

HEALTH SCRUTINY FORUM AGENDA



Monday, 4 August 2008

at 11.00 am

**in Council Chamber
Civic Centre, Hartlepool**

MEMBERS: HARTLEPOOL'S HEALTH SCRUTINY FORUM:

Councillors Barker, Brash, R W Cook, S Cook, A Lilley, Plant, Simmons, Sutheran and Young

Resident Representatives: Jean Kennedy, Linda Shields, Mike Ward

REPRESENTATIVES FROM DURHAM COUNTY COUNCIL: Jean Chaplow, Rick Burnip, Vacancy

1. APOLOGIES FOR ABSENCE

2. TO RECEIVE ANY DECLARATIONS OF INTEREST BY MEMBERS

3. MINUTES

Minutes of the meeting of the Health Scrutiny Forum held on 25 July 2008 (*to follow*)

4. RESPONSES FROM THE COUNCIL, THE EXECUTIVE OR COMMITTEES OF THE COUNCIL TO FINAL REPORTS OF THIS FORUM

No items.

5. CONSIDERATION OF REQUEST FOR SCRUTINY REVIEWS REFERRED VIA SCRUTINY CO-ORDINATING COMMITTEE

No items.

6. **CONSIDERATION OF PROGRESS REPORTS / BUDGET AND POLICY FRAMEWORK DOCUMENTS**

No items.

7. **ITEMS FOR DISCUSSION**

Momentum: Pathways to Healthcare - Consultation

7.1 Update on Consultation, Themes & Responses

(a) Covering Report – *Scrutiny Support Officer; and*

(b) Presentation - *North Tees & Hartlepool NHS Foundation Trust.*

8. **ISSUES IDENTIFIED FROM FORWARD PLAN**

9. **FEEDBACK FROM RECENT MEETING OF TEES VALLEY HEALTH SCRUTINY JOINT COMMITTEE**

10. **ANY OTHER ITEMS WHICH THE CHAIRMAN CONSIDERS ARE URGENT**

ITEMS FOR INFORMATION

Date of Next Meeting – Tuesday, 11 August 2008 at 3.00 pm in the Council Chamber

HEALTH SCRUTINY FORUM

MINUTES

25 July 2008

The meeting commenced at 2.00 pm in the Civic Centre, Hartlepool

Present:

Councillor: Jonathan Brash (In the Chair);

Councillors: Caroline Barker, Rob Cook, Shaun Cook, Alison Lilley, Michelle Plant, Chris Simmons, Lillian Sutheran and David Young.

Resident Representatives:

Jean Kennedy, Linda Shields and Mike Ward

Also Present:

Councillors Ged Hall, Geoff Lilley and Ann Marshall
Councillor Jean Chaplow, Durham County Council
John Ord, Middlesbrough Borough Council
Faisal Jassat, Head of Overview and Scrutiny, Durham County Council
Carole Langrick, Director of Strategy, North Tees & Hartlepool NHS Foundation Trust
Debbie Edwards, County Durham PCT
Jeremy Brock, County Durham PCT
Dr John Canning
Julie King, Hartlepool and North Tees PCT
Sarah Scott, Hartlepool and North Tees PCT
Richard Startup, Durham County Council,
Steve Wallace, Chairman, Hartlepool PCT
Janet Mackie, Head of Midwifery and Gynaecology, North Tees and Hartlepool NHS Foundation Trust
Paul Frank, Head of Patient Experience, Tees Primary Care Trust
Carl Parker, Joint PEC Chair for Hartlepool PCT & North Tees PCT
Kevin Oxley, Director of Operations, North Tees and Hartlepool NHS Foundation Trust

Officers:

Peter Scott, Director of Regeneration and Planning Services
Mike Blair, Transportation and Traffic Manager
Charlotte Burnham, Scrutiny Manager
Joan Wilkins, Scrutiny Support Officer
Denise Wimpenny, Principal Democratic Services Officer

24. Apologies for Absence

None.

25. Declarations of Interest by Members

Councillor Jonathan Brash declared a non-prejudicial interest in minute number 30.

26. Minutes of the Meeting held on 3 July 2008

Confirmed subject to the following additions/amendments:-

Minute No 21, Page 5, (xv) be amended to read:-

“It was confirmed that in addition to the proposals being considered as part of the Momentum consultation and the new health centre in Park Road, consultations were also nearing completion regarding the local procurement of two additional GP practices (in the north and south of Hartlepool) and a GP led health centre. Specific locations for these facilities had not yet been discussed, although it was indicated that the centre in Caroline Street may be used for the provision of out of hours service in addition to the centre in Park Road.”

Minute No 21, Page 6 (xix) be added to read:-

“The availability and transfer of IT records to enable access to patients records from different areas was also discussed.”

27. Responses from the Council, the Executive or Committees of the Council to Final Reports of this Forum

None.

28. Consideration of Request for Scrutiny Reviews referred via Scrutiny Co-ordinating Committee

None.

29. Consideration of Progress Reports/Budget and Policy Framework Documents

None.

30. Momentum: Pathways to Healthcare - Consultation (Scrutiny Support Officer)

The Scrutiny Support Officer reported that representatives from North Tees

and Hartlepool NHS Foundation Trust, Hartlepool Primary Care Trust (PCT) and North Tees PCT were in attendance at today's meeting to discuss emerging themes and responses from the Momentum: Pathways to Healthcare consultation process and issues raised at the previous meeting on 3 July in relation to community service provision, transport provision and the business case for possible locations.

The Chair submitted apologies for absence on behalf of the Town's MP Ian Wright and indicated that he had submitted a very useful and informative letter on the consultation that had been circulated to all Members.

Members were informed that during the course of the consultation, a third and final meeting of the Forum would be held on 4 August at 11.00 am in the Council Chamber, Civic Centre to discuss the issue with representatives from Durham County Council as follows:

The Head of Patient Experience, Tees Primary Care Trust and a representative on behalf of the Director of Estates and Health Systems Development, Hartlepool PCT and North Tees PCT delivered a detailed and comprehensive presentation which outlined the following:-

- Communication/Consultation activity undertaken to date
- Emerging themes from consultation process - having health services in or as near to your home as possible with only things which need to be done in hospital taking place
- Healthcare Service Modelling – planned/unplanned care model, women and children model, long term conditions, step up/step down and diagnostics model
- Preferred location of Hartlepool and Stockton's community services and preferred location of new hospital site
- Current/Future community and primary care services
- Location of current PCT services
- Momentum Developments for Hartlepool
 - Integrated Care Centre – town centre development plus extended utilisation of existing Wynyard Road and Headland facilities
 - Urgent Care facility
- Momentum Developments for North Tees
 - 2 Integrated Care Centres – to be located in central Stockton and central Billingham – sites to be identified and agreed
- Equitable Access to Primary Care – Hartlepool and Stockton

A representative from County Durham PCT presented the current and possible future provision of services at Peterlee Community Hospital and highlighted the main focus for improving pathways of care:-

- Staying Healthy
- Long term conditions
- Mental Health
- Acute Care

- Planned Care
- Maternity and Newborn
- Children's Services
- End of Life Care

In addition, the Forum was advised of current and possible future developments at Seaham, Easington Colliery, Stanley, Wheatley Hill and Thornley and Sedgefield and Peterlee Community Hospitals.

A lengthy discussion ensued which included the following issues:-

- (i) Concerns were expressed regarding the lack of GP's in Hartlepool, large patient lists, the implications for current GP's if patients transferred to alternative practices, and whether GP's were in favour of these proposals. A representative from Cleveland Local Medical Committee confirmed that there was a lack of GP's in the town. It was also highlighted that the introduction of more working practices and additional resources may attract GP's to the area. There was no suggestion in the proposals that existing practices would lose out under the Momentum proposals. Representatives from Hartlepool and North Tees PCT added that GP's in Hartlepool were committed to the Momentum proposals and were keen to see services transferred to a primary care setting. It was noted that the Momentum proposals provided greater choice for patients and it was felt that GPs viewed the proposals as a challenge. The Chair of Hartlepool PCT indicated that GP practices should see the proposals as an opportunity to look at the way in which services were delivered to encourage patient satisfaction and retention. The Chair commented that there was a need to ensure the GP practices and Momentum proposals worked together to provide the best health service provision for residents of Hartlepool.
- (ii) A resident representative was of the view that if more services were transferred into the community it was important that this was equal across all practices in the town. The Joint PEC Chair advised that the proposal to transfer secondary care services to the primary care sector would not necessarily be carried out by general practitioners alone and would be delivered by a range of providers.
- (iii) In relation to the location of the new hospital site concern was expressed that the information provided did not include a financial comparison of advantages/disadvantages between the two proposed sites necessary to enable consultees to make an informed choice. Members were advised that the information provided was a brief summary and further detailed information was available from the Momentum office or Momentum website. The Director of Operations stated that ecology and ground investigations were currently being undertaken to assess building costs as the NHS had to demonstrate value for money. The Director of Regeneration and Planning Services reported that

there were also a whole range of planning considerations which needed to be considered in relation to each site, including environment factors. These considerations were currently being explored through a joint working group with Stockton Borough Council. However, it was brought to the Forum's attention that as a starting point Site A sat better with existing planning policy than Site B which was an unallocated planning area.

- (iv) A Member raised concern regarding what services the new hospital would provide and how this would fit into the holistic programme. The Director of Strategy indicated that the same range of services would be provided and the aim was to explore what aspects could be provided in a community setting. This was to form the basis of the second part of the Momentum consultation.
- (v) Attention was drawn to the importance of ensuring patients accessed the right type of service and suggested that examples of good practice be explored. The Forum was advised that communication was a major issue which would be considered at the next stage of the Momentum consultation process.

At this point in the meeting Councillor Shaun Cook declared a personal and non-prejudicial interest.

- (vi) Some concern was expressed with regard to a reduction in staffing levels and possible redundancies, the loss of trained/skilled staff and the effects on staff as a result of these changes. It was reported that there would be no reduction in services. It was a matter of services being provided differently. Whilst it was acknowledged that uncertainty was a big issue, arrangements were in place to ensure that all staff were involved in shaping the review, it was pointed out that the proposals provided opportunities for staff to work in different settings.
- (vii) A Member sought clarification that the transfer of services to the community would not result in a transfer of costs. The Director of Strategy advised that the PCT were responsible for commissioning health care services and there was no intention of cost shifting.
- (viii) With regard to maternity services, details were sought on the outcome of the number of patients transferred to other sites for delivery to which the Head of Midwifery and Gynaecology provided a breakdown of figures and confirmed that all births resulted in a safe outcome. Further details were requested as to whether the births took place in hospital or on route which the Chair agreed to provide following the meeting.

The Director of Operations provided a detailed presentation on the key issues in relation to transport:-

- Access - a key component of planning process
- Consultants had been retained to study road and public transport
- For the chosen site studies would consider

- Access for patients and visitors
- Access for emergency services
- Access for staff and deliveries
- Studies must take into account other development proposals in the area
- Highways
- Car Parking
- Peak Hour Congestion
- Cycling and pedestrian links
- Access routes for emergency services
- Public transport access
- Vision for public transport service was being developed for consultation
- Outline Business Case
- Timetable

A lengthy discussion ensued which included the following issues:-

- (i) In response to a query regarding public transport provision, the Director of Operations advised that transport would be provided by a commercial bus operator and residents from the Wynyard area had already emphasised a need for public transport provision in the area. The importance of long term sustainability in providing the service was highlighted together with the importance of ensuring the service was efficient to encourage people to use public transport.
- (ii) A representative from Durham County Council stated that the services out of the Durham area were also affected and was therefore keen to be involved in the momentum process.
- (iii) In response to comments that NHS resources should be used for the care of patients and not be utilised for transport costs, whilst the Chair acknowledged those comments, the importance of access to services to which transport was key was reiterated.
- (iv) A member of the public referred to access to hospital service problems for disabled users and, in particular, restricted pavement access for mobility scooters to which the Director of Operations noted those comments and indicated that pavement and scooter access would form part of discussions with local authorities and Highways Agency. The possibility of a golf buggy type facility to transfer patients from reception to the relevant department was suggested.
- (v) In order to assist with transport arrangements, it was suggested that support be sought from the Integrated Transport Unit as well as various stakeholders to further explore the Tees Valley Metro proposals.
- (vi) A member of the public raised a number of issues in relation to budget allocation, whether the proposed transfer of services to the community would result in a reduction in hospital funding, his understanding that the new hospital would be utilised as a blue light facility and the need for a joined up North East Regional Transport Strategy to address transport problems. It was reported that funding for the new hospital infrastructure was not required for another four to five years. The aim was that the new hospital would provide a centre

for excellence and not purely a blue light facility. The importance of joined up services and the Trust and PCT working together on the next stage of the process was emphasised.

- (vii) Following discussion on the responsibility for transport provision, concerns that transport was not available in the evening, that the consultation did not include ecology issues and bio-diversity partnerships had not been included in the consultation process, the Chair advised that those issues would be discussed at the next meeting.

The representatives from the North Tees and Hartlepool NHS Trust and Hartlepool and North Tees PCTs were thanked for their attendance and for their informative presentation. Members were informed that during the course of consultation, a third and final meeting of the Health Scrutiny Forum would be held on 4 August at 11.00 am in the Council Chamber, Civic Centre to receive a final update on the themes emerging from the consultation process.

Decision

That the contents of the presentations and comments of the Forum, be noted.

31. Feedback from Recent Meeting of Tees Valley Health Scrutiny Joint Committee

None.

The meeting concluded at 4.20 pm

CHAIRMAN

HEALTH SCRUTINY FORUM

4 August 2008



Report of: Scrutiny Support Officer

Subject: MOMENTUM: PATHWAYS TO HEALTHCARE CONSULTATION - UPDATE ON CONSULTATION THEMES AND RESPONSES - PRESENTATION – COVERING REPORT

1. PURPOSE OF REPORT

1.1 To inform Members that representative's from North Tees & Hartlepool NHS Foundation Trust and Hartlepool PCT & North Tees PCT will be in attendance at today's meeting to provide:-

- (i) Provide and update on Consultation, Themes & Responses Emerging themes and responses from the Momentum: Pathways to Healthcare consultation process; and
- (ii) Further discuss issues raised at the previous meeting of the Forum on the 25 July.

2. BACKGROUND INFORMATION

2.1 Under Section 244 of the NHS Act 2006, local NHS bodies have a duty to consult local Overview and Scrutiny Committees on proposals for any substantial development of the health service or substantial variation in the provision in their areas.

2.2 Under the Momentum: Pathways to Healthcare Programme, formal consultations are now ongoing in relation to recommendations from the Independent Reconfiguration Panel for the development of a single site hospital serving the population covered by North Tees and Hartlepool NHS Foundation Trust.

2.3 During the period of these consultations (2 June 2008 to 1 September 2008) three meetings of Hartlepool's Health Scrutiny Forum have been held to discuss the issue, with representations from Durham County Council:-

- (i) **3 July 2008**, at which a presentation outlining details of the consultation proposals was provided;

- (ii) **25 July 2008**, at which a presentation outlining emerging themes and responses from the consultation process was provided. Further discussion were also undertaken on issues raised at the previous meeting in relation to community service provision (current and future), transport provision, the business case for possible locations;
 - (iii) **4 August 2008** (today's meeting); and
 - (iv) **11 August 2008, at 3pm in the Council Chamber, Civic Centre, Hartlepool**. This forth meeting will be held to approve the Forum's response to the consultation. (please note this new additional date in your diary)
- 2.4 Continuing the process for the fomulation of a joint consultation response from Hartlepool Borough Council and Stockton Borough Council, a meeting of the Section 244 Health Scrutiny Joint Committee will also be held on the 2 September 2008, 3pm (Council Chamber, Hartlepool Civic Centre) to discuss the issues raised, and comments made, during each authority's discussions on the proposals. The joint report subsequently produced will then be referred to the Tees Valley Health Scrutiny Joint Committee for consideration during the formulation of a final response to the NHS Joint Committee in September.
- 2.3 Arrangements have been made for representatives from North Tees & Hartlepool NHS Foundation Trust and Hartlepool PCT & North Tees PCT to be in attendance at today's meeting to deliver a presentation as detailed in section 1.1 above. In addition to this, invitations have also been extended to a range of other interested parties who subject to their attendance will contribute to the evidence gathering process.

3. RECOMMENDATION

- 3.1 That Members note the content of the presentation and question as felt appropriate.

Contact Officer:- Joan Wilkins – Scrutiny Support Officer
Chief Executive's Department - Corporate Strategy
Hartlepool Borough Council
Tel: 01429 284142
Email: joan.wilkins@hartlepool.gov.uk

BACKGROUND PAPERS

No background papers were used in the preparation of this report

Report of: The Director of Regeneration and Planning Services

**Subject: HOSPITAL SITE OPTIONS: PLANNING POLICY
CONSIDERATIONS**

1. PURPOSE OF REPORT

- 1.1 This report summarises the planning policy considerations related to the two hospital sites options in the Wynyard area, for the Forum's information.

2. BACKGROUND

- 2.1 The Forum at its meeting on 25 July received a presentation on "Momentum – pathways to healthcare", including reference to two possible hospital sites which are part of the current consultation being undertaken by the NHS Joint Committee, namely

Location A – Wynyard Business Park
Location B – Land at Green Fam, Wolviston.

3. PLANNING POLICY CONSIDERATIONS

- 3.1 Location A at Wynyard Business Park lies predominantly within Hartlepool Borough. It sits within an area which has been granted outline planning permission for the provision of a business park, comprising light industry/research/office, general industry and storage and distribution uses. The total permitted business park area amounts to some 200 hectares/500 acres (125 ha in Hartlepool and 75 ha in Stockton). Parts of the business park have already been developed and the landowners have periodically brought forward more detailed proposals for the continued phased development of the overall site.
- 3.2 In terms of planning policy, the Hartlepool part of Location A is covered by the Hartlepool Local Plan, which the Council adopted in April, 2006. Broadly, the Local Plan acknowledges and accommodates the existing business park proposal but seeks to protect the surrounding countryside from any possible expansion of development. Key policies are:

a) Ind 1: Wynyard Business Park

Land at Wynyard Park, as shown on the Proposals Map, is reserved for development as a business park.

(The policy goes on to detail planning criteria for different types of development which might be permitted within the business park).

b) Rur 2: Wynyard limits to development

Land at Wynyard within the limit to development shown on the Proposals Map is identified for housing and for employment purposes.

Expansion beyond the defined limits to development around Wynyard will not be permitted.

(The land identified for housing lies on the opposite side of the A689 road from the possible hospital site at location A).

Copies of the relevant extracts from the Local Plan are enclosed at **Appendix 1** and the Proposals Map will be available at the Forum meeting.

- 3.3 All of the Hartlepool part of Location A, save for a thin woodland strip, lies within the defined limit to development. That woodland strip lies within the Tees Forest area, for which policy Rur 14 encourages further tree planting, landscaping and improvements to the rights of way network.
- 3.4 The adjoining Stockton part of location A is covered by the approved Stockton Local Plan, which similarly acknowledges the Wynyard business park proposal, identifying it as a location for a prestige employment site (policy IN4).
- 3.5 The Wynyard location is also recognised as a key employment location in the Regional Spatial Strategy for the North East, which has recently been issued by the Secretary of State for Communities and Local Government after an extensive review of the draft RSS.
- 3.6 Location B at Green Farm lies wholly within Stockton Borough. The Stockton Local Plan does not allocate the site for development; rather, it is covered by a policy (EN11) promoting tree planting as part of the Community Forest Initiative. As with Hartlepool, the Stockton Plan also has a policy (EN13) which refers to defined limits to development, with only limited circumstances where development may be permitted outside the limits.

- 3.7 Both Councils are currently preparing new Core Strategies which will eventually replace the Local Plans. Work on these Core Strategies, however, is still at a relatively early stage and the Local Plans remain the most directly relevant planning policy statements.
- 3.8 In terms purely of planning policy principles, therefore, it could be argued that location A at Wynyard Business Park raises fewer strategic planning issues, in that the site falls within an area already allocated for development in the two relevant Local Plans.
- 3.9 Members should note that any planning application for a new hospital development would require to be accompanied by a wide range of supporting documents, notably an Environmental Statement and other material relating to such matters as traffic and transport, and would inevitably raise a wide range of planning considerations. Should the local planning authority be minded to grant planning permission, it would be necessary to refer the application to the Government Office for the North East, as a departure from Local Plan policy and in view of the Environmental Impact Assessment requirements.

4. **RECOMMENDATION**

- 4.1 That the Forum notes the report.



POLICIES AND PROPOSALS

LAND FOR HIGH QUALITY INDUSTRIAL DEVELOPMENT

- 4.20 The Hartlepool Community Strategy seeks to encourage the development of flagship industrial developments including Queen's Meadow Business Park and Wynyard.
- 4.21 Land at Wynyard is of regional significance for economic development. It is identified in the regional planning guidance as a 'premier division' strategic site where there are plots of land which can accommodate development requiring over 40 hectares of land. About 135 hectares of land is available in the Wynyard area comprising about 65 hectares at Wynyard business park and a further 70 hectares for an electronics components park at North Burn (Samsung site).
- 4.22 It is recognised that the development of such greenfield sites in the open countryside may give rise to negative impacts on the environment and could affect the efficiency of town centres and the compact urban form of development. However Wynyard and the North Burn area offer particularly high economic benefits to the region. They give rise to opportunities to encourage efficient transport infrastructure not dependent on the private car thereby strengthening principles of sustainability (see paragraph 20.8 - Environmental Appraisal of the Local Plan)
- 4.23 Wynyard and North Burn are located some 5 to 7 kilometres from the nearest housing areas of Hartlepool (although residential areas in Stockton Borough are closer) and therefore their development could lead to unsustainable travel patterns. The outline planning permissions for these sites contain conditions providing for the parking, safe setting down and picking up of passengers by public transport (including taxis and buses) and for the safe access within the sites for cyclists and for the satisfactory accommodation of cycles. Travel plans aimed at delivering sustainable transport objectives should be submitted with applications for large scale developments on these sites. Large scale developments are defined as B1 light industrial and office uses over 2,500 square metres gross floorspace, B2 industrial uses over 5,000 square metres gross floorspace, and B8 distribution and warehousing uses over 10,000 square metres gross floorspace. Development proposals may also need to demonstrate the impact on the A19 Trunk Road in accordance with the Highway Agency's requirements.
- 4.24 Whilst the outline planning permissions for the development of these sites allows for the development of some B2 (general industry) uses, there is a need to ensure that these will not detrimentally affect the overall quality of the sites nor give rise to problems to neighbouring businesses or to the employees in the area. Such uses will therefore be subject to individual control.
- 4.25 Both the Wynyard Business Park and the North Burn site are remote from essential services such as banks, restaurants etc. and thus it may be appropriate to allow such uses where they specifically serve the business developments on the sites. In order to encourage principles of sustainability, facilities normally found in town centres should not be provided where they would principally serve the wider general public traveling into the site.



WYNYARD BUSINESS PARK

LAND AT WYNYARD PARK, AS SHOWN ON THE PROPOSALS MAP, IS RESERVED FOR DEVELOPMENT AS A BUSINESS PARK.

PROPOSALS FOR BUSINESS DEVELOPMENT (FALLING WITHIN CLASS B1 OF THE TOWN AND COUNTRY PLANNING (USE CLASSES) ORDER 1987 AS AMENDED) WILL BE PERMITTED IN THE WYNYARD BUSINESS PARK PROVIDED THAT:

- i. THERE IS NO SIGNIFICANT ADVERSE IMPACT UPON AREAS OF NATURAL OR HISTORICAL INTEREST.
- ii. HIGH QUALITY LANDSCAPING AND/OR WOODLAND PLANTING ARE PROVIDED AS APPROPRIATE TO THE SURROUNDING NATURAL ENVIRONMENT.
- iii. THE BUILDINGS ARE PROVIDED WITH A HIGH QUALITY FINISH.
- iv. THERE IS NO MORE THAN A 25% COVERAGE OF EACH PLOT BY BUILDINGS.
- v. CAR PARKING AREAS ARE LANDSCAPED, AND
- vi. ANY OUTSIDE STORAGE IS WELL SITED AND SCREENED.

PROPOSALS FOR GENERAL INDUSTRIAL DEVELOPMENT AND WAREHOUSING (FALLING WITHIN CLASSES B2 AND B8 OF THE TOWN AND COUNTRY PLANNING (USE CLASSES) ORDER 1987 AS AMENDED) MAY ALSO BE ALLOWED WHERE THEY MEET THE ABOVE CRITERIA AND PROVIDED THEY DO NOT HAVE A SIGNIFICANT DETRIMENTAL EFFECT ON THE AMENITIES OF THE OCCUPIERS OF ADJOINING OR NEARBY PROPERTIES OR PREJUDICE THE DEVELOPMENT OF ADJACENT SITES. IN THIS RESPECT, PLANNING CONDITIONS MAY BE IMPOSED TO RESTRICT GENERAL INDUSTRIAL DEVELOPMENTS TO APPROPRIATE OPERATIONS WITHIN THE B2 USE CLASS.

PROPOSALS FOR TOWN CENTRE USES SUCH AS BANKS OR FOOD ESTABLISHMENTS (FALLING WITHIN CLASSES A2 AND A3 OF THE TOWN AND COUNTRY PLANNING (USE CLASSES) ORDER 1987 AS AMENDED) WILL NOT BE APPROVED UNLESS IT CAN BE DEMONSTRATED THAT THEY ARE PRIMARILY PROVIDING SUPPORT FACILITIES FOR PEOPLE WORKING IN THE BUSINESS PARK.

TRAVEL PLANS SHOULD BE PREPARED TO ACCOMPANY PROPOSALS FOR LARGE SCALE DEVELOPMENTS AND CONSIDERATION WILL BE GIVEN TO THE USE OF PLANNING CONDITIONS AND/OR LEGALLY BINDING AGREEMENTS TO SECURE THE IMPROVEMENT OF PUBLIC TRANSPORT, CYCLING AND PEDESTRIAN ACCESSIBILITY TO THE DEVELOPMENT (SEE POLICY Tra20).

CONDITIONS WILL BE IMPOSED AND LEGALLY BINDING AGREEMENTS SOUGHT TO SECURE OR CREATE AND MAINTAIN FEATURES OF NATURE CONSERVATION INTEREST AND FOR LANDSCAPING AND WOODLAND PLANTING

THE AMOUNT OF AVAILABLE LAND IS GIVEN IN APPENDIX 5.

Development at Wynyard

- 15.10 Beyond the urban fence line, areas of land have planning permission at Wynyard for industrial and business uses. Development has commenced at Wynyard Business Park and a further area of land is allocated for industrial development at North Burn (see policies Ind1 and Ind2). The areas for industrial development are defined within limits to development shown on the Proposals Map.
- 15.11 Wynyard Woods comprises a new housing area set in the countryside which extends across the boundary between the Boroughs of Hartlepool and Stockton on Tees. Approximately 130 houses built or with planning permission are within the Hartlepool area and the limit to development shown on the Proposals Map reflects this development.

POLICY
Rur2

WYNYARD LIMITS TO DEVELOPMENT

LAND AT WYNYARD WITHIN THE LIMIT TO DEVELOPMENT SHOWN ON THE PROPOSALS MAP IS IDENTIFIED FOR HOUSING AND FOR EMPLOYMENT PURPOSES (SEE ALSO POLICIES Ind1 AND Ind2).

EXPANSION BEYOND THE DEFINED LIMITS TO DEVELOPMENT AROUND WYNYARD WILL NOT BE PERMITTED