HARTLEPOOL
BOROUGH COUNCIL

Hartlepool Borough Council
Local Development Framework

Authorities Monitoring Report

2013 - 2014

CONTENTS

List of supporting information

EXECUTIVE SUMMARY

This Authorities Monitoring Report (AMR) is produced by Planning Services on behalf of the Council and relates to the period 1st April 2013 to 31st March 2014. 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. The LDS that relates to this report was produced in December 2011 and updated in December 2012.

Important to note is that during this year, in November 2013, the council formally withdrew the Local Plan (2013) which was on schedule to be adopted by end of the financial year. Therefore, unlike last year's AMR all reference to emerging policies and plans proposed in the withdrawn Local Plan (2013) will not be made in this year's report. The planning policies assessed in this report, therefore are those of the Hartlepool Local Plan adopted in April 2006. A list of the 2006 Local Plan policies saved beyond April 2009 as per direction of the Secretary of State in 2008 is shown in Appendix 1 and can also be accessed on the Council's website.

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. The net opening stock of housing as at the start of this year was 42440 dwellings and net closing stock was 42524. There was therefore a net addition of only 84 dwellings in the year compared to last year's 122. The number of net additional dwellings continues to decline and has consistently been below the set delivery target of 320 net dwellings per annum since the adoption of the 2012 Tees Valley Strategic Housing Market Assessment. Since 2011/2 the borough has under delivered by a cumulative total of 529 dwellings by end of this financial year.

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 has fluctuated over the years. This monitoring year it is 43.7% and has decreased from last year's 52%. This is because most completions were from green field sites and just a few on previously developed land. The emerging Local Plan (2016) 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 will 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 or replaced by a new policy in the emerging Local Plan which is in line with guidance contained in National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG).

The Council has put in place the Empty Homes Strategy to bring back to residential use empty properties in the Borough. There are currently a total of 1022 empty homes across the borough. Phase 1 of the empty homes project aims at bringing back into use 100 empty properties mainly in the York Road and Murray Street areas. This year there has been a total of 19 homes completed and the previous year there were only 6. If the number of empty homes is taken into account, the percentage of dwellings completed on previously developed land increases to 47% for this year but is still below the 60% target. This suggests further that Policy Hsg5 is not robust and should be reviewed or replaced.

According to Policy Hsg6 (mixed use areas), housing will be approved and provided as part of a mixed use development in the regeneration areas of the Headland and Victoria Harbour. 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 and since 2009 the land owners indicated their intentions not to proceed with the anticipated mixed use development and instead 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. Therefore Policy Hsg6 cannot be implemented.

Economic activity has improved this year compared to last year with a notable increase in additional commercial floorspace completions totalling 652.8 m^2 compared to last year's 184.5 m^2. Over half of the additional floor space is from Queens Meadow Enterprise Zone in which the company Propipe Manufacturing has completed a single storey fabrication shop covering approximately 550m^2 floorspace area. Commercial floor space completions from previously developed land accounted for only 15.7% of total with the balance being from Greenfield sites, in this case Queens Meadow. All additional commercial floor space is from allocated industrial locations and this indicates that 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.

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. However, early indications show there is approximately 410.1 ha of available employment land from a total of 17 sites. The highest proportion of land available is at Wynyard, Northburn, Queens Meadow and Victoria Harbour whilst much of the remaining land comprises small parcels of land within substantially developed industrial estates. The total available employment land may change next year depending on the uptake of land for employment use and also on the outcome of the 2014 Employment Land Review which is now underway. It is anticipated that the 2014 ELR will deallocate some sites.

This year's vacancy rate in the town centre is 12.3% and has not significantly changed from last year's 12.4%. There is no net increase or decrease in retail activity in the town centre. Although not too apparent, the town centre remains viable for businesses and the town centre policies are robust. However, the main challenge of lack of high quality shops remains. It is anticipated that TJ Hughes, a high quality department store will move into the shopping mall before end of the year and this should reduce the vacancy rate next year.

Tourism policies remain robust with tourism applications being determined in designated tourist areas within the borough i.e. the Marina for an extension to provide more bedrooms at the Premier Inn. Small scale tourist-related applications associated with the rural area have been determined in a bid to support farm diversification and the rural economy i.e. siting of caravans, holiday home and an erection of a lodge at the A19 south bound services.

The environment chapter shows that this year there is a net loss of 2ha of ancient woodland from Newton Hanzard at Wynyard hence the requirements of Policy WL7, WL8 have not been met this year. However, there is 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 either hence wildlife policies WL2, WL5, WL7, and WL3 remain robust.

The amount of waste going to landfill has continued to decline whilst that incinerated continues to increase. However, total waste arising this year has increased to 47848.64 tonnes compared to last year's 46796tonnes. This is most likely due to this year's net completion of 84 houses whose inhabitants will automatically generate more waste. 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. This year has 40% of its waste recycled/composted and this is a slight decrease from last year's 41.2% and is still within the M&W DPD allowance. The indication therefore, is that waste policies in the borough are within target. Monitoring of the Minerals and Waste (M&W) DPDs commenced in 2012/2013 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.

There have been a total of nine developments approved outside the limits to development, four of them relating to residential dwellings. Last year there was a total of twelve and even less in previous years. It seems there is an increase in approved residential developments in the countryside and this needs closer monitoring. This is expected to be achieved through the New Developments Outside of Development Limits SPD which is currently being drafted. Farm/agricultural diversification developments have reduced this year. It is therefore evident that policies that seek to protect and enhance diversification in the rural area are not performing as expected need closer monitoring to determine their success rate.

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 2.69 km of existing public rights of way and 2.94 km has been diverted. The diverted paths were public footpath no.11 Seaton and Hartlepool 9. The improved paths in were public footpaths no.3, no. 8, no. 9 and Seaton 5. Permissive path Elwick 28 was created during the year.

A recent development to note this year is the addition of a coastal path as a local indicator. This is due to the enactment of the Marine and Coastal Access Path Act 2009; Part 9 of this Act has placed a duty for a coastal path to be created along the whole of the English coastline. The first section of the England Coastal Path is in place between the North Gare car park at Seaton Carew and Sunderland. The next section from the North Gare car park to Filey has been approved although the stretch from the North Gare car park to the River Tees has been put on hold due to problems with accessing some of the land. The Council will support initiatives to extend the England Coastal Path southwards from its current terminous at North Gare car park.

No new cycle routes were created, neither have any been linked to the Local Transport Plan or as part of a planning approval. 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 policy may need reviewing since its implementation has stalled for the past five years.

No Conservation Area Appraisals were completed this year but work is on-going on reviewing the Seaton Carew conservation Area Appraisal. However, progress has been made in securing some buildings that are considered an eye sore and unsafe for the public. For instance, Morison Hall and Tunstall Court both gained planning permission for residential development.

Three neighbourhood plans have been confirmed in the borough, i.e. Headland, Wynyard and Park neighbourhood plans and further details on progress can be viewed on the following link:
http://www.hartlepool.gov.uk/info/1004/planning_policy/108/planning_policy/5
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 Appendices 5 and 6.

INTRODUCTION

1.1 Government legislation requires all local planning authorities to prepare a monitoring report. This Authorities Monitoring Report (AMR) is prepared in accordance to the new provisions of the Localism Act which 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 AMR over and above the prescribed minimum information as outlined in The Town and Country Planning (Local Planning) (England) Regulations 2012.

1.2 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.

<u>Planning Legislation</u>

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 regulations[2] set out what each LDF document should contain and the formal process they should go through.

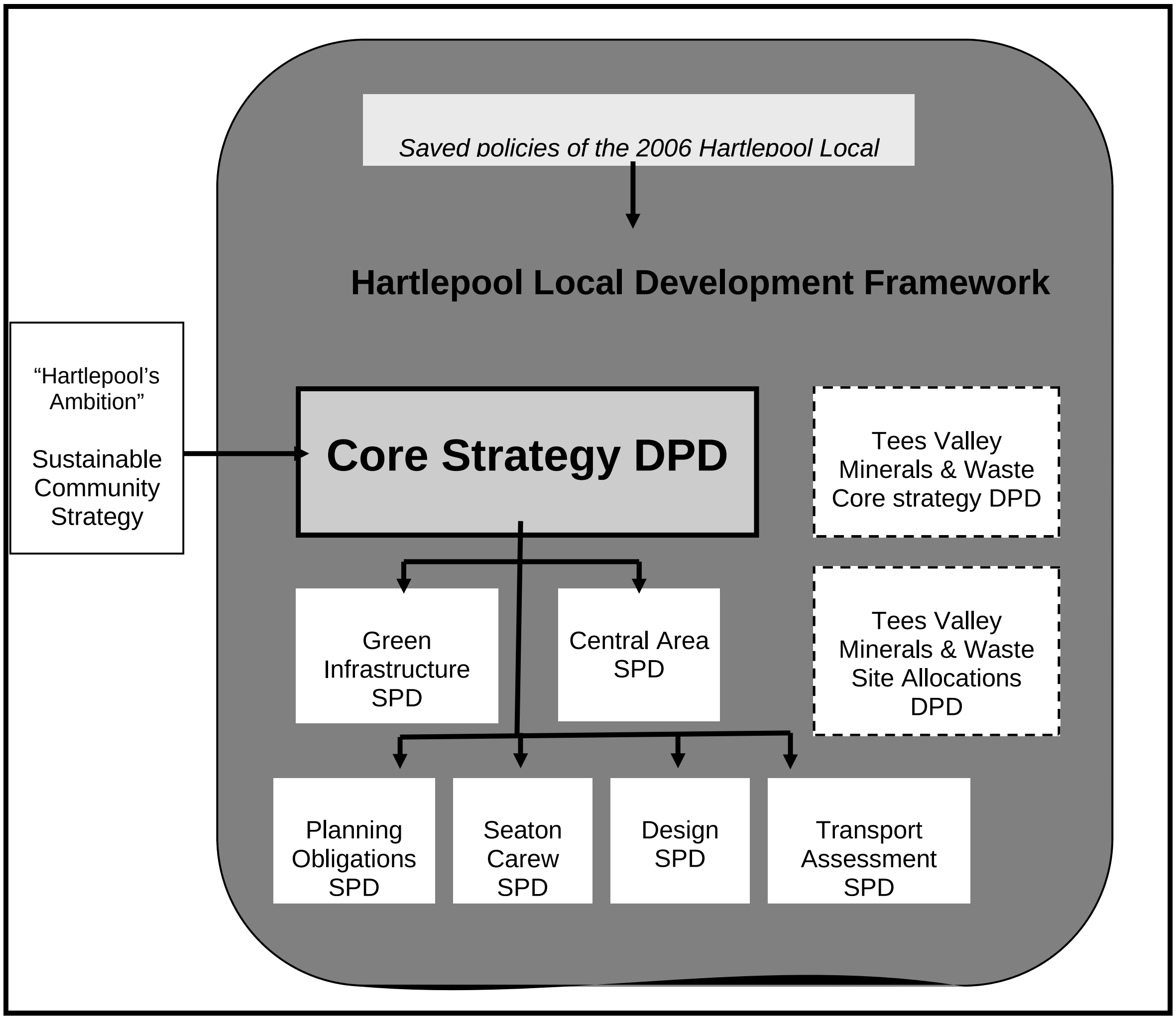
1.5 The other documents that are within the LDF system, but are not termed LDDs, are:

- The Local Development Scheme (LDS) which sets out the programme for preparing LDDs;
- The Statement of Community Involvement (SCI) (adopted 2010) sets out how the Council will involve residents and other interested persons and bodies in the planning process; and
- The Authorities Monitoring Report[3] (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

[1] Schedule 9, part 2 (6) (b) of the Localism Act amends 38 (3) of the Planning and Compulsory Purchase Act 2004 to include Neighbourhood Plans as LDD`s.
[2] Town and Country Planning (Local Planning) (England) Regulations 2012
[3] Formally termed the Annual Monitoring Report in line with the Town and Country Planning (Local Development) (England) Regulations 2004, as amended.

to CIL and sets out how the Council has cooperated with other Local Authorities and relevant bodies.[4]

Diagram 1: Hartlepool Local Development Framework



The Authorities Monitoring Report

1.6 Local planning authorities are required to examine certain matters in their Monitoring Reports.[5] The key tasks for this monitoring report are as follows:

- Review actual progress in terms of the preparation of documents specified in the Local Development Scheme against the timetable and milestones set out in the scheme, identifying if any are behind timetable

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

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 the 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 2013 to 31st March 2014 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.

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 99,200[6] to about 91,300[7] but more recently has increased slightly to 92,028[8] 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.

Table 1: Population

Area	Population	Proportion,% (Tees Valley)
Darlington	105,564	15.9
Hartlepool	92,028	13.9
Middlesbrough	138,412	20.9
Redcar & Cleveland	135,177	20.4
Stockton	191,610	28.9
Tees Valley Total	*662,791*	*100.0*
North East	*2,596,886*	-
Great Britain	*61,371,000*	-

Source: ONS Census 2011

2.7 Migration into the borough is balanced with out migration; both are at approximately 2000 per annum.[9]

2.8 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)[10] 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%).

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[6] 1971 Census
[7] ONS 2010 mid-year population estimates
[8] ONS 2011 census; updated 30/01/2013
[9] ibid 8
[10] Communities.gov.uk

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).

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 current regeneration initiative at Seaton Carew Sea front which proposes to redevelop the Long Scar redundant building and its surroundings at the seafront is set to increase the borough's tourism offer. The regeneration 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 Hartlepool has the highest unemployment rate in the Tees Valley and it has markedly increased over the recessionary periods of 2008 to 2014 (Table 2). In mid-2007 (pre-recession), the borough had an unemployment rate of 8.9%, which was still high in the context of the Tees Valley, North East and national averages. As Table 2 shows, by mid-2010 (the approximate mid-point of the recession) unemployment had increased to 11.9% and reached a peak of 16.4% in June 2012. By March 2014 (after around a year of economic recovery), unemployment was at 13.6%, still almost five percentage points higher than it has been in 2007.

Table 2: Unemployment Change 2007-2014, Percent*

Area	Mid 2007 Unemployment Rate	Mid 2010 Unemployment Rate	March 2014 Unemployment Rate	Percentage change 2008-2014
Darlington	5.6	9.2	9.1	+3.5
Hartlepool	8.9	11.9	13.6	+4.7
Middlesbrough	8.4	12.8	12.9	+4.5
Redcar & Cleveland	6.9	11.9	10.3	+3.4
Stockton	6.6	9.2	9.5	+2.9
Tees Valley Average	*7.3*	*11.0*	*11.1*	*+3.8*
North East	*6.6*	*9.8*	*9.8*	*+2.5*
Great Britain	*5.2*	*7.7*	*7.2*	*+2.0*

Source: ONS Annual Population Survey, 2007, 2010 and 2014
**Percentage of economically active population*

2.14 Although Hartlepool's unemployment rates have remained above wider averages throughout 2007-2014, all neighboring authorities saw a similar pattern of overall growth in unemployment over 2007-2014. Only in Redcar and Cleveland has there been a significant drop in unemployment after 2010.

2.15 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.

Socio-economic Groups

2.16 Table 3 illustrates the breakdown of employment by main occupation groups. Hartlepool has lower proportions of people employed as managers and senior officials and in professional occupations than is the case elsewhere. Conversely, Hartlepool has a higher level of people employed in skilled trades occupations, personal service occupations and notably process plant and machine operatives and elementary occupations, than is the case elsewhere. However, compared to previous records, there has been a notable growth in the professional services sector and this continues to grow steadily.

Table 3: Employment by Main Occupation Group

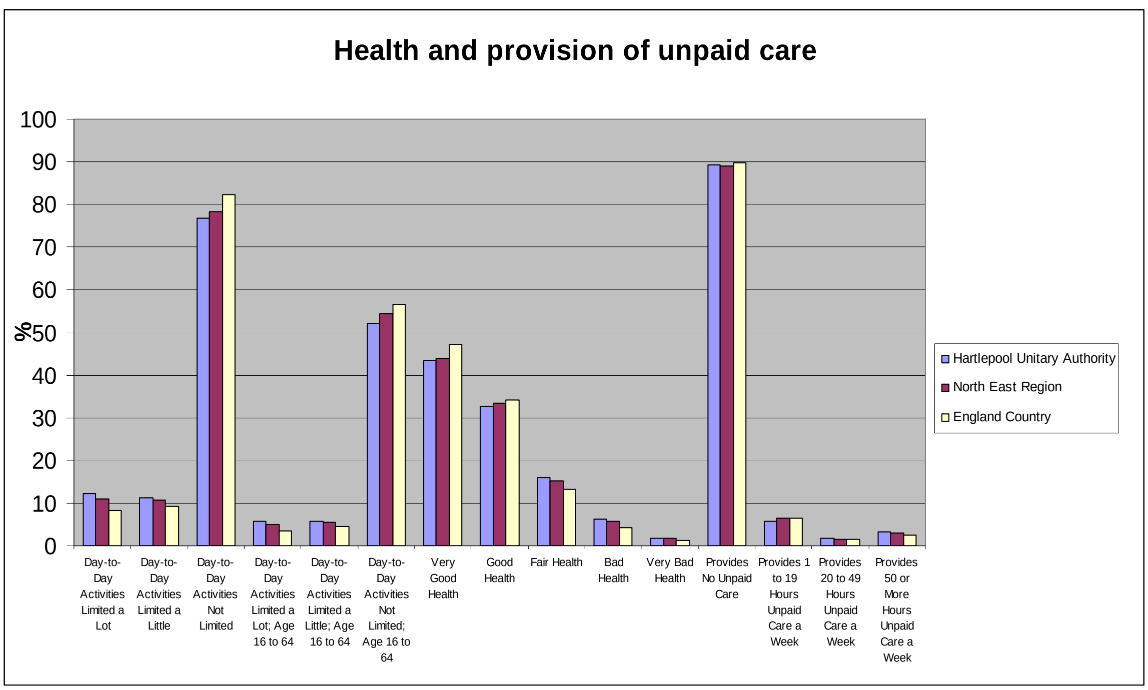
Socio-Economic Class	Hartlepool,%	Tees Valley	North	Great
Managers and senior	6.5	8.2	8.2	10.2
Professional occupations	13.3	16.7	16.4	19.9
Associate professional and	10.8	10.9	11.9	14.1
Administrative and	11.7	11.4	12.0	10.7
Skilled trades occupations	12.5	11.8	12.1	10.5
Personal service	11.2	11.0	9.9	9.1
Sales and customer	6.9	8.4	9.4	7.9
Process plant and machine	11.4	8.0	7.3	6.2
Elementary occupations	13.5	12.6	11.8	10.7

Source: Annual Population Survey April 2013-March 2014

Health

2.17 Graph 1 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.

Graph 1: 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)

2.18 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 related 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.

Lifelong Learning and Skills

2.19 Table 11 shows the National Vocational Qualification (NVQ) level attained by the working age population of Hartlepool. The borough has the lowest proportion of working age residents qualified to NVQ Level 4 and above (equivalent to degree level), in the Tees Valley, at 23.8%. The proportion of well qualified residents in Hartlepool is significantly lower than in Stockton or Darlington. It is also below regional and national averages. Hartlepool and neighbouring Middlesbrough jointly have the highest proportions of residents with no qualifications in the Tees Valley, more than 14% each. This is well above wider averages.

Table 4: Qualifications (2013), Percent

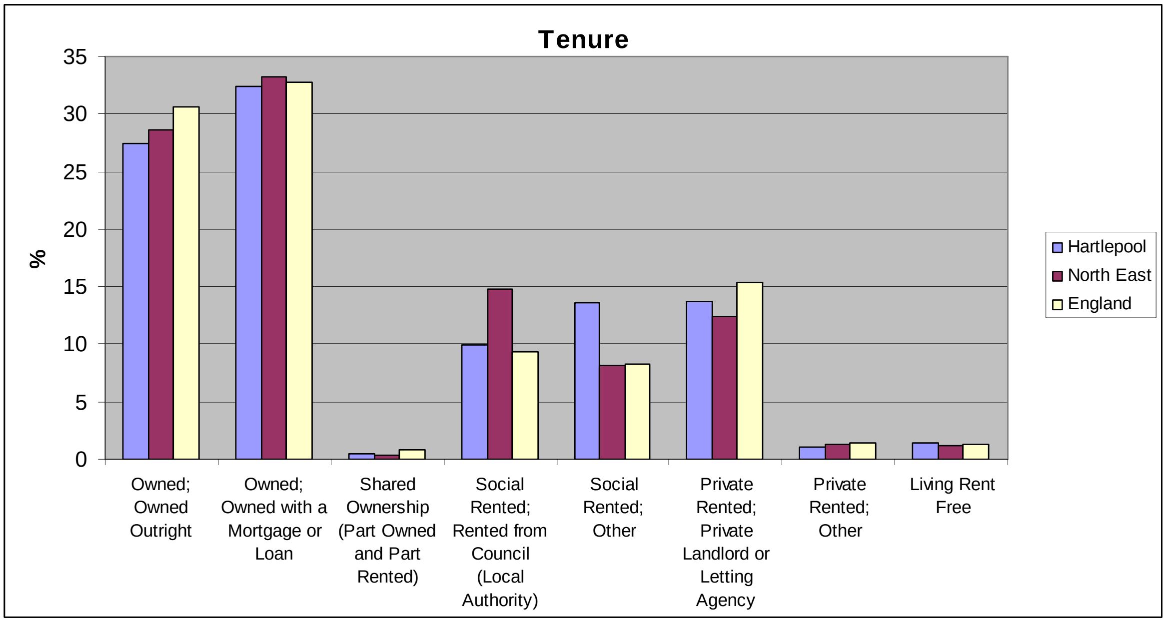
Level	NVQ4 and	NVQ3 and	NVQ2 and	NVQ1 and	Other qualifications	No qualifications
Darlington	30.7	55.2	72.4	84.5	5.7	9.7
Hartlepool	23.8	47.9	66.3	78.9	7.0	14.2
Middlesbrough	25.6	50.0	66.8	80.4	5.1	14.4
Redcar & Cleveland	25.8	51.6	69.9	83.5	6.6	9.9
Stockton	29.2	56.3	76.8	88.2	3.7	8.1
Tees Valley Average	*27.0*	*52.2*	*70.4*	*83.1*	*5.6*	*11.3*
North East	*28.1*	*51.7*	*70.4*	*83.7*	*5.6*	*10.7*
Great Britain	*35.2*	*55.8*	*72.5*	*84.4*	*6.3*	*9.3*

Source: ONS Annual Population Survey 2013

Housing

2.20 Tenure statistics on Graph 2 illustrate 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.

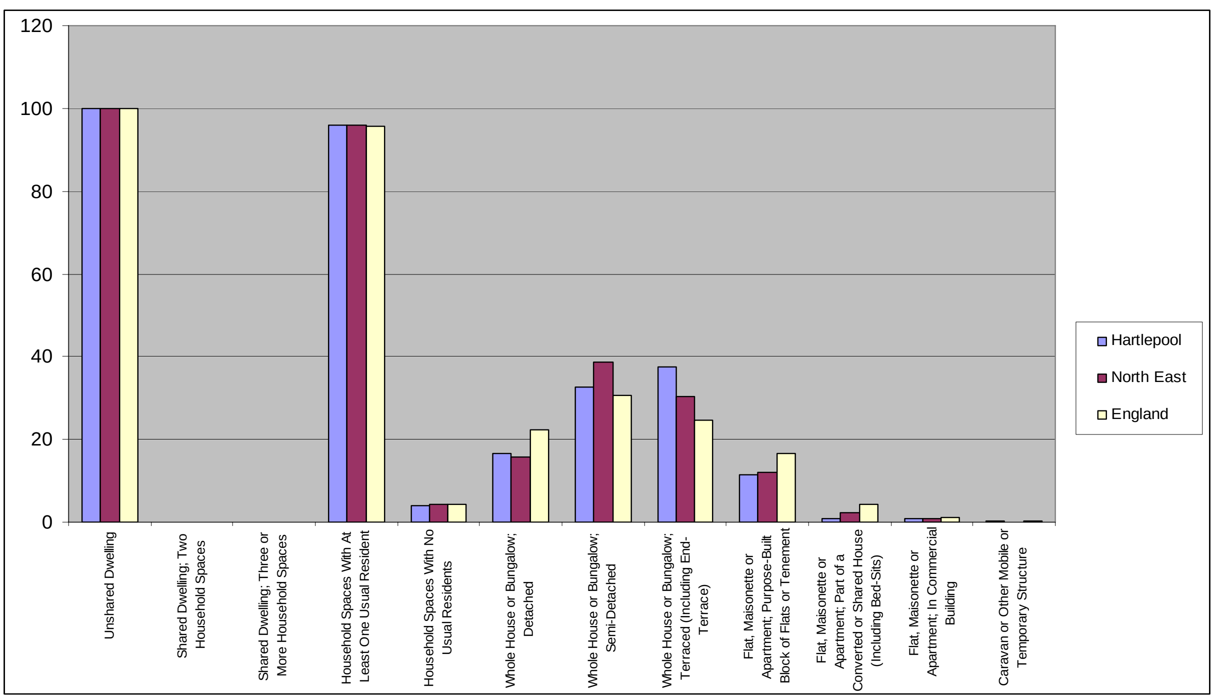
Graph 2: Tenure



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

2.21 Hartlepool has a higher proportion of semi-detached and terraced dwellings compared to the national figure (Graph 3). 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 3: 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)

2.22 Table 5 shows the number of dwellings in each housing group as assessed in the Tees Valley Strategic Housing Market Assessment (2012).

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

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

Source: Tees Valley Strategic Housing Market Assessment (2012)

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

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

2.25 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

2.26 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

2.27 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.

2.28 Table 6 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 6: Notifiable offences recorded by the police 2013/2014

Crime Category	Number of offences
Burglary Dwelling	259
Burglary Other	333
Criminal Damage Dwelling	458
Criminal Damage Vehicle	479
Drugs - Supplying	91
Drugs - Possession	345
Fraud and Forgery	37
Other Crimes	75
Robbery	32
Sexual Offences	73
Theft Other	730
Theft From Motor Vehicle	321
Shoplifting	844
Theft of Motor Vehicle	100
Vehicle Interference	22
Violence against the Person	1283
TOTAL	5482

Source: Hartlepool Police

2.29 During the period April 2013 to March 2014, Hartlepool police recorded a total of 5482 offences and this is a slight decrease from 5552 offences recorded the previous year.

<u>The Environment</u>

2.30 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.

<u>The Built Environment</u>

2.31 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

2.32 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

2.33 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.

2.34 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.

2.35 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.

2.36 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.

2.37 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

2.38 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

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

Culture and Leisure

2.40 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.

2.41 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

2.42 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 7: Hartlepool SWOT Analysis

Strengths	Weaknesses	Opportunities	Threats
• 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.	• 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.	• 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.	• 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 draft 2016

2.43 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.

2.44 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.

2.45 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.

2.46 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 development 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. However, the Local Plan (2013) which was on schedule to replace the existing 2006 Local Plan was formally withdrawn by council in November 2013.

Implementation of the 2011 Local Development Scheme

3.4 Table 8 details the timetable for the 2011 LDS amended in December 2012. Table 9 details the key milestones and delivery of the LDS's main documents i.e. the DPDs. During this financial year, work on the Local Plan progressed well and all milestones within the financial year were achieved on target. The Local Plan (2013) was found to be sound and approved by the inspector subject to a few modifications. However, the council made a decision to formally withdraw the plan in November 2013.

Table 8: 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 9: Hartlepool Development Plan Documents key milestones and delivery

Document	Key Milestone	Key Dates	Actual Progress	Milestone Achieved
Hartlepool Local Plan DPD	Inspector's final Report	May 2013	Local Plan approved in October 2013 with a number of minor modifications to make it sound	Yes but at a later date
	Adoption of Local Plan	June 2013	Council made decision to withdraw plan in November 2013	No as the plan was withdrawn in November 2013

Source: Hartlepool Borough Council

4 ASSESSMENT OF POLICIES

Hartlepool Local Plan 2006

Introduction

4.1 This section of the Authorities Monitoring Report assesses the implementation and effectiveness of current planning policies contained in the Hartlepool Local Plan adopted in April 2006.

4.2 The 2012 Regulations[11] specifically require Local Planning Authorities (LPAs) 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 LPAs 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 indicators[12] 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 2006 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.

[11] Part 8, 34 (3) of the Town and Country Planning (Local Planning) (England) Regulations 2012
[12] 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 indicators[13] 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.

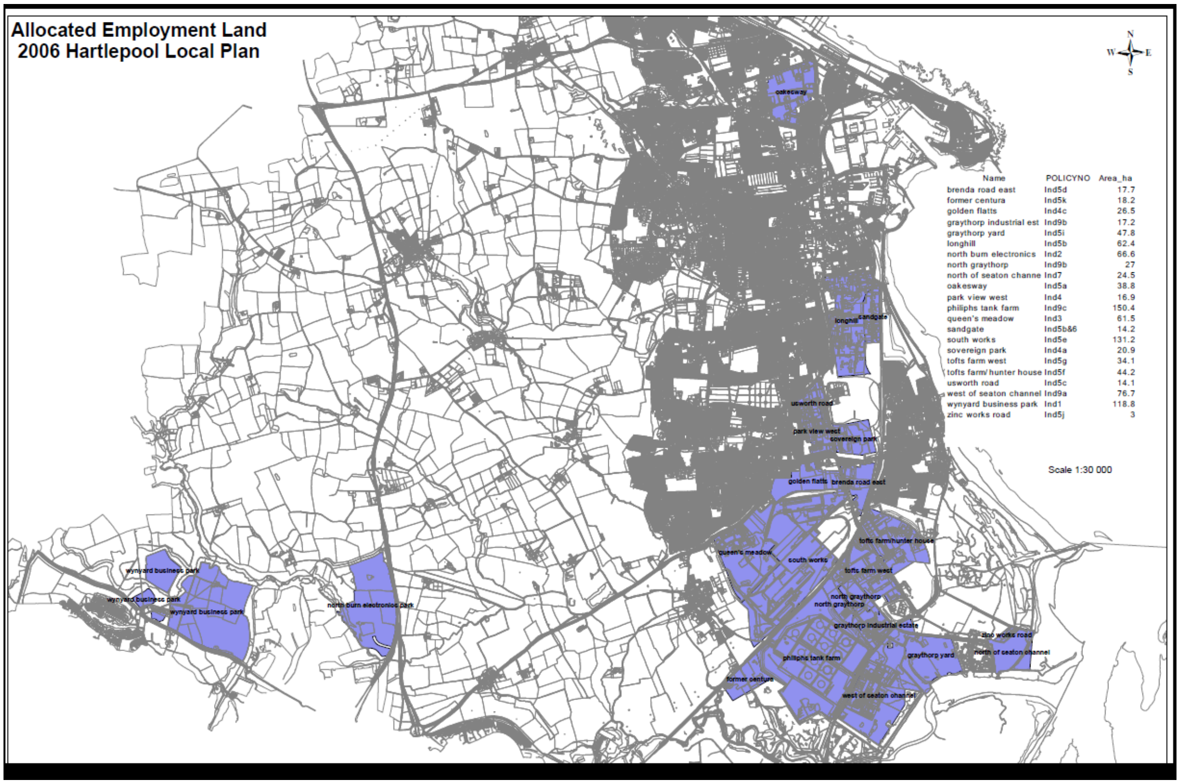
4.10 As part of the duty to cooperate with neighbouring local authorities in the Tees Valley, it is anticipated that policies in the 2011 Minerals and Waste DPDs (i.e. Policies & Sites DPD and the Core Strategy DPD) will be monitored and jointly reported. Category (D) minerals core output indicators 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).

[13] Ibid 21

A BUSINESS DEVELOPMENT, TOWN CENTRES AND TOURISM

Employment land

Map 1: Industrial employment site locations*



Source: Hartlepool Borough Council, 2006 Local Plan
* total area 1033 ha

- 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 (Ind4a), Park View West (Ind4) 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 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 In April 2012, the Enterprise Zone (EZ) status was enacted in 3 industrial locations in Hartlepool, i.e. Oakesway, Queen's Meadow and the Port. The aim of the EZ status is to aid economic recovery and stimulate growth by giving business rate discounts or enhanced capital allowances over a five year period to support the growth of existing firms and/or attract significant inward investment.

4.14 Only businesses that fall into one of the three business growth sectors will be allowed to take advantage of the financial incentives. These are:

- Advanced Engineering & Advanced Manufacturing;
- Chemical, Pharmaceutical & Biotechnology, and;
- Renewable Energy Manufacturing.

4.15 Since the introduction of the EZs, 6 advanced engineering/manufacturing and chemicals businesses have benefited from the EZ and all are at Queens Meadow i.e. Propipe, Solomon Europe, Omega Plastics, Durable technologies, Contract Laboratory Services and Sea & Air Pumps.

4.16 Employment Land Review (ELR) was carried out by Nathaniel Lichfield and Partners and it was completed in December 2008. It is now over 5 years old and will be updated in the next financial year. This will be the last reference to the 2008 ELR.

4.17 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 had been put forward within the withdrawn 2013 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

4.18 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)
- Core Output Indicator BD2: Total amount of employment floor space on previously developed land - by type.
- Core Output Indicator BD3: employment land available.

Table 10: Employment Floorspace / Land 2013/14

		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 (m^2)	5a Parkview Road West, Park View Industrial Estate (addition of office)	27.8					27.8
	Unit 2, Propipe, Rivergreen Business Centre Venture (fabrication single storey) Queens Meadow				550		550
	Hartlepool Power Station Tees Road (single storey building)	75					75
Loss (m2)		0	0	0	0	0	0
Net (m2)		102.8			550		652.8
BD2 - Total amount of employment floor space on previously developed land - by type							
	5a Parkview Road West, Park View Industrial Estate (addition of office)	27.8					
	Hartlepool Power Station Tees Road (single storey building)	75					
Total		102.8					

Source: Hartlepool Borough Council

4.19 In comparison to last year this year has a significant increase in commercial floorspace completions. Table 10 shows a total of 652.8 m^2 additional floorspace completions compared to last year with only of 184.5 $m^{2)}$. Over half of the additional floor space is from Queens Meadow Enterprise Zone in which the company Propipe Manufacturing has completed a single storey fabrication shop covering approximately 550m^2 floorspace area.

4.20 Table 10 also shows that 15.7% of commercial floor space completions are from previously developed land with the balance being from Greenfield sites, in this case Queens Meadow.

Table 11: Indicator **BD3:** Employment Land Available 2013/2014*

Name	Allocated Use	Total Area (ha)	Developed/ Reserved/ Committed (ha)	Available (ha)
Brenda Road East	B1,potentially B2,B8 in certain ccircumstances	17.7	5.6	12.1
Former Centura	B1,potentially B2,B8 in certain circumstances	18.2	0.0	18.2
Golden Flatts	B1,potentially B2,B8 in certain circumstances	26.5	5.7	20.8
Graythorp Industrial	B1,potentially B2,B8 in certain circumstances	17.2	17.2	0
Graythorp Yard	B1,potentially B2,B8 in certain circumstances	47.8	47.8	0
Longhill	B1,potentially B2,B8 in certain circumstances	62.4	61.4	1
Northburn Electronics	B1,B2,B8 related to electronics industry	66.7	0.0	66.7
North Graythorp	B2,potentially polluting or harzadous	27.0	9.4	17.6
North of Seaton Channel	B2, port related	24.5	0.0	24.5
Oakesway	B1,potentially B2,B8 in certain circumstances	38.8	20.2	18.6
Park View West	B1,potentially B2,B8 in certain circumstances	16.9	14.7	2.2
Philiphs Tank Farm	B2,potentially polluting or harzadous	150.4	150.4	0
Queens Meadow	B1,potentially B2,B8 in certain circumstances	61.5	16.8	44.7
Sandgate	B1,potentially B2,B8 in certain circumstances	14.2	14.2	0
South Works	B1,potentially B2,B8 in certain circumstances	131.2	131.2	0
Sovereign Park	B1,potentially B2,B8 in certain circumstances	20.9	9.3	11.6
Tees Bay	Mixed use	9.6	6.4	3.2
Tofts Farm West	B1,potentially B2,B8 in certain circumstances	34.1	25.9	8.2
Tofts Farm East	B1,potentially B2,B8 in certain circumstances	44.2	43.6	0.6
Trincomalee/Maritime	Mixed Use	3.5	0.7	2.8
Usworth Road	B1,potentially B2,B8 in certain circumstances	14.1	14.1	0
West of Seaton Channel	B2,potentially polluting or harzadous	76.7	76.7	0
Victoria Harbour	Mixed Use	106	42.8	63.2
Wynyard Business Park	B1,B2,B8	118.8	24.7	94.1
Zinc Works Road	B1,potentially B2,B8 in certain circumstances	3.0	3.0	0
				Total 410.1

Source: Hartlepool Borough Council
* Table includes mixed use sites: Victoria Harbour, Tees Bay, and Trincomalee/Maritime Avenue.

4.21 The total available employment land this year is 410.1 ha from a total of 17 sites (Table 11). The highest proportion of land available is at Wynyard, Northburn, Queens Meadow and Victoria Harbour whilst much of the remaining land comprises small parcels of land within substantially developed industrial estates.

4.22 The total available land may change next year depending on the uptake of land for employment use and also on the outcome of the 2014 Employment Land Review. It is anticipated that the ELR will deallocate some sites. In the previous year available employment land was based on allocations in the withdrawn Local Plan (2013) hence a comparison to last year will not be done.

4.23 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, hence it is not shown in Table 11.

Town Centre and Town Centre Uses

Local Output Indicator: Vacancy rates in the defined town centre

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

Table 12: Vacancy Rates in the Town Centre 2013/2014

	2009/10	2010/11	2011/12	2012/13	2013/14
Total number of commercial units	507	509	443	475	480
Total number of vacant units	107	111	118	101	105
Total Floor Space (m^2)	140 279	140 282	160 697	175 575	178 696
Vacant Floor Space (m^2)	22 205	22 826	24 545	21 829	21 921
Vacancy Rate (%)	15.8	16.3	15.3	12.4	12.3
Market Hall Vacant Stalls	13	9	12	15	12

Source: Hartlepool Borough Council

4.25 The increase in total floorspace this year is a result of altering the college boundary to reflect its correct commercial area which extends all the way to upper Church Street.

4.26 This year's vacancy rate of 12.3% has not significantly changed from last year's 12.4% (Table 12). There is no increase or decrease in retail activity in the town centre. Although not too apparent, it seems the town centre remains viable. The main challenge 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

Table 13: Amount of completed floorspace for town centre uses 2013/2014

		A1	A2	B1a	D2	Total
BD4 Gross addition (m^2)	5a Parkview Road West, Park View Industrial Estate (addition of office)	-	-	27.8	-	27.8
	(mezzanine floor Unit 1 Highpoint Retail Park)	1300				1300
Loss (m^2)	Hartlepool Power Station Tees Road (single storey building)			75		75
		-	-	-	-	-
Net (m^2)		1300		102.8		1402.8

Source: Hartlepool Borough Council

4.27 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 boundary. All of the 1402.8m^2 completed floor space (Table 13) was outside the town centre boundary. Unit 1 at Highpoint (currently occupied by Dunelm Mill) installed a mezzanine floor for retail which accounted for most of this year's completed floor space i.e. about 92%. Last year only had 303.2 m^2 in comparison.

4.28 The town centre policies (Com1, Com2, Com8 and Com 9) basically encourage the development of the town centre as the main shopping, commercial and social centre of Hartlepool and protect the retail character of the primary shopping area. Com 9 lists the main town centre uses to include retail, office, business, cultural, tourism, leisure, entertainment and other developments that are bound to attract large number of visitors.

4.29 Indicator BD4 on Table 13 shows that the town centre policies are being implemented. The office space completions outside the town centre boundary at Parkview and the Nuclear Power Station are ancillary developments associated with industrial/business use at those allocations so these developments have no bearing on the implementation of the town centre policies. Similarly retail space completion at Unit 1 Highpoint Retail Park has no bearing on the town centre policies as this is permitted development within the Marina Edge of Town Area (Policy Com4/10).

Tourism Policies Assessment

4.30 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.

- 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 (To3, To4 and To6);
- Encouragement of green tourism (To8) and business tourism (To11);
- Encouraging the provision of tourist accommodation (To9) and identifying criteria for touring caravan sites (To10).

Local Output Indicator: Planning permissions granted for tourist related developments

Table 14: Planning permissions granted for tourism related developments 2013/2014

General Location	Site / Location	Development	Development progress
Town Centre	None	None	n/a
Edge of town centre	None	None	n/a
Marina	Premier Inn Maritime Avenue	Extension to provide further 38 bedrooms with associated works including alterations to car parking and lanscaping	In progress
Headland	None	None	n/a
Seaton Carew	None	None	n/a
Countryside	Land opposite Three Gates Farm, Dalton	Change of use of land for use by Western Living History Group and siting of caravans	In progress
	Brierton Moorhouse Farm, Dalton Back Lane	Change of use from craft workshop to holiday accommodation	In progress
	A19 Services (Southbound), Elwick	Extension of time limit for outline application for the erection of a 120 bed lodge	Not started

Source: Hartlepool Borough Council

4.31 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: plan period housing targets (as set in Adopted Local Plan)

Table 15: Housing targets

	Total net housing required	Source of plan target
H1	4800	Strategic Housing Market Assessment 2012

Source: Hartlepool Borough Council

4.32 The RSS targets for housing proved to be locally unrealistic and essentially unachievable in the Borough bearing in mind the previous and current housing market and the capacity of housebuilders in the Borough. As a result the Borough Council decided to establish a robust locally based housing target in accordance with national guidance. To do this the authority, along with Redcar & Cleveland, Middlesbrough and Stockton, commissioned a Tees Valley Strategic Housing Market Assessment which was adopted in 2012 and which set out an up-to-date position in relation to housing need for the Borough of 320 dwellings per annum, equating to 4800 dwellings over the plan period as illustrated in table 15 above.

4.33 Following the withdrawal of the Local Plan in 2013 the Council produced an Emergency Planning Policy Justification document which assessed the 2006 Hartlepool Local Plan policies for conformity with national guidance with the National Planning Policy Framework (NPPF). As the authority are currently unable to demonstrate a five year housing supply all policies which deal with the supply of housing are deemed to not be in conformity. As such the Authority rely on the most up-to-date evidence base to set out the housing need for future years. The figure of 320 dwellings per annum within the 2012 Tees Valley SHMA provided an assessment of housing need within the town and was reflected within the withdrawn Local Plan (2013) plan. It is due to change next year as a result of the emerging new Local Plan (2016) which will set new housing targets over the plan period based on a new SHMA for Hartlepool which is on schedule to be completed and endorsed in 2015.

4.34 Table 16 below illustrates Hartlepool's performance over the period from 2011/2 when the first draft of the Tees Valley SHMA became available.

- 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: managed delivery target
- Core Output Indicator H2d:Actual delivery

Table 16: Recent housing delivery

Core Output Indicator H2		2011/12	2012/13	2013/14
H2a	Net additional dwellings in previous years	225	122	
H2b	Net additional dwellings for the reporting year			84
H2c	Managed delivery target	320	320	320
H2d	Actual Delivery	-95	-198	-236
	Cumulative Delivery	-95	-293	-529

Source: Hartlepool Borough Council
NB: In relation to 2012 SHMA housing target; + denotes over delivery and – (minus) under delivery.

4.35 Table 16 above and shows that since 2011/2 the Authority has under delivered by a cumulative total of -529 dwellings by end of this financial year against its objectively assessed need which was identified in the 2012 SHMA[14]. Although the authority has been underperforming against this figure this is likely to be attributable to a number of factors including the town recovering from recession and the withdrawal of the Local Plan which has caused uncertainty in the market regarding housing sites. Moving forward the annual target is considered to be an achievable figure and it is not considered appropriate at the current time to move away from this target.

4.36 This year there was a gross total of 213 additional dwellings (i.e. 208 new build, 3 change of use, and 2 conversions). Total demolitions were however 129 hence the net additional dwellings for the year is 84 and this is less than last year's 122. The net opening stock of housing as at this year was 42440 and net closing stock was 42524. The 129 demolitions were mainly from the housing market renewal (HMR) sites i.e. 52 at Perth Street and 77 at Raby gardens. The 84 new dwellings in 2013/14 were mainly from the HMR sites, Middle Warren and across a variety of smaller sites in the Borough. In the coming years redevelopment of these sites, along with some approved Greenfield development is likely to see the annual targets met.

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).

Brownfield Targets

- 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.

- Core Output Indicator H3: New and converted dwellings – on previously developed land (PDL)

4.37 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. Whilst this policy is not currently considered in line with NPPF as it relates to the supply of housing, the principle of brownfield housing development is still supported and

[14] The SHMA assessment of need is the most up-to-date evidence and was used to inform the housing figures for the withdrawn plan and are seen as substantially more achievable than the previous RSS figures which had consistently proved undeliverable.

encouraged by the NPPF and as such the Authority will still support proposals for acceptable development on brownfield land.

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

		Total Dwellings			
		2010/11	2011/12	2012/13	2013/14
H3	Total new dwellings (gross)	365	290	141	213
	% built on PDL	58	75.5	52	43.7
	Total converted to dwellings (gross)	5	5	4	2
	% conversions	1.3	1.7	2.8	0.9

Source: Hartlepool Borough Council

4.38 The total of new build houses from previously developed land is 90 and this is 43.7% of all new build completions. Percentage of gross additional dwellings on previously developed land this monitoring year has thus continued to decrease. This is because most completions were from green field sites and just a few on previously developed land. There were only 2 conversions which accounted for 0.9% of total additional dwellings. The emerging Local Plan will seek 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.

4.39 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 Empty Homes Strategy (EHS) therefore, targets bringing back to use empty properties in the borough.

4.40 There are currently a total of 1022 empty homes across the borough. Phase 1 of the empty homes project aims at bringing to use 100 empty properties mainly in the York Road and Murray Street areas. This year there has been a total of 19 homes completed and the previous year there were only 6. If the number of empty homes brought back to use is added to total gross completions, then the percentage of dwellings completed on previously developed land increases to 47% which is still below the 60% target.

<u>Mixed use brownfield target</u>

4.41 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 intension 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. Therefore Policy Hsg6 can not be implemented.

Local Output Indicator: Types of housing completed

Table 18: Types of Houses completed (gross): 2013/2014

Type	Number completed	% of total gross completed
Flats	13	6.4
Terraced house	60	29.7
Semi detached house	48	23.7
Detached house	79	39.1
Bungalow	3	1.5

Source: Hartlepool Borough Council

4.42 More detached houses were delivered this year compared to last year and bungalows had the lowest number of completions with only 3 completed.

• Core Output Indicator H5: Gross affordable housing completions

Table 19: Gross affordable housing completions 2011 to 2014

Year	Social rent homes provided	Intermediate homes Provided	Affordable homes total
2013/14	24	0	24
2012/13	28	2	30
2011/12	64	26	90

Source: Hartlepool Borough Council

4.43 The Tees Valley Strategic Housing Market Assessment (SHMA 2012) identified a net shortfall of 88 affordable dwellings per annum in the borough.

The gross additional affordable housing delivery for this year is 24 and this continues to decline year after year since 2011/12 (Table 19). According to the SHMA 2012, 27.5% of all completions per annum should be affordable housing. This year 11.9% of all completions are affordable and this is well below 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.

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

Table 20: Number of gypsy and traveller pitches delivered

	Permanent	Transit	Total
H4	nil	nil	nil

Source: Hartlepool Borough Council

4.44 Hartlepool currently has no identified sites for provision of Gypsies and Travellers pitches. The Council, together with other Tees Valley Authorities, is in the process of assessing The Tees Valley Gypsy and Travellers Accommodation Needs Assessment (GTAA). The GTAA is on schedule to be completed by end of next year.

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

Table 21: 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

4.45 Table 21 shows that none of the homes built 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 22: 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

4.46 No planning permissions were granted contrary to the advice of the Environment Agency during the year 2013/2014.

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 23: Losses or additions to biodiversity habitat

		Loss	Addition	Net Total
Indicator E2 (area in ha)	2013/2014	2	0	- 2
	2012/2013	0.2	0.2	0.0
	2011/2012	0	0	0

Source: Hartlepool Borough Council

4.47 This year there is a loss of 2ha of woodland as from Newton Hanzard at Wynyard. There is 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 24: The amount of renewable energy generation by installed capacity and type for the financial year 2013/14

		Wind onshore	Solar photovoltaic	Hydro	Biomass						Total
					Landfill gas	Sewage sludge	Municipal (&industrial) solid waste combustion	Co-firing of Biomass with fossil	Animal biomass	Plant biomass	
E3	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

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

D. MINERALS AND WASTE

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

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 25: 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 confidentially.

- Core Output Indicator M2: Production of secondary and recycled aggregates by mineral planning authority.

Table 26: 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
NB: This information is not publicly available in respect of data for Hartlepool because of issues of business confidentially.

4.49 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 confidentially prevent the publication of detailed figures.

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

Table 27: The capacity and operational throughput of new waste management facilities as applicable

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

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

Source: Hartlepool Borough Council

4.50 There are no new waste management facilities this year. However, two waste-related applications were determined and approved. One was for hazardous substances to increase the quantity of substances dangerous to the environment stored on site at Exwold Technology on Brenda road. The other was for extension to material recovery facility building to provide waste reception/tipping area for material prior to recovery/recycling at former Eastmans site also on Brenda road.

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

Table 28: 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	2013/2014	546.82	28695.07	nil	19153.57	nil	47848.64
	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

4.51 The amount of waste going to landfill has continued to decline this year whilst that incinerated is increasing. However, total waste arising this year has increased compared to last year.

4.52 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 28 above, Hartlepool this year has 40% of its waste recycled/composted and this is a slight decrease from last year's 41.2%. However, it is still within the M&W DPD allowance although it is expected to rise by 2016.

E. QUALITY OF LIFE

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

Related Policies

- Setting out general principles for all new development (GEP1);
- Provision for access for all (GEP2);
- Encouraging crime prevention by planning and design (GEP3);
- Control on the location of food and drink developments (Com12) and on the location of late night uses (Rec13);
- Controlling other new developments to protect the amenities of residents (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 29: Developments approved outside Limits to Development 2009-2014

Developments Approved	2009/2010	2010/2011	2011/2012	2012/2013	2013/2014
Agricultural buildings	0	1	1	2; High Volts Farm Worset Lane, Brierton Moorhouse Farm Dalton Lane	3; High Stotfold Farm East Hill House, Wynyard South park, Tunstall Farm
New dwellings – no agricultural justification	1	0	0	1; Crookfoot Farm Coal Lane,	2; Nelson Farm Nelson Farm Lane Southbrooke Farm, Summerhill Lane
New dwellings associated with agricultural existing developments	0	0	4	0	1; Petersbrooke Dalton Piercy Road
New dwellings associated with rural business developments	-	-	2	1; Lambs House Farm, Dalton Piercy Road.	0
Temporary residence in connection with rural business	1	0	0	1; Brierton Moorhouse Farm Dalton Lane	0
Replacement dwellings	0	0	0	0	0
Residential conversions of rural buildings	0	0	0	1; Manor FarmDene Dalton Piercy,	1; Brierton Farm, Brierton Lane
Business conversions of rural buildings	0	0	1	1; Crookfoot Farmlane, Fernbeck Dalton Back	0
Extensions of gardens	0	0	0	0	0
Recreational and leisure uses	0	1	1	4; Abbey Hill Farm, Ashfield Caravan Park, Primrose Close Coal Lane, Abbey Hill Farm	0
Extensions and other works relating to existing businesses	2	0	0	1; Brierton Moorhouse	0
Telecommunications developments	0	0	0	0	2; opposite Holmleathe Green, Elwick Redgap Farm trunk

Source: Hartlepool Borough Council

4.53 The information provided above relates to planning applications approved for development on land outside the limits to development (urban fence and village envelopes). This has been monitored since 2006 and information prior to 2009 (i.e. not shown in Table 29) is contained in previous reports.

4.54 There have been a total of nine developments approved outside the limits to development, four of them relating to residential dwellings. Last year there was a total of twelve and even less in previous years. It seems there is an increase in approved residential developments in the countryside and this needs closer monitoring. This is expected to be achieved through the New Developments Outside of Development Limits SPD which is currently being drafted. Farm/agricultural diversification developments have reduced this year. It is therefore evident that policies that seek to protect and enhance diversification in the rural area are not performing as expected need closer monitoring to determine their success rate.

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/coastal path

4.55 A recent development to note this year is the addition of a coastal path as a local indicator. This is due to the enactment of the Marine and Coastal Access Path Act 2009; Part 9 of this Act has placed a duty for a coastal path to be created along the whole of the English coastline. The first section of the England Coastal Path is in place between the North Gare car park at Seaton Carew and Sunderland. The next section from the North Gare car park to Filey has been approved although the stretch from the North Gare car park to the River Tees has been put on hold due to problems with accessing some of the land. The Council will support initiatives to extend the England Coastal Path southwards from its current terminous at North Gare car park.

Table 30: Walkways created, diverted, extinguished or improved

	Walkways	Created (km)	Diverted (km)	Extinguished (km)	Improved (km)
2013/2014	Public Rights of Way	0	2.94	0	2.69
	Permissive Paths	0.35	0	0	0
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

4.56 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 2.69 km of existing public rights of way and 2.94 km has been diverted. The diverted paths were public footpath no.11 Seaton and Hartlepool 9. The improved paths in were public footpaths no.3, no. 8, no. 9 and Seaton 5. Permissive path Elwick 28 was created during the year.

4.57 The Council 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 31: Length and name of new cycleway created

Year	Length and name of cycleway
2013/2014	None
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

4.58 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. There has been no cycleways created in the last five years.

F. 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

4.59 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.

4.60 Table 32 shows the numbers of buildings at risk.

Table 32: Numbers of Listed Buildings at Risk 2013/2014

2013/2014	Buildings at risk
Grade I	Church of St Hilda, High Street, Headland
	Town Wall
Grade II	Shades, 16 Church Street
	Beacon Tower, East End of North Pier
	Church of Holy Trinity, Church Street
	Former United Reformed Church, Durham Street
	Friarage Manor House, Friar Street
	Market Hotel, Lynn Street
	Throston Engine House, Old Cemetery Rd
	Former Odeon Cinema, Raby Road
	Former Wesley Methodist Church, Victoria Road
Grade II*	Former Conservative Club, Church Walk
Locally listed buildings	Morison Hall, Church Close
	22 & 23 Church Street
	Former Yorkshire Bank, 65 Church Street
	Tunstall Court, Grange Road

Source: Hartlepool Borough Council

4.61 A Derelict Buildings and Sites Working Group has been established for many years. 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.

4.62 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. Morison hall in the Headland has since obtained planning permission to convert the hall into 8 self contained apartments and work is underway. Tunstall court has now gained planning permission for demolition and erection of 14 dwellings with associated works including the provision of a new access and landscaping. The former Yorkshire Bank on Church Street is still vacant.

4.63 The Odeon is still on the market and the council is 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.

4.64 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 33: Conservation Area Appraisal completions

Year	Conservation Area Appraisals
2013/2014	0
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

4.65 For the third year running, there have been no Conservation Area Appraisals completed in the financial year 2013/2014; 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

4.66 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.

4.67 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.

5. CONCLUSION

5.1 Important to note is that during this year in November 2013, the council formally withdrew the Local Plan (2013) which was on schedule to be adopted by end of the financial year. Regardless, 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.

5.2 Economic activity has improved this year compared to last year. This year has a significant increase in additional commercial floorspace completions; i.e. a total of 652.8 m^2 compared to last year's 184.5 m^2. Over half of the additional floor space is from Queens Meadow Enterprise Zone in which the company Propipe Manufacturing has completed a single storey fabrication shop covering approximately 550m^2 floorspace area. Commercial floor space completions from previously developed land accounted for only 15.7% of total with the balance being from Greenfield sites, in this case Queens Meadow. All additional commercial floor space is from allocated industrial locations and this indicates that 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.

5.3 The total available employment land this year is 410.1 ha from a total of 17 sites. The highest proportion of land available is at Wynyard, Northburn, Queens Meadow and Victoria Harbour whilst much of the remaining land comprises small parcels of land within substantially developed industrial estates. The total available employment land may change next year depending on the uptake of land for employment use and also on the outcome of the 2014 Employment Land Review which is now underway. It is anticipated that the 2014 ELR will deallocate some sites.

5.4 This year's vacancy rate in the town centre is 12.3% and has not significantly changed from last year's 12.4%. There is no net increase or decrease in retail activity in the town centre. Although not too apparent, it seems the town centre remains viable. The main challenge of lack of high quality shops remains. A number of those high quality shops that have shut down have been mainly replaced by low quality shops and charity shops. However, it is anticipated that TJ Hughes, a high quality department store will move into the shopping mall before end of the year.

5.5 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 1402.8m^2 completed floor space outside the town centre boundary in comparison to last year's 303.2 m^2. There has been no completed floorspace within the town centre boundary. Although at first instance this may appear as negative development, it is important to note that office space completions outside the town centre boundary which this year were at Parkview and the Nuclear Power Station are ancillary developments associated with industrial/business use at those allocations so these developments are considered to have insignificant bearing on the implementation of the town centre policies. Similarly, the mezzanine floor space completion of $1300m^2$ at Unit 1 Highpoint Retail Park is considered to have insignificant bearing on the town centre policies as this is permitted development within the Marina Edge of Town Area (Policy Com4/10) which is sequentially determined in accordance with Policy Com8 for shopping development. The town centre policies are therefore being implemented.

5.6 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. However, rural tourism through recreation and leisure developments could be allowed under certain circumstances (policy Rur16).. There has been one tourist-related planning permission granted during the financial year within Hartlepool's key tourism location within the urban limits i.e. the Marina for an extension to provide more bedrooms at the Premier Inn. All other tourist-related applications i.e siting of caravans, holiday home and an erection of a lodge at the A19 south bound services have been associated with the rural area in a bid to support farm diversification and the rural economy.

5.7 The net opening stock of housing as at the start of this year was 42440 dwellings and net closing stock was 42524. There was a gross total of 213 additional dwellings (i.e. 208 new build, 3 change of use, and 2 conversions). Total demolitions were 129 and were mainly from the Housing Market Renewal (HMR) sites (52 at Perth Street and 77 at Raby gardens). The net additional dwellings (i.e. total gross additions less demolitions) is therefore 84 and this is less than last year's 122.

5.8 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 is 43.7% and has decreased from last year's 52%. This is because most completions were from green field sites and just a few on previously developed land. 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. The NPPF does not however set any specific targets for brownfield delivery other than encouraging it; this needs to be considered and reflected in housing policies in the emerging Local Plan.

5.9 The Council has put in place the Empty Homes Strategy to bring back to residential use empty properties in the Borough. There are currently a total of 1022 empty homes across the borough. Phase 1 of the empty homes project aims at bringing to use 100 empty properties mainly in the York Road and Murray Street areas. This year there has been a total of 19 homes completed and the previous year there were only 6. If the number of empty homes is taken into account, the percentage of dwellings completed on previously developed land increases to 47% which is still below the 60% target.

5.10 According to Policy Hsg6, housing will be approved and provided as part of a mixed use development in the regeneration areas of the Headland and Victoria Harbour. 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

5.11 There have been no dwellings developed on either sites up to date and since 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. Therefore Policy Hsg6 can not be implemented.

5.12 Of all house types completed in the year, detached houses had the highest proportion and bungalows the least. Fewer flats and more houses were competed this year. There were only 24 affordable dwellings completed this year and this is a decline from last year. For two consecutive financial years, the affordable housing completions are below the required annual delivery target of 88 affordable dwellings per annum.

5.13 The environment chapter shows that this year there is a net loss of 2ha of woodland from Newton Hanzard at Wynyard. However, there is 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.

5.14 The amount of waste going to landfill has continued to decrease this year whilst that incinerated continues to increase. However, total waste arising this year has increased to 47848.64 tonnes compared to last year's 46796tonnes. Monitoring of the Minerals and Waste (M&W) DPDs commenced last 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.

5.15 There has only 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 at the Marina. All other tourist-related applications have been associated with the rural area in a bid to support farm diversification and the rural economy.

5.16 There have been a total of nine developments approved outside the limits to development, four of them relating to residential dwellings. Last year there was a total of twelve and even less in previous years. It seems there is an increase in approved residential developments in the countryside and this needs closer monitoring. This is expected to be achieved through the New

Developments Outside of Development Limits SPD which is currently being drafted. Farm/agricultural diversification developments have reduced this year. It is therefore evident that policies that seek to protect and enhance diversification in the rural area are not performing as expected need closer monitoring to determine their success rate.

5.17 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 2.69 km of existing public rights of way and 2.94 km has been diverted. The diverted paths were public footpath no.11 Seaton and Hartlepool 9. The improved paths in were public footpaths no.3, no. 8, no. 9 and Seaton 5. Permissive path Elwick 28 was created during the year.

5.18 A recent development to note this year is the addition of a coastal path as a local indicator. This is due to the enactment of the Marine and Coastal Access Path Act 2009; Part 9 of this Act has placed a duty for a coastal path to be created along the whole of the English coastline. The first section of the England Coastal Path is in place between the North Gare car park at Seaton Carew and Sunderland. The next section from the North Gare car park to Filey has been approved although the stretch from the North Gare car park to the River Tees has been put on hold due to problems with accessing some of the land. The Council will support initiatives to extend the England Coastal Path southwards from its current terminous at North Gare car park.

5.19 No new cycle routes were created, neither have any been linked to the Local Transport Plan or as part of a planning approval. 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 policy may need reviewing since its implementation has stalled for the past five years

5.20 No Conservation Area Appraisals were completed this year but work is on-going on reviewing the Seaton Carew conservation Area Appraisal. However, progress has been made in securing some buildings that are considered an eye sore and unsafe for the public. For instance, Morison Hall and Tunstall have both got planning permission for residential development.

Appendix 1: Saved Policies from 13th April 2009

SCHEDULE

POLICIES CONTAINED IN HARTLEPOOL LOCAL PLAN (2006)

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

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

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

Appendix 2: 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

Policy	Indicators	Implementation / Delivery	Timescales	Responsibility
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
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	Waste Planning Authorities Waste Operators

Policy	Indicators	Implementation / Delivery	Timescales	Responsibility
			requirement for 80,000 tonnes of annual municipal solid and commercial and industrial recovery facilities.	

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 *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.*	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

Policy	Indicators	Implementation / Delivery	Timescales	Responsibility
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
MWC7: Waste Management Requirements	Planning permission(s) and development of: 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, 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, Facilities to recycle at least 700.000 tonnes of construction and demolition waste per year rising to 791,000 tonnes per year by 2021, Facilities to provide additional hazardous waste treatment or management capacity, to reduce the amount of hazardous waste	Policies and Sites DPD Submission and determination of planning applications	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. 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.	Waste Planning Authorities Waste Operators

Policy	Indicators	Implementation / Delivery	Timescales	Responsibility
	which is sent to landfill per year from the 2007 level of 130,000 tonnes, 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)		Facilities to recycle construction and demolition wastes to provide 700,000 tonnes per year by 2016 rising to 791,000 by 2021. Amount of hazardous waste sent to landfill to be reviewed annually. Household waste recycling centre provision to be made before 2025.	
MWC8: General Locations of Waste Management Sites	Planning permissions over the plan period for waste management facilities of: Large sites in the industrial lands in the core conurbation around the Tees Estuary, Landfill sites and sites under 1ha in area and 25,000 tonnes per annum capacity elsewhere in the Tees Valley.	Policies and Sites DPD Determination of planning applications	Location of waste related permission to be reviewed annually.	Waste Planning Authorities Waste Operators
MWC9: Sewage Treatment	Results of the ongoing Environment Agency monitoring of Northumbrian Water Ltd sites. Planning permissions for Northumbrian Water Ltd projects over the plan period.	Determination of planning applications	To be reviewed annually.	Waste Planning Authorities Northumbrian Water Ltd Environment Agency
MWC10: Sustainable Transport	The use of non-road based transport for the transportation of minerals and waste. The level of capacity used on the A1(M), A66(M), A66(T), A174(T) and A1053(T).	Determination of planning applications	To be reviewed annually.	Minerals and Waste Planning Authorities Developers
MWC11: Safeguarding of Port and Rail Facilities	The continued use of the facilities for the transport of minerals over the plan period.	Land allocations within Local Development Framework documents Determination of planning applications	To be reviewed annually.	Minerals and Waste Planning Authorities Local Planning Authorities Developers

Appendix 4: Neighbourhood Development Orders and Neighbourhood Development Plans

Hartlepool rural plan

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).

During this year, the Hartlepool Rural Plan group was successful in securing direct support from Locality to assist the development of the plan and this has enabled significant progress over the year. The support package delivered by Planning Aid England has focused the group to develop theme areas for policy development based on the information gathered through consultation undertaken.

The outcome of the consultation has led the group to draft the Neighbourhood Plan, drawing up a vision for the future of the rural area under five key objectives:

1. Housing,
2. Rural Economy,
3. Transport,
4. Natural Environment and
5. Built Environment

A consultant has been commissioned by the group to assist them to the develop their initial draft into a consultation draft. The priority for the group going forward in 2014-15 is to develop a consultation ready draft Neighbourhood Plan and undertake consultation on the draft issues, vision, objectives and policy options for housing sites.

The Headland Neighbourhood Plan

The Headland Neighbourhood Planning Group are currently focusing on developing policies around the following:

- Design and heritage of the public realm and are looking to possibly develop a specific design guide.
- Focus on the commercial area (specifically Northgate) – quality, use and parking related issues.
- Vacant buildings
- Heritage Assets

Whilst these are their priorities currently the detail of the specific policies will be developed once they have appointed a consultant.

Wynyard Neighbourhood Plan

The consultation on the boundary was completed during the year. The boundary for the Wynyard Neighbourhood Plan has now been designated by both Hartlepool Borough Council and Stockton Borough Council (as it is cross boundary Neighbourhood Plan).

The group secured support from Locality to assist them through the boundary designation process and have secured a further grant to assist with the costs of the development of the Neighbourhood Plan. The working group have undertaken a comprehensive consultation with residents to identity issues and opportunities in February / March 20 which achieved a response of 47%.

The priority for the group now is to analyse this data and use the information to focus the development of the Neighbourhood Plan.

Park Neighbourhood Plan

The Park Neighbourhood Planning Forum submitted their designation for the proposed boundary and forum; the consultation on the boundary was conducted during the year. However, the application for the Park Neighbourhood Planning Forum was considered and refused by Hartlepool Borough Council as a Local Planning Authority on 19 February 2014 at a meeting of its Planning Committee because of the perceived lack of consultation amongst residents in the proposed Park Neighbourhood Plan Area in the process of defining the proposed boundary.

Following the decision, the group considered options for the future of a Neighbourhood Plan for the area; as a result of these considerations the development of a Neighbourhood Plan for the area is not being progressed.

Appendix 5: Community Infrastructure Levy (CIL)

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.

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 i.e. Infrastructure planning and a viability assessment of the impact of the proposed rate of CIL on development in the Local Authority's area.

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.

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

If, following this viability testing, it is shown that there is scope to charge CIL on particular types of development Cabinet approval will be sought to proceed with the development of a CIL Charging Schedule. The development of the charging schedule would enable the council to illustrate the likely levels of CIL contributions which would be raised through the developments within the Local Plan period which could be used to fund the infrastructure needs of the borough.

Further work will also be needed on the Local Infrastructure Plan (LIP) in terms of indicative costs of infrastructure and to help prioritise strategic infrastructure. It is likely that it will take approximately one year from the time the viability work is completed to implement CIL.

Appendix 6: Duty to Cooperate

This section reflects the requirements of section 33A of the Planning and Compulsory Purchase Act 2004[15] (Duty to co-operate in relation to planning of sustainable development) in relation to the time period covered by this report.

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.

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

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.

The Strategic Partnership will be involved with each stage of the production of the emerging Local Plan and have opportunities to debate, advise and endorse the document before 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

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 will engage at all stages of the emerging 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.

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.

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.

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

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

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

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.

As well as the issues covered by the regular Tees Valley meetings there will be more detailed cross boundary meetings between Hartlepool Borough Council and Stockton-on-Tees Borough Council during the 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.

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.

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

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

Preparation of the Local Plan

Hartlepool will begin preparation of its new Local Plan by publishing an Issues and Options Paper next year. This first stage of plan preparation will be 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.

Prior to going to consultation upon the preferred options, a cross border meeting will be held with Stockton Borough Council to discuss key issues regarding housing, employment and transport at Wynyard. Officers will hold meetings and targeted sessions with many stakeholders of a strategic nature.

Co-operation Relating to the Evidence Base

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

The Strategic Housing Market Assessment (2012) will be refreshed by end of next year to reflect the changing economy and housing needs. This will be built on the longstanding and continuous engagement and co-operation of the five Tees Valley local authorities.

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.

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