

HARTLEPOOL HEADLAND COMMUNITY PLANNING WORKSHOP



PRINCE'S
FOUNDATION

FOR BUILDING COMMUNITY



AERIAL

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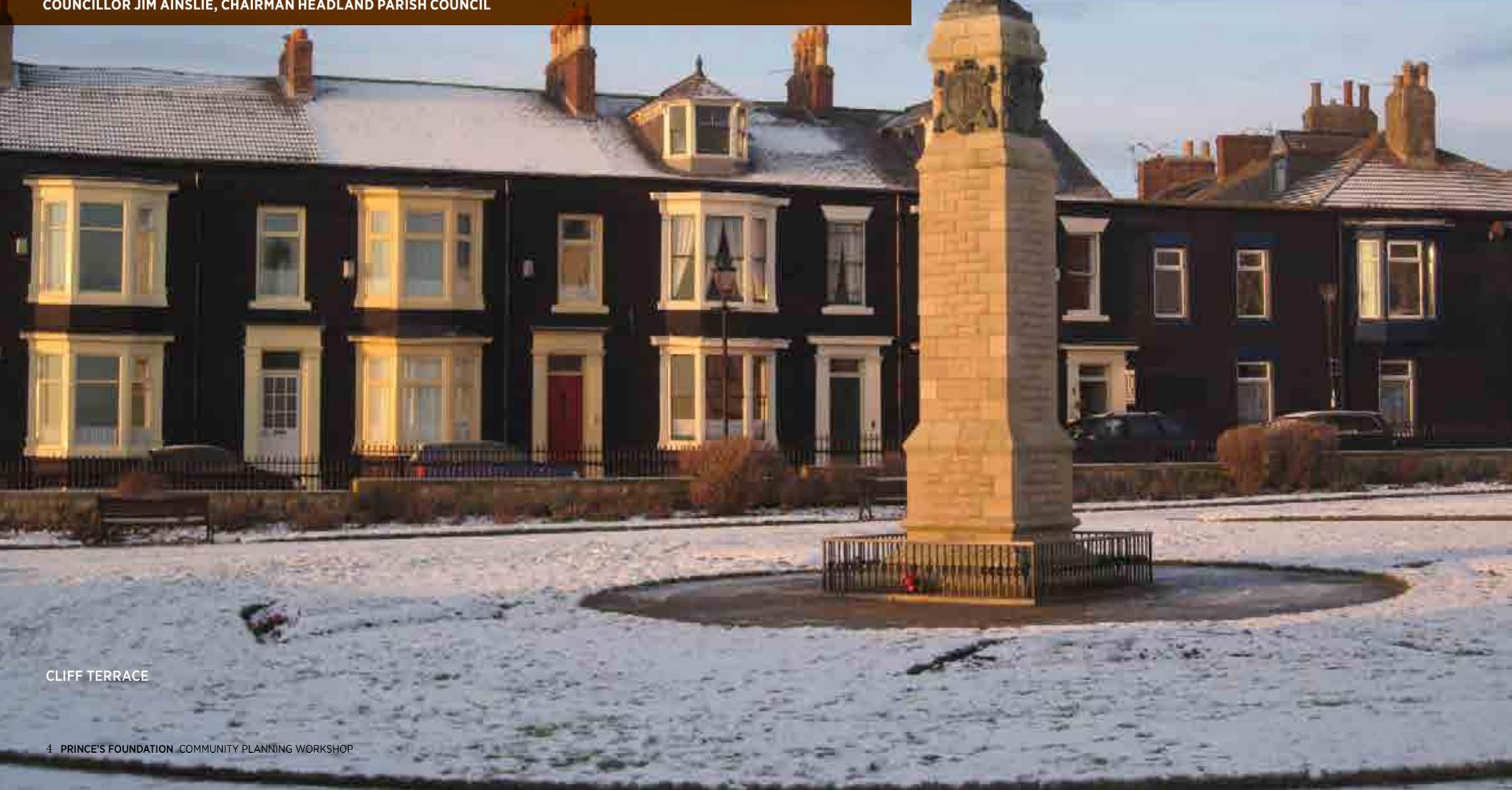
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TOWNSQUARE AND MIDDLEGATE

“We really appreciated having access to so many quality experts and helping us to view the place through different eyes was especially useful... great stuff!”

COUNCILLOR JIM AINSLIE, CHAIRMAN HEADLAND PARISH COUNCIL



CLIFF TERRACE

SECTION 1.0 INTRODUCTION

England is currently experiencing a transformation in its planning system.

Localism within the new planning system empowers local people to decide on a number of aspects that will determine their neighbourhood's future with regards to social, natural, financial as well as built capital, for existing residents and future generations.

The Headland, Hartlepool has been selected by the Department for Communities and Local Government (DCLG) to become a neighbourhood planning 'Front Runner' and pilot changes being introduced by the Localism Act.

THE HEADLAND: PROPOSED VISION AND STRATEGIES

The Headland is steeped in history. Originally a town in its own right it has been subsumed by 'West Hartlepool' but enjoys a rich heritage encompassing maritime, religious, commercial and military activities. It is now a satellite neighbourhood of Hartlepool but there is a legacy of shops, services and cultural assets and desire to maintain a distinct identity. Its historic walkable pattern of development and immense history provide a robust platform to face the challenges of the 21st century; at both global and local scales. The local community is now addressing challenges and looking to build upon its key strengths to develop a long term vision and strategy for the sustainability of The Headland.

Local residents of The Headland and surrounding environs have embraced this change and have embarked upon preparations for developing a neighbourhood plan. To begin this process, The Headland Neighbourhood Plan Working Group (HNPWG), Headland Parish Council (HPC) and Hartlepool Borough Council (HBC)

instructed The Prince's Foundation to lead a Community Planning Workshop and public open sessions in which to gather local residents and stakeholders' comments and ideas for how they envisage The Headland developing in the short and long term periods. A preliminary vision and actions for growth for The Headland neighbourhood plan area were produced as a result. This event took place over a 3 day period beginning 5th March 2013.

A Scoping Workshop took place in January 2013. This event was held in co-ordination with the HNPWG, HPC and HBC to determine the scope of the Community Planning Workshop.

At the Scoping Event and in planning the workshop, the following key topic areas emerged:

- Vision and Identity – what will a future Headland be like, in both form and function, and can we map its future? Heritage, and The Headland's wealth of assets in both the physical structure of the area and the story of it, is seen as a key quality to inform its future.
- Transport and Movement – there are concerns about the vehicle movement network and its impact on the pedestrian experience with the core of The Headland
- Housing Development – there are concerns

about the identified housing sites on the periphery of The Headland and if development that supports the core of the settlement could be provided. There are also concerns about types and tenure of housing to meet local needs and the potential character of new development.

- The High Street/Town Centre – there are concerns that the centre doesn't perform as it should. It forms the social and economic heart of The Headland but the character and function of it could be improved.

The workshop took place over three days in March 2013 and it produced a shared vision and objectives which form the basis of this document.

The Workshop visions and actions are the initial outcomes produced at this early stage of the Neighbourhood Plan preparation process, and do not form the Neighbourhood Plan itself. Local residents and stakeholders therefore have the opportunity to comment upon and revise these visions and actions over the period in which the Plan is developed. This report includes these visions, actions and expected next steps in the process.

SECTION 2.0 LOCALISM AND NEIGHBOURHOOD PLANNING

2.1 LOCALISM AND THE HEADLAND, HARTLEPOOL

The Localism Act provides the legal framework to shift power from central government to Local Authorities and neighbourhoods, with a key aim of making the planning system more democratic and effective. In regards to planning policy the Act provides a right for Parish Councils and Neighbourhood Planning Forums, including the HNPWG, to draw up a 'Neighbourhood Plan' for the area, which will form part of the Local Plan. Neighbourhood Plans offer the opportunity to develop a shared vision for a plan area and establish the general planning policies for the development and use of land.

The policy framework under the new planning system is likely to consist of the national planning policy framework, local plans and neighbourhood plans (it will not include a regional planning tier).



NATIONAL PLANNING POLICY

A revised and streamlined National Planning Policy Framework was published on 27th March 2012 and must be taken into account in the preparation of local and neighbourhood plans. The aim is to make the planning system less complex and more accessible, and to promote sustainable growth. The central message of the NPPF is a presumption in favour of sustainable development, which should be seen as a “golden thread” running through both plan making and decision taking. The NPPF sees three mutually dependent roles for the planning system:

- AN ECONOMIC ROLE;
- A SOCIAL ROLE; AND,
- AN ENVIRONMENTAL ROLE.

The application of the presumption will have implications for how communities engage in neighbourhood planning. Critically, it will mean that neighbourhoods should

develop plans that support the strategic development needs set out in HBC's Local Plan, including policies for housing.

LOCAL DEVELOPMENT FRAMEWORK

HBC are in the process of preparing their new Local Plan. This plan, called the Hartlepool Local Plan 2013, will set the strategic context for development within the neighbourhood plan area and is considered to be the most important part of the Local Development Framework (LDF), the set of planning policy documents covering Hartlepool. This plan will eventually replace the Hartlepool Local Plan 2006.

The Hartlepool Local Plan 2013 will cover Headland and sets out the council's:

- SPATIAL VISION,
- KEY OBJECTIVES, AND
- OVERALL PRINCIPLES FOR DEVELOPMENT IN THE AREA

The Hartlepool Local Plan will identify:

- KEY PRINCIPLES OF DEVELOPMENT,
- THE LOCATION OF STRATEGIC SITES FOR NEW HOUSING AND EMPLOYMENT DEVELOPMENT, AND
- POLICIES WITH WHICH PLANNING APPLICATIONS WILL BE ASSESSED

The Hartlepool Local Plan 2013 identifies the requirement to provide 112 housing units between now and 2026, with 67 identified for the Britmag middle site, 29 for the Britmag small site and 16 at the Friarage Manor site.

The Hartlepool Local Plan 2013 is expected to be adopted later this year.

NEIGHBOURHOOD DEVELOPMENT PLAN

The Draft National Planning Policy Framework states that communities should:

- DEVELOP A SHARED VISION FOR THEIR NEIGHBOURHOOD; AND,
- SET PLANNING POLICIES FOR THE DEVELOPMENT AND USE OF LAND.

These plans are to shape and direct development in the areas identified, subject to the presumption in favour of sustainable development. These can be delivered in various forms, the assumption being that they may become Neighbourhood Development Plans, the policies contained within taking precedence over existing policies in the Local Plan for that 'neighbourhood'.

The Community Planning Workshop provided a significant opportunity to shape a vision and agree planning principles, providing the foundation and momentum to drive the neighbourhood plan forward.

Upon finalisation and under the revised planning system, in order to be adopted within the planning policy framework, the Neighbourhood Plan for The Headland, Hartlepool area will need to meet a number of requirements:

- UNDERGO AN INDEPENDENT EXAMINATION;
- HAVE REGARD TO NATIONAL POLICY (CURRENTLY UNDER REVIEW);
- BE IN GENERAL CONFORMITY WITH STRATEGIC

POLICIES AND PROPOSALS IN THE LOCAL PLAN -IT CANNOT PROMOTE LESS DEVELOPMENT;

- MUST BE COMPATIBLE WITH EU OBLIGATIONS AND HUMAN RIGHTS LEGISLATION;
- MUST ONLY RELATE TO ONE NEIGHBOURHOOD AREA.

Subject to passing the independent examination, the plan will be put to a local referendum and will be 'approved' if more than 50% in favour. If approved by a local referendum, HBC will have to adopt the proposal, providing it is line with local and national planning policies.

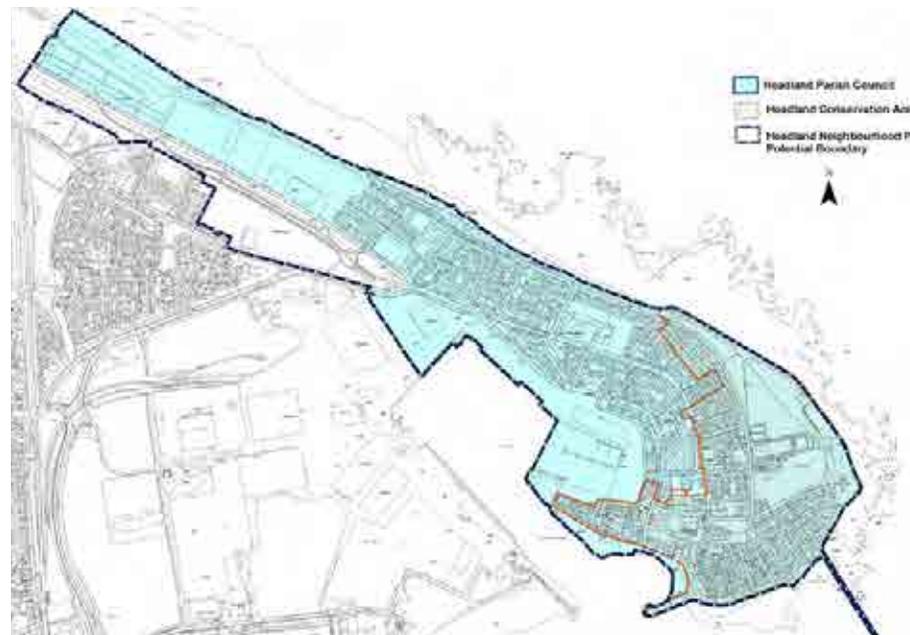


FIGURE 1: THE HEADLAND NEIGHBOURHOOD PLAN AREA

SECTION 4.0 THE COLLABORATIVE PLANNING AND DESIGN PROCESS

4.1 ENGAGING WITH COMMUNITIES

The Prince's Foundation's method for deriving solutions is similar to the way a doctor cares for his/her patients. A doctor listens, examines, diagnoses and then provides a remedy for a patient's ailments.

The Prince's Foundation in a similar fashion listens to stakeholders' issues (both positive and negative) by collecting comments through the community capital framework, examines the issues, provides a diagnosis (directly on the basis of stakeholders' input) and then finally provides a remedy(ies) to the issue(s), in the form of policy or community action.

For example the community might state that their local park suffers from graffiti and vandalism. The Prince's Foundation examines whether this is being caused by young people who are disenfranchised and have low self esteem. The diagnosis might be there is a lack of local jobs for young people within the community, and the remedy would be to provide employment opportunities/business start-up units/pop up shops to empower young people and make them feel an integral part of the community. For a list of issues raised from the Open Session go to Section 9.0 of this report.



COMMUNITY PLANNING WORKSHOP

SECTION 4.0 THE COLLABORATIVE PLANNING AND DESIGN PROCESS

4.2. COMMUNITY CAPITAL

The Prince's Foundation believes that effective and continuous community engagement and co-design in the planning process leads to greater community empowerment and leadership, essential elements of success and sustainability.

Every community is endowed with different natural, financial, social and built assets. These assets can be developed into lasting capital that provides benefits to the community now and in the future. These forms of capital are all interconnected and necessary for communities to function and prosper in harmony.

Each element of community capital represents parts of a whole. Achieving progress in some areas without addressing the others, or at the expense of the others, will be of only limited value and could be counterproductive to a successful and sustainable community. Using a holistic approach to build community capital sets the foundation for a community that not only invests responsibly in their local assets, but does so in a sustainable way, thus providing the base for a vibrant and lasting environment.

Community Capital Framework

How the principle of community capital works at different scales

	Natural	Social	Financial	Built	
Routed	NATIVE The incorporation of species and materials adapted or suited to the area, e.g. reflect the local area in gardens and landscaping.	BELONGING Identification between people and place expressed through friendship, culture and local traditions, e.g. hold community events in a public building or place.	STEWARDSHIP Secure and diverse forms of tenancy and community management of assets, e.g. enable the community to create housing and services suited to their needs.	PLACE-MAKING Delightful places that people love and want to be in, e.g. craft buildings that consider local styles, materials, climate and context and give a distinct local character.	Routed
Connected	ECOSYSTEMS Local ecosystems remain whole by retaining and creating links, e.g. maintain wildlife corridors and natural water courses.	SOCIAL EXCHANGE A network of social and community organisations that promote connections between people, e.g. support clubs, sports teams, cafés, and volunteer opportunities.	INTEGRATED Accessible capital and local goods as well as supported commercial hubs and local trading, e.g. facilitate local markets and supply chains.	INTERCONNECTED Neighbourhoods with linked walkable streets allowing access to public spaces and transportation, e.g. develop logical routes where all daily needs are within a five-minute walk.	Connected
Balanced	BIODIVERSE HABITAT A sustainable relationship between man, animals and plants, e.g. produce diverse crops around a town for food security.	MIXED An inclusive, diverse and mixed population that is tolerant and respectful, e.g. provide homes that the community can afford.	DIVERSE A mixed local economy and a mixed profile of investment, e.g. make local goods available and affordable.	PROPORTIONAL Places with beautiful and well-scaled architecture and a mix of building types, e.g. design a high street with decorated shop fronts.	Balanced
Resilient	REGENERATIVE The ability for the natural environment to respond and adapt to changes in climate and human activity, e.g. include natural drainage systems to reduce the risk of flooding.	LOCAL GOVERNANCE Local planning and organising frameworks and life-long education opportunities, e.g. promote education and skills training opportunities for all ages.	ADAPTABLE A flexible economic framework with a broad range of economic activities at different scales, e.g. build new housing in phases, using a sustainable growth model.	DURABLE Building types, spaces and uses that are suited for the region that can adapt and change over time, e.g. plan houses that could become flats, businesses or small shops.	Resilient
Prudent	CONSERVATION The protection, management and enhancement of natural resources, e.g. use sustainably harvested timber and other natural materials.	ACCESS TO SERVICES Safe community facilities and amenities for people, e.g. maintain a centrally located library and health and job centres.	REINVESTMENT Frugal financial planning with a vision of quality giving long-term returns, e.g. incorporate timely maintenance and community reinvestment schemes.	PRESERVATION A priority to refurbish and renovate with recycled and lasting materials and renewable resources, e.g. use passive cooling and heating and employ renewable energy sources.	Prudent
	<i>Sustainable Urban Drainage, Upton, UK Masterplan by The Prince's Foundation</i>	<i>The Library, Rose Elton, Jamaica, Masterplan by The Prince's Foundation</i>	<i>Local commerce in the market at Bonswold Hill, Portsmouth</i>	<i>A high-density mixed-use neighbourhood in Waterloo</i>	



COMMUNITY PLANNING WORKSHOP

SECTION 5.0 THE HEADLAND THROUGH THE AGES



SAXON - 700 AD



MEDIEVAL - 1485 AD



VICTORIAN - 1857 AD



THE 20TH CENTURY - 1953 AD

Images by Graham Hogdson, in 'Hartlepool Through the Ages' (2004), Tees Archeology.



THE 21ST CENTURY - 2033 AD

SECTION 6.0 WORKSHOP OUTCOMES

6.1 THE VISION FOR THE NEIGHBOURHOOD PLAN

A Neighbourhood Plan must deliver sustainable growth for the future, and stipulate what actions are proposed to be 'policy' (ie statutory) and 'community'.

For a Neighbourhood Plan to be truly sustainable, it needs to be based within a long term vision, in order to ensure that future generations may meet their needs sustainably.

The Neighbourhood Plans could therefore be considered like a 'jigsaw puzzle piece' of the long term vision.

The preliminary vision, developed with the community, is for a future growth and evolution of The Headland that responds to its present challenges whilst mapping a future for it that is holistic in nature and considers all assets and aspects that form community capital and in turn sustainability. The vision responds to the key issues highlighted throughout the process and considers how The Headland could be improved, for both residents and visitors alike, through development and initiatives that are tailored to, and inspired by, the town's unique genius loci ("spirit of the place"), responding appropriately to its setting and history, as well as supporting its sense of community. The long term aim is to restore a 'heart' to The Headland, by focussing development and initiatives on its historic core, an area that contains the majority of The Headland's assets.

The long term vision has a clear direction, with the

intention of making The Headland a distinct place, benefitting from the services and facilities accessible within the wider area but capitalising on assets not available within Hartlepool or even at a regional scale. The long term vision is supported by a range of strategies, policies and actions to be delivered in the short and medium terms. Each of the following sections contain a table identifying actions (for further information gathering or for potential policies) as well as responsibility for the delivery. These are not intended to be exhaustive or finite actions and should be developed further.

The following sections cover issues identified through the course of both the Scoping Workshop held in January and the Community Planning Workshop. The range of topics covered is intended to prioritise issues, present strategies, justifications and key elements to deliver the strategies and thus realise the vision for The Headland.

Some of these projects may have to be achieved through funding from proposed new development and may be linked to proposed new development (such as design guidance). The details will be decided by the community. The community will work with the HNPWG, Headland Parish Council (HPC), HBC and others to quantify the type and cost of improvements and identify sources of funding. Only through having a costed set of aspirations will the community be able to negotiate the maximum level of Planning Gain from any future development.

THE HEADLAND'S GATE

6 dwelling units;
gateway feature building.

THE UNITED REFORM CHURCH

17 apartments;
conversion of historic building.

THE MANOR FRIARAGE HOUSE

31 dwelling units;
potential re-use of historic house;
car parking provision.

THE HEART OF THE HEADLAND

A re-opened and improved harbour;
new development to frame the square;
public realm improvements;
restructured car parking;
events;
employment;
social hub.

PEDESTRIAN LINK TO THE MARINA

THE VISION FOR THE HEADLAND

SECTION 6.0 WORKSHOP OUTCOMES

6.2 TRANSPORT AND MOVEMENT

THIS STRATEGY LOOKS TO...

Strengthen the transport and movement network at both town and Neighbourhood Plan area scale, for cars and people alike by making the roads and streets more humane places and by providing options to address car parking concerns.

In general terms The Headland has a great network of connected streets, with a rich mix of uses and facilities and a good bus service to the city centre. The Neighbourhood Plan strategy needs to address several issues which include how to retain these assets, how to manage car parking and improvements to the public realm with longer term aspirations to open up the harbour-side area and create better walking and cycling links. In addition a suggested one way traffic system has been assessed and a commentary and views are included on this.

A number of 'hard' strategies were produced and are described in this section, in order of those pertaining to the wider context through to those pertaining to the Neighbourhood Plan area scale.

THE REASON FOR DEVELOPING THIS STRATEGY

One of the main structuring principles for making sustainable places is the use of the walkable neighbourhood whereby local shops and facilities are located at the centre of an approximate 5 minute walk (400m) neighbourhood along with a good network of

connected streets.

THE KEY COMPONENTS OF THIS STRATEGY

MOVEMENT STRUCTURE OF HARTLEPOOL

As part of the workshop process we looked wider at the movement structure of Hartlepool and potential long term connections to The Headland.

Several roads converge in the centre of Hartlepool onto the A689 Stockton Street and this causes some congestion although this route only carries around 25,000 vehicles per day. The 'big box' retail units such as ASDA and Morrison's that have been permitted also encourage car movements and these buildings do not help to make good places. The design of the roads is focussed on the movement of vehicles and hence they are not 'streets' and they create an inhospitable environment for pedestrians who are made to wait to cross the road; have to do this through 'sheep pens' and huge barriers prevent free movement and block desire lines.

Whilst this would not form part of The Headland Neighbourhood Plan it was felt that a rethink of the city centre roads would be beneficial in terms of connections and creating a more humane place. Many other cities and towns around the country have undertaken such an upgrade to their urban highways (for example: Birmingham, Nottingham, London, Ashford, Poynton).

THE HEADLAND, MARINA AND TOWN CENTRE

It was felt that a longer term aspiration to connect The

Headland with a footbridge over to the port land and back to the Marina and city centre should be considered as this would reduce significantly the walk and cycle time to The Headland but also make more of the assets the city has, including the Marina which is very difficult to walk to. There are of course issues with the operation of the port activities and the cost of such a bridge (that



would probably need to be able to open if industrial activities were still underway) but nevertheless this should still form part of the longer term plans for the Neighbourhood Plan.

A WALKABLE NEIGHBOURHOOD

One of the main structuring principles for making sustainable places is the use of the walkable neighbourhood whereby local shops and facilities are located at the centre of an approximate 5 minute walk (400m) neighbourhood along with a good network of connected streets. The scale of The Headland and the positioning of



the main shops and square illustrate the walkable neighbourhood concept well. This structure is evident at The Headland and there is a great deal of shops and services supported here along with a good level of people walking (and travelling) on the streets. This needs to be protected and enhanced to promote these sustainable movement modes and to help minimise any decline in the mixed use offer.

PARKING

We heard from several residents that at times there are parking problems whereby it can be difficult to find a space to park outside or near your house. We heard that

people like to park in front of their own house and that at peak times it can be difficult to find a place to park.

A Residents Parking Zone has been considered in the past but is not desirable due to the expense and sign clutter that it would generate but some parking control and management may be desirable for Northgate shops area to prevent people parking there all day.

A request for more parking to be provided for visitors was made and we considered a range of options to increase parking in a variety of locations on The Headland. These locations and approximate parking space numbers are illustrated on the drawings below. Some of these locations may not be acceptable to the community but it was felt appropriate to consider a range of options so that the community could decide which to take forward in the Neighbourhood Plan.



PARKING PLAN WITH NUMBER OF SPACES PROVIDED

SECTION 6.0 WORKSHOP OUTCOMES

If overflow parking was to be considered on the edge of the Town Moor then it could be done using a plastic grid that allows the grass to grow through, the image included is from the National Trust property at Castle Drago.

THE PUBLIC REALM

Streets generally make up around 80% of the public realm in our urban areas and once they have been laid out in a settlement they often have a longevity far greater than the buildings that front onto them.

In The Headland there are many places where the care of the streets is poor; there is an overuse of street furniture (bollards, railings) and signage which could all be reduced to help improve the character of the area. In many urban areas now this sort of clutter is being removed and pedestrians are being allowed to share the streets more with other users which has benefits in terms of more civil and safer environments. This approach could be considered for The Headland along with a coordinated strategy for street furniture and signage. Overuse of bollards and uncoordinated street furniture
Insensitive placement of grit bin, this should be relocated
A context appropriate solution to pavement parking at the docks in Ipswich and high quality public realm in Granville, Normandy.

THE HEADLAND HARBOUR

It was felt that the redevelopment of the harbour area in The Headland should be considered as a longer term



aspiration for the neighbourhood. At present it is a rather 'lost' place that is hard to find and blocked off with walls, fences and signage that deters entry. Many places around the world now celebrate their connections with the sea and do this with harbours for leisure or those that are still working. We believe that this should be an aspiration for The Headland.

A ONE WAY TRAFFIC SYSTEM FOR THE HEADLAND?

At the workshops several participants mentioned the idea to introduce a one way traffic system for The Headland as a way to help alleviate congestion in the Northgate shops areas that occurs from time to time. This proposal was drawn up (see below) and assessed in one of the groups with representatives from the community, the Fire Service, the Police and Council Highways. The proposed one way loop would be around 2 kilometres in length.

Advantages and disadvantages of introducing such a system were discussed in the groups and these are summarised below;

Further discussion with the wider group did not generate any additional advantages or disadvantages. Therefore, in our opinion we would not recommend a one way traffic system for The Headland.

ONE WAY ROAD SYSTEM PROPOSAL EXAMINED

ADVANTAGES:

- A ONE WAY TRAFFIC SYSTEM COULD FREE UP SPACE AT NORTHGATE SHOPS AND REDUCE CONGESTION AT SOME TIMES

DISADVANTAGES:

- HIGHER TRAFFIC SPEEDS ARE LIKELY WITH ONE WAY WORKING
- MORE VEHICLE MILES AND POLLUTION WILL BE GENERATED
- NEW HGV ACCESS ISSUES COULD BE GENERATED (PARTICULARLY ON THE TIGHT RIGHT HAND TURN FROM DURHAM STREET INTO MIDDLEGATE)
- REDUCED MOVEMENT OPTIONS
- CROSS STREETS AND OTHER STREETS SUCH AS MARINE DRIVE, MOOR PARADE AND FRIAR STREET MAY GET BUSIER AS PEOPLE TRY TO AVOID DRIVING ALL THE WAY ROUND THE ONE WAY SYSTEM
- ADDITIONAL PEDESTRIAN CROSSINGS MAY BE REQUIRED
- SIGNAGE IS REQUIRED FOR A ONE WAY SYSTEM (ADDITIONAL STREET CLUTTER AND EXPENSE)
- THE EMERGENCY SERVICES ARE NOT IN FAVOUR AS IT WILL INCREASE THEIR RESPONSE TIMES TO SOME LOCATIONS
- COUNCIL HIGHWAYS ARE NOT IN FAVOUR FOR THE REASONS OUTLINED ABOVE



PRIMARY ROAD

SECONDARY ROAD

POTENTIAL INCREASED MOVEMENT WITH ONE WAY SYSTEM IN PLACE

SECTION 6.0 WORKSHOP OUTCOMES

THE FOLLOWING ARE IDENTIFIED FOR EITHER FURTHER INFORMATION OR AS POSSIBLE POLICY ACTIONS:		
	ACTIONS/NEXT STEPS/INFORMATION GATHERING	PLANNING POLICY RESPONSE NEEDED/POTENTIAL NP POLICIES
MOVEMENT STRUCTURE OF HARTLEPOOL	<p>Develop a roads strategy for the design and function of roads within town centres as accommodating to people as well as the movement of vehicles. (NB: This is a policy that is aimed generally at HBC, but the principle should be applied within the Neighbourhood Plan)</p> <p>Action by: HBC and HNPWG</p>	
THE HEADLAND, MARINA AND TOWN CENTRE	<p>Prepare a feasibility study to determine the viability of a linking bridge in order to promote movement between The Headland, Marina and Town Centre.</p> <p>Action by: HBC and HNPWG</p>	
THE PUBLIC REALM	<p>Develop a public realm strategy that encompasses components such as surface treatments, street furniture (including placing of such items), signage, etc which reflects the heritage of the area</p> <p>Action by: HNPWG and HBC</p>	
A WALKABLE NEIGHBOURHOOD	<p>The Neighbourhood Plan should utilise the principle of the 5-minute walkable radius and identify neighbourhood centres to promote the mix of uses along with a better public realm to encourage walking and cycling further.</p> <p>Action by: HNPWG</p>	
PARKING		<p>Identify locations within the Neighbourhood Plan for the provision of new parking facilities to address existing perceived issues and based on the feedback to proposals shown in this report.</p> <p>Action by: HNPWG</p>
ONE-WAY SYSTEM	<p>Seek to maintain current 2-way system in The Headland and prepare leaflet to disseminate to community in regards to why a 1-way system is not advisable for The Headland.</p> <p>Action by: HNPWG and HBC</p>	



UNNECESSARY RAILINGS



UNNECESSARY BOLLARDS



UNWELCOMING ENVIRONMENT AT THE HARBOUR



NORTHGATE FENCING PRESENTS A POOR IMAGE

SECTION 6.0 WORKSHOP OUTCOMES

6.3 STRATEGY FOR ACCOMMODATING NEW DEVELOPMENT

THIS STRATEGY LOOKS TO...

Aim new development and initiatives towards sites that support the regeneration of the 'Heart of The Headland'. There are numerous sites, both small (various infill) and relatively large (the Harbour) which could be identified as 'allocation sites' within the Neighbourhood Plan.

THE REASON FOR DEVELOPING THIS STRATEGY

Provide clarification with regard to the sites that shall accommodate future growth allocation, to ensure that new development adheres to a level of urban and architectural quality that reflects The Headland's existing local traditional architecture and urban design. And more importantly that that new development is looked at in a holistic fashion in terms of how it integrates into the overall town, considering access to existing shops, services, facilities, public open spaces and how it supports the social and civic functions of the wider community.

THE KEY COMPONENTS OF THIS STRATEGY

ALLOCATION SITES

The Britmag Sites (small and middle)- these sites are expected to provide 96 housing units, which would be a significant contribution towards the housing growth identified by HBC. It was considered at the Community

Planning Workshop that given the location of these sites relative to the 'Heart of The Headland', access to existing road network and consumer shopping patterns these will likely be little benefit for historic core services and shops. Whilst acknowledging the status of these sites in planning terms it is suggested that other sites be considered in both the short and long-terms in regards to accommodating future development to support the self sufficiency of The Headland.

The Friarage Manor House - a site identified for development of 16 dwelling units around a Grade II-listed building. The redevelopment of this site, whether as enabling development or as a development site on its own is fully supported. It was shown at the workshop that the site could accommodate 31 dwelling units across a range of types and tenures and much needed parking to address a local need.

ALTERNATIVE SITES

The overarching aim in identifying and prioritising development should be to support the 'Heart of The Headland' and there are numerous sites (itemised in Section 6.6) which were identified at the workshop and adhere to this aim. This will help to support the regeneration of the 'Heart' and ensure that brownfield sites and valued historic buildings are brought back into active use.

MIXED TENURE AND EMPLOYMENT OPPORTUNITIES

There was much concern raised at the workshop about the

need for 1 and 2-bed properties for both the private sector and affordable and both younger and older people. New development should address these concerns through the planning process, by requiring a percentage of affordable housing within new build and redevelopment opportunities, eg New Square/High Street/putting green.

Start-up work units could be accommodated within various locations in and around the 'Heart' to provide it with the diversity of uses and users which would support the vibrancy of the area. It was considered at the workshop that the Morison Hall holds significant potential as a business incubation centre, which may be considered a more appropriate re-use of the building as opposed to flatted (re) development.

QUALITY OF LIFE AND PLACE

The Headland's 'quality of place' would be improved by introducing new start-up, live/work and other uses that diversify its economy as well as improving its public realm (as described elsewhere in this report).

- New development (urban and architectural) is in line with the design aspirations of the community (which could be informed by principles described in this report).
- A friendly place, with helpful people who have time for each other.
- A place that feels safe and welcoming.
- A walkable place. dog fouling through existing

THE FOLLOWING ARE IDENTIFIED FOR EITHER FURTHER INFORMATION OR AS POSSIBLE POLICY ACTIONS:		
	ACTIONS/NEXT STEPS/INFORMATION GATHERING	PLANNING POLICY RESPONSE NEEDED/POTENTIAL NP POLICIES
HOUSING ALLOCATION SITES		<p>Consider the potential to phase housing development so that the Britmag sites are delivered in the medium – long-term and that the priority is to deliver sites within a walkable radius of the ‘Heart of The Headland’ in the short – medium term.</p> <p>Action by: HNPWG</p>
ALTERNATIVE HOUSING SITES		<p>Consider the potential to phase delivery of the sites identified for possible housing development within the Community Planning Workshop in the short to medium term. These sites should also be investigated for their potential to deliver 1 and 2-bed smaller dwelling units, which were identified to be in short supply in the NP area.</p> <p>Action by: HNPWG</p>
EMPLOYMENT OPPORTUNITIES (SEE SECTION 5.5 ECONOMIC DEVELOPMENT)		
QUALITY OF LIFE AND PLACE	<p>Identify appropriate locations for short term, quick win ‘Tactical Urbanism’ projects which either change perceptions of places or improve the environment and be delivered with little or no funding, e.g. painting or murals or other public realm improvements.</p> <p>Action by: HNPWG, HBC, HPC, Hartlepool College, school groups, Local History Group, etc.</p> <p>Work with and support the local authority/parish council/local policing to address concerns in regards to dog fouling through existing ordinances.</p> <p>Action by: HBC, HPC, local policing and Police Community Support Officers (PCSOs)</p> <p>Instigate a campaign to raise awareness of dog fouling, e.g. ‘Don’t make our town HartlePOOH’.</p> <p>Action by: HPC and HBC</p>	<p>Develop design policies, site briefs, design codes, etc to incorporate within the Neighbourhood Plan to ensure design aspirations as met through new development.</p> <p>Action by: HNPWG</p> <p>Ensure the Town Moor is continued to be identified as community open space to ensure development will not take place there.</p> <p>Action by: HNPWG</p>

SECTION 6.0 WORKSHOP OUTCOMES

6.4 HERITAGE

THIS STRATEGY LOOKS TO...

Retain and enhance the special historic character of The Headland.

THE REASON FOR DEVELOPING THIS STRATEGY

The depth of The Headland's heritage, from its monastic origins, through its establishment as the original settlement of Hartlepool, its years as a thriving port and a Victorian seaside resort, provide a character to the peninsula which is unique to the local area. The Headland's character brings a strong sense of community; an asset that should be protected and enhanced, but which also provides an opportunity, where sensitive development of the heritage tourism facilities may boost the area's economy.

THE KEY COMPONENTS OF THIS STRATEGY

Hartlepool Borough Council has undertaken admirable work over the past few years in an effort to recognise and retain the heritage significance and essential character of The Headland, through initiatives such as the Townscape Heritage Initiative, civic realm improvements through the Single Regeneration Budget, Conservation Grants, through commissioning a Character Appraisal for the Conservation Area, and by setting out a Development Brief for the Manor House site.

The 2007 Conservation Area Character Appraisal by



Scott Wilson Consultants notes that 'There are many factors contributing to the unique make-up of The Headland. Some, such as architectural and historic features, or the ecological value of the open space, are easily analysed and measured; others, such as the spirit of The Headland, are less simple to define, but nonetheless evident.'

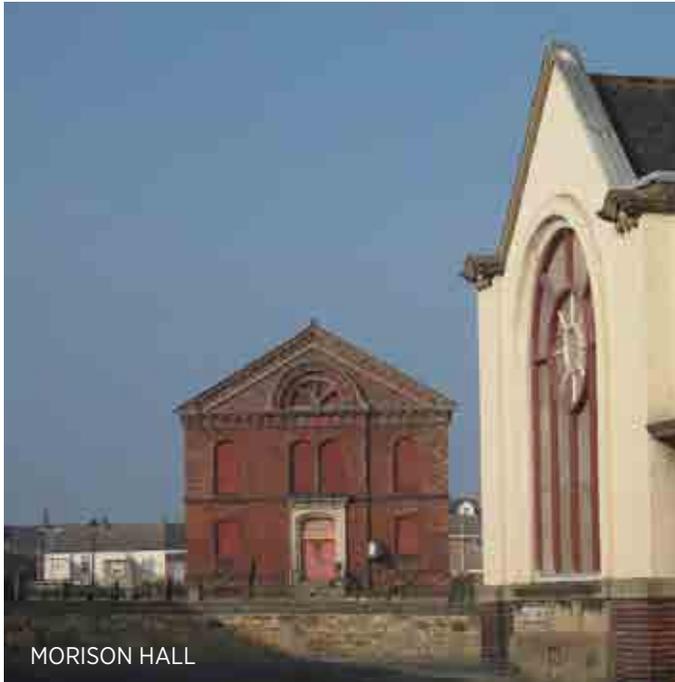
The heritage of The Headland should be seen as an asset, and an opportunity on which the community can build, to further enhance its environment and to rejuvenate its economy.

Heritage discussions during the sessions of the Community Planning Workshop covered the following issues, each of which reflects the community's concern to retain the 'spirit of The Headland':

- The number of large, redundant, historic buildings at risk within the area (Manor House, Morison Hall, United Reformed Church, Throston Engine House, former Conservative Club) and whether a sustainable future could be found for all of them;
- The historic significance of the Manor House site and the difficulty in finding a viable use to allow repair;
- Whether development in the vicinity of the Manor House is appropriate;
- The lack of interpretation of the area's monastic heritage, and the opportunities for linking The Headland with other monastic sites along the east coast;
- The lack of acknowledgement of The Headland's maritime heritage;
- The difficulties of access to the area, and in particular the lack of direct access across the Marina port area to the south;
- Tourism opportunities around heritage;
- Problems with parking at the weekends by the increase in local visitors, attracted to the historic area and the attractive seafront promenade;
- Lack of choice in affordable housing provision within The Headland, and whether the redundant historic buildings provide opportunities to address this;
- The existing Conservation Area boundaries were deemed sufficient;
- The Conservation Area status was deemed

sufficient protection for the built heritage of the area, but concern was expressed that the Council could be a little more pro-active in enforcing design and construction requirements.

Many of these issues have already been assessed within these earlier studies, but it is clear that a number of the recommendations made in earlier reports which might address these issues have not been acted on; principally, it is surmised, due to lack of Council resources. We recommend that the Neighbourhood Plan acknowledges and builds on the following existing policies:



MORISON HALL



ST. HILDA'S CHURCH AND THE BOROUGH HALL

SECTION 6.0 WORKSHOP OUTCOMES

THE FOLLOWING ARE IDENTIFIED FOR EITHER FURTHER INFORMATION OR AS POSSIBLE POLICY ACTIONS:		
	ACTIONS/NEXT STEPS/INFORMATION GATHERING	PLANNING POLICY RESPONSE NEEDED/POTENTIAL NP POLICIES
HERITAGE ASSETS	<p>Recommends that Hartlepool Borough Council undertake further Development Briefs for the other redundant historic buildings at risk within the Conservation Area</p> <p>Action by: HBC</p> <p>Encourage a sustainable future use for the Friarage Manor House which acknowledges its place as the earliest standing historic building in the area; the remaining link to the monastic early origins of the settlement, and one which should be seen as a vital asset and opportunity for the community in the development of The Headland's future visitor offer. To this end, The Prince's Regeneration Trust is willing to offer more detailed guidance to the community on developing a sustainable use.</p> <p>Action by: HBC, HPC, HNPWG and PRT</p> <p>Consider the potential of the redundant historic buildings to provide community facilities not currently available, such as Business Incubation units in the Morison Hall.</p> <p>Action by: HBC and HPC</p> <p>Consider the enhancement of the existing annual community events programme, as an opportunity not only to strengthen existing community cohesion, but to develop the visitor economy.</p> <p>Action by: HBC, HPC, Hartlepool Headland Local History Group, Headland Festival Group and proposed Headland Town Team</p> <p>Develop an overall Interpretation Plan for The Headland for residents and for visitors, drawing together each period of the settlement's history. The development of this could be undertaken in partnership with local schools and colleges,</p>	<p>It is recommended that the NP encompasses the Community Planning Workshop recommendations to sensitively open up and develop the harbour area as a key opportunity to acknowledge The Headland's maritime heritage.</p> <p>Action by: HNPWG</p>

	<p>ensuring that that the significance of the area's heritage becomes central to the perception of The Headland to younger generations. This could readily incorporate the gathering of oral history from older local people, if such a project has not already been undertaken.</p> <p>Action by: HBC, HPC, Hartlepool Headland Local History Group, Local schools and Hartlepool College</p> <p>Consider the expansion of interpretation beyond that provided by the excellent coverage of the area's Christian heritage at St Hilda's Church Visitor Centre through the development of a smartphone 'app'.</p> <p>Action by: HBC, HPC, Hartlepool Headland Local History Group and proposed Headland Town Team</p> <p>The Barracks Armoury appears to offer an exciting educational heritage attraction. There may be opportunities for the Trust to consider enhancement or expansion, partnerships with other local facilities, and educational outreach programmes, which may benefit the local community and economy.</p> <p>Action by: HBC and HPC</p> <p>Consider 'branding' the heritage of The Headland as a community marketing tool.</p> <p>Action by: HBC, HPC, Hartlepool Headland Local History Group and proposed Headland Town Team</p> <p>Examine opportunities for young people to join planning heritage events and initiatives, e.g. the annual heritage festival.</p> <p>Action by: Headland Festival Group and local school</p>	
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SECTION 6.0 WORKSHOP OUTCOMES

6.5 REGENERATION – THE HEART OF THE HEADLAND

THIS STRATEGY LOOKS TO...

Increase levels of retail, commercial and social activity by developing The Headland as a multi-functional place focused around the 'Heart of The Headland'. This strategy takes account of The Headland's distinct assets in regards to economic development and responds in way that aims to enhance the quality of life for locals, recognising the importance of 'place' and enables a level of self-sufficiency. This strategy acknowledges the importance of sociability, experience and engagement to support commercial functions.

THE REASON FOR DEVELOPING THIS STRATEGY

The Headland, thanks to its history as a distinct place, is now neighbourhood that benefits from a far greater proportion of shops, services and pubs (which contribute greatly to the character and social interaction of the area as 'third places', with '1st places' being homes, '2nd places' being workplaces). This level of provision is more than one would ordinarily expect to find in a neighbourhood of 3,500 residents with several large supermarkets located within a five minute drive. The aim is to help support this provision of shops and services in an uncertain future in terms of retailing and social trends by capitalising on the undoubted assets of the area in order to diversify and differentiate The Headland and ensure its distinct identity and function. The reasons for doing this are to:



THE HEART OF THE HEADLAND

1. Make The Headland a place in which local residents can meet their daily needs in terms of shopping, working and cultural activities.
2. Make The Headland a place attractive to tourists and visitors, to help generate the local economy.
3. Make The Headland a 'richer' place in with a variety of opportunities for visitors, businesses and investors to live, work and engage in leisure activities.
4. To provide a physical focal point, or 'Heart', for The Headland in terms of economic and civic functions to foster the social interaction required to support Community Capital.

THE KEY COMPONENTS OF THIS STRATEGY

THE 'HEART OF THE HEADLAND' - DEVELOPING AN 'AGORA'

At the Community Planning Workshop attendees were asked to identify the 'heart' of The Headland. This elicited a diversity of responses without a clear-cut 'winner', though many identified Northgate given its effective role as a high street. Thus an aspiration should be to define a 'Heart' and by taking advantage of opportunities could see a gradual shift of focus south Northgate to its junction with the Town Square. This focal point takes cognisance of the historic High Street, recent investment in the Town Square, proximity to cultural and administrative assets such as the Borough Hall and St Hilda's as well as open spaces, existing car parking and in the longer term, ideally, a reopened Harbour area. This area would act as the 'agora' of The

Headland. In ancient Greece the agora was the place where democracy occurred; the vision for The Headland and the Heart of The Headland in particular should be for it to become the 21st century agora as the place that provides the diversity of uses and functions to foster the civic needs of residents: providing the setting for social encounters, engagement in culture and the arts, in education and lifelong learning, in casual and active use of green spaces, engaging in commerce, as well as shopping. The components included below are intended to support this notion.

RETAIL

In terms of retail offer, typically, area's of a similar population to The Headland might expect to support the provision of one or two small convenience stores of a maximum of 400 sq m (c.4,000 sq ft) which would be operated by a the likes of the Co-operative or Spar. There are currently 24 units within the Northgate Shopping Precinct and a further 9 within the Durham Street Shopping Precinct. A small co-operative supermarket lies between the two shopping areas. There are currently 8 public houses and 2 restaurants in The Headland. During the Neighbourhood Plan workshop it was difficult to establish the exact vacancy rates as many premises had erratic opening hours.

During the Neighbourhood Plan Workshop many views were expressed about why The Headland has a disproportionately high level of retail premises compared to its current population. Primarily this appeared to be down to the fact that the population of The Headland

at its height was circa 16,000 and there were many more residents directly employed at the docks and in the local fishing industry than at present.

There is, on paper, an impressive retail offering (butcher, fishmonger, café, fruiterer, etc) but in effect the experience for both local and visitor is one of disappointment given what one would normally expect in an area of such heritage wealth and tourism aspirations. A large proportion of shops were reported as only open on certain days or times which varied dramatically between premises. This is confusing to residents and visitors alike. Retail and shopping provision in The Headland needs to take cognisance of present and emerging trends in regards to internet trading, access to supermarkets, societal changes, etc. and act proactively and comprehensively to encourage synergies with other tourist offer, synchronise opening times, improve levels of customer service, improve shopfront displays, etc. Retail uses may over the short to medium term contract and the opportunity should be considered as to the viability of contracting back onto the Town Square/Middlegate/High Street axes, from which retail activity may eventually emanate back out from should retail/shopping patterns change in response to global/national/local issues.

As stated above, many of the retail units appeared to be vacant during the time of the Neighbourhood Plan Workshop. Given the proximity of 24 hour supermarkets and other large retail premises within a five minute drive of The Headland it is likely that there will be continued pressure on retail facilities in The Headland and more permanent closures of premises should the Neighbourhood Plan not directly address these issues. Thus there needs to be a reassessment of what

SECTION 6.0 WORKSHOP OUTCOMES

functions are contained within a 'High Street' and it should promote it as a place where activity happens, so 'shop' units can be used for other purposes, e.g. small workshops, offices, youth facilities, cultural uses, etc and even residential recognising that retailing trends change more quickly than buildings thus allowing (both structurally and in planning) for transition from one use to another is crucial. Thus the local authority becomes shapers and guardians of place, not just as regulators and enforcers in terms of rigidly adhering to planning regulations/use codes.

EMPLOYMENT

Most commercial activity is focused in 'West' Hartlepool with The Headland retaining a modest level of employment activity.

The Headland is left with a surplus of vacant and underused properties, many historic and/or listed, which could be turned into assets as locations for start-ups and entrepreneurial activities. By attracting young enterprises to work, and possibly live, in The Headland this could address an issue of an aging population in the area and inject new life.

To support the wider regeneration and economic development of The Headland there should be a cohesive strategy that supports the active re-use of the vacant institutional buildings. This strategy should not necessarily be precious about the exact nature of what uses might go in them as activity in the short-term can often lead to synergies being developed and momentum gathered. At the very least the active re-use of buildings

as soon as possible will remove liability for upkeep and repair from the Council and other owners.

TOURISM

The importance of tourism is acknowledged in the previous section on 'Heritage' though it is worth reiterating that The Headland offers a unique regional asset based on its depth of heritage assets. These should be capitalised upon to support the diversity of commercial activities.

THE HEADLAND HARBOUR

The redevelopment of the Harbour as a mixed-use area was identified as a potential opportunity for The Headland to reconnect, literally and figuratively, with its maritime past. The existing area is fenced off, underutilised and must be considered as a long-term opportunity for redevelopment, especially as it is functioning harbour. This could potentially support the regeneration of The Headland and wider area immeasurably if done so sensitively and to compliment initiatives involving the Northgate and Town Square.

THE PUBLIC REALM

One of The Headland's most valued assets is its existing townscape and quality of its public realm although recognising that there is much room for improvement in certain places. Public Realm is covered within

the previous Transport and Movement section but is nonetheless considered integral to underpin the economic development aspect of The Headland.

MANAGEMENT

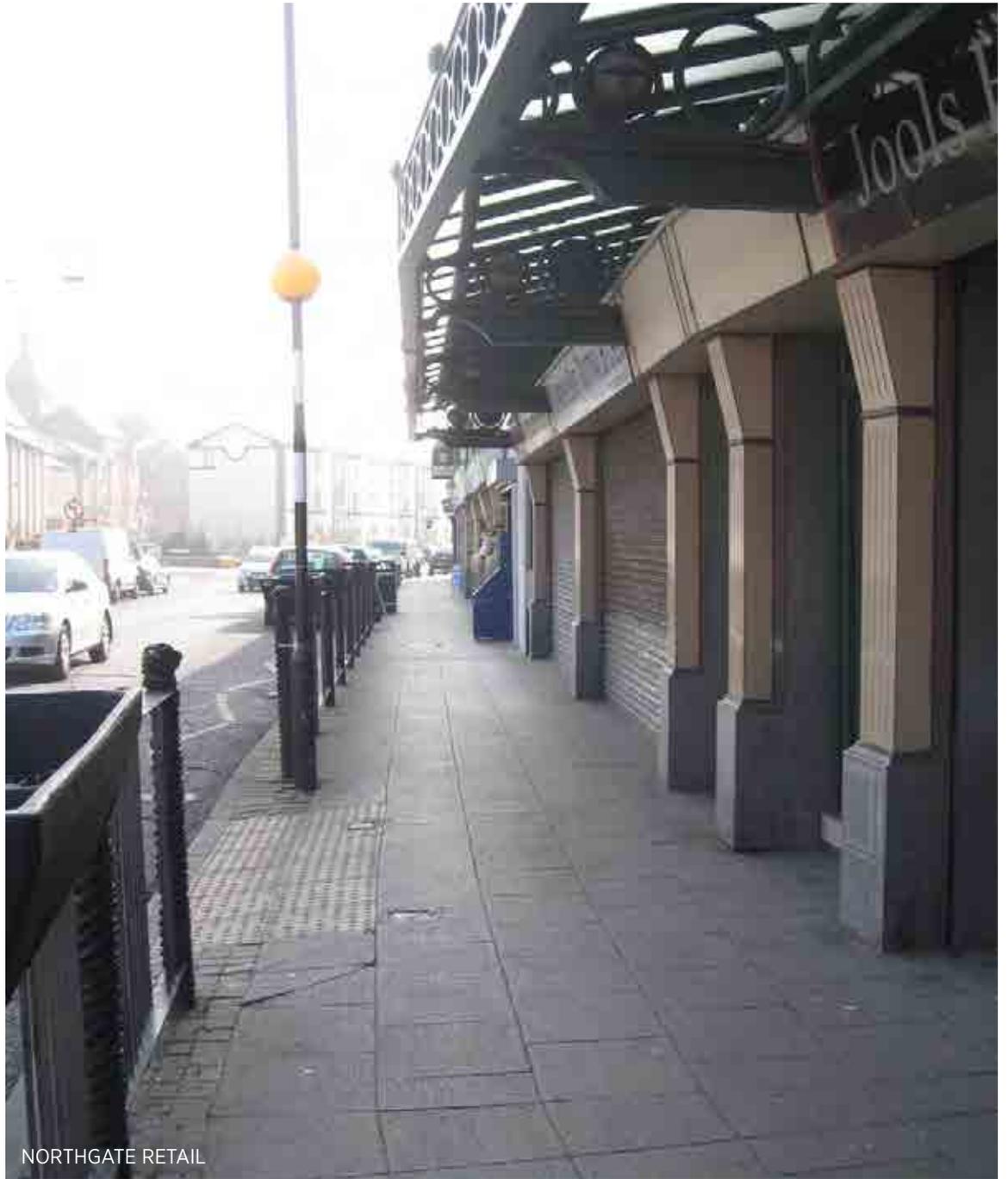
There are undoubtedly a great number of groups and individuals active in The Headland. There is, however, a requirement to get people working together so that synergies can be developed and opportunities exploited so as to support the regeneration of The Headland and ultimately its self-sufficiency. This management should build on existing assets to foster not only economic development but also community development and could involve initiatives such as capitalising on local supply chains through to addressing of dog fouling.



HISTORIC HIGH STREET PROVIDES INSPIRATION FOR ITS FUTURE IN TERMS OF SOCIAL AND COMMERCIAL ACTIVITIES



HARTLEPOOL HARBOUR UNDERUTILISED ASSET



NORTHGATE RETAIL

SECTION 6.0 WORKSHOP OUTCOMES

THE FOLLOWING ARE IDENTIFIED FOR EITHER FURTHER INFORMATION OR AS POSSIBLE POLICY ACTIONS:		
	ACTIONS/NEXT STEPS/INFORMATION GATHERING	PLANNING POLICY RESPONSE NEEDED/POTENTIAL NP POLICIES
THE HEART OF THE HEADLAND		Designate a 'Heart of The Headland' in the NP and allow any use and change of use that promotes activity, e.g. retail, culture, employment, leisure, residential, etc. Action by: HNPWG
RETAIL	<p>Consider the likelihood that due to the nature of short term retailing trends that decline of the shopping provision in The Headland will continue and that a strategy of consolidation may be required.</p> <p>Action by: HBC and local traders</p> <p>Establish a Retailers Association which could work collectively to improve shopfronts, develop complimentary offers, co-ordinate opening hours, etc. This group could co-ordinate offer for weddings at the Borough Hall, e.g. florist, photographer, catering, etc, ie you can get everything you need in The Headland.</p> <p>Action by: HBC, HPC and retailers</p> <p>Consider the relocation of the existing Co-Operative store into premises in and around the town square.</p> <p>Action by: HBC and HNPWG</p>	<p>Promote a Development brief for Harbour Area, and to improve existing public houses and consolidated retail offer around the Town Square.</p> <p>Action by: HBC, HNPWG</p>
EMPLOYMENT	<p>Gather evidence and identify shops for alternate short-term uses to generate activity and enterprise, eg for Hartlepool College or as an exhibition space for students building the model of the area.</p> <p>Action by: HNPWG</p> <p>Consider the potential for integrating training projects for local people (such as school leavers, long term unemployed, other disadvantaged groups)</p> <p>Action by: HBC</p> <p>Continue the asset mapping exercise started at the Community Planning Workshop and undertake an extensive exercise identifying the 'assets' of the community, i.e. the gifts, skills and capacities of individuals, active community groups and local institutions and note resources for change and</p>	

	<p>empowerment based on local competencies.</p> <p>Action by: HNPWG:</p> <p>Identify a strategy for the re-use of vacant buildings along with the Council's appraisal of their condition and development. Viability studies should be prepared by the Council for the information of prospective developers and investors.</p> <p>Action by: HBC</p> <p>Support the redevelopment of the Morison Hall as a business incubation centre.</p> <p>Action by: HBC</p> <p>Support the Carnegie Centre for office/employment use.</p> <p>Action by: HBC</p> <p>Support the redevelopment of the Conservative Club for restaurant/hospitality offer.</p> <p>Action by: The Community</p>	
TOURISM	<p>Develop opportunities for heritage tourism through the provision of facilities such as additional and diverse types of visitor accommodation, attractive and affordable eating and retail establishments, and community events; and through this to enhance the local economy.</p> <p>Action by: HBC, HPC, Hartlepool Headland Local History Group and proposed Headland Town Team</p> <p>Develop opportunities for heritage tourism through the provision of facilities such as additional and diverse types of visitor accommodation, attractive and affordable eating and retail establishments, and community events; and through this to enhance the local economy.</p> <p>Action by: HBC, HPC, Hartlepool Headland Local History Group and proposed Headland Town Team</p>	

SECTION 6.0 WORKSHOP OUTCOMES

	<p>Consider the potential of the redundant historic buildings to provide these tourism facilities.</p> <p>Action by: HBC, HPC, Hartlepool Headland Local History Group and proposed Headland Town Team</p> <p>Promote seasonal commercial premises on North Sands/Promenade/Pilot Pier.</p> <p>Action by: HBC Coordinate with Existing Hartlepool Tourist Information Centre to ensure The Headland is properly promoted.</p> <p>Action by: HBC, HNP</p> <p>Consider the potential to incorporate alternate uses/events on existing leisure facilities to attract visitors, e.g. a basketball tournament.</p> <p>Action by: HPC, local schools</p> <p>Investigate the potential for seasonal markets/festivals/events/etc at the Town Square.</p> <p>Action by: HBC, HPC, et al</p>	
THE HEADLAND HARBOUR		<p>Designate the Harbour as a development opportunity site in the NP and develop a site brief.</p> <p>Action by: HBC and HNPWG</p>
THE PUBLIC REALM (SEE SECTIONS 5.2 AND 5.3)		
MANAGEMENT	<p>Investigate the potential to appoint a town centre manager to co-ordinate and promote The Headlands for events, initiatives, functions, etc.</p> <p>Action by: HBC</p> <p>Develop a 'Town Team' that expands on the work of the town centre manager and considers a wider remit to co-ordinate activities, offer, potential to develop local supply chains and synergies among active individuals, groups, businesses, etc</p> <p>Action by: HBC, HPC, HNPWG et al</p>	



AN HISTORIC BUILDING EFFECTIVELY REUSED AS A COMMUNITY RESOURCE



THE HEADLAND'S PUBS ARE VALUABLE COMMUNITY RESOURCES



THE CARNegie BUILDING: AN OPPORTUNITY FOR EMPLOYMENT USES

SECTION 6.0 WORKSHOP OUTCOMES

6.6 SITE SPECIFIC INTERVENTIONS

6.6.1 STRENGTHENING THE SQUARE

THIS STRATEGY LOOKS TO...

Strengthen the existing Town Square by framing it with buildings to give it a proper sense of enclosure and place and by reinforcing its function through active uses contained within the buildings.

THE REASON FOR DEVELOPING THIS STRATEGY

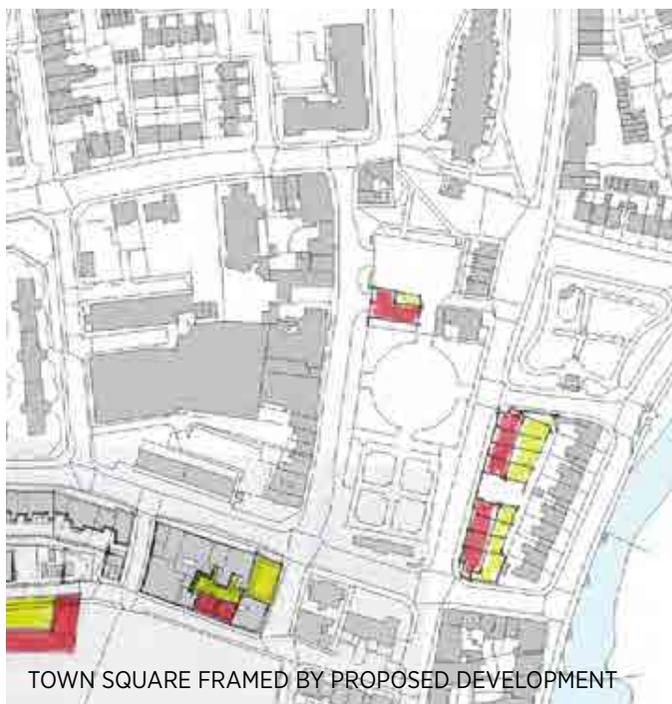
The Square is an asset and has been landscaped to a high standard and through some strategic interventions around it, the Square could be transformed into a proper market square, to create a 'Heart of The Headland' and civic, social and economic hub for the community. Sensitive redevelopment could provide housing (including housing to meet 1 and 2-bed needs) and commercial/retail space.

THE KEY COMPONENTS OF THIS STRATEGY

- Introduce mixed-use development at the former putting green site along High Street. Sensitive development here would greatly enhance the form and function of the Square.
- Small-scale development within the existing car park. A building here would also enhance the

sense of place of the Square and taken together with a reorganisation of car park would result in the loss of only 6 car parking spaces. It would be important that a view corridor is retained to St Hilda's Church.

- Explore possibility of re-establishing physical links through the Sandwell Gate to the sea.
- Could accommodate 8 dwelling units within the putting green site.
- Could accommodate 4 dwelling units on the car park site.



TOWN SQUARE FRAMED BY PROPOSED DEVELOPMENT



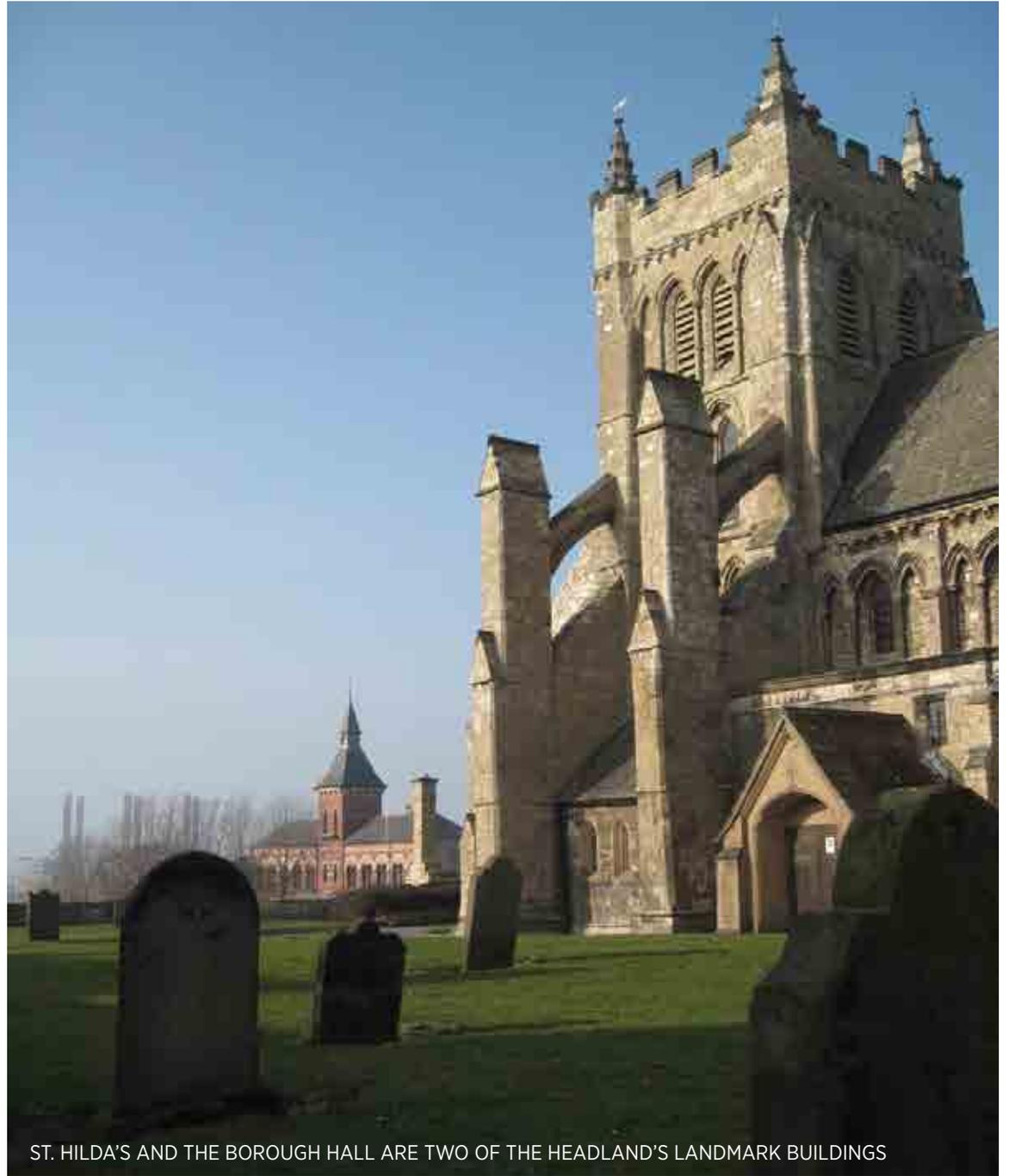
VISION FOR THE TOWN SQUARE



MIDDLEGATE



THE TOWN SQUARE



ST. HILDA'S AND THE BOROUGH HALL ARE TWO OF THE HEADLAND'S LANDMARK BUILDINGS

SECTION 6.0 WORKSHOP OUTCOMES

6.6.2 THE HARBOUR

THIS STRATEGY LOOKS TO...

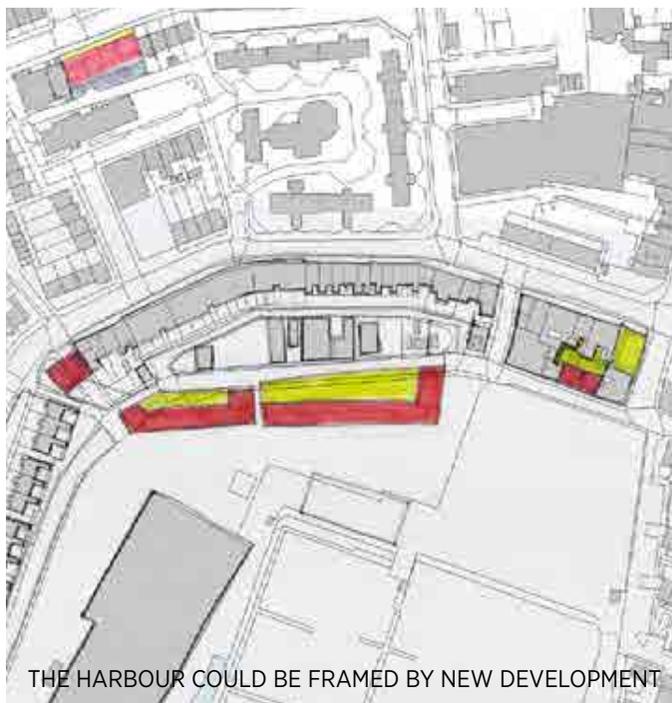
Promote the re-opening and redevelopment of the Harbour area.

THE REASON FOR DEVELOPING THIS STRATEGY:

The Harbour is an active and functioning asset within the community but is largely inaccessible. By re-opening it and promoting underutilised ground for redevelopment The Headland could re-connect with its maritime past, provide a valuable amenity space supporting tourism aspirations as well as providing housing (including housing to meet 1 and 2-bed needs) and commercial/retail space. Redevelopment would compliment regeneration initiatives at the Square and Northgate.

THE KEY COMPONENTS OF THIS STRATEGY

- Reopen physical linkages to the harbour
- Promote land for redevelopment





HISTORY CAN PROVIDE THE INSPIRATION FOR THE NEW HARBOUR



FALMOUTH HARBOUR, CORNWALL



HEADLAND HARBOUR POTENTIAL DEVELOPMENT SITE

SECTION 6.0 WORKSHOP OUTCOMES

6.6.3 THE FRIARAGE MANOR HOUSE

THIS STRATEGY LOOKS TO...

Promote the retention of the Friarage Manor House as a valuable community heritage asset through ‘enabling’ development on ground around it. It was also considered that ground around the House might be identified for development in its own right, even if it does not provide the necessary capital for refurbishment.

THE REASON FOR DEVELOPING THIS STRATEGY

The Friarage Manor House is one of The Headlands most significant heritage assets. As such every effort should be made to define a viable future for it. A development brief has been issued by HBC but it was considered at the Community Planning Workshop that the additional units to what was identified could be delivered at this site and that the layout of new development could be complimentary to the existing robust urban form of The Headland. Further housing in close proximity would support the Heart of The Headland and overall walkability.

THE KEY COMPONENTS OF THIS STRATEGY

- Promotion of land within a 5-minute walkable radius of the Heart of The Headland.
- Provision of additional parking to meet visitor needs (see ‘Transport’ section).

- Inclusion of various tenures of housing to meet identified needs.
- Could accommodate 31 dwelling units.



6.6.4 HEADLAND GATE

THIS STRATEGY LOOKS

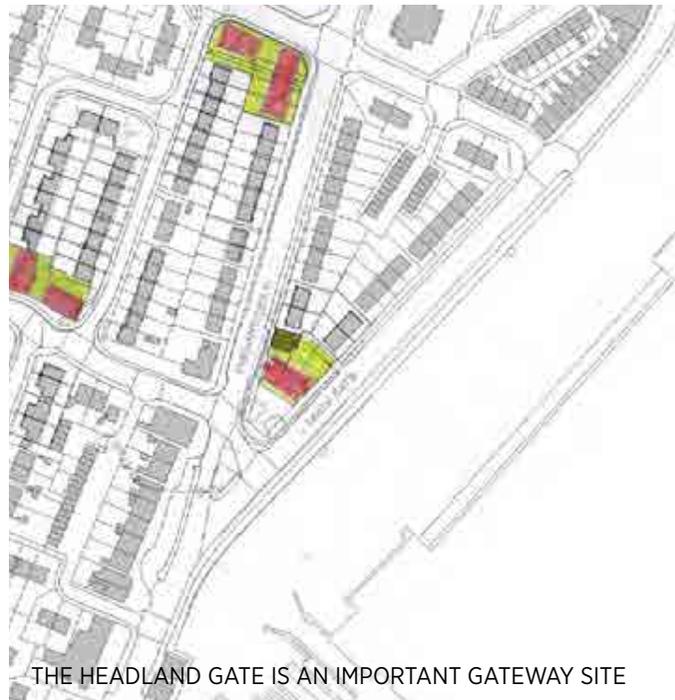
Promote an appropriate and sensitive development of a key 'gateway' site to The Headland.

THE REASON FOR DEVELOPING THIS STRATEGY

Planning permission has been granted for The Headland Gate site for redevelopment comprising 4 retail units and 4 residential units. It was considered that this site forms one of the most prominent sites on the primary entrance route to The Headland and as such deserves an aspiration design. Given that the Durham Street neighbourhood centre is already struggling the notion of additional retail space (in the short-term) might be questioned and that a more considered response might be to develop the site to 3 stories and primarily for residential purposes, though acknowledging that the units should be designed to be adaptable over time so that they could be converted to retail if future market conditions demand it.

THE KEY COMPONENTS OF THIS STRATEGY

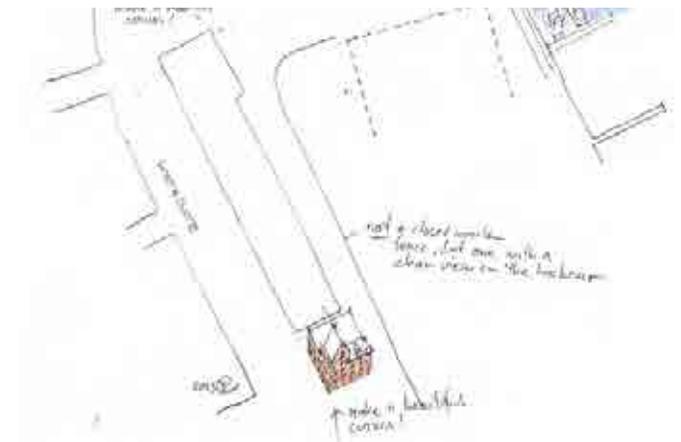
- Potential for 6 residential units.
- 3 storey structure designed to provide a 'gateway' feature to The Headland.
- Potential for adaptability to retail or other uses over time through generous floor-ceiling heights and a internal layout of the buildings.



THE HEADLAND GATE IS AN IMPORTANT GATEWAY SITE



HEADLAND GATE EXISTING



VISION FOR THE HEADLAND GATE

SECTION 6.0 WORKSHOP OUTCOMES

6.6.5 MISCELLANEOUS SITES

THIS STRATEGY LOOKS TO...

Identify various infill sites within the existing envelope of The Headlands.

THE REASON FOR DEVELOPING THIS STRATEGY

To make more efficient use of land and to support existing faculties and amenities within The Headland. A variety of sites were identified which could provide small scale housing development opportunities, many of which are cornersites which could become attractive stepping stones if developed appropriately.

THE KEY COMPONENTS OF THIS STRATEGY

The following table provides a summary of the sites, their potential housing yield and certain considerations to be taken into account if and when development occurs. It is considered that some of the sites could accommodate alternate uses, e.g. car parking, employment uses, community facilities, etc.

#	SITE	YIELD	SITE ALLOCATION REQUIREMENTS
1	HEADLAND GATE	6	VISUALLY CHARACTERISTIC DEVELOPMENT BUILDING SHOULD TURN CORNER
2	NORTHGATE/RUSSELL STREET	2	BUILDING SHOULD TURN CORNER
3	NORTHGATE/BRIG OPEN	2	BUILDING SHOULD TURN CORNER
4	BOND STREET	6	TERRACED INFILL
5	HARTLEPOOL HARBOUR	34	MIXED USE HIGH CEILING HIGHTS FOR ACTIVE GROUND FLOOR USES AND TO PERMIT ADAPTABILITY HARBOUR VIEW
6	HIGH STREET/PUTTING GREEN	8	TERRACE HIGH CEILING HIGHTS FOR ACTIVE GROUND FLOOR USES AND TO PERMIT ADAPTABILITY MIXED USE HARBOUR VIEW PARKING IN COURT SHOULD RESPECT PRIVACY
7	MIDDLEGATE PARKING	4	STRONG CORNER THAT ENCLOSES THE TOWN SQUARE
8	MORISON HALL	6	CONVERSION TO APARTMENTS
9	FRIARAGE MANOR HOUSE	31	TERRACES
10	BACK THROSTON STREET	11	FLATS AND APARTMENTS
11	UNITED REFORM CHURCH	6	CONVERSION TO APARTMENTS
12	DURHAM STREET/CORPORATION ROAD	8	CORNER BUILDING
13	VANE STREET/ST HELEN STREET	4	INFILL
14	VANE STREET/ST CUTHBERT STREET	3	INFILL
15	OLD CEMETERY ROAD/PENRITH STREET	31	TERRACED FRONTING THE LINEAR PARK BUNGALOW ON SIDE STREET
	TOTAL (WITHOUT BRITMAG SITES)	162	
16	BRITMAG SMALL	29	
17	BRITMAG MEDIUM	67	
	TOTAL (WITH BRITMAG SITES)	258	



SECTION 6.0 WORKSHOP OUTCOMES

THE FOLLOWING ARE IDENTIFIED FOR EITHER FURTHER INFORMATION OR AS POSSIBLE POLICY ACTIONS:		
	ACTIONS/NEXT STEPS/INFORMATION GATHERING	PLANNING POLICY RESPONSE NEEDED/POTENTIAL NP POLICIES
HIGH STREET/PUTTING GREEN SITE		Identify as a development site in the NP and issue development/design brief so that it provides an active frontage on to the square, is sensitively scaled and the architecture is respectful of its surroundings. Action by: HNPWG
MIDDLEGATE CAR PARK		Identify as a development site in the NP and issue development/design brief so that it provides an active frontage on to the square, is sensitively scaled and the architecture is respectful of its surroundings. Action by: HNPWG
SANDWELL GATE	Undertake research to determine if it is possible and feasible to re-establish this feature/link. Action by: HNPWG	
MISCELLANEOUS SITES	Undertake a comprehensive assessment to determine the feasibility of sites for development and the exact types and tenures, respecting the importance of adhering to the character and nature of historic development patterns in The Headland. Action by: HNPWG	Identify in the NP for development and consider supporting with site briefs to ensure housing typologies and tenures meet local needs. Action by: HNPWG

6.7 DESIGN PRINCIPLES FOR PROPOSED ARCHITECTURE AND URBANISM

THIS STRATEGY LOOKS TO...

Prepare and propose a design code as an integral part of the Neighbourhood Plan to become a Strategic Planning Document (SPD) to regulate development of suggested/agreed allocation sites. Attach all proposed development (including the detailed planning applications to be completed on the agreed allocation sites) with a design code that will be an integral part of the Neighbourhood Plan.

THE REASON FOR DEVELOPING THIS STRATEGY:

To ensure that new development does not default to the typical 'house-builder' suburban home types, but instead achieves a level of urban and architectural quality that reflects and builds upon The Headland's existing local traditional architecture and urban design. This strategy would also ensure that new development integrates into the overall town with regards to good accessibility and the positioning of new local centres and public open spaces.

THE KEY COMPONENTS OF THIS STRATEGY

A Design Code Structure, produced by the community and summarised below, upon which a design code for The Headland can be developed. The

coding and guidance would be based upon existing local traditional urban, architectural and landscape precedents.

The Design Code Structure Includes:

Mixed-Use: New development on the allocated sites is expected to be predominantly residential but should include, at 'five minute walk' increments, other uses such as a corner shop or community use. The town centre should comprise a mixed use offer with a focus on a good range of small, independent shops.

Mixed-Tenure: There should be a resident population mixed in terms of income groups and occupations.

Architectural Quality: New developments' architecture should respect The Headland's character with regard to style, scale, detailing and choice of materials, thus reflecting the identity of the town.

Mixed-Housing Type: There should be a range of housing types to support movement within the neighbourhood and therefore encourage community stability.

Well connected to Public Transport: New development should encourage walking and cycling and therefore reduce car dependency. New development should be serviced by a regular bus service.

Walkable Neighbourhoods: The design of the development should be based upon a street layout

that is well interconnected allowing pedestrians to take a variety of routes (primary, secondary and tertiary) throughout the scheme. Streets should be well proportioned and 'composed', and should be appropriate to their position within the settlement (eg edge, middle of centre of the settlement). Streets and spaces should be overlooked by the fronts, rather than the backs, of buildings.

Linking to the existing – new streets and open spaces should link into existing streets and spaces, to ensure connectivity between old and new settlements and facilities.

High Quality Urbanism that Creates Definable Streets: Streets should display a legible hierarchy with appropriate dispersal of building densities/uses/typologies to the nature of the street with building heights contributing to street character.

Robust, Adaptable Urban Form: Propose an open grid of streets that avoids cul-de-sacs, provides a range of routes for pedestrians and vehicles and integrates with the existing surrounding area.

Relatively High Net Densities: Density levels should be distributed across the sites to support the viability of mixed use areas.

Well Integrated Open Space: Design open spaces to be easily accessible, and have clearly defined use and long term management regime.

SECTION 6.0 WORKSHOP OUTCOMES

Sustainable Buildings: Buildings should reflect vernacular adaptations to climate and ecology, reducing energy, heat and light consumption, and creating healthy and beautiful homes, shops and workplaces.

Urban Form and Buildings that Supports a Range of Work/Lifestyle Choices: The urban form and buildings should accommodate economic as well as residential activity, providing the opportunity for home working. Buildings should be designed to be flexible for future conversion/change of use, in particular, the ground floors.

Designing Development on the Basis of the Landscape and the Lay of the Land: New development should consider the existing landscape and natural elements that exist on and around the site, such as views, field lines, hedges and vegetation, and topography.

THE FOLLOWING ACTIONS ARE PROPOSED TO BECOME 'POLICY' ACTIONS:

PA15. Produce a design code (to become a SPD) based on the Design Code Structure produced by the Community during the Community Planning Workshop to regulate development, during the Neighbourhood Planning period and beyond.

Action by: Community to work with Hartlepool Borough Council, the Prince's Foundation and The Headland Parish Council.



THE HEADLAND'S HISTORIC CORE, ITS ROBUST URBAN FORM AND RICH ARCHITECTURAL HISTORY PROVIDES A WEALTH OF MATERIAL UPON WHICH DESIGN GUIDANCE COULD BE BASED AND FOR DESIGNERS TO DRAW INSPIRATION FROM.

SECTION 7.0 NEXT STEPS

The following are recommended next steps in preparing a Neighbourhood Plan for The Headland

REMEMBER WHAT THE NDP IS

The neighbourhood plan is a legal document used to determine planning applications. It therefore needs planning policies in it, and a map showing site specific policies and designations. It needs to meet the basic conditions ('tests'). Best to understand what the thrust of local council policies are, what development is already in the pipeline, and be guided by it from the outset.

IT IS NOT A COMMUNITY ACTION PLAN

There are many issues which are important to local people and should be captured in workshops. But then present them separately in any report/plan that is written.

BE SMART

Review council and other studies and workshop outputs first, grouping the issues. Then:

- List the possible policies/improvements and decide whether they would be directly related to development sites, and whether a council policy already says the same thing. The group don't need repeat lots of text – save time and effort for other things.
- Put policy ideas under the issues and see what



SECTION 7.0 NEXT STEPS

gaps there are.

- Is there missing information to justify the policy idea, or alternative options. If there is a large site/s then think about options for uses and scale/arrangement of buildings. Suggest that the wider community has a chance to comment on different options.
- Ask the council to fill gaps in evidence, and to screen for SEA. If needed, structure all consultation to fit with the SEA process – ask council for direct support.

Follow a structure – every area is different and may not need much text under each heading but as a general rule, an NDP should work well if it contains the following:

1. Upfront technical information - time period for plan, boundary of area, status of the document, key themes from council plans which govern the report/plan
2. Character appraisal and/or a map of planning constraints and opportunities. What is unique?
3. Vision - a statement saying what will be protected and what should be changed in the long run. A 'direction of travel'. However this could include wider community aspirations (new benches, speed humps, community garden) as context for the vision
4. Objectives – keep short, few and based on the vision, SEA (if needed) and workshop issues
5. Policies – related to a site, or area specific, written as a short statement (diagram overleaf)
6. Proposals map(s) – showing important designations, where the policies will apply, marking sites,

new/improved movement routes. Could also include important buildings, conservation areas, and proposals for 'Assets of Community value' (a new local designation)

7. Statement of compliance (against council plans and national policy), sustainability statement, and summary of consultation - all of which may only be 2 pages long, to tick off the legal requirements and basic tests. They could be appendices or separate reports.

SECTION 8.0 NEIGHBOURHOOD PLAN STRUCTURE

Based on previous experience the Prince's Foundation has gained working within the DCLG programme over the last year, the Prince's Foundation recommends the overall structure for the Neighbourhood Plan document be that of a 'light touch'. This, of course, can be tailored and changed as the Town Council and Community sees fit.

Recommended Neighbourhood Plan content could include:

1. INTRODUCTION

This section should include a definition of the Plan, a map of the Neighbourhood Plan area, the time period for the Plan how it is structured, who has led on its preparation, what areas are included, how it will be used and who should use it.

2. VISION AND OBJECTIVES FOR THE AREA

A statement that describes the future aspirations of the community as a whole i.e. future sustainable growth, employment opportunities, community facilities and amenities, retaining character and local identity, protecting the environment etc. The HNPWG may wish this section to be split in terms of visions for The Headland. An overall Key Diagram showing the main areas and envelope of The Headland area in the Neighbourhood Plan would be one way to do this. This section could also include the actual objectives for the Neighbourhood Plan area and their associated actions. The objectives could be grouped under headings and include: Housing, movement, environment, character/identity and local heritage, local economy/jobs and any additional site-specific issues relating to each of the areas.

3. PLANNING POLICIES AND COMMUNITY ACTIONS

It is the statutory land use policies which will be subject to formal examination because they will become part of the Council's Local Plan for the area and on which planning applications will be decided. This report summarises the policies that came out of the workshop. The associated actions should be site/ place-specific and put against each of the plan's objectives. They could be about individual projects and places, e.g. shared surface for the Harbour area, with improved pedestrian connections and identification of it as a mixed-use, development opportunity site.. This part of the plan can be used to ensure improvement to the local area is properly linked to development that comes forward.

4. PROPOSALS MAP

This could be a single map showing the town boundary, specific sites for development or for protection and other land use designations, but could also include other maps that have additional detail.

5. DELIVERY

This final section will identify who will be responsible for delivering the identified formal planning policies, projects and community actions, how they might be managed and funded (if applicable) and the phasing.

Other annexes to the plan:

6. COMMUNITY STATEMENT

The section must document who has been involved through the process, how and when. It must also document in what ways the community has been engaged (workshop, questionnaires, exhibitions etc.).

7. STATEMENT OF COMPLIANCE

A standard statement of how the Plan complies fully with the existing policies in place (Hartlepool Borough Council's Core Strategy, NPPF, etc.), policy by policy.

8. OTHER EVIDENCE:

Such as a Strategic Environmental Assessment, Council data and local studies.

This will depend on the level of detail and types of policies and proposals in the final plan.

SECTION 9.0 SUMMARY OF STAKEHOLDER ISSUES, PROPOSED POLICY AND COMMUNITY ACTIONS

Stakeholders' key issues, both positive and negative, with regard to The Headland were gathered and compiled under the four capitals of Community Capital.

As described in Section 4.0 of this report, these issues were then 'examined' and 'diagnosed'. The Prince's Foundation responded by producing 'remedies' in the form of either a policy action, or a community action, which are detailed in the aforementioned strategies in Section 6.0 of this report, and upon which the strategies are based. Therefore the Neighbourhood Plan would be founded directly upon the community engagement outcomes if it were to incorporate these strategies.

The results of this process have been compiled in the tables below.



NATURAL	LISTEN	EXAMINE	DIAGNOSIS	POSSIBLE POLICY OR COMMUNITY ACTION
POSITIVE	WALKS AND SCENERY	HEADLAND BENEFITS FROM WONDERFUL WALKS AND VIEWS OUT TO THE SEA. THE WALKING/CYCLING ENVIRONMENT HAS THE CHANCE TO BE AN EXCEPTIONAL ATTRACTION FOR VISITORS AND VALUED RESOURCE FOR THE COMMUNITY.	LINKS THAT COULD BE RE-ESTABLISHED NEED TO BE INVESTIGATED.	INVESTIGATE OPPORTUNITY FOR PEDESTRIAN BRIDGE LINKING TO MARINA AREA.
POSITIVE	MIGRATORY BIRDS	IMPORTANCE OF BIRD WATCHING IS RECOGNISED AS A LEISURE ACTIVITY	NEED TO PROTECT AREAS OF HABITAT	PROTECT OPEN SPACES IN NP
POSITIVE	HERITAGE AS SEPARATE TOWN	HEADLAND WAS THE ORIGINAL HARTLEPOOL AND A SEPARATE TOWN. THE IMPORTANCE OF THIS STATUS IS RECOGNISED BUT DOES NOT HAVE THE POPULATION BASE TO SUPPORT A 'TOWN' LEVEL OF SERVICES, ESPECIALLY AS IT IS A PENINSULA.	NEED TO SUPPORT ACROSS COMMUNITY CAPITAL SPECTRUM TO ENSURE SELF-SUFFICIENCY IS MAINTAINED AS MUCH AS POSSIBLE BUT WORK FROM 5 MINUTE PINT TEST BASIS	SUPPORT DEVELOPMENT THAT REFLECTS UNIQUE CHARACTER THROUGH PLANNING POLICIES/DEVELOPMENT BRIEF ON KEY SITES SUPPORT THE PROVISION OF SERVICES AND ALLOW FLEXIBILITY IN CHANGE OF USES TO ENSURE ONGOING ACTIVITY.
POSITIVE	PEOPLE	PROVIDE SENSE OF COMMUNITY AND SHOULD TAKE OWNERSHIP OF NEIGHBOURHOOD PLAN	NEED TO ENSURE LOCAL PEOPLE ARE ENGAGED IN NEIGHBOURHOOD PLANNING PROCESS.	NEED TO ENSURE LOCAL PEOPLE ARE ENGAGED IN NEIGHBOURHOOD PLANNING PROCESS.
POSITIVE	SPION KOP CEMETERY NATURE RESERVE	PROVIDES A VALUABLE RESOURCE, CONTRIBUTING TO RANGE OF AMENITIES FOR LOCAL PEOPLE	WITH NEW DEVELOPMENT PROPOSED IN THE AREA NEED TO CONSIDER THE IMPACTS ON THE SITE/AREA.	ENSURE DESIGNS/LAYOUT/ CONSTRUCTION RESPECTS AS LOCAL RESOURCE
NEGATIVE	DOG FOULING	UNDOUBTEDLY DETRACTS FROM AMENITY OF THE AREA AND THE ABILITY TO ENJOY THE WALKS AND PHYSICAL ENVIRONMENT.	IS A MAINTENANCE ISSUE FOR LOCAL AUTHORITY AND POLICING	WORK WITH LOCAL AUTHORITY/PARISH COUNCIL/LOCAL POLICING TO ADDRESS THROUGH EXISTING ORDINANCES.
POSITIVE OR NEGATIVE	LITTER	UNDOUBTEDLY DETRACTS FROM AMENITY OF THE AREA AND THE ABILITY TO ENJOY THE WALKS AND PHYSICAL ENVIRONMENT.	IS A MAINTENANCE ISSUE FOR LOCAL AUTHORITY AND POLICING	WORK WITH LOCAL AUTHORITY/PARISH COUNCIL/LOCAL POLICING TO ADDRESS THROUGH EXISTING ORDINANCES.

SECTION 9.0 SUMMARY OF STAKEHOLDER ISSUES, PROPOSED POLICY AND COMMUNITY ACTIONS

SOCIAL	LISTEN	EXAMINE	DIAGNOSIS	POSSIBLE POLICY OR COMMUNITY ACTION
POSITIVE	HEADLAND FUTURE ABBEY STREET PROJECT AND OTHER YOUNG PEOPLE AGED 5 - 19 IS AN ACTIVE GROUP AND ASSET	YOUNG PEOPLE ARE INTERESTED IN HERITAGE ASPECTS AND SHOULD BE INCLUDED IN PLANNING FOR PROJECTS/ INITIATIVES	PROVIDING OPPORTUNITIES FOR YOUNG PEOPLE TO ACTIVITIES IN TOWN IS IMPORTANT TO PROVIDE A PLACE ATTRACTIVE TO GROWING FAMILIES.	EXAMINE OPPORTUNITIES FOR YOUNG PEOPLE TO JOIN INITIATIVES EG HERITAGE DAY PLANNING ACTIVITIES.
POSITIVE	SENSE OF COMMUNITY	CONCERN ABOUT EROSION OF SENSE OF COMMUNITY	WISH TO FOSTER IN FUTURE	SUPPORT BOTH SMALL SCALE PROJECTS AND LONG TERM DEVELOPMENT INITIATIVES TO ENHANCE SENSE OF COMMUNITY, FROM NEW HOUSING TO, COMMERCE, TOURISM, LEISURE, CULTURE ETC
POSITIVE	BOYS AND GIRLS BRIGADE	AS ACTIVE YOUTH GROUPING ARE CONSIDERED VALUABLE ASSET	ENCOURAGE PARTICIPATION IN VARIOUS ACTIVITIES, INCLUDING NP PROCESS	HAVE REPRESENTATIVE BE INCLUDED IN NP FORUM
POSITIVE	CHURCHES	AS SOCIAL ORGANISATION IS VALUABLE AS ARE BUILDINGS AS HISTORIC ASSETS	ENCOURAGE GREATER RANGE OF ACTIVITIES TO USE FACILITIES	CHURCH UNDERTAKING VARIOUS INITIATIVES
POSITIVE	VILLAGE MENTALITY	ENCOURAGES SENSE OF IDENTITY BUT COULD ALSO BE SEEN AS PAROCHIAL	SUPPORT SELF SUFFICIENCY/ SUSTAINABLE	SUPPORT DEVELOPMENT THAT REFLECTS UNIQUE CHARACTER THROUGH PLANNING POLICIES/ DEVELOPMENT BRIEF ON KEY SITES
NEGATIVE	LACK OF TRAINING AND EDUCATION FACILITIES	CONSIDERED IMPORTANT TO SUSTAINABILITY/SELF SUFFICIENCY OF AREA	NEED TO WORK WITH EXISTING GROUPS AND DEVELOP CONNECTIONS WITH OTHERS	POTENTIAL LINKS WITH HARTLEPOOL COLLEGE OF FE TO USE VACANT SHOP FOR EXHIBITION/STUDIO SPACE. OR ON CONSTRUCTION PROJECTS OR PAINTING MURALS/TACTICAL URBAN PROJECTS, ETC. SUPPORT REUSE OF MORISON HALL AS BUSINESS INCUBATION CENTRE
NEGATIVE	OVER DEPENDENCE ON W HARTLEPOOL SHOPS, SERVICES, EDUCATION, EMPLOYMENT	HEADLAND WAS ONCE A TOWN BUT HAS SHRUNK TO A 'VILLAGE' SO ONLY SUPPORT A CERTAIN PROVISION BUT WANT TO SUPPORT SELF SUFFICIENCY IF POSSIBLE	LOOK TO DIVERSIFY AND IMPROVE RETAIL, EMPLOYMENT, LEISURE OFFER, ETC	IDENTIFY DEVELOPMENT SITES, PROMOTE TRAINING INITIATIVES, ETC

FINANCIAL	LISTEN	EXAMINE	DIAGNOSIS	POSSIBLE POLICY OR COMMUNITY ACTION
POSITIVE	MARY ROWNTREES TEA HOUSE/ RESTAURANT	OFFERS UNIQUE/ONLY NON-PUB EVENING ECONOMY ASSET BUT LIMITED OPENING HOURS	SEEK TO SUPPORT WIDER RANGE OF EVENING ECONOMY OFFER	NEW RESTAURANT BEING DEVELOPED WITHIN CONSERVATIVE CLUB - ALSO SUPPORT CHANGE OF USE FROM RETAIL TO RESTAURANT AT OTHER LOCATIONS. NEED TO CONSIDER JOINED UP STRATEGY TO ENSURE THERE IS GENERALLY SOMEWHERE OPEN.
POSTIVE	EVENTS, E.G HERITAGE DAY AND CARNIVAL	CONSIDERED CRUCIAL TO SUPPORT HERITAGE/CULTURAL/TOURISM ASPIRATIONS AND LOCAL TRADE	NEED TO IDENTIFY FURTHER OPPORTUNITIES FOR EVENTS AND GROUPS WHICH COULD ACTIVATE THE SQUARE	POTENTIAL XMAS MARKET IN SQ
POSITIVE	HEREEMA AND OTHER PRIVATE SECTOR EMPLOYERS	CONSIDERED VITAL TO SUSTAINABILITY OF THE AREA	ENCOURAGE FURTHER INVOLVEMENT IN THE COMMUNITY THROUGH CSR OBLIGATIONS	POTENTIAL SPONSOR OF BRIDGE CONNECTION OR SMALLER SCALE INITIATIVES INCLUDING POTENTIAL DEVELOPMENT OF HARBOUR AREA.
POSITIVE	INDEPENDENT SHOPS/LOCALLY OWNED SHOPS IN HIGH ST	INDEPENDENT BUSINESSES ARE AN ESSENTIAL PART OF BOTH THE SPECIAL RETAIL OFFER FOR THE TOWN AND THE SOCIAL FABRIC OF THE PLACE.	SOME EMPTY SHOPS/NO MULTIPLES. NEED TO IMPROVE APPEARANCES AND OFFER.	IDENTIFY LOCATIONS FOR CERTAIN APPROPRIATE NEW SHOPS. EXISTING SHOPS NEED TO BE MANAGED COHESIVELY. SET UP A TRADERS ASSOCIATION TO TRAIN ON APPEARANCE, CUSTOMER SERVICE, MARKETING, PROMOTION ETC.
POSITIVE	PUBS	THERE ARE A NUMBER OF PUBS ALL WITH UNIQUE IDENTITY BUT SOME HAVE LIMITED OPENING HOURS,	CONSIDERED VALUABLE ASSETS IN THE AREA A VERY GOOD NUMBER FOR THE SIZE OF COMMUNITY	PUBS NEED TO WORK TOGETHER TO COMPLIMENT OFFER AND MARKET FOR EVENTS.
NEGATIVE	SUPERMARKET	THERE IS AN EXISTING CO-OP AND RECOGNISE THE NEED FOR A SMALL SUPERMARKET TO SUPPORT SELF- SUFFICIENCY REDUCE NEED TO TRAVEL.	THERE IS A FISH MONGER, BUTCHER, FRUIT/VEG, ETC AND BENEFITS FROM THIS. THERE ARE ALSO NUMEROUS SUPERMARKETS IN HARTLEPOOL. NO NEED FOR FURTHER PROVISION.	POTENTIAL TO RELOCATE EXISTING CO-OP TO BETTER SUPPORT THE OTHER RETAIL OFFER. OR POTENTIAL TO INCUDE SMALL SUPERMARKET IN A NEW DEVELOPMENT PROPOSAL AROUND SQ OR AS ART OF LONG-TERM REDEVELOPMENT OF EXISTING NORTHGATE SHOPPING PARADE.
NEGATIVE	FED UP OF FEASIBILITY STUDIES	FEASIBILITY STUDIES REQUIRED ON MANY COUNCIL ASSETS BUT RECOGNISE FRUSTRATION THAT LITTLE HAS HAPPENED.	OPPORTUNITIES TO LINK IN TO NP PROCESS TO SHAPE FUTURE AND NOT REACT TO FURTHER STUDIES.	LINK NP PROCESS WITH EXISTING GROUPS AND OPEN PROCESS.

SECTION 9.0 SUMMARY OF STAKEHOLDER ISSUES, PROPOSED POLICY AND COMMUNITY ACTIONS

FINANCIAL	LISTEN	EXAMINE	DIAGNOSIS	POSSIBLE POLICY OR COMMUNITY ACTION
NEGATIVE	NEED TO BUILD ON NORTHGATE / DURHAM STREET SITE	EXISTING PLANNING CONSENT FOR RETAIL AND FLATS	THE CONSENTED DEVELOPMENT COULD BE IMPROVED TO RECOGNISE IMPORTANCE OF SITE AS GATEWAY TO HEADLAND	CONSIDER INCLUDING DEVELOPMENT BRIEF/ NEIGHBOURHOOD DEV ORDER IN NP (P) IN SHORT TERM COULD DO TACTICAL URBAN ISM PROJECTS WITH YOUTH/COLLEGE.
NEGATIVE	BIG FIRMS/EMPLOYERS DON'T GIVE ENOUGH TO LOCAL AREA	RECOGNISE THE IMPORTANCE FOR EMPLOYMENT THEY BRING	CONSIDER OPPORTUNITIES TO LINK TO ORGANISATIONS/YOUTH GROUPS	ENGAGE WITH THEM TO INCLUDE ON PROCESS OF DEVELOPING NP
NEGATIVE	REDUCED PUBLIC TRANSPORT LINKS WITH TOWN CENTRE/ MARINA	RECOGNISE IMPORTANCE OF PUBLIC TRANSPORT TO HARTLEPOOL AS MAIN SERVICE CENTRE	NEED TO ENCOURAGE EXPLORATION OF POTENTIAL SERVICES	ESTABLISH COMMUNICATION WITH BUS SERVICE PROVIDERS TO EXPLORE FEASIBILITY.
NEGATIVE	EMPTY SHOPS	20% VACANCY ON HIGH STREET AND APPROX 50% AT DURHAM STREET	HEADLAND HAS POPULATION OF 3,500 AND HAS ARRAY OF SHOPS THAT EXCEEDS NORMAL OFFER FOR SUCH A POPULATION. TAKE REALISTIC VIEW INCORPORATING RETAIL TRENDS/SOCIAL ISSUES AND CONSIDER ALTERNATE USES IN EMPTY SHOPS.	IDENTIFY SHOPS FOR ALTERNATE SHORT TERM USES TO BUILD ACTIVITY, EG EXHIBITION SPACE FOR HARTLEPOOL COLLEGE, AS NEIGHBOURHOOD PLAN CENTRE, TO PROMOTE MODEL OF TOWN KIDS ARE BUILDING. ALSO, ALLOW ALTERNATE USES THROUGH NDO TO PERMIT TO OTHER USES, EG OFFICE, HOUSING, ETC.
NEGATIVE	UNDERVALUED HERITAGE	HERITAGE IS VITAL TO THE AREA IN THE DEVELOPMENT OF THE NP, IT PERMEATES EVERYTHING. THE BUILT HERITAGE OF THE TOWN IS	ONE OF ITS STRONGEST ASSETS AND IS AN ATTRACTION IN DRAWING VISITORS. THERE IS LITTLE IN THE WIDER REGION OF SUCH IMPORTANCE AND CAN BE USED TO ATTRACT TOURISM ON A LOCAL/REGIONAL SCALE. SUPPORT SENSITIVE REDEVELOPMENT AND REUSE OF EXISTING BUILDINGS. SHOULD ALSO BE MARKETED BETTER.	MORISON HALL FOR BUSINESS INCUBATION CENTRE. LSO POLICY AS CHANGE OF USE. NEED TO CO-ORDINATE WITH TOURIST INFORMATION CENTRE IN HARTLEPOOL AND WORK WITH HOTELS IN THE AREA.

BUILT	LISTEN	EXAMINE	DIAGNOSIS	POSSIBLE POLICY OR COMMUNITY ACTION
POSITIVE	OPEN SPACE	CONSIDERABLE PROVISION THROUGH BOTH CLEARANCE (SQ AND CROFT GARDENS) AND TRADITIONAL OPEN SPACE (TOWN MOOR)	CONSIDERED VALUABLE AMENITY FOR COMMUNITY BUT MUCH AS BROWNFIELD MIGHT BE CONSIDERED FOR DEVELOPMENT OPPORTUNITIES TO REINFORCE 'HEART OF HEADLAND'	PROTECT TOWN MOOR FROM DEVELOPMENT BUT CONSIDER ALLOCATION IN NP, EG PUTTING GREEN SITE AND/OR OTHER SMALL SCALE SITES (OLD SCHOOL SITE).
POSITIVE	ARCHAEOLOGY	THERE ARE EXTENSIVE LAYERS OF HISTORY IN THE AREA AND SHOULD BE CELEBRATED.	ENCOURAGE INTERPRETATION OF TOWN'S HISTORY AS AN ASSET	DEVELOP AN 'APP' TO COMPLIMENT EXISTING HERITAGE INTERPRETATION.
NEGATIVE	ONE WAY TRAFFIC SYSTEM	THERE IS A CURRENT 2-WAY SYSTEM THROUGH THE TOWN AND ONE-WAY WOULD BE SEEN TO IMPROVE FLOWS OF TRAFFIC.	TRAFFIC CONGESTION IS NOT CONSIDERED TO BE ADVERSE ENOUGH TO WARRANT INTRODUCTION AND WOULD CREATE MORE PROBLEMS THAN IT ADDRESSES.	DISSEMINATE INFO TO THOSE WHO SUPPORT THROUGH THE NP PROCESS.
POSITIVE	CHURCHES	ST HILDA'S CHURCH IS NEAR ICONIC IN STATUS IN ITS VISIBILITY AND HERITAGE/ RELIGIOUS ASSOCIATIONS.	SHOULD LOOK TO ENHANCE STATUS	INCLUDE WITHIN IMPROVED TOURISM MARKETING WITH HARTLEPOOL TIC.
POSITIVE	HISTORIC BUILDINGS	HERITAGE IS VITAL TO THE AREA IN THE DEVELOPMENT OF THE NP, IT PERMEATES EVERYTHING. THERE IS LITTLE IN THE WIDER REGION OF SUCH IMPORTANCE AND CAN BE USED TO ATTRACT TOURISM ON A LOCAL/REGIONAL SCALE.	THE HISTORIC ENVIRONMENT SHOULD BE PRESERVED AND ENHANCED THROUGH BOTH THEIR REPAIR AND UPKEEP AND BY ANY ADJACENT NEW DEVELOPMENT BEING OF AN APPROPRIATE STYLE AND TYPE.	PROTECT AND ENHANCE EXISTING AND PROPOSED ARCHITECTURE AND URBANISM. MORISON HALL FOR BUSINESS INCUBATION CENTRE. ALSO POLICY AS CHANGE OF USE. NEED TO CO-ORDINATE WITH TIC IN HARTLEPOOL AND WORK WITH HOTELS IN THE AREA.
NEGATIVE	LACK OF SMALLER HOUSING FOR DOWNSIZING IN PRIVATE SECTOR	RECOGNISE NEED FOR RANGE OF TYPES AND TENURES OF HOUSING	SUPPORT THE DEVELOPMENT OF APPROPRIATE SITES FOR HOUSING	IDENTIFY SITES ,EG MANOR HOUSE WHICH COULD INCORPORATE THESE TYPES OF HOUSING OR SMALLER SITES.
NEGATIVE	LACK OF SMALLER HOUSING IN SOCIAL HOUSING SECTOR	RECOGNISE NEED FOR RANGE OF TYPES AND TENURES OF HOUSING	SUPPORT THE DEVELOPMENT OF APPROPRIATE SITES FOR HOUSING AND THROUGH WORKING WITH HOUSING ASSOCIATIONS.	IDENTIFY SITES ,EG MANOR HOUSE WHICH COULD INCORPORATE THESE TYPES OF HOUSING OR SMALLER SITES.
NEGATIVE	TOO MANY HISTORIC BUILDINGS LOST AND REPLACED WITH UGLY HOUSING/DEVELOPMENT	THE AREA HAS BEEN SUBJECTED TO STANDARD HOUSE BUILDER PRODUCT AND LAYOUT AND SOME INSENSITIVE INFILL DEVELOPMENTS	SUPPORT THE ASPIRATIONS TO RAISE DESIGN STANDARDS IN NEW DEVELOPMENT, ESPECIALLY IN THE HISTORIC CORE.	INCLUDE DESIGN BRIEFS IN THE NP AND/OR ROBUST DESIGN POLICIES.

APPENDIX A WORKSHOP PROGRAMME/ATTENDEES

PROJECT TEAM

MARK GREAVES, PROGRAMME MANAGER, THE PRINCE'S FOUNDATION

PETER VERSCHUREN, URBAN DESIGNER, BUREAU WISSING

ANDY CAMERON, TRANSPORT CONSULTANT/URBAN DESIGNER, WSP

ALASTAIR WOOD, PLANNING/ECONOMIC DEVELOPMENT CONSULTANT, SAVILLS

JANE ROBERTSON, HERITAGE CONSULTANT, THE PRINCE'S REGENERATION TRUST

DOMINIQUE VERMEULEN, GRADUATE FELLOW, URBAN DESIGNER/ARCHITECT, THE PRINCE'S FOUNDATION

THE PRINCE'S FOUNDATION

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