provision of Utilities;
- Green infrastructure;
- Sports pitches and indoor sports facilities;
- Coastal and Flood Defences; and
- Minerals and Waste

7.29 Stockton-on-Tees Borough Council and the Highways Agency have been heavily involved in this work as there are key infrastructure challenges regarding the proposed quantum's of development and the effect on the trunk road network. Financial contributions from development in Hartlepool will be used to upgrade the key highways and junctions in the borough as well as in the borough of Stockton –on-Tees.

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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