



Hartlepool Borough Council Local Development Framework

Annual Monitoring Report 2012 - 2013



November 2013

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EXECUTIVE SUMMARY

This is the tenth Annual Monitoring Report (AMR) produced by the Planning Services team on behalf of the Council. This report relates to the period 1st April 2012 to 31st March 2013. 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.

At the time of writing this report in November 2013, a decision had been made by the council in October 2013 to withdraw the Local Plan 2013 which was on schedule for adoption in autumn 2013. Further information on the way forward following the withdrawal of the Local Plan will thus be reported next year.

The LDS that relates to this report was produced in December 2011. However the dates on this LDS were amended in December 2012 to ensure that the dates corresponded to the hearing timetable of the Local Plan. The Local Plan was submitted in June 2012 to the Secretary Of State (SOS) for independent examination and the hearing took place in January to February 2013 with a pre inquiry meeting on 11th December 2012.

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 gross additional dwellings has fluctuated over the years and this year it has significantly decreased primarily due to comparatively more greenfield sites coming forward for housing. The borough does not have sufficient brownfield land to meet its 15 year housing need. 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 significantly decrease in the future as the emerging Local Plan sites contribute to the future housing delivery. Hence meeting the Hsg5 target of 75% housing development on previously developed land will prove a major challenge for the borough in the coming years. Policy Hsg5 is therefore considered not robust and it is recommended that it should be reviewed.

Whilst the industrial policies continue to be robust, there has been a significant decrease in additional floorspace completions for business use and the available employment land has remained the same as last year. The Employment Land Review (2008) which has previously been used to calculate available land is now considered

outdated and is on schedule to be updated in the next financial year. The town centre remains viable for businesses and the town centre policies are robust regardless of the current economic climate. Tourism policies remain robust with tourism applications being determined in designated tourist areas within the borough. Small scale tourist-related applications associated with the rural area have been determined in a bid to support farm diversification and the rural economy.

Monitoring of the 2011 Minerals and Waste (M&W) DPDs has commenced this year in cooperation with neighbouring local authorities in the Tees Valley, but due to work commitments it has not been possible to consolidate the joint monitoring report for this year. However, in the borough the amount of waste going to landfill continues to decline whilst that incinerated and recycled/composted has increased this year to 41.2%. This is positive development indicating that waste policies in the borough are progressively becoming more effective. Waste Policy MWC6 in the Minerals and Waste Core Strategy 2011 stipulates that 40% of household waste is to be recycled or composted from 2010, rising to 46% from 2016.

Although a gain in wetland habitat was noted, there was an equal loss of woodland habitat hence no net gain in biodiversity or habitat creation. There is also 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. Although wildlife policies WL2, WL5, WL7 are robust because there have been no net losses of biodiversity, 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.

Three neighbourhood plans have been confirmed in the borough, i.e. Headland, Wynyard and Park neighbourhood plans. The Community Infrastructure Levy (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 as outlined in The Town and Country Planning (Local Planning) (England) Regulations 2012.
- 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

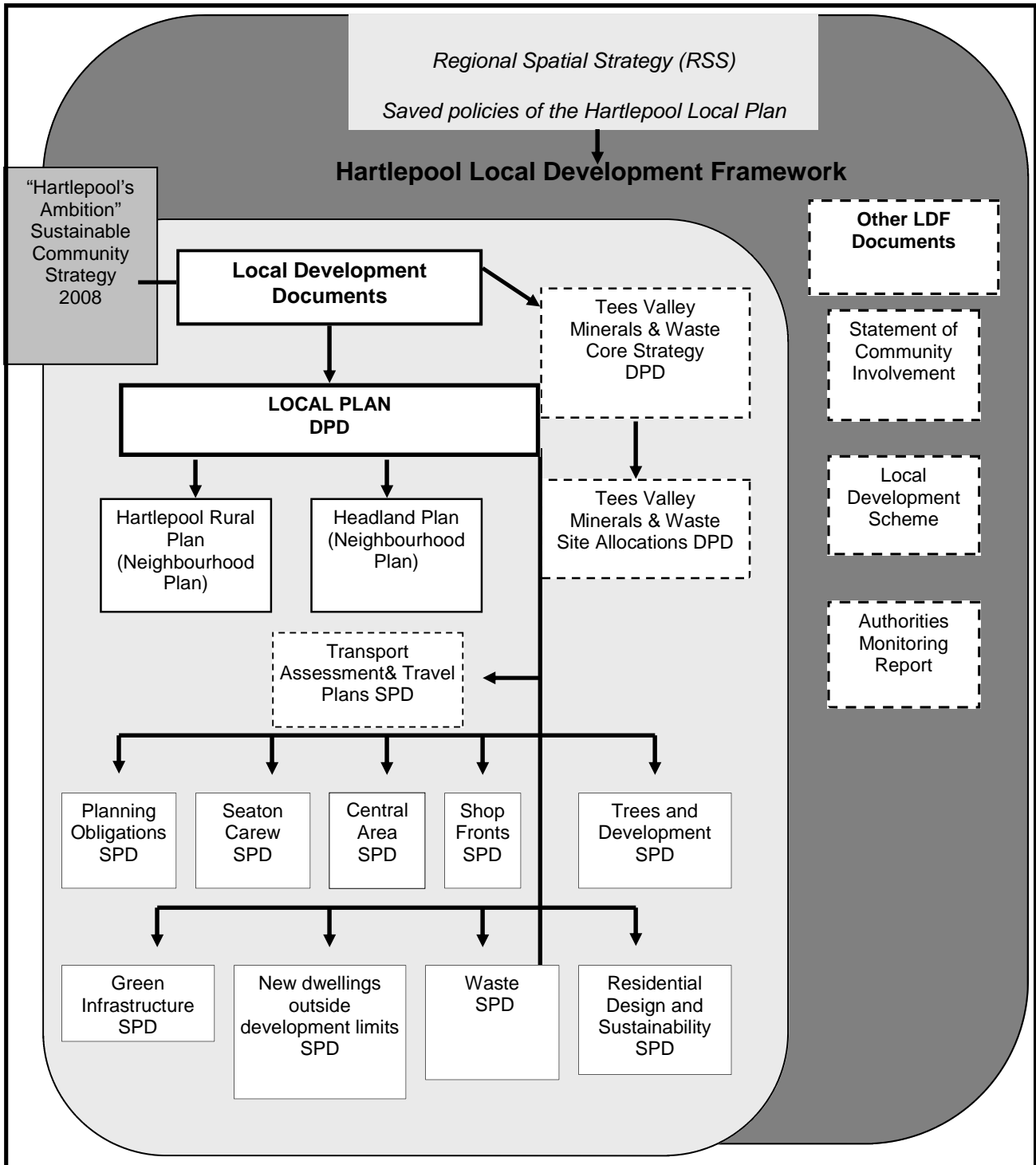
- 1.4 The Planning and Compulsory Purchase Act 2004 introduced a new system of development planning. In light of the Act, planning documents are being prepared and incorporated into a Local Development Framework (LDF). The LDF comprises a portfolio of Local Development Documents which together deliver the spatial planning strategy for Hartlepool (see Diagram 1 below). Some documents are known as Local Development Documents (LDDs) and include Development Plan Documents (DPDs), Supplementary Planning Documents (SPDs) 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

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

- 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

Diagram 1: Hartlepool Local Development Framework



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.

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 2012 to 31st March 2013 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 September 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 92,028⁸ with 47,277 residents being female and 44,751 male. Hartlepool has the lowest number of residents in the Tees Valley and Stockton-on-Tees has the highest.
- 2.7 Migration into the borough is balanced with out migration; both are at approximately 2000 per annum.⁹

Ethnicity

- 2.8 Within Hartlepool the number of non-UK nationalities has increased from 26 in 2006, to 43 in 2012 (the same figure as 2011 and 2010). This is the second lowest number of nationalities within the Tees Valley; Middlesbrough and Stockton-on-Tees have the greatest number of nationalities both at 56¹⁰ and Redcar & Cleveland has the lowest. In proportion to the population, the percentage of non-UK nationalities in Hartlepool has been steadily increasing from 0.3% in 2006 to 1.0% in 2012.

2010 Index of Multiple Deprivation

- 2.9 Hartlepool is currently ranked by the Index of Multiple Deprivation (IMD 2010)¹¹ 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%).
- 2.10 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).

⁶ 1971 Census

⁷ ONS 2010 mid-year population estimates

⁸ ONS 2011 census; updated 30/01/2013

⁹ ibid 8

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

¹¹ Communities.gov.uk, 2012/13 figures are not yet available

Car Ownership

- 2.11 According to the ONS 2011 national census, the percentage of residents in Hartlepool with no car is 35.3%. The percentage of residents with no cars in Hartlepool continues to decrease from 37.78% in 2007. Compared to other authorities in the Tees Valley, Hartlepool has second highest number of residents without cars after Middlesbrough with the highest at 37.6% and Stockton-on-Tees with the lowest at 25.9%. The national average of residents without cars is 25.6%.

Tourism

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

Jobs and Economy

- 2.13 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 (LDOs) 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.
- 2.14 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 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.
- 2.15 Economic activity and employment status in the borough in relation to the north east region and the nation is shown in Table 1 below.

Table 1: Economic activity 2012 (employment status)

| | Hartlepool (numbers)* | Hartlepool % | North East % | Great Britain % |
|---------------------|--------------------------|--------------|--------------|-----------------|
| Economically active | 41 700 | 70.2 | 74.0 | 77.1 |
| In employment | 36 200 | 60.9 | 66.5 | 70.9 |
| Employees | 32 900 | 55.5 | 58.9 | 60.9 |
| Self employed | 2 600 | 4.2 | 6.6 | 9.5 |
| Unemployed | 5 400 | 12.9 | 10.0 | 7.8 |

*numbers and % are for those aged 16 and over. % is a proportion of economically active
Source: NOMIS Official Labour Market October 2012¹²

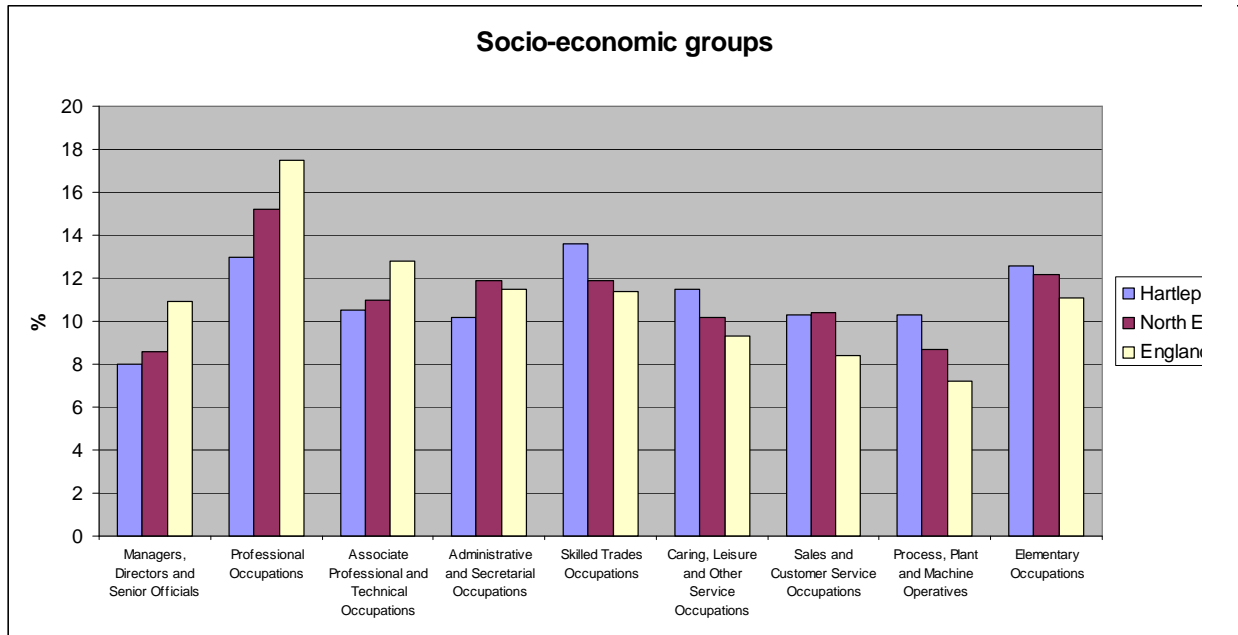
The proportion of economically active people in Hartlepool is 70.2% and this is lower than both the regional and national average. Of these, 60.9% are in employment and this is lower than regional and national figures. The table shows that more economically active people in Hartlepool are unemployed compared to regional and national levels.

- 2.16 According to the Tees Valley Unlimited (TVU) statistics on unemployment rates. Hartlepool has the highest claimant unemployment rate at 7.8% and Darlington has the least at 5.2%. The rate has continued to increase from 7.0% in 2010, 7.3% in 2011 to 7.8% in 2012. All other local authorities in the Tees Valley have seen a similar trend of increasing unemployment rate with the exception of Darlington whose rate has decreased from 5.5% in 2011 to 5.2% in 2012. Overall, Hartlepool is struggling in terms of unemployment when compared to the rest of the Tees Valley.

Socio-economic Groups

- 2.17 Graph 1 below shows that Hartlepool has a low proportion of higher socio-economic groups (e.g. professional managers and seniors, associate technical, administration secretarial) compared to both regional and national rates. Conversely, it has a higher proportion of the lower socio-economic groups (e.g. process plant and machine operators, skilled trade) in comparison. This reflects that the economy in Hartlepool still substantially relies on the processing/manufacturing industry as opposed to the professional services, not to say that there are no professional services in the borough but this is an economic sector which is still growing.

Graph 1: Socio-economic groups 2013



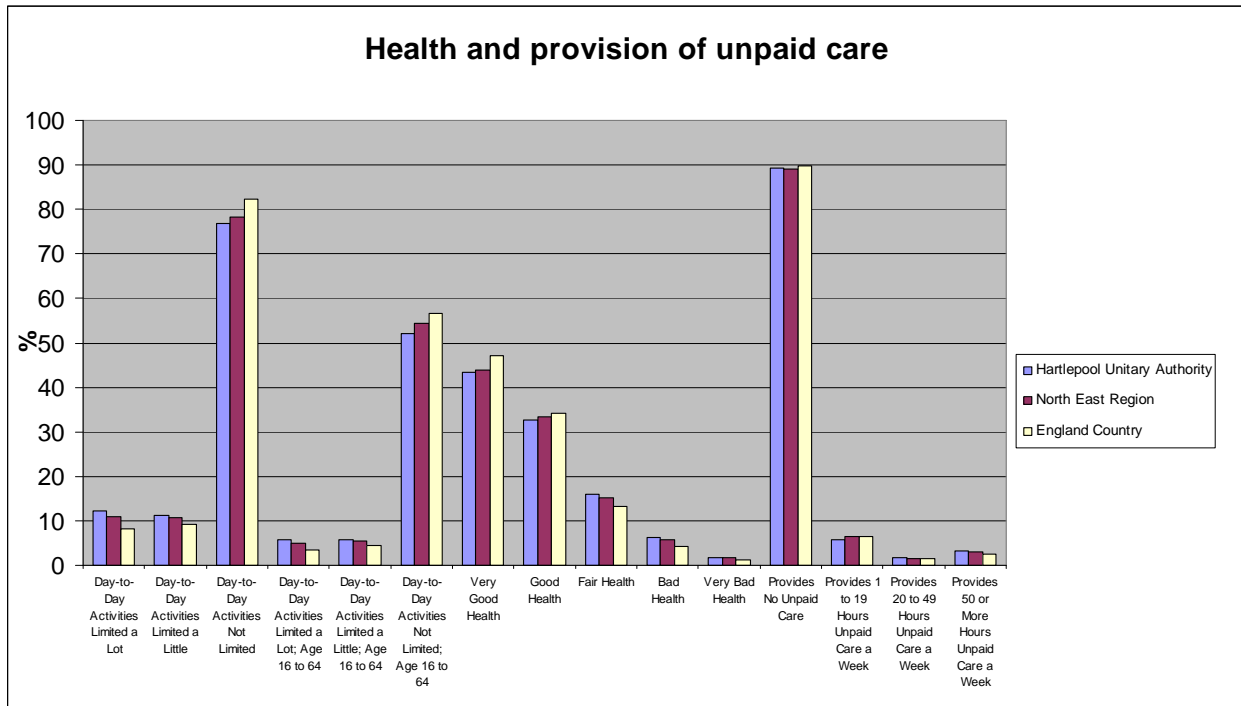
Source: Office for National Statistics updated January 2013
% based on all usual residents aged 16-74 and in employment

Health

2.18 Graph 2 shows the general health of Hartlepool residents in comparison to regional and national health statistics. The health statistics show that Hartlepool's health status is below regional and national levels and the number of people providing 50 or more hours per week of unpaid care is higher in comparison. The Tees Valley Unlimited reports in their website that life expectancy within Hartlepool is on average lower than the rest of the Tees Valley authorities and the national average.

2.19 The amount of adult smokers, those at high risk due to drinking and those that misuse drugs is also higher than the rest of other authorities in the Tees Valley and the national figure. The obesity rate, however, 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.

Graph 2: Health and provision of unpaid care 2013

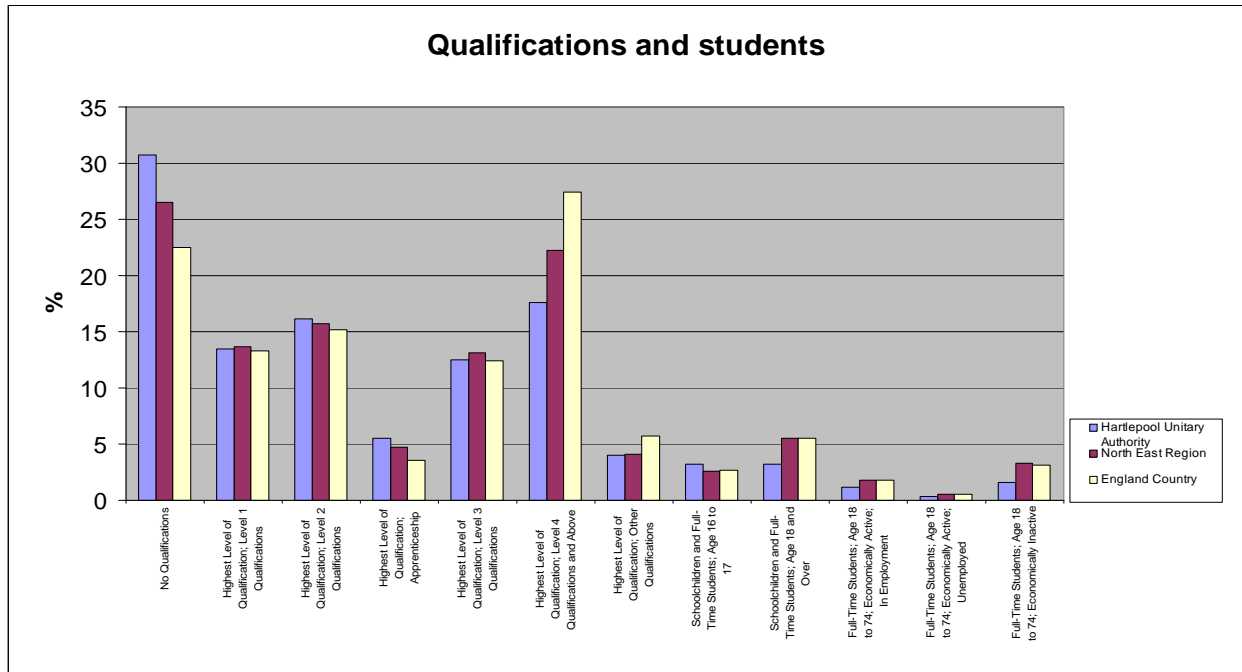


Source: Office for National Statistics updated January 2013
 % based on all usual residents in Hartlepool (i.e. total count of 92 028)

Lifelong Learning and Skills

- 2.20 Graph 3 shows qualification levels and students in Hartlepool. The overall proportion of residents with no qualifications is 8.2% higher than the national average, and 4.2% higher than the regional average.
- 2.21 There are more apprenticeships in Hartlepool compared to regional and national figures and this could be attributed to the fact that the borough's economy is predominantly industrial, manufacturing and skilled trade occupations (see Graph 1). Strikingly, the proportion of full time students, aged 18 to 74, that are economically inactive is lower than both the regional and national average and this could be attributable to more students taking up apprenticeships in Hartlepool.

Graph 3: Qualifications and students

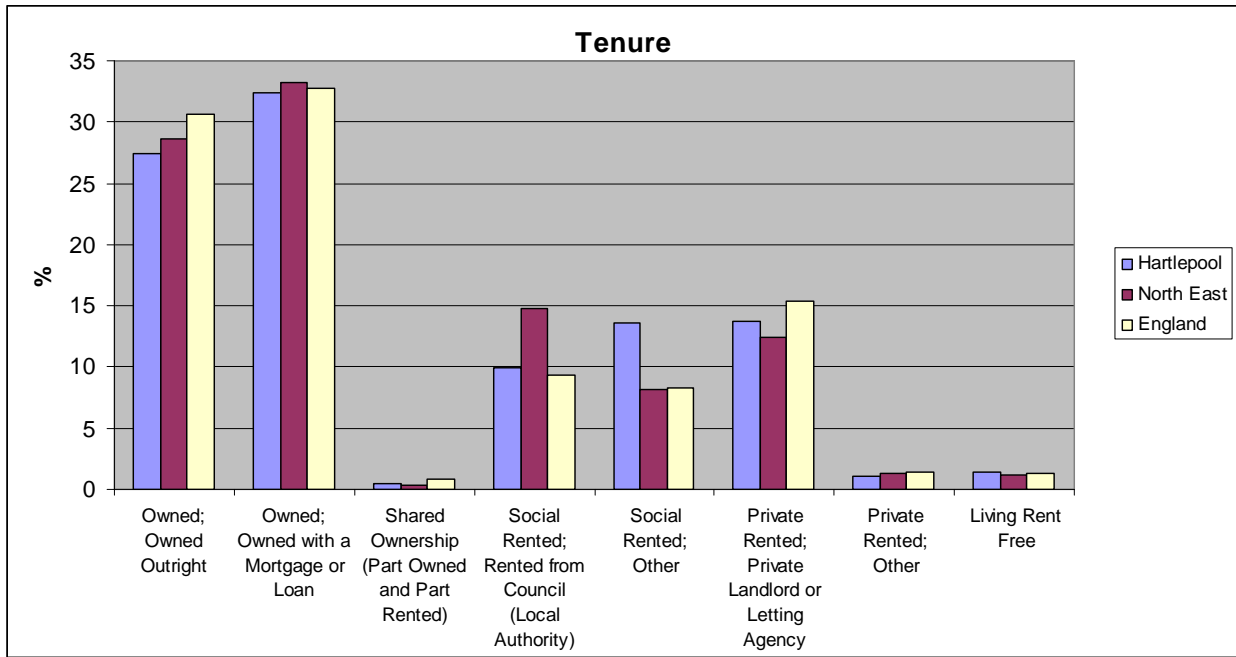


Source: Office for National Statistics updated January 2013
 % based on all usual residents aged 16 and over (i.e. total count of 74 228 for Hartlepool)

Housing

2.22 Tenure statistics on Graph 4 show that Hartlepool has more people living rent free and on social rented housing compared to regional and national figures. Mortgage/loan ownership and owned outright are the most prevalent types of housing tenure, with Hartlepool figures comparatively at par with both national and regional figures.

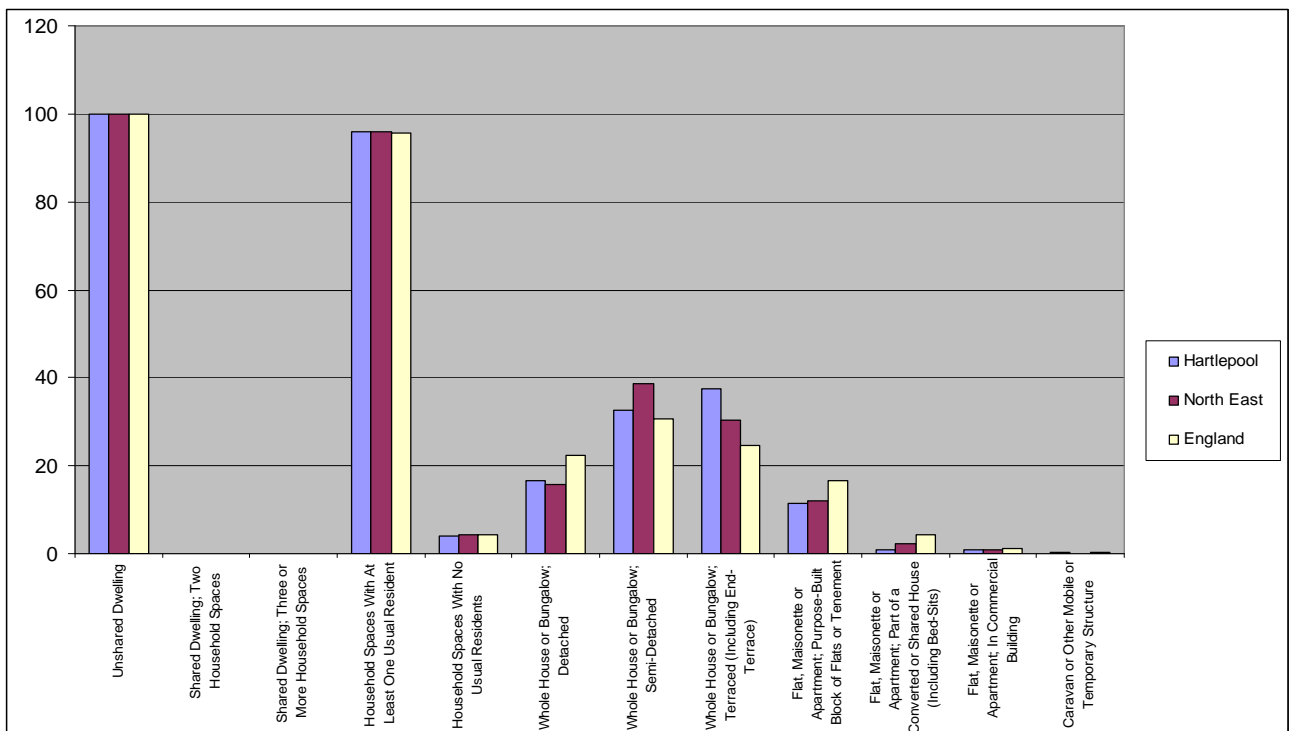
Graph 4: Tenure



Source: Office for National Statistics updated January 2013
% based on total household count

2.23 Hartlepool has a higher proportion of semi-detached and terraced dwellings compared to the national figure (Graph 5). The number of flats or maisonettes is comparatively lower than national average but those attached to a commercial building is at par with both national and regional figures.

Graph 5: Dwellings, household spaces and accommodation type 2013



Source: Office for National Statistics updated January 2013
% based on all counted dwellings (i.e. total count of 42 102 for Hartlepool)

- 2.24 Table 2 shows the number of dwellings in each housing group as assessed in the Tees Valley Strategic Housing Market Assessment (2012).

Table 2: 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)

- 2.25 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).
- 2.26 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.
- 2.27 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.

Current House Prices

- 2.28 According to Rightmove 2013 (website <http://www.rightmove.co.uk/house-prices/>), most of the sales in Hartlepool over the past year were semi-detached properties which on average sold for £118,346. Terraced properties had an average sold price of £72,949 and detached properties averaged at £197,371. Hartlepool, with an overall average price of £122,465 was cheaper than nearby Wolviston (£263,788), Wynyard Estate (£229,083) and Billingham (£140,036). In the past year house prices in Hartlepool were 5% up on the year before and similar to 2007 when they averaged at £121,259.

Community Safety

- 2.29 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.

- 2.30 Table 3 gives a breakdown of offences by the crime category under which they were recorded by Hartlepool Police. These figures are based on the date that the crime was recorded not necessarily the date the offence occurred.

Table 3: Notifiable Offences Recorded by the Police 2012/2013

| Crime Category | Number of offences |
|-----------------------------|---------------------------|
| Burglary Dwelling | 290 |
| Burglary Other | 383 |
| Criminal Damage Dwelling | 492 |
| Criminal Damage Vehicle | 519 |
| Drugs - Supplying | 74 |
| Drugs - Possession | 329 |
| Fraud and Forgery | 90 |
| Other Crimes | 68 |
| Robbery | 36 |
| Sexual Offences | 43 |
| Theft Other | 626 |
| Theft From Motor Vehicle | 281 |
| Shoplifting | 770 |
| Theft of Motor Vehicle | 65 |
| Vehicle Interference | 33 |
| Violence against the Person | 1453 |
| TOTAL | 5552 |

Source: Community Research Office (Hartlepool Police Station)

- 2.31 During the period April 2012 to March 2013, Hartlepool Police recorded a total of 5552 offences and this is an increase from last year's total of 4966 offences. Violence against the person is the most recorded making up 26.2% of the total recorded offences. Shoplifting and theft are also high on record.

The Environment

- 2.32 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

- 2.33 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

2.34 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

2.35 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.

2.36 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.

2.37 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.

2.38 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.

2.39 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

2.40 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

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

Culture and Leisure

2.42 Museums associated with Hartlepool's maritime heritage and other important cultural facilities including the art gallery and Town Hall Theatre which are all 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.

2.43 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

2.44 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 4: 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 2013

- 2.45 The main challenge this year and the coming years are similar to those of 2011/2012, 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.
- 2.46 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.
- 2.47 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.
- 2.48 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.
- 3.3 The LDS that relates to this report was approved by Cabinet in October 2011 and produced in December 2011. However the dates on this LDS were amended following the portfolio's holder approval, in December 2012. The reason for the amendment was to ensure that the dates corresponded to the hearing timetable of the Local Plan which took place in January to February 2013 with a pre inquiry meeting on 11th December 2012.
- 3.4 The Supplementary Development Plans (SPDs) have been removed from the LDS as it was no longer a requirement for them to be included. By not having them in, it makes it easier to keep the LDS up to date and makes the timetables around the SPDs more flexible.

Implementation of the 2011 Local Development Scheme

- 3.5 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 no longer include reference to Supplementary Planning Documents, for information relating to future SPDs please see Diagram 1.
- 3.6 Table 5 details the timetable for the 2011 LDS amended in December 2012. Table 6 details the key milestones and delivery of the LDS's main documents i.e. the DPDs. The Council submitted the Local Plan to the Secretary of State in June 2012 for independent examination and the pre-examination meeting was held in December 2012. Public examination commenced on the 29th of January 2013 and finished on a Friday 8th of February 2013. Tables 5 and 6 indicate that during the monitoring year 2012/13, work on the Local Plan progressed well and all milestones within the financial year were achieved on target. The Local Plan is scheduled to be adopted early next year in June 2013.
- 3.7 The Joint Minerals and Waste Core Strategy and Site Allocations DPDs 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.

Table 5: Revised timetable of Hartlepool Local Plan DPD

| Role and content | To set out the vision and spatial strategy for Hartlepool and the objectives and primary policies for meeting the vision. |
|---|---|
| Geographical Coverage | Borough-wide |
| Status | Development Plan Document |
| Conformity | Must reflect the Hartlepool Community Strategy and be in line with National Planning Guidance. |
| TIMETABLE / KEY DATES | |
| Stage | Date |
| Production of Preferred Options (including Draft Policies) and sustainability report | March 2009 - December 2009 |
| Consultation on Preferred Options (Eight Weeks) (Reg 25) | January – March 2010 |
| Consideration of representations and changes to the planning system. Further discussions with community and key stakeholders | April – August 2010 |
| The Council's Cabinet request a revised Preferred Options Document be published due to the abolition of the RSS and incorporation of Affordable Housing DPD into Core Strategy. | September 2010 |
| Revised Preferred Options Document Published for consultation (eight weeks) (reg 25) | November 2010 – January 2011 |
| Consideration of representations | January – September 2011 |
| Drafting of Publication Document | October – December 2011 |
| Publication of DPD and final sustainability report (Reg 27) | January 2012 |
| Consultation on Published document | January – February 2012 |
| Submission to Secretary of State of Core strategy (Reg 30) including further consultation on changes | June 2012 |
| Pre examination meeting | December 2012 |
| Commencement of Examination in Public | January 2013 |
| Receipt of Inspector's Report for checking | April 2013 |
| Inspector's Final report | May 2013 |
| Adoption of DPD and revised proposals map | June 2013 |

Source: Hartlepool Borough Council Local Development Scheme December 2011

Table 6: Hartlepool Development Plan Documents key milestones and delivery

| Document | Key Milestone | Key Dates | Actual Progress | Milestone Achieved |
|---|--|---------------|--|---------------------|
| Hartlepool Local Plan DPD | Submission to Secretary of State including further consultation on changes | June 2012 | Milestone achieved on target | Yes |
| | Pre examination meeting | December 2012 | Milestone achieved on target | Yes |
| | Public examination | January 2013 | Started on the 29 th of January and finished on a Friday 8 th of February | Yes |
| 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 (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 (September 2011) |

Source: Hartlepool Borough Council

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 Regulations¹² 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 indicators¹³ 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.

¹² Part 8, 34 (3) of the Town and Country Planning (Local Planning) (England) Regulations 2012

¹³ Regional Spatial Strategy and Local Development Framework Core Output Indicators – Update 2/2008

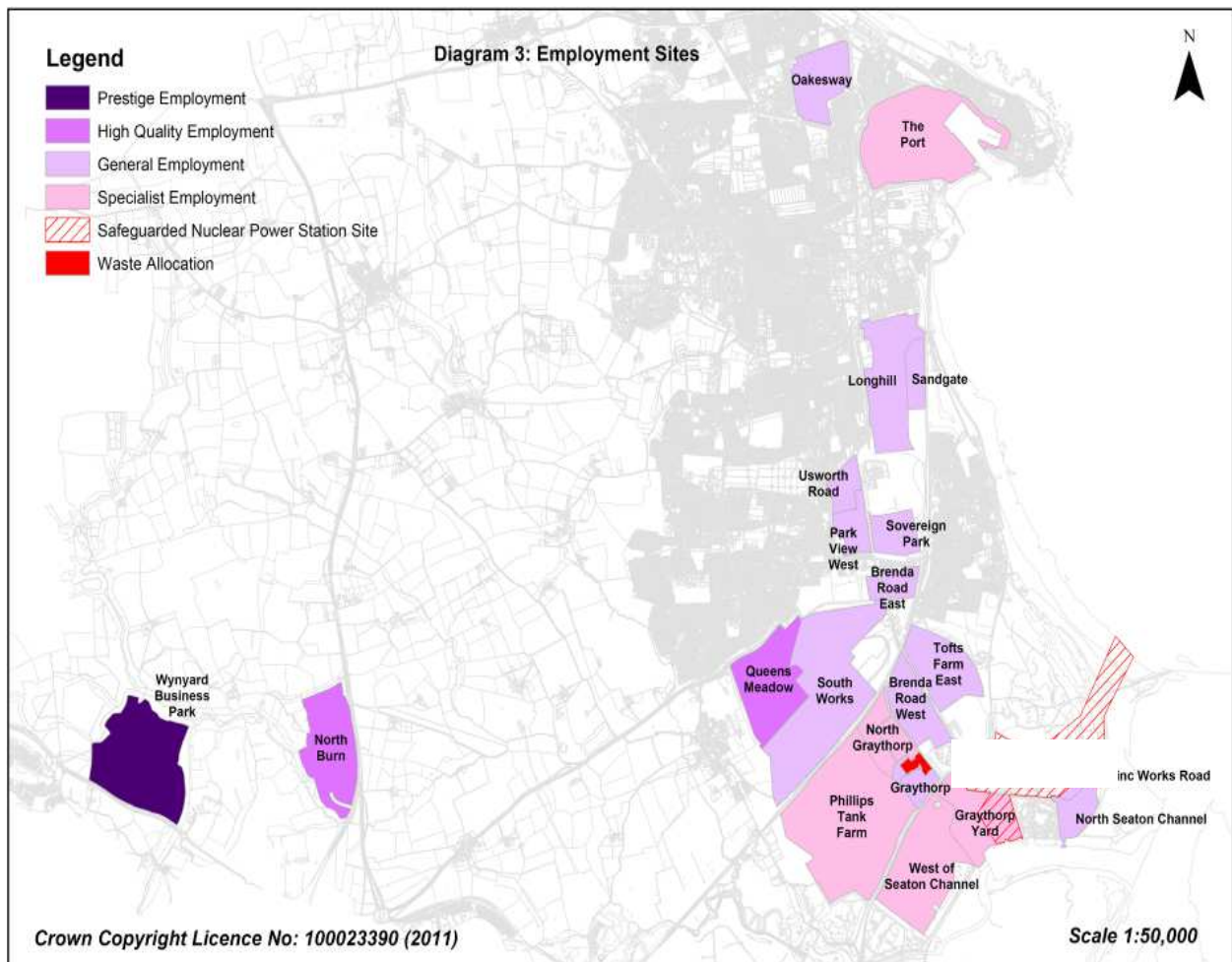
- 4.6 The plan sets out specific objectives relating to the above four elements of the strategy, from which the plan's policies have been developed. Many of these policies relate to more than one objective.
- 4.7 The following part of this section sets out for each objective or group of objectives policies 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 indicators¹⁴ 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.
- 4.10 As part of the duty to cooperate with neighbouring local authorities in the Tees Valley, from next year onwards policies in the 2011 Minerals and Waste DPDs (i.e. Policies & Sites DPD and the Core Strategy DPD) will be monitored and jointly reported. Category (D) minerals core output indicators M1 and M2 on 4.8 above will thus be replaced by those shown in Appendices 2 and 3. There is a total of 11 policies in the Minerals and Waste (M&W) Core Strategy DPD and these are coded MWC1 to 11. The M&W Policies and Sites DPD has a total of 12 policies and these are coded MWP1-12. It is important to note that not all M&W policies are applicable to Hartlepool and as such the return to such policies will be recorded as n/a (non-applicable).

¹⁴ Ibid 21

A BUSINESS DEVELOPMENT, TOWN CENTRES AND TOURISM

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

4.11 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.

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

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

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

- Close the skills gap so that local people can better benefit from anticipated economic growth.

- Provide better access to job opportunities.
- Enhance support for existing and new businesses.
- Attract new business and inward investment.
- Maximise supply chain opportunities for local firms.
- Improve the environment, appearance and image of the area.
- Rationalise land use.
- Help diversify the economic base

4.13 Employment Land Review (ELR) was carried out by Nathaniel Lichfield and Partners and it was completed in December 2008. The ELR reveals that about 40% of the employment land available in the borough comprises the sub-regionally important land at Wynyard some distance from the main urban area of Hartlepool. Within the 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 2013 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>

4.14 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 7: Employment Floorspace / Land 2012/13

| | | 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) | Unit 4 Rivergreen Business Centre Queens Meadow | | | | | 19.5 | 19.5 |
| | W Hodgson Fish Quay Whitby Street (extension to processing unit) | 50 | | | | 115 | 165 |
| Loss (m2) | | 0 | | | | 0 | 0 |
| Net (m2) | | 50 | | | | 134.5 | 184.5 |
| BD2 - Total amount of employment floor space on previously developed land - by type | | | | | | | |
| Gross (m2) | Unit 4 Rivergreen Business Centre Queens Meadow | | | | | 19.5 | 19.5 |
| | W Hodgson Fish Quay Whitby Street (extension to processing unit) | 50 | | | | 115 | 165 |

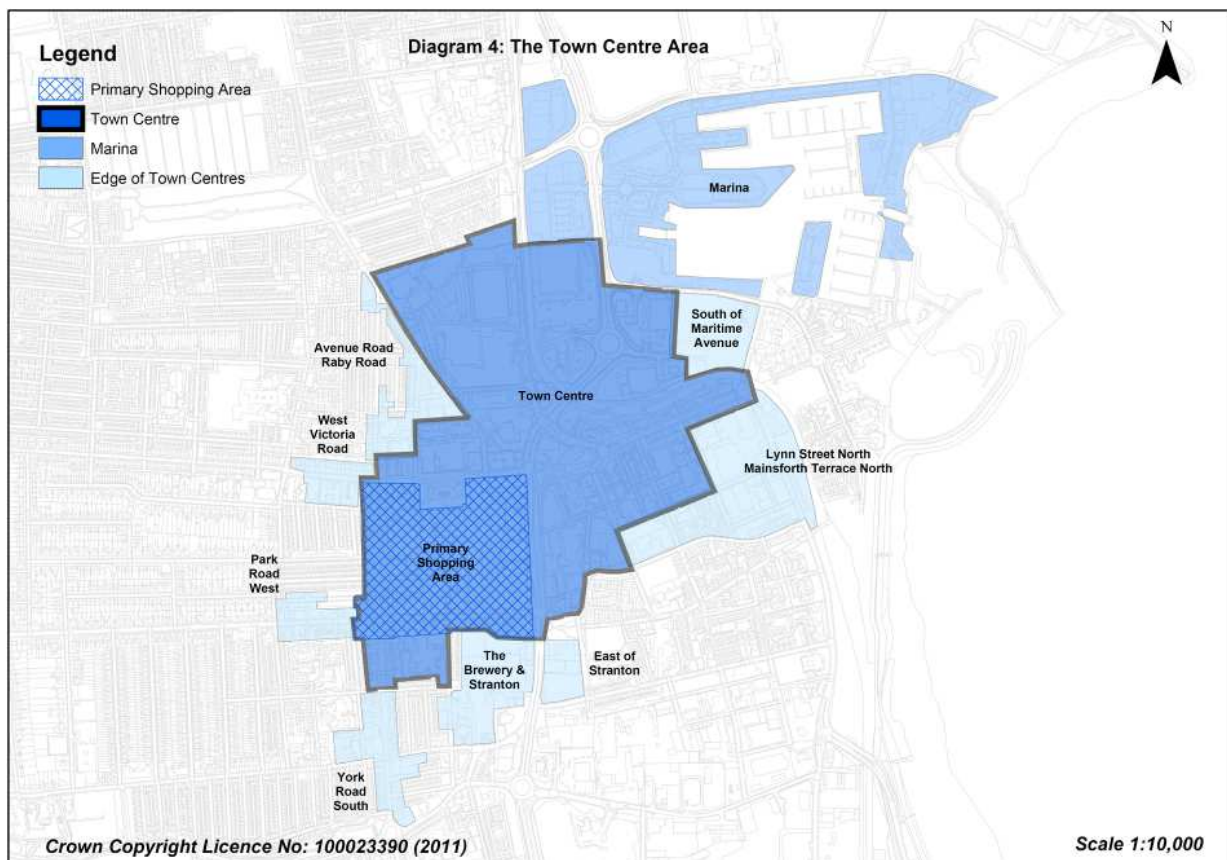
| BD3 employment land available (Local Plan 2013 sites) | | |
|--|------------|-----------------|
| NB – it is not possible to break down employment land by type as the employments sites are for a mix of uses and therefore no set capacity of each use has been given. | | |
| Wynyard Business Park | Total 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

- 4.15 In comparison to 2011/2012 (with total additional floorspace completions of 3853m²), this year has a significant reduction in total (i.e. 184.5 m² as shown in Table 8). This is indicative of less economic activity in the town commensurate with the current economic recession.
- 4.16 There is no change in available employment land this year. The available employment land has been reported according to the results of Council research for the 2013 Local Plan Submission draft, the figures in the 2008 Employment Land Review (ELR) were not used as land take up has altered since then and since this was undertaken 5 years ago, it is therefore not accurately reflective of the current employment land status. The ELR will thus no longer be referenced to for employment land availability with effect from this year.
- 4.17 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.
- 4.18 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, 2013 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

4.19 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 8: Vacancy Rates in the Town Centre

| | 2009 | 2010 | 2011 | 2012 | 2013 |
|----------------------------------|---------|---------|---------|---------|---------|
| Total number of commercial units | 503 | 507 | 509 | 443 | 475 |
| Total number of vacant units | 89 | 107 | 111 | 118 | 101 |
| Total Floor Space (m2) | 140 601 | 140 279 | 140 282 | 160 697 | 175 575 |
| Vacant Floor Space (m2) | 30 676 | 22 205 | 22 826 | 24 545 | 21 829 |
| Vacancy Rate (%) | 21.8 | 15.8 | 16.3 | 15.3 | 12.4 |
| Market Hall Vacant Stalls | 26 | 13 | 9 | 12 | 15 |

Source: Hartlepool Borough Council

4.20 Previous monitoring only took account of retail units but this year all other commercial units (such as Council buildings, College buildings, NHS buildings at Lynn street to name but a few) have been included in the survey hence resulting in additional floorspace of 14 878m². This year's total floor space of 175 575 m² therefore, is higher than in previous years (Table 9).

4.21 The vacancy rate this year is 12.4% and this is a slight reduction compared to last year's 15.3%. With the exception of 2011, the town centre vacancy rates have been slowly decreasing from a record 21.8% in 2009 to 12.4% in 2012/13. Although not too apparent, it seems the town centre remains viable. The main challenge however, is the lack of high quality shops, a number of those high quality shops that have shut down have been mainly 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 9: Amount of completed floorspace for town centre uses

| | | A1 | A2 | B1a | D2 | Total |
|------------|------------|---|----|-----|--|-------|
| BD4 | Gross (m2) | 78.2m ² (The Powlett Hotel, Powlett road extensions) | - | - | 225m ² (Seaton Carew sports club - changing room extension) | 303.2 |
| | loss | - | - | - | - | - |
| | Net (m2) | 78.2 m ² | - | - | 225 | 303.2 |

Source: Hartlepool Borough Council

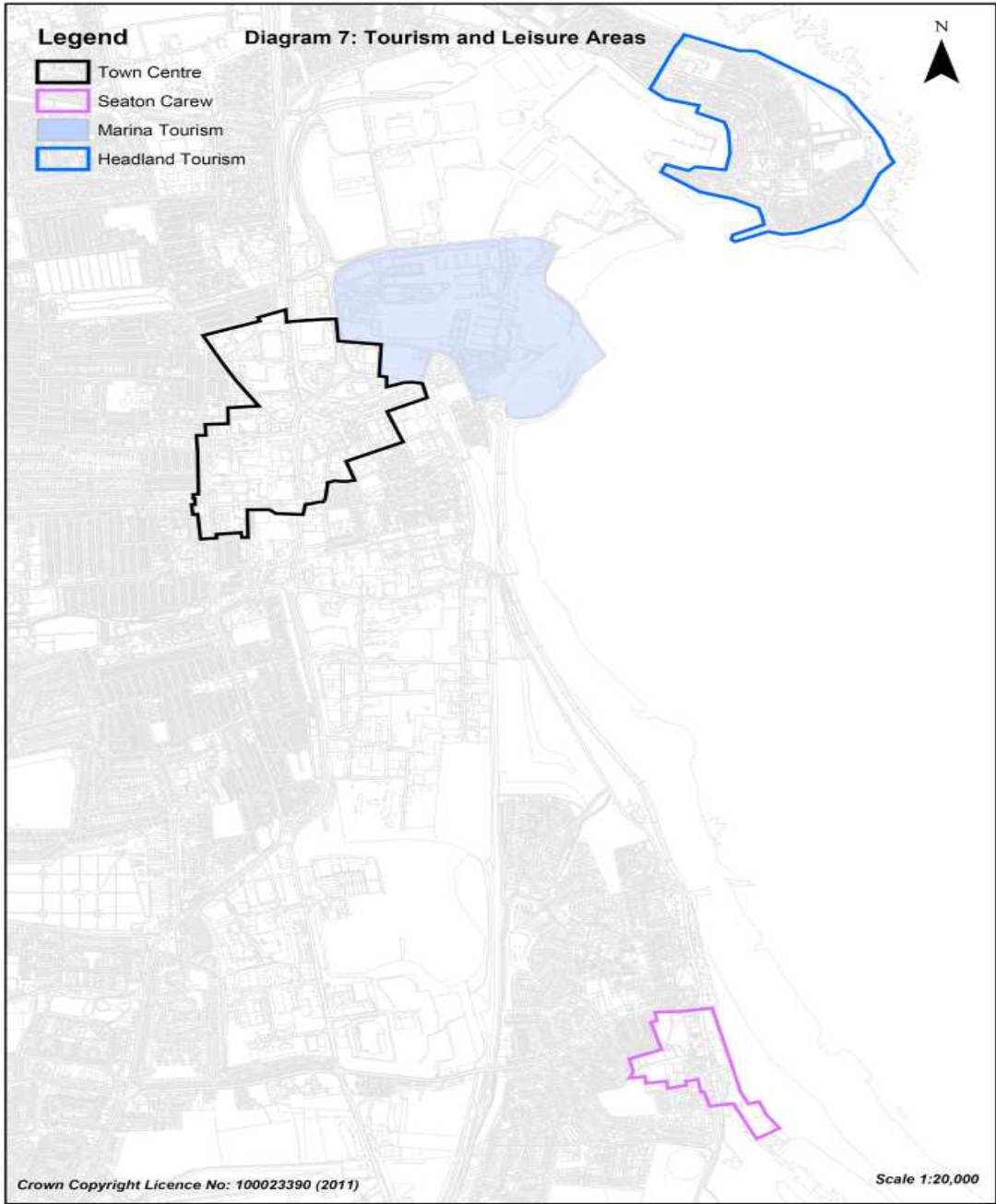
4.22 This indicator shows the amount of completed floorspace for town centre uses, both within and outside the town centre boundary but within the whole local authority area. This monitoring year there has been no completed business floor space within the

town centre. All of the 303.2 m² completed floor space (Table 10) was outside the town centre boundary. In comparison, this is a lot less than last year's 3879 m².

Tourism Policies Assessment

4.23 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 10: Planning permissions granted for tourism related developments 2012/2013

| General Location | Site / Location | Development | Development progress |
|---------------------|--------------------------------|--|----------------------|
| Town Centre | Wesley Chapel, Wesley Square | Alterations and change of use of vacant nightclub and leisure club to hotel and lower ground floor to licensed bar/bistro/restaurant | In progress |
| Edge of town centre | None | None | n/a |
| Headland | None | None | n/a |
| Seaton Carew | None | None | n/a |
| Countryside | Abbey Hill Farm, Dalton Piercy | Formation of two fishing ponds erection, erection of 6 holiday chalets and reception building, associated works and access | In progress |
| | Primrose Close Coal Lane | Erection of holiday cottage | In progress |
| | Abbey Hill Farm, Dalton Piercy | Erection of 2 holiday chalets and formation of a fishing lake and retention of amendments to approved details including retention of a single lake, nature pond, W/C store, alterations to chalets, and relocation of Package Treatment Plant. | In progress |

Source: Hartlepool Borough Council

4.24 There has been one tourist-related planning permission granted during the financial year within Hartlepool's key tourism locations within the urban limits; for hotels and restaurants. 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 11: Housing targets

| | Start of plan period | End of plan period | Total net housing required | Source of plan target |
|-----------|----------------------|--------------------|----------------------------|----------------------------------|
| H1 | 2012/13 | 2026/27 | 4800 | Local Plan to be adopted in 2013 |

Source: Hartlepool Borough Council

4.25 Table 11 shows a net total of 4800 housing will be required throughout the plan period. Future housing needs will be based on the 2013/2014 Local Plan, which is scheduled for adoption in autumn 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 12: 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 |
|-----------------------|---|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| H2a | Net additional dwellings in previous years | 206 | 255 | 225 | 0 | 456 | 307 | 310 | 225 | |
| H2b | Net additional dwellings for the reporting year | | | | | | | | | 122 |
| | Target (RSS)** And Core Strategy | 390** | 390** | 390** | 390** | 390** | 390** | 390** | 390** | 320 |
| H2d | Managed Delivery target | -184 | -135 | -165 | -390 | +66 | -83 | -80 | -165 | -198 |
| | Cumulative Delivery target | -184 | -319 | -484 | -874 | -808 | -891 | -971 | -1029 | -1227 |

Source: Hartlepool Borough Council

NB: In relation to the RSS target; + denotes over delivery and – (minus) under delivery. The next Local Plan is expected to be adopted in autumn 2013 and it is from that point forward that the new local delivery targets will be relative.

4.26 Table 12 above and shows that since 2004 the borough has under delivered by a cumulative total of 1227 dwellings by end of this financial year. On a yearly basis, net additional dwellings are consistently below target with only 122 this year which is below the RSS target of 320. This historic cumulative underperformance against the RSS target since 2004 shows that the RSS target is not fully reflective of the borough's local housing demand/need. It is anticipated that the RSS will be revoked early next year; as such, a new more representative delivery target will be set in accordance to the emerging Local Plan which is scheduled for adoption in autumn 2013.

4.27 The emerging Local Plan housing targets are for approximately 1,000 net additional dwellings less than the previously unachievable 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

4.28 This year there are 122 net dwellings built and this is less than last year's net dwellings of 290 dwellings. However, there were more demolitions (147, exclusively on Perth Street regeneration site) than last year (65 demolitions). The new dwellings in 2012/13 were distributed across a variety of housing sites including the ongoing strategic developments at Middle Warren, Loyalty Road, flats at The Marina, Eaglesfield Road and the Housing Market Renewal (HMR) sites at the Headway and Belle Vue.

- 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

4.29 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 13: 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 | 2012/13 |
| H3 | Gross | 283 | 212 | 530 | 452 | 365 | 290 | 141 |
| | % Gross on PDL | 51.9 | 64.4 | 36.2 | 78.5 | 58 | 75.5 | 52 |
| | Gross converted to dwellings | 8 | 5 | 12 | 12 | 5 | 5 | 4 |
| | % gross conversions | 2.8 | 2.4 | 2.3 | 2.7 | 1.3 | 1.7 | 2.8 |

Source: Hartlepool Borough Council

4.30 The percentage of gross additional dwellings on previously developed land this monitoring year decreased from the previous year primarily due to comparatively more greenfield sites coming forward. 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 significantly decrease in the future as the emerging Local Plan sites contribute to the future housing delivery. The gross additional dwellings created through conversions have increased this year to 2.8%. 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

4.31 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

There have been no dwellings developments on both sites up to date. 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 14: Types of Houses completed (gross): 2012/2013

| Type | Number completed | % of total gross completed |
|---------------------|------------------|----------------------------|
| Flats | 51 | 19 |
| Terraced house | 52 | 19 |
| Semi detached house | 81 | 30 |
| Detached house | 70 | 26 |
| Bungalow | 15 | 6 |

Source: Hartlepool Borough Council

4.32 More flats were delivered this year compared to last year. A total of 218 houses were delivered and this is less than last year's total of 259.

• Core Output Indicator H5: Gross affordable housing completions

Table 15: Gross affordable housing completions 2006/2013

| Year | Social rent homes provided | Intermediate homes Provided | Affordable homes total |
|---------|----------------------------|-----------------------------|------------------------|
| 2012/13 | 28 | 2 | 30 |
| 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

4.33 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 2012/13 was 30 and this is lower than last year's total of 90. It is also below 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.

4.34 The Housing Market Renewal programme (HMR) has continued during 2012/13. The HMR programme has completed demolition of a total of 147 properties each with an area of 90m² on Perth Street. Building on the site is expected to commence early next year. Building is on-going on the Headway/Taylor Wimpy HMR site and is expected to be completed next year.

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

Table 16: Number of gypsy and traveller pitches delivered

| | Permanent | Transit | Total |
|-----------|-----------|---------|-------|
| H4 | nil | nil | nil |

Source: Hartlepool Borough Council

4.35 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.

4.36 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 17: 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

4.37 Table 17 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 18: 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

4.38 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) and
- Seeking contributions from developers for works to enhance nature conservation features (GEP9).

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

Table 19: Losses or additions to biodiversity habitat

| | Loss | Addition | Net Total |
|----------------|------|----------|-----------|
| E2 (ha) | 0.2 | 0.2 | 0.0 |

Source: Hartlepool Borough Council

4.39 This year there is a loss of 0.2 ha of woodland at Swart Hole Plantation which formed part of a car park extension. An addition of 0.2 ha of habitat is from two sources:

1. a fishing lake with part set aside for a nature conservation at Abbey Hill Farm
2. a small wetland scrape at Clavering Park.

There is however no net gain in biodiversity or habitat creation. There is also 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 20: The amount of renewable energy generation by installed capacity and type for the financial year 2012/13

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

Source: Hartlepool Borough Council

4.40 This year no renewable energy generation planning applications were determined.

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 21: 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 22: 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

4.41 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 authority

Table 23: The capacity and operational throughput of new waste management facilities as applicable

| W1 | The total capacity (m ³ , tonnes or litres) | Maximum annual operational throughput (m ³ tonnes or litres if liquid waste) |
|--|--|---|
| Inert landfill | 0 | 0 |
| Non-hazardous landfill | 0 | 0 |
| Hazardous landfill | 0 | 0 |
| Energy from waste incineration | 0 | 0 |
| Other incineration | 0 | 0 |
| Landfill gas generation plant | 0 | 0 |
| Pyrolysis /gasification | 0 | 0 |
| Metal recycling site | 0 | 0 |
| Transfer stations | | |
| Material recovery/recycling facilities (MRFs) | 0 | 0 |
| Household civic amenity sites | 0 | 0 |
| Open windrow composting | 0 | 0 |
| In-vessel composting | 0 | 0 |
| Anaerobic digestion | 0 | 0 |
| Any combined mechanical, biological, and/thermal treatment | 0 | 0 |
| Sewage treatment works | 0 | 0 |
| Other treatment | 0 | 0 |
| Recycling facilities construction, demolition and excavation waste | 0 | 0 |
| Storage of waste | | |
| Other waste management | 0 | 0 |
| Other developments | 0 | 0 |
| Total | 0 | 0 |

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

4.42 There are no new waste management facilities this year.

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

Table 24: The amount of household municipal waste arising and how that is being managed by type

| Indicator W2 | | Landfill | Incineration with E.F.W. | Incineration without E.F.W. | Recycled/composted | Other | Total Waste Arising |
|------------------------------------|-----------|----------|--------------------------|-----------------------------|--------------------|-------|---------------------|
| Amount of waste arisings in tonnes | 2012/2013 | 1445.6 | 26089.5 | nil | 19261.5 | | 46796.6 |
| | 2011/2012 | 3874.20 | 19585.01 | nil | 18529.64 | nil | 41988.85 |
| | 2010/2011 | 5610.46 | 20444.49 | nil | 17467.26 | nil | 43522.21 |
| | 2009/2010 | 6164.00 | 20153.86 | nil | 21763.64 | nil | 48081.50 |
| | 2008/2009 | 4499.49 | 29058.77 | nil | 19829.03 | nil | 53387.29 |

Source: Hartlepool Borough Council

4.43 The amount of waste going to landfill has reduced by more than half from last year, whilst that incinerated and recycled/composted is increasing. Total waste arising this year is 46796tonnes and this is an increase compared to last year. The increase in recycled/composted waste could be attributed to the introduction of more recycling bins. The council replaced the smaller white polythene bags with bigger 'grey bins' to encourage more segregation of household waste.

4.44 The Minerals and Waste DPD 2011 (M&W DPD) allows for 40% of household waste to be recycled or composted from 2011 rising to 46% in 2016. According to Table 25 above, Hartlepool this year has 41.2% of its waste recycled/composted and this is within the M&W DPD allowance.

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 25: Developments approved outside Limits to Development 2006-2013

| Developments Approved | 2006/2007 | 2007/2008 | 2008/2009 | 2009/2010 | 2010/2011 | 2011/2012 | 2012/2013 |
|--|-----------|-----------|-----------|-----------|-----------|-----------|--|
| Agricultural buildings | 0 | 1 | 1 | 0 | 1 | 1 | 2; High Volts Farm Worset Lane, Brierton Moorhouse Farm Dalton Lane |
| New dwellings – no agricultural justification | 0 | 0 | 0 | 1 | 0 | 0 | 1; Crookfoot Farm Coal Lane, |
| New dwellings associated with agricultural existing developments | 0 | 0 | 1 | 0 | 0 | 4 | |
| New dwellings associated with rural business developments | - | - | - | - | - | 2 | 1; Lambs House Farm, Dalton Piercy Road. |
| Temporary residence in connection with rural business | 0 | 1 | 1 | 1 | 0 | 0 | 1; Brierton Moorhouse Farm Dalton Lane |
| Replacement dwellings | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Residential conversions of rural buildings | 0 | 0 | 0 | 0 | 0 | 0 | 1; Manor Farm Dene Dalton Piercy, |
| Business conversions of rural buildings | 0 | 0 | 0 | 0 | 0 | 1 | 1; Crookfoot Farmlane, Fernbeck Dalton Back |
| Extensions of gardens | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Recreational and leisure uses | 4 | 4 | 4 | 0 | 1 | 1 | 4; Abbey Hill Farm, Ashfield Caravan Park, Primrose Close Coal Lane, Abbey Hill Farm |
| Extensions and other works relating to existing businesses | 1 | 0 | 1 | 2 | 0 | 0 | 1; Brierton Moorhouse |
| Telecommunications developments | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

Source: Hartlepool Borough Council

4.45 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).

4.46 There have been eleven developments approved outside the limits to development and nearly all relate to agriculture or farm diversification. Last year there were only seven and even less in previous years. There is thus an increase in farm/agricultural related developments most of them being farm diversification schemes related to small scale

recreational and leisure uses. It is therefore evident that 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 26: Walkways created, diverted, extinguished or improved

| | Walkways | Created (km) | Diverted (km) | Extinguished (km) | Improved (km) |
|-----------|----------------------|--------------|---------------|-------------------|---------------|
| 2012/2013 | Public Rights of Way | 0 | 2.67 | 0 | 2.18 |
| | Permissive Paths | 0 | 0 | 0 | 0 |
| 2011/2012 | Public Rights of Way | 0 | 0.57 | 0 | 0.69 |
| | Permissive Paths | 1.89 | 0 | 0 | 0 |
| 2010/2011 | Public Rights of Way | 0 | 0.465 | 0 | 2.173 |
| | Permissive Paths | 0 | 0 | 0 | 0.045 |
| 2009/2010 | Public Rights of Way | 1.05 | 0 | 0 | 4.07 |
| | Permissive Paths | 1.52 | 0 | 0 | 0 |
| 2008/2009 | Public Rights of Way | 1 | 0 | 0.27 | 5.25 |
| | Permissive Paths | 0 | 0 | 0 | 0 |
| 2007/2008 | Public Rights of Way | 0.57 | 0 | 0 | 9 |
| | Permissive Paths | 0 | 0 | 0 | 0 |
| 2006/2007 | Public Rights of Way | 0.43 | 0 | 0 | 0 |
| | Permissive Paths | 0 | 0 | 0 | 0 |

Source: Hartlepool Borough Council

4.47 There have been no new rights of way created or extinguished this financial year. However, there has been improvement works on the condition and access of 2.18 km of existing public rights of way and 0.57km has been diverted. The diverted paths were public footpath no.11 Seaton, public footpath no 24 Elwick and public footpath no. 25 Elwick. The improved paths in Hartlepool were part of public footpath no.3, all of public footpath no. 8 and all of public footpath no. 9.

4.48 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 27: Length and name of new cycleway created

| Year | Length and name of cycleway |
|-----------|--|
| 2012/2013 | None |
| 2011/2012 | None |
| 2010/2011 | None |
| 2009/2010 | None |
| 2008/2009 | 1.1km (north Hart Farm to Middlethorpe Farm) |
| 2007/2008 | 2.33km |
| 2006/2007 | None |

Source: Hartlepool Borough Council

4.49 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 have been no new cycle routes created by the Council, neither have any been 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

4.50 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.

4.51 Table 28 shows the numbers of buildings at risk from 2006 to 2013.

Table 28: Numbers of Buildings at Risk 2006-2013

| Developments Approved | 2006/2007 | 2007/2008 | 2008/2009 | 2009/2010 | 2010/2011 | 2011/2012 | 2012/2013 |
|--|-----------|-----------|-----------|-----------|-----------|-----------|--|
| Agricultural buildings | 0 | 1 | 1 | 0 | 1 | 1 | 2; High Volts Farm Worset Lane, Brierton Moorhouse Farm Dalton Lane |
| New dwellings – no agricultural justification | 0 | 0 | 0 | 1 | 0 | 0 | 1; Crookfoot Farm Coal Lane, |
| New dwellings associated with agricultural existing developments | 0 | 0 | 1 | 0 | 0 | 4 | |
| New dwellings associated with rural business developments | - | - | - | - | - | 2 | 1; Lambs House Farm, Dalton Piercy Road. |
| Temporary residence in connection with rural business | 0 | 1 | 1 | 1 | 0 | 0 | 1; Brierton Moorhouse Farm Dalton Lane |
| Replacement dwellings | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Residential conversions of rural buildings | 0 | 0 | 0 | 0 | 0 | 0 | 1; Manor Farm Dalton Piercy, |
| Business conversions of rural buildings | 0 | 0 | 0 | 0 | 0 | 1 | 1; Crookfoot Farmlane, Fernbeck Dalton Back |
| Extensions of gardens | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Recreational and leisure uses | 4 | 4 | 4 | 0 | 1 | 1 | 4; Abbey Hill Farm, Ashfield Caravan Park, Primrose Close Coal Lane, Abbey Hill Farm |
| Extensions and other works relating to existing businesses | 1 | 0 | 1 | 2 | 0 | 0 | 1; Brierton Moorhouse |
| Telecommunications developments | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

Source: Hartlepool Borough Council

4.52 This year the borough was taking part in the English Heritage Pilot Scheme therefore the buildings at risk survey was not conducted and the list remains the same as last year. However, the survey will be conducted next year.

- 4.53 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.
- 4.54 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.
- 4.55 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 which are for sale will prove more attractive offers to investors.
- 4.56 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. Maintenance improvements work on the former Wesley Methodist Church is ongoing.
- 4.57 The council hopes that by publishing an annual 'Heritage at Risk' register, vulnerable heritage assets across the borough will be highlighted and this will most likely raise their profile and potentially introduce 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 29: Conservation Area Appraisal completions

| Year | Conservation Area Appraisals |
|-----------|------------------------------|
| 2012/2013 | 0 |
| 2011/2012 | 0 |
| 2010/2011 | 1 |
| 2009/2010 | 3 |
| 2008/2009 | 1 |
| 2007/2008 | 1 |
| 2006/2007 | 1 |

Source: Hartlepool Borough Council

- 4.58 No Conservation Area Appraisals were completed in the financial year 2012/2013; however work is on-going 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

4.59 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.

4.60 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

This year, the key milestones on the Local Development Scheme were achieved on target following the revision of target dates on the borough's main development plan document, the Local Plan 2013. The Council submitted the Local Plan to the Secretary of State in June 2012 for independent examination and public examination was completed in February 2013. The Local Plan is thus scheduled to be adopted early next year in June 2013.

There has been a significant decrease in additional floorspace completions for business use and all are in allocated industrial sites. A total of 184.5 m² was recorded in comparison to last year's total of 3853m². Although this is indicative of less economic activity in the town commensurate with the current economic recession, the industrial policies are still considered robust and have over the report period fulfilled their function in directing industrial activity to allocated employment areas and thus protecting the rest of the borough for other land uses.

Available employment land has remained the same as last year. The available employment land has been reported according to the results of Council research for the 2013 Local Plan Submission draft. In previous years, available employment was based on the council's Employment Land Review 2008 (ELR). The ELR is now outdated having been done more than five years ago and since then there has been employment land uptakes/loss of employment land. It is thus no longer accurately reflective of the current employment land status. The ELR is now on schedule to be updated in the next financial year.

The town centre vacancy rate this year is 12.4% and this is a slight reduction compared to last year's 15.3%. With the exception of 2011, the town centre vacancy rates have been slowly decreasing from a record 21.8% in 2009 to 12.4% in 2012/13. Although not too apparent, it seems the town centre remains viable for businesses and the town centre policies are robust regardless of the current economic climate. The main challenge however, is the lack of high quality shops, a number of those high quality shops that have shut down have been mainly replaced by low quality shops and charity shops.

The borough monitors amount of completed floorspace for town centre uses, both within and outside the town centre boundary but within the whole local authority area. This year there has been 303.2 m² completed floor space outside the town centre boundary. In comparison, this is a lot less than last year's 3879 m². . This is considered positive development because town centre policies should ensure that the majority of town centre business uses are restricted within the town centre boundary.

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 tourism developments approved are located within areas identified for tourism. There has been one tourist-related planning permission granted during the financial year within Hartlepool's key tourism locations within the urban limits; for hotels and restaurants. All other tourist-related applications have been associated with the rural area in a bid to support farm diversification and the rural economy.

Commensurate with previous years, housing monitoring shows that net additional dwellings are consistently below target with only 122 this year which is below the RSS target of 320. This historic cumulative underperformance against the RSS target since 2004 shows that the RSS target is not fully reflective of the borough's local housing demand/need. It is anticipated that the RSS will be revoked early next year; as such, a new more representative delivery target will be set in accordance to the emerging Local Plan which is scheduled for adoption in autumn 2013.

There were more demolitions this year; 147 (exclusively on Perth Street regeneration site) compared to last year's record of 65. The 122 new dwellings in 2012/13 were distributed across a variety of housing sites including the ongoing strategic developments at Middle Warren, Loyalty Road, flats at The Marina, Eaglesfield Road and the Housing Market Renewal (HMR) sites at the Headway and Belle Vue.

The emerging Local Plan housing targets are for approximately 1,000 net additional dwellings less than the previously unachievable 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.

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 gross additional dwellings on previously developed land this monitoring year decreased from the previous year and this is primarily due to comparatively more greenfield sites coming forward. The borough does not have sufficient brownfield land to meet its 15 year housing need. 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 significantly decrease in the future as the emerging Local Plan sites contribute to the future housing delivery. Hence meeting the Hsg5 target of 75% housing development on previously developed land will prove a major challenge for the borough. Policy Hsg5 is therefore considered not robust and it is recommended that it should be reviewed.

The gross additional dwellings created through conversions have increased this year to 2.8%. Although the council plans 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.

More flats were delivered this year compared to last year. A total of 218 houses were delivered and this is less than last year's total of 259. The net additional affordable housing delivery for 2012/13 was 30 and this is lower than last year's total of 90. It is also below the required annual delivery target of 88 affordable dwellings per annum.

The environment chapter shows a loss of 0.2 ha of woodland at Swart Hole Plantation and an addition of 0.2 ha of habitat from a fishing lake at Abbey Hill Farm and a small wetland scrape at Clavering Park. There is however no net gain in biodiversity or habitat creation. There is also 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. Although wildlife policies WL2, WL5, WL7 are robust because there have been no net losses of

biodiversity, 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.

The amount of waste going to landfill has reduced by more than half from last year, whilst that incinerated and recycled/composted is increasing. Total waste arising this year is 46796tonnes and this is an increase compared to last year. The increase in recycled/composted waste could be attributed to the introduction of more recycling bins. The council replaced the smaller white polythene bags with bigger 'grey bins' to encourage more segregation of household waste. Monitoring of the Minerals and Waste (M&W) DPDs has commenced this year in cooperation with neighbouring local authorities in the Tees Valley, but due to work commitments it has not been possible to consolidate the joint monitoring report for this year.

There have been eleven developments approved outside the limits to development and nearly all relate to agriculture or farm diversification. Last year there were only seven and even less in previous years. There is thus an increase in farm/agricultural related developments most of them being farm diversification schemes related to small scale recreational and leisure uses. It is therefore evident that 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.

There have been no new rights of way created or extinguished this financial year. However, there has been improvement works on the condition and access of 2.18 km of existing public rights of way and 0.57km has been diverted. No new cycle routes were created, neither have any been linked to the Local Transport Plan or as part of a planning approval.

The buildings at risk survey was not conducted this year because the borough was taking part in the English Heritage Pilot Scheme, therefore, the list remains the same as last year. The survey is on schedule to be conducted next year. No Conservation Area Appraisals were completed either but work is on-going on reviewing the Seaton Carew conservation Area Appraisal.

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 Hartlepool Rural Plan Working Group publicly consulted on their Neighbourhood Plan boundary in October / November 2012 in line with the statutory requirements as outlined within the Neighbourhood Planning Regulations (General) adopted in April 2012. No written representations or objections were submitted to the LPA as part of this consultation process and the boundary was formally designated in November 2012.
- 5.3 Supported by the Neighbourhood Management and Planning Policy Teams, the Hartlepool Rural Plan Working Group undertook their first phase of consultation in summer 2012 after securing resources from Design Council CABE. This included a series of community events and village walkabouts, in addition to an extensive household survey of those living and working within the Plan boundary. The Working Group has recently secured a Direct Support package through the Supporting Communities in Neighbourhood Planning Programme which is administered by Locality in partnership with Planning Aid England. This will entitle them to 26 days support from a Planning Aid advisor, particularly focusing on engagement and consultation, collating evidence bases and policy writing. The Group anticipates that this will allow them to develop their Neighbourhood Planning policies ready for consultation in late 2013.
- 5.4 The Hartlepool Rural Plan Working Group is now a constituted group and has expanded their remit to take on other areas of work; for example campaigning and assisting with funding bid evidence for rural broadband in partnership with Tees Valley Rural Community Council (TVRCC).

THE HEADLAND NEIGHBOURHOOD PLAN

- 5.5 In November 2011, the Headland Parish Council approached Hartlepool Borough Council demonstrating an interest in developing a Neighbourhood Plan. Whilst not successful in securing Front Runner status, the Parish Council secured alternative support packages from The Prince's Foundation and Planning Aid as part of the Communities and Neighbourhoods in Planning programme for the initial stages of developing a Neighbourhood Plan.
- 5.6 The Headland Neighbourhood Plan Working Group publicly consulted on their Neighbourhood Plan boundary in January / February 2013 in line with the statutory requirements as outlined within the Neighbourhood Planning Regulations (General) adopted in April 2012. No written representations or objections were submitted to the LPA as part of this consultation process and the boundary was formally designated in February 2013.
- 5.7 The Headland Neighbourhood Plan Working Group delivered a three day collaborative planning workshop in partnership with The Prince's Foundation in March 2013. A report was produced which outlines some of the key features of the area, issues that the Headland is facing and potential actions to address these issues; the Working Group are now exploring the themes of the report in more detail to ascertain their key policy areas. Copies of the report are available

from the Headland Neighbourhood Plan Working Group or can be viewed at www.hartlepool.gov.uk/neighbourhoodplanning.

5.8 The Group have recently secured £7,000 through the Supporting Communities in Neighbourhood Planning Programme which is administered by Locality to assist them with delivering events and raise awareness about Neighbourhood Planning but also to commission some consultancy support to develop their Neighbourhood Planning policies.

WYNYARD NEIGHBOURHOOD PLAN

5.9 In May 2013, Grindon Parish Council began partnership working with Wynyard Residents Association (WRA) to develop a Neighbourhood Plan for the Wynyard area. The aspiration of both parties is to provide a joined-up approach to the planning of their area, in particular developing community facilities and appropriate housing whilst protecting the valuable characteristics and design of the neighbourhood.

5.10 Wynyard Neighbourhood Plan Working Group was set up as a sub-committee of the WRA to oversee the development of the Neighbourhood Plan for Wynyard. The proposed Wynyard Neighbourhood Area has been submitted to both Hartlepool Borough Council and Stockton Borough Council as the Wynyard Neighbourhood Area incorporates parts of both Grindon (within Stockton Borough) and Elwick Parishes, (within Hartlepool Borough); the resulting Neighbourhood Area is therefore a cross-Parish and cross-Local Authority entity. The consultation on the boundary is currently being undertaken, details can be viewed at www.hartlepool.gov.uk/neighbourhoodplanning.

5.11 Grindon Parish Council has secured £3000 from the Supporting Communities in Neighbourhood Planning Programme to support the initial stages of the plan developments. This is in addition to securing the time of a planning consultant work to assist in the development of the Neighbourhood Plan boundary prior to submission.

PARK NEIGHBOURHOOD PLAN

5.12 The Park Neighbourhood Planning Forum was established in August 2013 and represents the communities living within the proposed Park Neighbourhood Plan area. As the proposed boundary is a non-parished area, the Plan is being developed by a Forum which has been established in adherence with the Neighbourhood Planning Regulations (General) adopted in April 2012. Therefore in addition to consultation on the designation of the boundary, the Neighbourhood Forum also has to be designated as the responsible body to develop the Plan, which is subject to a formal consultation process.

5.13 The Park Neighbourhood Planning Forum has submitted their designation for the proposed boundary and forum; the consultation on the boundary is currently being undertaken, details can be viewed at www.hartlepool.gov.uk/neighbourhoodplanning.

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 An initial assessment of viability for all types of development (residential, industrial, retail etc) in the different geographical areas of the borough will be undertaken. 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.
- 6.6 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 2004¹⁵ (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.

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

¹⁵ PACA as updated by section 110 of the 2011 Localism Act

- 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 |

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

Appendix 2: Tees Valley Joint Minerals and Waste Policies (Policies and Sites DPD)

| Policy | Indicators | Implementation / Delivery | Timescales | Responsibility |
|--|--|--|--|--|
| MWP1: Waste Audits | Number of applications approved where a waste audit is required and included. Number of major applications refused due to lack of a waste audit, or due to the audit being of insufficient quality. | Pre-application discussions Determination of planning applications | Number of applications requiring waste audits, and the number including them, can be checked annually. | Minerals and Waste Planning Authorities Minerals and Waste Developers Other Developers |
| MWP2: Graythorp Industrial Estate, Hartlepool | Planning permission(s) and development of 65,000 tonnes per annum of commercial and industrial waste management capacity at Graythorp Industrial Estate. | Development/re-use of existing buildings Determination of planning applications | 80,000 tonnes of annual capacity for municipal solid and commercial and industrial waste recovery is required from 2010, rising to 83,000 by 2021. Development at Graythorp is required from the beginning of the plan period. | Waste Planning Authority (Hartlepool Borough Council) Waste Operators / Developers |
| MWP3: Haverton Hill, Stockton-on-Tees | Planning permission(s) and development of waste management facilities to provide a total site capacity of 630,000 tonnes for the recovery of value of municipal solid waste and commercial and industrial waste and 75,000 tonnes of municipal green waste composting per annum. | Planning permission has been granted for the recovery of value of municipal solid waste and commercial and industrial waste to take the capacity up to 630,000 tonnes per annum. Determination of planning applications for extended composting facility. | 80,000 tonnes of annual capacity for municipal solid and commercial and industrial waste recovery is required from 2010, rising to 83,000 by 2021. | Waste Planning Authority (Stockton Borough Council) Waste Operators |
| | | | 16,000 tonnes of annual composting capacity is required from the beginning of the plan period, rising to 24,000 tonnes by 2016 and 31,000 tonnes by 2021 Development at Haverton Hill is anticipated to be provided by 2013. | |
| MWP4: New Road, Billingham, Stockton-on-Tees | Planning permission(s) and development of facilities for MSW and commercial and industrial waste with capacities of: Waste Transfer facilities for 25,000 tonnes per annum; Glass Recycling for 50,000 tonnes per annum; Other recovery facilities for 125,000 tonnes per annum. | Planning permission has been granted for the waste transfer station and glass recycling identified. Determination of planning applications for 125,000 tonnes per annum of recovery facilities. | 80,000 tonnes of annual capacity for municipal solid and commercial and industrial waste recovery is required from 2010, rising to 83,000 by 2021. Development at New Road is anticipated between 2016 and 2021. | Waste Planning Authority (Stockton-on-Tees Borough Council) Waste Operators |
| MWP5: Port Clarence, Stockton-on-Tees | Planning permission(s) and development of hazardous waste management facilities with capacities of: Contaminated soil treatment of 250,000 tonnes per annum; Hazardous waste recovery of 175,000 tonnes per annum. | Planning permission has been granted for the contaminated soil treatment and hazardous waste recovery facilities identified. | Development of the soil treatment facility required by 2016. Hazardous waste recovery facilities will be developed between 2010 and 2021. | Waste Planning Authority (Stockton-on-Tees Borough Council) Waste Operators |
| MWP6: South Tees Eco-Park, Redcar and Cleveland | Planning permission(s) and development of 450,000 tonnes per annum of waste management capacity for municipal solid and commercial and industrial wastes, including a household waste recycling centre, on the South Tees Eco-Park site over the plan period. | Planning permission has been granted for a household waste recycling centre and an autoclave which would provide a combined capacity of 400,000 tonnes per annum. Determination of planning applications for around 50,000 tonnes per annum of recovery facilities. | 80,000 tonnes of annual capacity for municipal solid and commercial and industrial waste recovery is required from 2010, rising to 83,000 by 2021. Development at South Tees Eco-Park is anticipated to be provided between 2016 and 2021. | Waste Planning Authorities Waste Operators |
| MWP7: Area of Search for Stockton South Household Waste Recycling Centre, Stockton-on-Tees | Planning permission(s) and development of a 25,000 tonnes per annum household waste recycling centre on land within the area of search identified. | Determination of Planning Applications | Development required by 2025. | Waste Planning Authority (Stockton-on-Tees Borough Council) Waste Operators |
| MWP8: Construction and Demolition Waste Recycling. | Planning permission(s) and/or development of construction and demolition waste management facilities at Hart Quarry, Stockton Quarry, South Tees Eco-Park, Haverton Hill, Port Clarence, New Road and those sites where construction and demolition waste is produced or is to be used, for the recycling of 700,000 tonnes per annum of construction and demolition waste by 2016, rising to 791,000 tonnes per year by 2021. The amount of recycled aggregates being produced (Survey of Arisings and Use of Alternative Primary Aggregates in England) (Core Output Indicator M2) | Determination of planning applications | Development required across the plan period. | Minerals and Waste Planning Authorities Minerals and Waste Operators Developers |

| Policy | Indicators | Implementation / Delivery | Timescales | Responsibility |
|--|---|---|--|---|
| MWP9: Small Scale Composting Facilities | Planning permission(s) and development of small scale composting schemes over the plan period. | Determination of planning applications. | Development required across the plan period. | Waste Planning Authorities Waste Operators |
| MWP10: Small Scale Waste Management Operations | Planning permission(s) and development of small, scale recycling operations at existing or allocated industrial land and public 'bring' sites in locations well used by the public. | Determination of planning applications | Development required across the plan period, including 15,000 tonnes of annual capacity from the beginning of the plan period to meet the requirement for 80,000 tonnes of annual municipal solid and commercial and industrial recovery facilities. | Waste Planning Authorities Waste Operators |

Appendix 3: Tees Valley Joint Minerals and Waste Policies (Core Strategy DPD)

| Policy | Indicators | Implementation / Delivery | Timescales | Responsibility |
|---|---|--|---|---|
| MWC1: Minerals Strategy | The proportion of alternative materials used for aggregate use (see MWC3); The proportion of construction and demolition waste recycled per year from 38% in 2005 to at least 80% from 2016 onwards (Survey of Arisings and Use of Alternative Primary Aggregates in England/ Annual RAWP Reports); The continuation of use of the wharf and port facilities which land marine dredged sand and gravel; Planning permissions within safeguarding areas, and any associated minerals extraction, over the plan period. | Policies and Sites DPD Submission and determination of planning permissions Land allocations within Local Development Framework document <i>Some of the baseline figures relate to joint figures between the Tees Valley and County Durham and therefore issues external to the Tees Valley could impact on delivery.</i> | Construction and Demolition waste recycling to reach 80% by 2016. Other items to be reviewed annually. | Minerals and Waste Planning Authorities Local Planning Authorities Minerals Operators Developers |
| MWC2: Provision of Primary Aggregate Minerals | NE RAWP reports showing 0.25 million tonnes of sand and gravel and 3.45 million tonnes of crushed rock being produced between 2001 and 2025. (Core Output Indicator M1) | Policy MWC5: Protection of Minerals Extraction Sites Policies and Sites DPDs Submission and determination of planning applications | Provision to be met by 2025 | Minerals Planning Authority Local Planning Authority Minerals Operators |
| MWC3: Alternative Materials for Aggregates Use. | Annual increases in secondary materials (from 410,000 tonnes in 2005) and construction and demolition waste (from 909,625 tonnes in 2006) which are used for aggregate purposes (Survey of Arisings and Use of Alternative Primary Aggregates in England/Annual RAWP Reports). (Core Output Indicator M2) | Policies and Sites DPD Submission and determination of planning applications | To be reviewed annually. | Minerals and Waste Planning Authority Minerals and Waste Operators NE RAWP |
| MWC4: Safeguarding of Minerals Resources from Sterilisation | Planning permissions within safeguarding areas, and any associated minerals extraction, over the plan period. | Submission and determination of planning permissions Allocations in Local Development Framework documents | To be reviewed annually. | Minerals and Waste Planning Authorities Local Planning Authorities Developers |
| MWC5: Protection of Minerals Extraction Sites | Continued extraction of minerals from the identified sites. | Submission and determination of Planning Applications Allocations in Local Development Framework documents | To be reviewed annually. | Minerals and Waste Planning Authorities Local Planning Authorities Minerals Operators Developers |
| MWC6: Waste Strategy | The provision of annual capacities in the Tees Valley to allow: 40% of household waste to be recycled or composted from 2010, rising to 46% from 2016; to recover value from 53% of municipal solid waste from 2010, rising to 72% from 2016; and to increase the recovery of value from commercial and industrial waste to 73% from 2016; (Figures in 1&2 monitored by Tees Valley JSU, 3 by Environment Agency) A reduction in the annual amounts of construction and demolition waste produced. (2,418,260 tonnes in Tees Valley and County Durham 2005, Survey of Arisings and Use of Alternative Primary Aggregates in England/Annual RAWP Reports), and The use of rail and port facilities for the transport of waste. (Core Output Indicators W1 and W2) | Policies and Sites DPD Submission and determination of planning permissions Land allocations within Local Development Framework documents Tees Valley Joint Municipal Waste management Strategy and each Local Authority's Action Plans | Recovery and recycling rates to meet the targets identified by 2016. C&D waste produced and use of rail / port facilities to be reviewed annually. | Minerals and Waste Planning Authorities Local Planning Authorities Waste Operators Developers |

| Policy | Indicators | Implementation / Delivery | Timescales | Responsibility |
|---|---|--|--|--|
| MWC7: Waste Management Requirements | <p>Planning permission(s) and development of:</p> <p>Composting facilities to deal with at least 16,000 tonnes per year of municipal solid waste rising to at least 24,000 tonnes per year by 2016 and 31,000 tonnes per year by 2021,</p> <p>Facilities to recover value from at least 80,000 tonnes per year of commercial and industrial waste from 2010 rising to 83,000 tonnes of per year by 2021,</p> <p>Facilities to recycle at least 700,000 tonnes of construction and demolition waste per year rising to 791,000 tonnes per year by 2021,</p> <p>Facilities to provide additional hazardous waste treatment or management capacity, to reduce the amount of hazardous waste which is sent to landfill per year from the 2007 level of 130,000 tonnes,</p> <p>Two household waste recycling centres. One in the south of Stockton Borough and one in the South Tees area within the plan period, (Core Output Indicators W1 and W2)</p> | <p>Policies and Sites DPD</p> <p>Submission and determination of planning applications</p> | <p>Facilities for composting of MSW to provide 16,000 tonnes per year from the beginning of the plan period, rising to 24,000 tonnes per year by 2106 and 31,000 tonnes per year by 2021.</p> <p>Facilities to recover value from commercial and industrial wastes to provide 80,000 tonnes per year from 2010, rising to 83,000 tonnes per year by 2021.</p> <p>Facilities to recycle construction and demolition wastes to provide 700,000 tonnes per year by 2016 rising to 791,000 by 2021.</p> <p>Amount of hazardous waste sent to landfill to be reviewed annually.</p> <p>Household waste recycling centre provision to be made before 2025.</p> | <p>Waste Planning Authorities</p> <p>Waste Operators</p> |
| MWC8: General Locations of Waste Management Sites | <p>Planning permissions over the plan period for waste management facilities of:</p> <p>Large sites in the industrial lands in the core conurbation around the Tees Estuary,</p> <p>Landfill sites and sites under 1ha in area and 25,000 tonnes per annum capacity elsewhere in the Tees Valley.</p> | <p>Policies and Sites DPD</p> <p>Determination of planning applications</p> | <p>Location of waste related permission to be reviewed annually.</p> | <p>Waste Planning Authorities</p> <p>Waste Operators</p> |
| MWC9: Sewage Treatment | <p>Results of the ongoing Environment Agency monitoring of Northumbrian Water Ltd sites.</p> <p>Planning permissions for Northumbrian Water Ltd projects over the plan period.</p> | <p>Determination of planning applications</p> | <p>To be reviewed annually.</p> | <p>Waste Planning Authorities</p> <p>Northumbrian Water Ltd</p> <p>Environment Agency</p> |
| MWC10: Sustainable Transport | <p>The use of non-road based transport for the transportation of minerals and waste.</p> <p>The level of capacity used on the A1(M), A66(M), A66(T), A174(T) and A1053(T).</p> | <p>Determination of planning applications</p> | <p>To be reviewed annually.</p> | <p>Minerals and Waste Planning Authorities</p> <p>Developers</p> |
| MWC11: Safeguarding of Port and Rail Facilities | <p>The continued use of the facilities for the transport of minerals over the plan period.</p> | <p>Land allocations within Local Development Framework documents</p> <p>Determination of planning applications</p> | <p>To be reviewed annually.</p> | <p>Minerals and Waste Planning Authorities</p> <p>Local Planning Authorities</p> <p>Developers</p> |

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