

# **NORTH NEIGHBOURHOOD CONSULTATIVE FORUM AGENDA**



**Wednesday, 15<sup>th</sup> October 2008**

**at 2.00 pm**

**in West View Community Centre, Miers Avenue, Hartlepool**

**NORTH NEIGHBOURHOOD CONSULTATIVE FORUM:**

Councillors Allison, Atkinson, Barker, R W Cook, Fenwick, Fleet, Fleming, Griffin, Jackson, McKenna, J Marshall, Plant, Rogan, Wallace and Wright.

Resident Representatives: John Cambridge, John Lynch, Mary Power, Linda Shields, Bob Steel, Joan Steel, Maureen Waller and Vacancy

- 1. WELCOME AND INTRODUCTIONS**
- 2. APOLOGIES FOR ABSENCE**
- 3. TO RECEIVE ANY DECLARATIONS OF INTEREST BY MEMBERS**
- 4. MINUTES**
  - 4.1 To confirm the minutes of the North Neighbourhood Consultative Forum held on 13<sup>th</sup> August 2008
  - 4.2 Matters arising
  - 4.3 To receive the minutes of the meeting of the North Area Police and Community Safety Consultative Forum held on 10<sup>th</sup> September 2008
- 5. PUBLIC QUESTION TIME**

**6. ITEMS FOR CONSULTATION**

- 6.1 Dyke House School Building Schools for the Future Programme of Community Involvement – *Director of Children's Services and Director of Neighbourhood Services*
- 6.2 Affordable Housing Development Plan Document – Preferred Options Paper Consultation – *Director of Regeneration and Planning Services*

**7. RESIDENT REPRESENTATIVE ISSUES**

**8. WARD MEMBERS AND WARD ISSUES**

**9. ITEMS FOR DISCUSSION/INFORMATION**

- 9.1 Housing Hartlepool Update – *Chief Executive, Housing Hartlepool*
- 9.2 A179 Provision of Toucan Crossing and Reduction in Speed Limits – *Head of Technical Services*
- 9.3 Hart Lane / Wiltshire Way 2nd Phase – *Head of Technical Services*

**10. ITEMS FOR DECISION**

- 10.1 Minor Works Proposals – *North Neighbourhood Manager*

**11. ITEMS OF ANY OTHER BUSINESS AGREED BY THE CHAIR**

**DATE, TIME AND VENUE OF NEXT MEETING**

Wednesday, 3<sup>rd</sup> December 2008 at 10.00 am in West View Community Centre

**WARDS**

Brus  
Dyke House  
Hart  
St Hilda  
Throston

# ***NORTH NEIGHBOURHOOD CONSULTATIVE FORUM***

**13 August 2008**

## ***MINUTES OF THE MEETING***



The meeting commenced at 6.00 pm. in Throston Grange Community Centre,  
Glamorgan Grove, Hartlepool

<b>PRESENT:</b>
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Chair: Councillor Mary Fleet - Dyke House Ward

Vice Chair: Linda Shields (Resident Representative)

Councillor Rob Cook	- Hart Ward
Councillor Tim Fleming	- St Hilda Ward
Councillor Sheila Griffin	- Brus Ward
Councillor Chris McKenna	- Throston Ward

Also present: Councillor Stephen Akers-Belcher, Chair of the Neighbourhood  
Services Scrutiny Forum

Resident Representatives: John Cambridge, John Lynch, Mary Power, Joan Steel and  
Bob Steel

Public: Pat Andrews, Cath and Liz Torley, Alan and Mavis Vale and Dennis Wilson

Officers:

- Dave Stubbs, Director of Neighbourhood Services
- Garry Jones, Neighbourhood Services Officer
- Peter Frost, Traffic Team Leader
- Paul Mitchinson, Highway Services Manager
- Alan Coulson, Engineering Manager
- Ann Callaghan, Neighbourhood Development Officer
- Laura Starrs, Scrutiny Support Officer
- Jo Wilson, Democratic Services Officer

Housing Hartlepool Representative: Janis Ledger

Fire Brigade Representative: Stu Simpson

## 11. APOLOGIES FOR ABSENCE

Apologies were submitted for Councillors Reuben Atkinson, Caroline Barker and Edna Wright.

## 12. DECLARATIONS OF INTEREST BY MEMBERS

None

## 13. MINUTES

The minutes of the North Neighbourhood Consultative Forum meeting held on 18<sup>th</sup> June 2008 were confirmed.

## 14. MATTERS ARISING

**Proposed pedestrian crossing in Holdforth Road** – the proposed pinch point was felt to be unsafe and unwarranted. Officers would meet with the resident who had put forward the proposal to discuss the matter in more depth.

**Speed cushions at Barnard Grove School** – it was acknowledged that the original design had been flawed. A modified design had been agreed and it was hoped that this would be in place before the end of the school holidays. A Ward Councillor requested that this be made a priority.

**Headland Moor** – HBC had no enforcement powers regarding the driving of vehicles on the Headland Moor. The issue would be monitored by HBC and the Police.

**Junction of Bruce Crescent and Miers Avenue** – the road would be resurfaced at a later date.

**Easington Road Central Reservation** – overhanging bushes would be cut back this financial year.

**Play area opposite the Saxon Pub** – scrutiny would be carrying out an investigation into CCTV provision across Hartlepool in this municipal year.

**Hart Quarry** – The Director of Neighbourhood Services indicated that this was a complex planning issue. The quarry activities in question had been going on long before the housing had been built. A Councillor requested information on the extent of the quarry demolition work and was advised that officers would bring this information to him when it became available.

## 15. MINUTES

The minutes of the North Area Police and Community Safety Consultative Forum were received.

## 16. PUBLIC QUESTION TIME

**Steetley/CJC site** – a resident advised that both the public footpaths around the site were blocked. In particular she referred to the path between CJC and Barnshaw Bendings which was covered in soil. The Director of Neighbourhood Services acknowledged this situation and indicated that a legal instruction had been served instructing Culfords to clear the debris from the footpath.

The resident then queried whether there was asbestos present in the shed roofs as this was not being taken into account during the demolition process. The Director of Neighbourhood Services reported that he was very doubtful that there was asbestos present as a special licence was required for its removal. However he advised that officers would be happy to test for asbestos and if necessary refer the matter to the Health and Safety Executive.

A further request was made regarding the use of the walkway opposite the CJC building as a turning point for vehicles carrying out the work and the fact that this was being ploughed up as a result. The Environmental Action Manager had already been instructed to stop this occurring.

A Councillor raised issues regarding the trenches on the sand and the designation of this area as a protected wildlife area. These were noted.

There were a number of potholes on Steetley Road. The Director of Neighbourhood Services indicated that these would be repaired when the work was completed and Culfords would be liable for the costs.

**“May I ask the Traffic Team Leader what proposals he intends to put to the forum to stop the motoring madness regarding the speed humps in King Oswy Drive”** – Concerns were raised regarding motorists driving up the centre of King Oswy Drive thereby avoiding the speed humps. The Director of Neighbourhood Services and Traffic Team Leader acknowledged that the humps were inadequate and would be placed closer together. They could not stretch across the entire width of the road as this would impede the emergency services. As stated previously the work would be completed before the start of the new school year.

**Potholes near St Hild’s School** – these had been noted in April but so far nothing had been done. The Director of Neighbourhood Services reported that work deemed to be essential was carried out in two weeks and the budget was not available to repair all potholes.

**Town Moor** – the rubbish from the carnival had not been cleared away. The Director of Neighbourhood Services

advised he would request the appropriate order from the Adult and Community Services to enable his officers to tidy the area. The grass would also be rolled.

#### **17. RESIDENT REPRESENTATIVE ISSUES**

The Director of Neighbourhood Services reported that during the recent Resident Representative election process only one nomination had been received. As a result Christine Blakey was duly appointed as Resident Representative for the North area.

**Potholes in Bruce Crescent/Miers Avenue** – no action had been taken on these despite a request at the previous Forum meeting. The Neighbourhood Services Officer advised that inspections had been carried out and this area was on the resurfacing programme to be completed at a later date.

**Atkinson Court** – a Resident Representative queried why Atkinson Court was still not on any maps, something which was causing postal difficulties. The Traffic Team Leader indicated he would pass this query to the Development Team and Tourism Team, both of which were heavily involved in map preparation.

**Dropped kerbs and crossings** – a Resident Representative applauded the current programme but felt there was no standardisation in the work. The Director of Neighbourhood Services reported that there were different standards for different areas while the Highway Services Engineer advised that in some cases tactile was not used simply because they had been done before its use. He asked that queries on specific areas be highlighted to him outside of the Forum; the Resident Representative indicated he would do this.

## 18. WARD MEMBERS AND WARD ISSUES

None

## 19. ANHYDRITE MINE

The Engineering Manager gave a brief update on the current situation regarding the Anhydrite Mine. He reported that the consultants, White Young Green, had completed their report and copies of the non-technical summary had been sent to all residents, ward Councillors and Cabinet members. Further specific letters had been sent to the residents of 10 properties in West View Road. In addition White Young Green would be giving two presentations on the report at the Central Club on Wednesday 3<sup>rd</sup> September at 3pm and 6pm, where they would be available to answer questions.

The report concluded that there had been no deterioration of the mine workings over the last 80 years and this would continue to be the case for the next 80 years. The worst case scenario would be a failure of the mine roofs but should this happen (and there was no evidence that it would) there would be no significant ground movement at the surface. Extensive testing had shown that the zone of influence identified in the 2000 report no longer existed.

£620,000 had been spent so far with a further £100,000 identified for further monitoring in 2015 and 2025. These surveys should enable a much longer timescale to be quoted for the stability of the mine however the shaft location would require close monitoring.

A Resident Representative questioned the differences between the White Young Green report and the report previously completed by Bullens. The Engineering Manager advised that the cost of the Bullens report was considerably less than

White Young Green and therefore assumptions had been made without hard facts. White Young Green had gone into more detail and this report was felt to be more accurate. Their reputation was riding on it.

Reference was made to the recent planning permission for a road directly in the zone of influence but the Engineering Manager advised that this was coincidental.

The Chair thanked the Engineering Manager for attending the meeting and answering questions.

## 20. SCRUTINY INVESTIGATION INTO THE CONDITION OF THE HIGHWAYS IN HARTLEPOOL

Councillor Stephen Akers-Belcher, chair of the Neighbourhood Services Scrutiny Forum, indicated that the Forum was to commence an investigation into the condition of the highways in Hartlepool. This would review the Council's approach to highway inspection and maintenance and suggest areas of improvement to ensure the town's roads were maintained to an acceptable standard. Among the issues to be scrutinised would be:

- Statutory and regulatory frameworks
- Local strategies and programmes
- Associated costs
- Public liability
- Response times
- Intervention standards and practices
- Local area focus

Members of the Forum were asked to give their views and comments on the condition of the highways in Hartlepool and the reporting of highway defects. Details were given of a series of Neighbourhood Services Scrutiny Forum

meetings due to be held on this issue, with all interested parties being urged to attend. The Chair of the Scrutiny Forum, Councillor Stephen Akers-Belcher, and the associated Scrutiny Support Officer, Laura Starrs, could also be contacted with any comments via the Civic Centre or E-mail.

A Resident Representative referred to the removal of a gritting bin on Heronspool Close. The Director of Neighbourhood Services to make enquiries.

A Resident Representative asked if there were any plans to provide dropped kerbs on the promenade as this was providing a problem for wheelchair users. The Chair of the Scrutiny Forum indicated that investment into this would be looked at.

A resident referred to a number of areas where the centre line in the road was the wrong length for the type of road. The Traffic Team Leader advised that this would be passed to the maintenance section and asked to be informed of all such instances so they could be investigated. The resident also asked that the lines leading from Catcote Road to Wooler Road be repainted.

A Councillor asked if this investigation would be looking at short-term problems such as potholes or more long-term solutions. The Chair of the Scrutiny Forum felt that long-term solutions needed to be looked at and good practice ascertained for the future. The Councillor further indicated that the number provided to report a faulty street light – 523333 - no longer worked. The Director of Neighbourhood Services indicated he was unaware that this was no longer the case and would investigate.

The Chair thanked the Chair of the Neighbourhood Services Scrutiny Forum for attending the meeting and answering questions.

## **21. MINOR WORKS SCHEMES 2008/2009**

The Director of Neighbourhood Services advised the Forum that £88,831 had been available for the Forum to spend on minor works in 2008/09. Of these monies £81,760 had been spent leaving a balance of £7,071. Details were given of the schemes which had been previously approved and which ward they referred to. However the Director indicated that one of the schemes – Coast Road Steps – had been incorrectly attributed to the Hart Ward rather than the Brus Ward.

## **22. DATE, TIME AND VENUE OF NEXT MEETING**

The next meeting was scheduled for Wednesday 15<sup>th</sup> October at 2.00pm in West View Community Centre, Miers Avenue.

Chair

## North Neighbourhood Consultative Forum

Wednesday, 13<sup>TH</sup> August 2008

### Issues Raised

ISSUE DETAILS	ACTION TAKEN	OFFICER
<p><b><u>Matters Arising</u></b></p> <p><b>Proposed Pedestrian Crossing in Holdforth Road</b> A resident felt that the proposed pinch point was unsafe and unwarranted.</p>	<p>Relevant officers to meet with the resident <b>Meeting has taken place with resident and ward councillors. HBC and external consultants reports have both stated that to provide a crossing would be both unwarranted and unsafe. A councillor pointed out that 2 additional buses now run down Holdforth Road. As a result it was agreed to carry out a further pedestrian survey, but without a major increase there would be no change to the reports already produced.</b></p>	<p>Peter Frost</p>
<p><b>Speed Cushions at Barnard Grove School</b> A modified design has been agreed and should be in place by the end of the school holidays.</p>	<p>Cllr request that this be made a priority <b>The modifications were carried out at the end of the school holidays. However, on inspection problems were noted with the quality of the tarmac work. This is due to be rectified by the contractor on Saturday 4 October.</b></p>	<p>Peter Frost</p>
<p><b><u>Public Question Time</u></b></p>		
<p><b>Steetley / CJC Site</b></p>	<p>Environmental Action Manager to action</p>	<p>Craig</p>





**WARDS**

Brus  
Dyke House  
Hart  
St Hilda  
Throston

# ***NORTH POLICE & COMMUNITY SAFETY CONSULTATIVE FORUM***

**10 September 2008**

## ***MINUTES OF THE MEETING***



The meeting commenced at 10.00 am at Throston Grange Community Centre,  
Glamorgan Grove, Hartlepool

<b>PRESENT:</b>
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Chair: Councillor Mary Fleet – Dyke House Ward

Vice Chair: Resident Representative Linda Shields

Councillor Caroline Barker	- Hart Ward
Councillor Tim Fleming	- St Hilda Ward
Councillor Edna Wright	- Hart Ward

Resident Representatives: John Cambridge and Joan Steel

Residents: Alan Vale

Officers:  
Karen Oliver, Neighbourhood Manager  
Garry Jones, Neighbourhood Services Officer  
Sally Forth, Anti-Social Behaviour Co-ordinator  
Jo Wilson, Democratic Services Officer

Housing Hartlepool Representatives: Natalie Gooding and Libby Griffiths

Police Representatives: Chief Inspector Phil Veitch, Inspector Glen Ward,  
Sergeant Stuart Porritt and PC Steve Cranston

Fire Brigade Representative: Stuart Simpson

<b>6. APOLOGIES FOR ABSENCE</b>
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Apologies were received from Councillors Allison, Atkinson, R Cook, Griffin, Plant and Rogan and Resident Representatives John Lynch, Mary Power, Bob Steel and Maureen Waller.

<b>7. MINUTES</b>
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The minutes of the meeting held on 23<sup>rd</sup> July 2008 were confirmed as an accurate record.

## 8. MATTERS ARISING

None

## 9. UPDATE FROM THE POLICE

Chief Inspector Veitch gave a brief update on recorded crime figures for Hartlepool district and the North area over June, July and August 2008. These showed a reduction in violence and criminal damage when compared with the same period in 2007. The number of drug offences had increased but the Chief Inspector felt this was an example of officers being more pro-active in catching the perpetrators rather than an actual increase in the number of offences. It was also noted that although there had been an increase in dwelling house burglaries across the district the North area had seen a reduction.

Details were also given of the District's performance in relation to arrests, cautions, those charged, those arrested on warrants as well as numbers of AS13 forms issued for follow up by the Anti-Social Behaviour Unit. 95.4% of calls had been responded to within the required time. The Forum were advised that the Neighbourhood Policing Teams had changed their shift patterns so that there would be sufficient officers on duty at key times. The police were working to stem the supply of alcohol to young people and there was now a policy of returning young people who were suspected of drinking alcohol home to their parents where consent to breathalyse them could be sought if required.

Information on the Crime Stompers initiative was given and details of a recent Operation Relentless drug conviction outlined.

The Forum were also advised that open days would be held at Hartlepool Police Station on 4<sup>th</sup>/5<sup>th</sup> October to celebrate the

opening of the new custody suite. All would be welcome to attend and inspect the new facilities.

Crime Prevention Officer PC Cranston then gave advice on crime prevention to those present. Using the 'onion skin principle' PC Cranston showed how householders could protect their perimeter, out buildings, grounds, building line (shell). House and contents from unwanted intrusion. A Resident Representative commented that following three burglaries they had purchased an intruder alarm and had had no further trouble.

The Chair thanked those officers present for attending the meeting.

## 10. UPDATE FROM THE FIRE BRIGADE

Cleveland Fire and Rescue representative Stuart Simpson outlined the figures for fires in the District and specifically for the North area for June – August 2008 compared to the previous year. There had been an increase in deliberate F3 fires in the North area although this was as a result of ongoing problems at the Steetley site, Smyth Place and Durham Street. Steps had been taken to address these problems but so far they had not been dealt with satisfactorily. However with regards to Smyth Place Persimmon Homes had promised to remove the flammables from the building site next door.

A Councillor asked if the Police, Fire Brigade and Council could join forces to bring enforcement action against the owners of the Steetley site. The Neighbourhood Manager advised that attempts were being made to do this through the Joint Action Group and Derelict Land meetings. However every enforcement action that could possibly be

taken had been. There were too many limits on enforcement to do more.

A Councillor referred to a recent document sent to Councillors indicating that Councils may soon be given powers to enact new byelaws to deal with neighbourhood nuisances. She suggested this could be used to deal with the Steetley problem. The Neighbourhood Manager was unaware of this document but would make further enquiries.

The Cleveland Fire and Rescue Representative stated that like the Police, Fire fighters were working later shifts to accommodate demand particularly around bonfire night. Derelict premises around Bon Bouche were being used for training purposes, thereby discouraging anti-social behaviour.

A Resident Representative asked who should be called if they spotted a bonfire being built as technically unless it was lit this was not a crime. The Cleveland Fire and Rescue Representative advised that a card would shortly be issued giving the relevant phone numbers. Areas which had historically been used for illegal bonfire were regularly monitored in the run up to bonfire night.

The Chair thanked the Cleveland Fire and Rescue Representative for attending the meeting and answering questions.

#### **11. ANTI-SOCIAL BEHAVIOUR UNIT UPDATE**

The Anti-Social Behaviour Co-ordinator informed the meeting of current anti-social behaviour statistics relating to Hartlepool. July/August referrals were broken down ward by ward and into types of anti-social behaviour. Most of the incidents dealt with related to noise, rowdy behaviour, nuisance and intimidation/harassment. A number of

measures were used to deal with these with the vast majority resolved through early intervention. Details were also given of recent successes through the Family Intervention Project and information given on the Good Tenant Scheme.

Members praised the presentation and the work being carried out by the Anti-Social Behaviour Unit but requested that in the future the presentation be made easier to read and that paper copies be circulated prior to the meeting.

The Chair thanked the Anti-Social Behaviour Co-ordinator for attending the meeting.

#### **12. CRIME AND DISORDER CO-ORDINATION UPDATE**

There were no items to report.

#### **13. PUBLIC QUESTION TIME**

**Clavering** – A Councillor referred to a recent incident when two adults had been hospitalised and a house smashed up by the father of a teenager who had been reprimanded for anti-social behaviour by the householders. It was alleged that the police had advised those involved not to take any action. Inspector Glen Ward indicated that there was already a police investigation underway. Police officers would never advise victims of crime not to take action against the perpetrators. If there were concerns regarding safety arrangements could be made for alternative accommodation prior to any arrests. Victim Support could also help. The Chief Inspector also challenged the alleged police response saying he had concerns about what perception these reports would give to the public at large.

**Weapons** – A resident reported that air rifles were being used on West View Beach, specifically the sand dunes and

North beach, to shoot down birds. The Chief Inspector advised that this was illegal behaviour and unacceptable. Officers had seized a firearm two weeks ago but would patrol the area more frequently. The resident commented that he had been previously threatened by the perpetrators. He was advised to let police officers know rather than risk his personal safety by taking matters into his own hand.

A Resident Representative indicated that a crossbow had recently been shot out of a window on the Central Estate. However residents were afraid to make a formal complaint to police. The Chief Inspector advised that without such reports police could not take action. Anyone contacting the police could be reassured it would be dealt with in the strictest confidence.

**Neighbourhood Policing** – In response to queries from a Councillor Inspector Ward advised that a PCSO who had previously been injured was due back at work within the next week. A new PCSO had started the previous day while another was due to start in the near future. A fourth was currently on maternity leave.

**Carnival** – A Councillor reported some anti-social behaviour on the bandstand and promenade by Seaview Terrace, including broken glass. The Chief Inspector advised that his officers would look into this. A more formal debriefing would also take place following the carnival in order to highlight any improvements which could be made for the future.

**CCTV** – The Chair asked why cameras had been moved from Grainger Street. Inspector Ward advised that this was as part of a temporary move to Gray Street but they would be returned to their original location. Authority had been

given for the move at a residents meeting. A Councillor referred to recent recommendations made by the Regeneration and Planning Services Scrutiny Forum that Ward Councillors and Resident Representatives should be informed when any cameras in their area were removed and/or relocated.

<p><b>14. ANY ISSUES TO BE RAISED BY COUNCILLORS AND RESIDENT REPRESENTATIVES</b></p>
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There were no issues raised.

<p><b>15. ANY OTHER BUSINESS AGREED BY THE CHAIR</b></p>
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There were no issues raised

The meeting concluded at 11.40 am

*Chair*

**Report of:** Joint Report of Director of Children's Services  
and Director of Neighbourhood Services

**Subject:** Dyke House School Building Schools For The  
Future Programme Of Community Involvement

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## **1. PURPOSE OF REPORT**

- 1.1 To inform the Forum of developments in the Buildings Schools for the Future programme as they relate to Dyke House School, and receive feedback on the Outline Planning Application.

## **2. BACKGROUND**

- 2.1 As part of The Building Schools for the Future Programme which is due to commence in the summer of 2010, Hartlepool Borough Council will be making an outline planning application for proposals to carry out development to re-model Dyke House School at Mapleton Road. The Council considers that, in the case of such development proposals, it should engage with the wider community before making a planning application, in line with the government's requirement of Planning Authorities to produce Statements of Community Involvement in the planning process.

## **3. CONSIDERATION**

- 3.1 This pre application consultation will make schemes better understood by the community and will help local people to shape the outcome of proposals that may affect them. The process can also identify local issues of concern which may assist in revising the proposals and ultimately should facilitate planning applications to be processed more quickly and less controversially.
- 3.2 Events have been held at the schools for nearby residents and users affected by the proposals, and the Forum's comments would be welcomed in addition. A form will be available at the meeting for comments. **(APPENDIX 1).**

**4. RECOMMENDATIONS**

- 4.1 The Forum receives the proposals and provides comments.

**5. CONTACT OFFICER**

Derek Reynolds, Project Manager  
Neighbourhood Services  
Tel: 01429 523228  
Email: derek.reynolds@hartlepool.gov.uk

**APPENDIX 1****DYKE HOUSE SCHOOL  
BUILDING SCHOOLS FOR THE FUTURE PROGRAMME****PUBLIC CONSULTATION PRIOR TO AN APPLICATION FOR OUTLINE PLANNING  
CONSENT**

## COMMENTS

1.	Have you any comments on the proposal?	YES/NO
2.	Are there any aspects which should be addressed?	YES/NO
3.	What issues do you think may arise from the proposals?	
4.	Contact Details:  Name: Address:  Telephone: Email:	



**Report of:** Director of Regeneration and Planning Services

**Subject:** Affordable Housing Development Plan Document -  
Preferred Options Paper Consultation

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## **1. PURPOSE OF REPORT**

- 1.1 To inform the Forum of the consultation arrangements for the preferred options paper, comprising the second stage in the preparation of the Hartlepool Affordable Housing Development Plan Document.

## **2. BACKGROUND AND INFORMATION**

- 2.1 The Preferred Options paper (**Appendix 1**) represents the second stage in the production of the Affordable Housing Development Plan Document, one planning policy document within the suite of documents that make up the Local Development Framework.
- 2.2 The paper aims to address the issue of affordable housing provision in Hartlepool and sets out the Council's preferred approach to the Affordable Housing Development Plan Document (AHDPD). It allows the opportunity to comment on how the Council is approaching the preparation of the document and whether there are other options that the Council should consider.
- 2.3 The paper provides detailed feedback on the previous consultation stage, the Issues and Options Report (presented at neighbourhood forums in June 2008) and outlines the Council's preferred option with justification for this choice. The outcome of this consultation will provide a policy framework to secure affordable housing on new developments in Hartlepool. The preferred options paper looks into issues regarding which size sites affordable housing would be required, what percentage of affordable housing would be required on those sites and what tenure that housing should be e.g. social rented or shared ownership.

## **3 PUBLIC CONSULTATION**

- 3.1 Public consultation is currently being carried out on the Preferred Options paper and this will allow communities, organisations and businesses to have their say on the Council's proposed preferred options to deal with affordable housing issues. The consultation will allow any further options to be

identified and refinement of the preferred options to allow the final policy wording to be developed.

- 3.2 The consultation began on 1<sup>st</sup> September 2008 and will last for 8 weeks until 27<sup>th</sup> October 2008. The Preferred Options paper and its accompanying sustainability appraisal and a questionnaire (**Appendix 2**) are available from the Civic Centre, Central Library and branch libraries throughout Hartlepool and from Bryan Hanson House. Copies of the documents are also available on-line at [www.hartlepool.gov.uk](http://www.hartlepool.gov.uk) or <http://planningpolicy.hartlepool.gov.uk>.
- 3.3 There are various ways to submit comments. Either complete a questionnaire and return it to Bryan Hanson House, Hanson Square Hartlepool TS24 7BT – the questionnaires are available at Bryan Hanson House, the Civic Centre and the libraries, or can be requested by phoning 01429 523532 or emailing [planningpolicy@hartlepool.gov.uk](mailto:planningpolicy@hartlepool.gov.uk). The questionnaire can be completed on our online consultation website at <http://planningpolicy.hartlepool.gov.uk>. Users will need to register when visiting the site, and will then be kept informed by email of consultations on later stages of the Core Strategy and other planning documents that are being produced. Comments can also be sent by letter to the Planning Policy Team at Bryan Hanson House or by email to [planningpolicy@hartlepool.gov.uk](mailto:planningpolicy@hartlepool.gov.uk).
- 3.4 Planning officers are available to discuss the issues throughout the consultation period and are happy to give a detailed presentation to any groups that would like to know more about the document and the new planning system. All opinions are extremely important to us and this paper provides a valuable opportunity to help shape planning policy and the future of affordable housing provision the town.

#### **4 RECOMMENDATION**

- 4.1 That the report be noted and that interested parties be encouraged to view the document and make formal representations on the Preferred Options report.

**HARTLEPOOL LOCAL DEVELOPMENT FRAMEWORK**

**Affordable Housing  
Development Plan Document**



**Preferred Options Report**

**AUGUST 2008**



## **1. Hartlepool Affordable Housing Preferred Options Paper**

- 1.1 This preferred options paper represents the second stage of the process for determining how affordable housing will be delivered in Hartlepool in the future. It is important for you to get involved at this time to help shape the delivery of affordable housing in Hartlepool. This paper sets out a range of preferred options and justification for this preference and will ultimately form the background for the final policy within the publication stage.
- 1.2 There may be alternative options or further comments, which you feel, should be considered. The purpose of this paper is to produce the most appropriate affordable housing policy for Hartlepool taking into consideration consultation responses, evidence base and Government guidance.

## **2. The Consultation Process**

- 2.1 This Affordable Housing Preferred Options Paper and accompanying Initial Sustainability Appraisal Report will be widely available for a period of six weeks from 1<sup>st</sup> September 2008 until the 13<sup>th</sup> October 2009. They will be available for inspection at Bryan Hanson House, the Civic Centre and the town's libraries. A number of copies will be available for borrowing at the Central Library. The documents are also available for downloading at the Council's website <http://www.hartlepool.gov.uk> or on the online consultation site at <http://planningpolicy.hartlepool.gov.uk>.
- 2.2 Officers from the Planning Policy team are available at Bryan Hanson House during normal office hours to expand on anything included in this paper and/or to discuss any other matters relating to the preparation of the Affordable Housing Development Plan Document. Officers can also visit you at home if you are unable to get to Bryan Hanson House. If you are a member of a group of residents of businesses and would like an officer to attend one of your meetings, please contact the planning policy team on 01429 523539 or e-mail [planningpolicy@hartlepool.gov.uk](mailto:planningpolicy@hartlepool.gov.uk).

## **3. How to Comment**

- 3.1 There are a number of ways, which you may make your views known:
  - You can complete a questionnaire and return it to Bryan Hanson House, Hanson Square, Hartlepool TS24 7BT- the questionnaires are available from Bryan Hanson House, the Civic Centre and the libraries or can be requested by phoning 01429 523539 or emailing [planningpolicy@hartlepool.gov.uk](mailto:planningpolicy@hartlepool.gov.uk).

- You can complete the questionnaire on our online consultation website at <http://planningpolicy.hartlepool.gov.uk>. If you have not previously joined, you will need to register when you visit the site, and you will be kept informed by email of consultations on later stages of the Affordable Housing Development Plan Document and other planning documents that are being produced.
- You can also send your comments by letter to the Planning Policy Team or by email to [planningpolicy@hartlepool.gov.uk](mailto:planningpolicy@hartlepool.gov.uk)

3.2 All comments and questionnaires should be received by Monday 13<sup>th</sup> October 2008 at 4pm.

#### **4. Introduction**

4.1 The purpose of this document is to present Hartlepool Borough Council's Preferred policy options for the delivery of affordable housing on new housing developments within the town. When adopted the affordable housing policy will;

- Set out the criteria against which planning applications for residential developments will require affordable housing provision.
- Set the standards and requirements of that affordable housing provision.

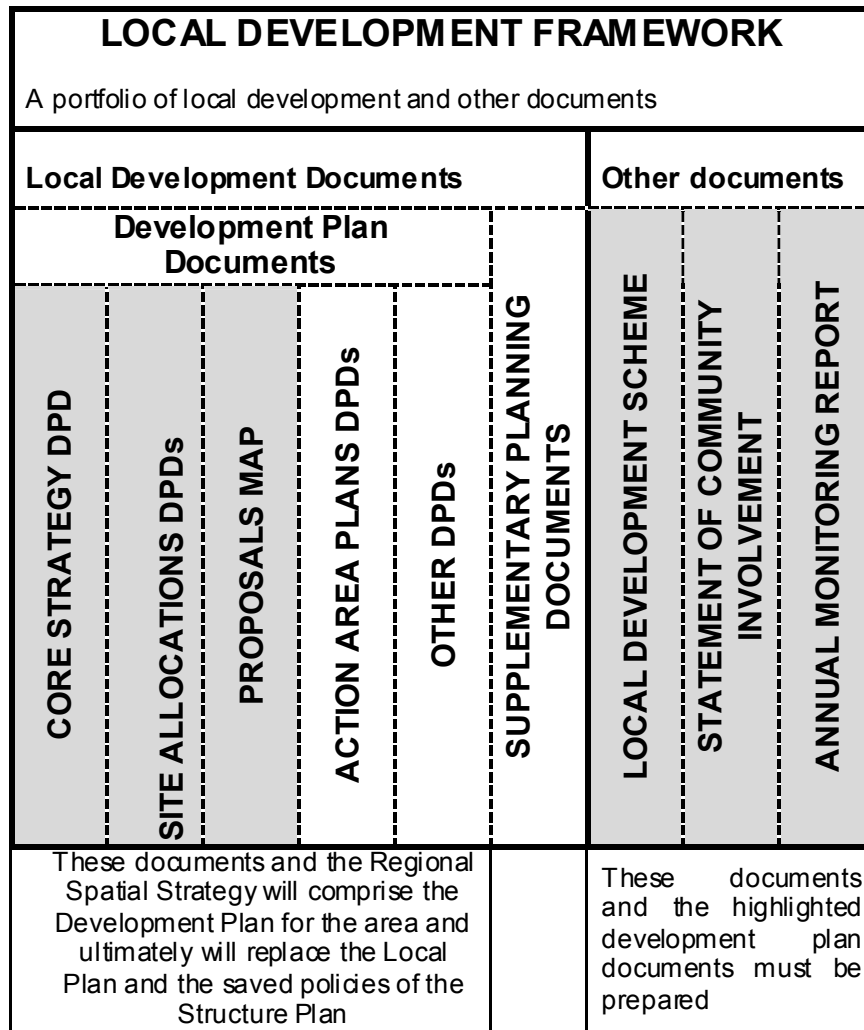
The document represents the second public stage in the production of the affordable housing Development Plan Document (following the issues and options stage) that will form part of the Hartlepool Local Development Framework.

#### **5. Hartlepool Local Development Framework**

5.1 The Planning and Compulsory Purchase Act 2004 resulted in major changes to the way the planning policy system operates and how the new types of planning document will be prepared. Local Development Documents (LDDs) contained within a Local Development Framework (LDF) will progressively replace the Local Plan and Supplementary Planning Guidance.

5.2 The Local Development Framework for Hartlepool will comprise a portfolio of Local Development Documents which together deliver the spatial planning strategy for the Hartlepool area (see Diagram 1 below).

Diagram 1:



- 5.3 Spatial planning goes beyond the old system of purely land use planning to bring together and integrate policies for the use and development of land with other policies and programmes which influence the nature of places and how they function.
- 5.4 The Affordable Housing DPD will form part of the Hartlepool LDF and is a Local Development Document.
- 5.5 The production of this Preferred Options document and all subsequent stages will follow the guidelines set out within PPS12 (Creating strong, safe and prosperous communities through Local Spatial Planning 2008) and associated regulations.

## **6. Policy Context**

- 6.1 This DPD takes account of various Planning and Housing policy guidance, nationally, regionally and sub-regionally. It reflects the

overall central government agenda to provide more affordable homes and to achieve sustainable mixed communities.

### 6.2 Housing Green Paper: 'Homes for the future, more affordable, more sustainable':

This green paper sets out the Government's commitment to deliver affordable housing, highlighting a £8 billion Government investment in affordable homes and the aim of providing 70,000 affordable homes a year by 2010-11. Local Authorities' role in facilitating the supply of affordable housing is emphasised and a joined-up approach with alignment of housing plans and the planning framework suggested as a means of increasing affordable housing provision. The need is emphasised, for local authorities to identify enough land to deliver the homes required in their area over the next 15 years by rapidly implementing new planning policy for housing and undergoing an intensive assessment of housing land availability. (The suggested Housing Land Availability Assessment (SHLAA) is currently being prepared by Hartlepool Borough Council as part of the evidence base for the various documents to be included in the Local Development Framework).

### 6.3 Planning Policy Statement (PPS) 3, Housing: PPS3 Housing was published in December 2006 and has been developed in response to *The Barker Review of Housing Supply* in March 2004. It sets out the Government's vision, objectives and policies in relation to housing provision and delivery. The principle aim of PPS3 is to increase housing delivery through a more responsive approach to local land supply, supporting the government's goal to ensure that everyone has the opportunity of living in a decent home, which they can afford, in a community where they want to live. The requirement for a Strategic Housing Market Assessment is emphasised within this PPS, the findings of which should help develop policies on affordable housing within the Borough. (Hartlepool completed its SHMA in June 2007). Local Authorities are required to set an overall target for the amount of affordable housing to be provided and that target should reflect the new definition of affordable housing (see above), they are also required to ensure that provision of affordable housing meets the needs of both current and future occupiers by setting separate targets for social-rented and intermediate affordable housing, specifying the size and type of affordable housing and setting out a range of circumstances in which affordable housing would be required. This Affordable Housing DPD aims to set clear guidance in response to these requirements.

### 6.4 Regional Spatial Strategy for the North East

The Regional Spatial Strategy (RSS) for the North East, approved in July 2008, acknowledges the significant inequalities in demand and affordability in the Region's housing stock and that it is not meeting the housing needs of people on modest or low incomes. The RSS states that 'it will be for LDF's to determine the actual target for affordable housing provision and the range of housing requirements through up-



to-date housing assessments, although Strategic Housing Market Assessments will assist this. However, low level thresholds should be set to determine the size of developments above which affordable housing should be provided'. Although Hartlepool's affordable housing need is not specified within the RSS the up-to-date SHMA provides the appropriate robust evidence required to determine the affordable housing requirement in the Borough.

### 6.5 Regional Housing Strategy

The issue of affordable housing is addressed under strategic objective Two: to ensure the supply, type and mix of new housing for rent and for sale meets social and economic needs, provides choice and supports growth. This will reflect the diversity of urban and rural communities and the needs for affordable, family and executive housing.

### 6.6 Tees Valley Sub-Regional Housing Strategy

Affordability and an increase in homelessness is highlighted as a particular pressure within the Tees Valley and specifically within Urban Areas, this is due to the disparity between house prices and household income. The aim of the document is to provide advice for consumers whilst maintaining quality and accessibility for all members of the community. It advises that all LDF's should include appropriate and specific affordable housing policies to address the affordable gap, these should be backed by section 106 agreements.

### 6.7 Hartlepool Community Strategy (Hartlepool's Ambition)

The provision of affordable housing will support Key Aim 6: Housing, within the community strategy and will help to ensure that there is access to good quality and affordable housing in sustainable neighbourhoods and communities where people want to live. This is one of the strategy's eight key aims for achieving its long term vision for the Borough.

## 7. Housing Needs and Affordability in Hartlepool- The evidence base

- 7.1 David Cumberland Housing Regeneration Ltd was commissioned by Hartlepool Borough Council to undertake a Strategic Housing Market Assessment (SHMA) in December 2006. The completed assessment (June 2007) included a survey of all 39,271 households in Hartlepool, a 16.7% response rate allowed robust and defensible statistics for individual wards. An analysis of the current and future housing markets concluded that market demand was exceeding supply in most areas and that a degree of pressure in the current housing market was a result of considerable uplift in house prices across the Borough over the past five years. A shortfall of affordable units was identified, this affordable need heightened by the limited capacity of the social rented sector with low vacancy rates and long waiting lists.

- 7.2 On the basis of this evidence, the report suggested a target for affordable housing on new developments of 30% of which 80% should be social rented and 20% intermediate tenure. The PPS3 threshold of 15 dwellings or more on which such a requirement would apply was considered appropriate for Hartlepool. The report highlights that up to 2012 there are a number of significant supply side issues that will exacerbate the affordable housing situation, including, the lack of an affordable housing planning policy, the high number of extant planning permissions, significant number of planned demolitions (through HMR), continued Right-to-Buy activity and increasing house prices. The aim of this affordable housing DPD is to reduce this pressure by providing clear policy guidance for developers and providing the policy framework to secure affordable housing provision on housing sites.
- 7.3 The emerging Tees Valley Strategic Housing Market Assessment (TVSHMA) supported the affordable housing need identified within the Hartlepool SHMA. In addition to this it suggested a 20% affordable housing requirement for housing developments across the Tees Valley. This 20% figure was viewed as achievable and reasonable figure to expect private developers to contribute to based on a comparison of sensible affordable housing policies in place across the North East of England and local needs within the Tees Valley. The evidence within the TVSHMA will be used alongside local evidence to identify the preferred policy option for each of the affordable housing issues.
- 7.4 A recent Regeneration and Planning Scrutiny investigation into the provision of good quality social rented affordable accommodation in Hartlepool also highlighted the affordable housing need in the town and the associated action plan suggested a series of recommendations that have also been taken into account in the formulation of key policy options within this document.

## **8. Preferred Options Paper**

- 8.1 This preferred options paper sets out the Council's preferred approach to the Affordable Housing Development Plan Document (AHDPD). It allows the opportunity to comment on how the Council is approaching the preparation of the document and whether there are other options that the Council should consider.
- 8.2 The paper provides detailed feedback on the previous consultation stage, the Issues and Options Report and outlines the Council's preferred option with justification for this choice.

## **9. Issues and Options Report Consultation**

- 9.1 The affordable housing Issues and Options Report underwent a three month consultation period ending on the 30<sup>th</sup> June 2008. The consultation methodology followed the guidelines set out in the

Council's Adopted Statement of Community Involvement (SCI) and included considerable community and stakeholder consultation. Twenty five formal responses were received in total, predominantly from developers. These are referred to, as appropriate, in sections 13-18 and can be viewed at Bryan Hanson House, Hanson Square, Hartlepool.

## **10. Defining Affordable Housing**

10.1 The purpose of this Development Plan Document (DPD) is to provide clarity and detail about the amount and type of affordable housing provision that will be required on new housing developments in Hartlepool. Once adopted by the Council this DPD will carry considerable weight when making decisions on planning applications. The strategic aim of this document is to address the recently identified shortfall of affordable housing provision in the borough.

10.2 Affordable housing is housing designed for those whose income generally deny them opportunity to purchase houses on the open market as a result of the difference between income and the market cost of housing. The difference between the terms 'affordability' which is a measure of what housing is affordable to certain groups of households and 'affordable housing' which is a particular product outside the housing market is acknowledged. Affordable Housing includes both social rented and intermediate housing provided to specified eligible households whose needs are not met by the market, with the purpose of:

- Meeting the needs of eligible households including availability at a cost low enough for them to afford, determined with regard to local income and local house prices; and
- Including the provision of the home to remain at an affordable price for future eligible households or, if these restrictions are lifted, for the subsidy to be recycled for alternative housing provision.

10.3 The definition of social rented and intermediate housing are set out in PPS3 as follows:

**Social rented housing is:**

'Rented housing owned and managed by local authorities and registered social landlords, for which guideline target rents are determined through the national rent regime. The proposals set out in the Three Year Review of Rent Restructuring (July 2004) were implemented as policy in April 2006. It may also include rented housing owned or managed by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Housing Corporation as a condition of grant.'

**Intermediate affordable housing is:**

‘Housing at prices and rents above those of social rent, but below market price or rents, and which meet the criteria set out above. These can include shared equity products (e.g. HomeBuy), other low cost homes for sale and intermediate rent.’

These definitions replace guidance given in *Planning Policy Guidance Note 3: Housing (PPG3)* and *DETR Circular 6/98 Planning and Affordable Housing*.

- 10.4 The definition does not exclude homes provided by private sector bodies or provided without grant funding. Where such homes meet the definition above, they may be considered, for planning purposes, as affordable housing. Whereas, those homes that do not meet the definition, for example, ‘low cost market’ housing, may not be considered, for planning purposes, as affordable housing.

## **11. DPD Preferred Objectives**

- 11.1 The objectives outlined within the Affordable Housing Issues and Options Report are outlined below. These objectives are considered appropriate and consultation highlighted no objection to these proposed objectives. The proposed objectives are in line with Government guidance and in keeping with the Regional Spatial Strategy for the North East, In addition to this the objectives support the principles outlined within the Hartlepool Core Strategy Issues and Options Report and support Hartlepool’s strategic housing objectives and Hartlepool Vision – The Hartlepool Community Strategy.

**Objectives:**

1. Provide good quality affordable accommodation to meet the need within the Borough.
2. Provide affordable dwellings that can help to deliver sustainable mixed communities.

## **12. Consideration of Options**

- 12.1 Within the Issues and Options stage a range of issues surrounding the provision of affordable were presented for consultation. The following chapter outlines the range of options consulted upon and the purpose of this section is to outline the responses and how these have been considered in proposing the preferred options. A preferred option is presented for each issue alongside a justification.
- 12.2 The consultation process at Issues and Options stage was wide ranging and followed the consultation principles established within the Hartlepool Statement of Community Involvement (SCI). Key stakeholders including housebuilders, Registered Social Landlords and Landowners were invited to make representations on the document, an on-line questionnaire was set up on the Hartlepool Borough Council consultation system and officers attended the Hartlepool Partnership, neighbourhood consultative groups and a range of other community groups in the town. Drop-in-sessions were conducted within Middleton Grange shopping centre and Central Library and all events were promoted within the local press. The consultation received 25 formal responses, the majority of which were from housebuilders and RSL's. A summary of the consultation responses is provided below alongside the relevant issue. The feedback from this consultation is considered alongside other factors such as National policy, local needs and SAVSEA assessments in formulating the preferred options.

### 13. Issue One – When should affordable housing be required?

#### **When should Affordable Housing be Required?**

**Option 1:** Set the site threshold to 15 units or more in line with PPS3.

**Option 2:** All residential developments to contribute to the delivery of affordable housing and no site threshold set.

**Option 3:** Reduce the thresholds for the provision of affordable housing in the areas highlighted as having the greatest need?

#### **Summary of Responses on Options**

- 13.1 **Option 1** – Option 1 received the most support, with seven of the representations received supported setting a threshold of 15 or more in line with the guidance within PPS3. The majority of these responses were from housebuilders who were concerned that setting a lower threshold may impact on the financial viability of schemes. This was of particular concern to local housebuilders who develop smaller sites and have limited ability to absorb the costs associated.
- 13.2 The Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) Report indicated that option one would have no negative impact in terms of sustainability. It was also shown that this option would have a positive impact in terms of housing, liveability, equity and diversity and futurity in the short medium and long term.
- 13.3 **Option 2** – Of those representations received three supported this option. In contrast to option one these were predominantly residents of the town which may indicate a feeling that more affordable housing is needed within Hartlepool.
- 13.4 The SA and SEA Report highlighted that option two would have no negative impact in terms of sustainability. Within the consultation one representation noted that option two may have a negative impact on the local economy as it could lead to local house builders going out of business if they have to deliver affordable housing on all sites. However, a positive impact is identified in terms of the economy in terms of increased home ownership if more affordable housing is developed. Within the SEA the report indicated that there would be no relationship in terms of housing objectives with this option – however it is considered that this option would clearly have positive effects.
- 13.5 **Option 3** – Only two representations specifically favoured this response, however another response suggested proposals should take into consideration the housing need within the proposed development

area – suggesting that a higher level of affordable housing would be delivered in that development if the need was greater. It was also noted in one representation that the Regional Spatial Strategy (RSS) supports the adoption of thresholds at a lower level than suggested within PPS3.

- 13.6 The SA and SEA Report highlighted that option three would have no negative impact in terms of sustainability. It was also shown that this option would have a positive impact in terms of housing, liveability, equity and diversity and futurity in the short medium and long term.

### **Preferred Option**

- 13.7 Taking into account Government Guidance (PPS3), the local evidence base, consultation responses to the Issues and Options Paper and the findings of the SA and SEA it is considered that Option One is the most appropriate as the Preferred Option.

**Preferred Option - Option 1:** Set the site threshold to 15 units or more in line with PPS3.

### **Justification**

- 13.8 The 15 unit or more threshold proposed within Option One is in line with Government Guidance contained within PPS3. The findings of the Strategic Housing Market Assessment (SHMA) (2007) also supports the proposed 15 unit site threshold. The SHMA also stated that to reduce the threshold below 15 units, current patterns of development across the Borough need to be reviewed to identify the profile of sites coming forward for development. Information from the recently produced 5 year Housing Land Supply document indicated that of the unallocated sites likely to come forward during that period only two of these fall below the 15 unit threshold (both of which are proposed for Registered Social Landlord (RSL) development). This, alongside the arguments for economic viability of schemes, illustrates that a lower threshold would not be sustainable within Hartlepool.

## 14. Issue Two – How much Affordable Housing should be provided?

### How much Affordable Housing should be provided?

**Option 4:** Set the affordable housing requirement to 30% on all sites in line with SHMA findings?

**Option 5:** Increase the percentage requirement of affordable housing to 40% across all eligible sites?

**Option 6:** Set a differing requirement depending on the number of units e.g.  
 1-2 units- financial contribution  
 2-15 units- 30% Affordable  
 15 or more units- 40% Affordable

**Option 7:** Negotiation based on the viability of schemes?

### Summary of Responses on Options

- 14.1 **Option 4** – A 30% requirement on all sites would conform with the RSS and would therefore be in line with regional policy. Three representations received supported this affordable housing requirement, this included a RSL who believed this should be a minimum requirement on all sites.
- 14.2 The SA and SEA Report highlighted that option four would have no negative impact in terms of sustainability. A positive impact was identified across a wide range of appraisal criteria.
- 14.3 **Option 5** – No consultation response specifically highlighted this as a preferred option.
- 14.4 The SA and SEA Report highlighted that option five would have no negative impact in terms of sustainability. It was identified that option five had a wide ranging positive impact across the appraisal criteria. Based on the consultation responses it is considered that this option would impact on the ability of local housebuilders to sustainably develop sites within Hartlepool – it was felt that this issue should be highlighted within the SA/SEA.
- 14.5 **Option 6** – This option was supported by one local resident who supported the principle of a differing requirement in line with the size of the site. This option links closely with the options in Issue One in terms of the proposed threshold on sites. The Preferred Option chosen within Issue One would impact on the deliverability of this option.
- 14.6 The SA and SEA Report highlighted that option six would have no negative impact in terms of sustainability. A positive impact was



identified across a wide range of appraisal criteria. Many of the appraisal criteria had no relationship to this option.

- 14.7 **Option 7** – This option received the greatest level of support from those representations received. The majority of these responses were from housebuilders or landowners who wanted to ensure that the level of affordable housing delivered is considered on a site by site basis, dependant on other issues which affect the viability of particular sites. Reference was also made to the emerging Tees Valley Strategic Housing Market Assessment (TVSHMA), initial findings of which are suggesting a 20% affordable housing requirement across the Tees Valley (with the exception of Darlington Borough Council).
- 14.8 The SA and SEA Report highlighted that option seven would predominantly have a positive effect on the appraisal criteria. The consultation highlighted that the viability of schemes should not have a negative impact on the built and natural environment objectives – this assumption is considered to be appropriate and the SA/SEA should be amended accordingly.

### **Preferred Option**

- 14.9 Taking into account Government Guidance (PPS3), the local evidence base, consultation responses to the Issues and Options Paper and the findings of the SA and SEA it is considered that a combination of options four and seven to create a 20%-30% scale based on viability should form the Preferred Option. Therefore the proposed Preferred Option would be:

**Preferred Option (combination of Option 4 & 7)** - The Council will normally seek a level of affordable housing of between 20-30% on a site by site basis. Developers are expected to provide economic financial viability evidence to justify a lower percentage than 30%.

### **Justification**

- 14.10 The following reasons explain the rationale behind the creation of a new Preferred Option emanating from options four and seven. The 30% requirement is supported by the RSS (Policy 32) for the North East and also the findings of the Hartlepool SHMA (2007) which recommended a 30% requirement on the sites that fall within the threshold of 15 or more – this is based on the affordability calculation detailed within PPS3. Taking into account economic viability considerations highlighted within the representations received and the initial findings of the TVSHMA (which proposed a 20% requirement across the Tees Valley), it was considered that where it can be illustrated that there are other key factors which impact on the deliverability of the site a reduced requirement may be appropriate. A balance between economic viability and the strategic importance of the site will be a key consideration in the decision on the level of affordable housing required – where the local authority considers the site to be of key strategic regeneration

importance and there are other issues such as contamination which affect the deliverability of the site then it is likely that a 20% level would be appropriate.

### 15. Issue 3 – Where should Affordable Housing be provided?

#### Where should the Affordable Housing be provided?

**Option 8:** All affordable provision to be provided on-site?

**Option 9:** Off-site provision to be allowed if it is demonstrated that off-site provision will make a better contribution towards achieving strategic housing objectives?

**Option 10:** Allow commuted sums for developments where it can be demonstrated that a scheme is unviable in terms of delivering on site affordable units?

**Option 11:** Allow off-site provision to be provided in an alternative area of greater affordable housing need?

#### Summary of Responses on Options

- 15.1 **Option 8** – From the representations received only two supported the option of all affordable housing provision being provided on site. A number of the comments received did however highlight that in certain circumstances it would be inappropriate to provide affordable housing on the site, for example on executive housing sites.
- 15.2 The SA and SEA Report highlighted that option eight would have no negative impact in terms of sustainability. It was also found that it would have significant positive impacts in terms of housing, diversity and equality and futurity as it contributes towards the development of a sustainable mixed use community.
- 15.3 **Option 9** – Seven of the responses received considered that provision of affordable housing off-site should be supported if it is demonstrated that it would go further towards achieving strategic housing objectives. The majority of these responses were from housebuilders who supported a degree of flexibility within the issue of where affordable housing should be provided.
- 15.4 The SA and SEA Report highlighted that option nine would have no negative impact in terms of sustainability. It would have positive impacts in terms of housing, diversity and equality and futurity.
- 15.5 **Option 10** – The responses received illustrated some support for the payment of commuted sums where it is proven to be unviable to deliver affordable housing on site. Once again the majority of these responses were from housebuilders who supported a degree of flexibility within this issue.
- 15.6 The SA and SEA Report highlighted that option ten would have no negative impact in terms of sustainability. It would have positive

impacts in terms of housing, diversity and equality and futurity, however the impacts would be greatest in the future as the pot of commuted sums grew and affordable housing was delivered.

- 15.7 **Option 11** – Three of the representations made thought that allowing provision of affordable housing off-site in areas of greater need would be the most practical option. However, it was also suggested that affordable housing should be provided in areas best served by public transport and local services.
- 15.8 The SA and SEA Report highlighted that option eleven would have no negative impact in terms of sustainability. This option illustrated that there would be significant positive benefits in terms of housing, liveability and place, equality and diversity and futurity. This option would have a more positive impact than other options as it seeks to provide affordable housing in locations where it is most needed.

### **Preferred Option**

- 15.9 Based on the guidance contained within PPS3, the findings of the public consultation, the results of the SA/SEA and taking into consideration economic viability it is felt that a combination of policies eight, ten and eleven is needed to provide the most sustainable policy for where future affordable housing provision will be delivered within Hartlepool.

**Preferred Option (combination of options 8, 10 and 11)** – The Council will require the provision of affordable housing to be within the development site. Off-site affordable housing provision or commuted sums will only be accepted as an alternative if the developer can demonstrate that affordable housing provision is not appropriate within the site due to the density, type and scale of proposed housing, local housing need or economic viability.

### **Justification**

- 15.10 It is considered that this proposed approach falls in line with the guidance contained within PPS3 which advocates that affordable housing should be delivered on the development site so that it contributes towards creating a mix of housing. Within Hartlepool there are only a small number of housing sites likely to come forward over the next 5 years, as evidenced within the Five Year Housing Land Supply, therefore it is important to secure affordable housing on site as appropriate alternative sites within the current limits to development may not exist. Where it is not considered appropriate to develop affordable housing on site, it is considered that off-site provision and as a final resort commuted sums, provides a flexible approach to ensuring that affordable housing provision is secured without affecting the financial viability of a development. PPS3 supports the provision of off-

site affordable housing or commuted sums towards it, stating that this should be robustly justified.

- 15.11 The consultation responses illustrated a need for a more flexible approach to where the affordable housing provision should be within the town. Acknowledging however that the majority of these responses are from housebuilders, it is accepted that the changes to this proposed option do allow a certain degree of flexibility whilst ensuring that the policy remains in line with national guidance. The changes to this option will ensure that developments in Hartlepool contribute to the creation of mixed communities in the future.

## 16. Issue 4 - What Type and Tenure of Affordable Housing should be provided?

### **What Type and Tenure of Affordable Housing should be provided?**

**Option 12:** 80% Social Rented and 20% intermediate tenure on each site, in line with SHMA findings?

**Option 13:** An 80/20% tenure split across all housing developments with the split on each individual site being negotiated having regard to the mix of tenures nearby?

**Option 14:** A more even split of social rented and intermediate tenure properties?

**Option 15:** Should housing types be specified within the policy e.g. family homes/bungalows etc?

### **Summary of Responses on Options**

- 16.1 **Option 12** - From the representations received only one supported a tenure split of 80% social rented and 20% Intermediate recommended within the Hartlepool SHMA. However many of the developers responding to the consultation did not support this option, stating that the tenure split on a development site should be negotiated on a site-by-site basis. Subsequently the sub-regional SHMA has identified the same tenure split of 80% social rented 20% intermediate affordable accommodation to apply across the Tees Valley.
- 16.2 The SA and SEA Report highlighted that option twelve would have no negative impact in terms of sustainability. The option was considered to have a long term positive impact in terms of housing, liveability and place, equity and diversity and futurity with significant positive impact from the medium to long term.
- 16.3 **Option 13** - This option stipulates the same tenure split as option 12 however it provides a greater degree of flexibility as surrounding tenures will be taken into consideration. Of the consultation responses received only two supported this option. It was also indicated that RSL's should be consulted when the planning application is being considered to provide details of current waiting list requirements.
- 16.4 The SA and SEA Report highlighted that option thirteen would have no negative impact in terms of sustainability. The appraisal also highlighted a long term positive impact in terms of housing, liveability and place, equity and diversity and futurity with significant positive impact from the medium to long term.
- 16.5 **Option 14** - This option received the greatest level of support from those representations received. 7 responses supported a more even split between social rented and intermediate housing, however it is

important to note that of these responses 6 were from developers highlighting the preference for intermediate housing products amongst the development industry. It was also indicated that a flexible approach to tenure split depending on the individual application site is considered most appropriate by private developers.

- 16.6 The SA and SEA Report indicated that option fourteen has no negative impact in terms of the sustainability criteria. An uncertain impact on the economy and the built and natural environment was identified. One reason for this was the uncertainty around intermediate housing products as they are relatively untested within Hartlepool and uptake of these products unclear. Within the built and natural environment objective uncertainty surrounding the management and repair of intermediate products was also raised.
- 16.7 **Option 15** – Only one response from a Hartlepool resident supported this option and stipulated the preference for bungalows in the town. The desire for bungalows has been highlighted during a range of consultation undertaken for the Local Development Framework (LDF) and within the Hartlepool SHMA.
- 16.8 The SA and SEA Report indicated that option fifteen had no negative impact in terms of the sustainability criteria. A positive impact was identified in terms of the economy, housing, liveability and place, equity and diversity and futurity.

### **Preferred Option**

- 16.9 Taking into account the guidance within PPS3, the findings of the Hartlepool SHMA and the SA and SEA Report it is felt that option twelve is the most appropriate as the preferred option.

**Preferred Option- Option 12:** 80% Social Rented and 20% intermediate tenure on each site, in line with SHMA findings.

### **Justification**

- 16.10 The tenure split of 80% social rented and 20% intermediate affordable housing is considered most appropriate to meet Hartlepool's strategic housing aims and the identified housing need within the town. Based on the evidence gathered for the Hartlepool SHMA recommendations were made for a 80% social rented and a 20% intermediate affordable housing split to meet the need within the town. One justification for this is the reduction of social rented stock through the Right to Buy scheme juxtaposed with increasing numbers of residents on the housing waiting list (currently exceeds 4000). This suggests a strong demand for social rented stock. In contrast to this intermediate affordable housing products are limited within Hartlepool therefore the demand for these products is undetermined, thus there is currently no evidence to suggest that setting a higher requirement for intermediate housing

products would be successful or would meet the needs of Hartlepool residents identified within the evidence base.

- 16.11 The findings of the sustainability appraisal support this assessment in determining that a 80% social rented, 20% intermediate tenure requirement would be most sustainable under housing objectives. In addition to this it was considered that stipulating specific types of affordable accommodation within the policy may not be appropriate in the delivery of sustainable mixed communities. The type of units provided should be considered on a individual site basis taking into consideration the types of properties surrounding the application site and the identified housing need within the area. This option is also supported by the findings of the TVSHMA.



## 17. Issue 5 - How should the Affordable Units be Managed and Sustained in the Future?

### How should the Affordable Units be Managed and Sustained in the Future?

**Option 16:** Affordable units should be delivered in partnership with a registered social landlord (RSL) by means of a Section 106 agreement?

**Option 17:** Affordable units should be delivered in partnership with a registered social landlord (RSL) by means of a Section 106 agreement with right to buy for tenants removed?

**Option 18:** Affordable units to be delivered and managed by the developer and the Council by means of planning conditions setting out occupancy criteria and criteria to retain the units in perpetuity?

### Summary of Responses on Options

- 17.1 **Option 16** - Of the representations received this option was considered most favourable by the respondents as 6 selected it as a preference. No comments within the consultation suggested that management of affordable stock by a RSL was not acceptable within Hartlepool. It is important to consider that only a minority of the consultation responses were from RSL's.
- 17.2 The SA and SEA Report indicated that option sixteen had no negative impact in terms of the sustainability criteria. The appraisal identified that this approach would have a positive impact in terms of economy, safety and security, housing, built and natural environment, liveability and place, equity and diversity, energy efficiency and futurity. Safety and security is particularly of relevance here as it was considered that RSL's have experience of managing properties and tenants in a safe and secure manner. Energy efficiency was also highlighted as a long term positive as it is assumed that any affordable housing products funded by Housing Corporation grant will meet the high standards of energy efficiency required within their terms.
- 17.3 **Option 17** – Only a minority of the responses (two in total) selected this option as the preferred way forward. It was highlighted within the consultation by a number of housing professionals that removal of the right to buy entitlement from the affordable units may not be appropriate and may contradict Landlord and Tenant Law.
- 17.4 The SA and SEA Report indicated that option seventeen had no negative impact in terms of the sustainability criteria. Positive impact in terms of housing, safety and security, economy, built environment, liveability and place and futurity.

- 17.5 **Option 18** – The consultation demonstrated little support for the option favouring management of affordable units by the housing developer, only two of the responses favoured this approach. Some uncertainty was expressed on the untested nature of this approach however a number of responses highlighted the need to adopt a flexible approach to affordable housing management to reflect advances in affordable housing products in future years.
- 17.6 The SA and SEA Report indicated that option eighteen had no negative impact in terms of the sustainability criteria. Positive impacts were identified in terms of Housing, built environment, liveability and place and futurity. An uncertain effect on the economy was identified in the short term due to the untested nature of developers managing affordable housing stock.

**Preferred Option**

- 17.7 Taking into account responses from the consultation, PPS3 and SAVSEA it is felt that option sixteen is the most appropriate as the preferred option, but with further investigation of means to ensure the accommodation remains affordable.

**Preferred Option- Option 16:** Affordable units should be delivered in partnership with a registered social landlord (RSL) by means of a Section 106 agreement, with appropriate provision to secure long term availability.

**Justification**

- 17.8 Option 16 is considered to be the most appropriate option for the management of affordable accommodation. It is our aspiration to ensure that these units remain affordable taking into account government guidance. The findings of the sustainability appraisal indicate that this option is most sustainable. It is also important to consider that an element of flexibility must remain within the final policy to respond to changing economic circumstances and new methods of affordable housing management that may prove to be appropriate for Hartlepool.

**18. Additional Comments for Consideration**

- 18.1 The initial issues and options public consultation and consultation with Hartlepool Borough Council officers highlighted some additional issues for consideration within the affordable housing DPD. It was suggested that the standards of affordable housing provision should stipulate that all affordable housing should be indistinguishable as far as possible from other housing within the site and where appropriate the concentration of affordable housing within a particular part of the development should be avoided unless there are sufficient

management requirements to justify a concentration; to contribute to the development of sustainable mixed communities. This factor should be considered within the preferred options consultation and the appropriateness of this for the affordable housing DPD should be assessed.

**19. The Next Stages in the Preparation of the Affordable Housing DPD**

- 19.1 The Council will consider the comments put forward during the current consultation and these comments and the Council's response to them will be made publicly available.
- 19.2 Then, taking account of the comments and any new issues or options raised, and in the context of a further sustainability appraisal report, the Council will determine the final policy wording within a Publication document, for the future development of affordable housing in the Borough. The Council will publish, in January 2009 a publication document that will undergo a statutory consultation period.

# Affordable Housing Development Plan Document- Preferred Options Questionnaire

1

**Issue 1 - When should affordable housing be required?**

**Preferred Option - Option 1:** Set the site threshold to 15 units or more in line with PPS3.

Do you feel that the Preferred Option for this issue is correct?

2

**Issue 2 - How much affordable housing should be provided?**

**Preferred Option (combination of Option 4 & 7) -** The Council will normally seek a level of affordable housing of between 20-30% on a site by site basis. Developers are expected to provide economic financial viability evidence to justify a lower percentage than 30%.

Do you feel the Preferred Option for this issue is correct?

3

Issue 3 - Where should affordable housing be provided?

**Preferred Option (combination of options 8, 10 and 11)** - The Council will require the provision of affordable housing to be within the development site. Off-site affordable housing provision or commuted sums will only be accepted as an alternative if the developer can demonstrate that affordable housing provision is not appropriate within the site due to the density, type and scale of proposed housing, local housing need or economic viability.

Do you feel the preferred option is correct?

4

Issue 4 - What type and tenure of affordable housing should be provided?

**Preferred Option- Option 12:** 80% Social Rented and 20% intermediate tenure on each site, in line with SHMA findings.

Do you feel the preferred option for this issue is correct?

5

**Issue 5 - How should the affordable units be managed and sustained in the future?**

**Preferred Option- Option 16:** Affordable units should be delivered in partnership with a registered social landlord (RSL) by means of a Section 106 agreement, with appropriate provision to secure long term availability.

Do you feel the preferred option for this issue is correct?

6

Have you and other comments on the Preferred Options DPD to make or are there any corrections or alterations you feel should be made?

**When complete please return to:**

Amy Waters  
Department of Regeneration and Planning Services  
Bryan Hanson House  
Hanson Square  
Hartlepool  
TS24 7BT

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**Report of:** Head of Technical Services

**Subject:** A179 Provision of Toucan Crossing and reduction in speed limits

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## **1. PURPOSE OF REPORT**

- 1.1 To inform the Forum of the proposed implementation of a Toucan Crossing on the A179 in the vicinity of the Tall Ships Public House and the reduction of the speed limit on this stretch of road.

## **2. BACKGROUND**

- 2.1 The A179 is the main route into the north of Hartlepool. It is a dual carriageway road with a 50mph speed limit to the east of the Bamburgh Road roundabout and a 60mph (National Speed Limit) to the west. There are currently no footways or pedestrian crossing points.
- 2.2 Over the last 10 years construction of the Middle Warren housing estate has been progressing and earlier in the year the Tall Ships Public House and Sainsbury's Supermarket were completed. These are sited close to the Bamburgh Road roundabout. The construction of these businesses has attracted a significant amount of custom from the Clavering estate situated on the opposite side of the A179. Many of these customers are pedestrians and have significant problems crossing the A179, particularly during peak traffic hours.
- 2.3 There are also a number of school children who attend Clavering School (27) and St Hilds School (25) who live on the Middle Warren Estate. In order to walk to these schools it is necessary to cross the A179.
- 2.4 There have been two recorded injury accidents on the A179 in the vicinity of the Bamburgh Road Roundabout both these accidents were rear end shunts and were classed as slight.

## **3. PROPOSALS**

- 3.1 It is proposed to introduce a Toucan Crossing on the east side of Bamburgh Road roundabout (see **Appendix 1**). A Toucan Crossing is a light controlled crossing which caters for both pedestrians and cyclists. Associated footways and cycle ways will be constructed



around the North East radius of Bamburgh Road roundabout to connect this facility to the existing footway /cycleway network.

- 3.2 Due to the increased development on the south side of the A179 and the potential presence of a Toucan Crossing it is considered appropriate to reduce the existing 50mph speed limit to 40mph.

#### Consultation

- 3.3 The Police and Emergency Services have been consulted with regards to these proposals and have no objections.

### **4. FINANCIAL IMPLICATIONS**

- 4.1 This scheme is estimated to cost £100,000 and will be funded through the Local Transport Plan, although funding from the Middle Warren developers is also being sought.

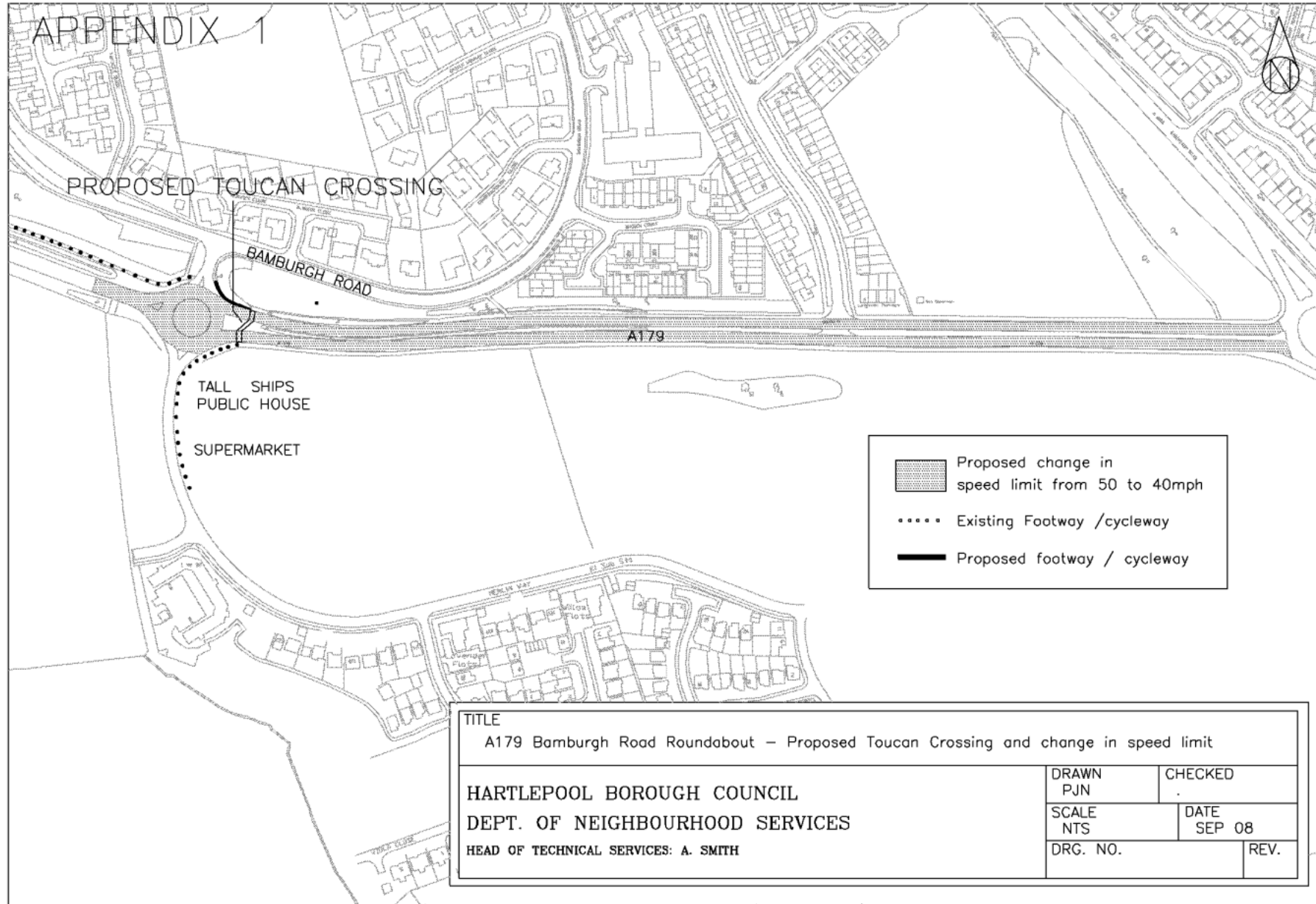
### **5. RECOMMENDATION**

- 5.1 The Forum receives the proposals and provides comments.

### **7 CONTACT OFFICER**

Peter Nixon (Senior Traffic Technician)  
Neighbourhood Services (Technical Services)  
Hartlepool Borough Council

01429 523244  
peter.nixon@hartlepool.gov.uk:



**Report of:** Head of Technical Services

**Subject:** Hart Lane/ Wiltshire Way 2<sup>nd</sup> Phase

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**1. PURPOSE OF REPORT**

- 1.1 To update the Forum on the current position with the above scheme.

**2. BACKGROUND**

- 2.1 Following the introduction of the 1<sup>st</sup> phase improvements at Hart Lane/Wiltshire Way last year, it was agreed to carry out the 2<sup>nd</sup> phase the following year, when funding became available. The 1<sup>st</sup> phase was to provide a new road to Throston Grange Lane, a signalised cross roads and some of the parking improvements.
- 2.2 The 2<sup>nd</sup> phase of the scheme was initially designed to improve car parking facilities for the shops and in addition, to prevent HGV's using Hartside Gardens. This would have been achieved by creating a new access into the shops car park from Wiltshire Way, taking away the need to use Hartside Gardens, and also by providing an additional lay-by on Hart Lane to cater for Tesco's deliveries. The scheme also includes a disabled parking bay outside of the doctors and a lay-by for residents on Throston Grange Lane.

**3. CONSIDERATION**

- 3.1 Unfortunately following extensive negotiations with the landlords for the shops, whose land was affected in part, they were not prepared to allow these proposals to go ahead. As a result, there was no alternative other than to design a revised 2<sup>nd</sup> phase, without the new entrance and the Hart Lane lay-by (See attached plan, although this does show lay-by).
- 3.2 It then came to light that the shops had changed hands, and the new landlords were approached to see if they had a different view. Despite several attempts to reach an agreement, their approval has not been forthcoming, and if this does not happen by the end of October, the revised scheme will be implemented.

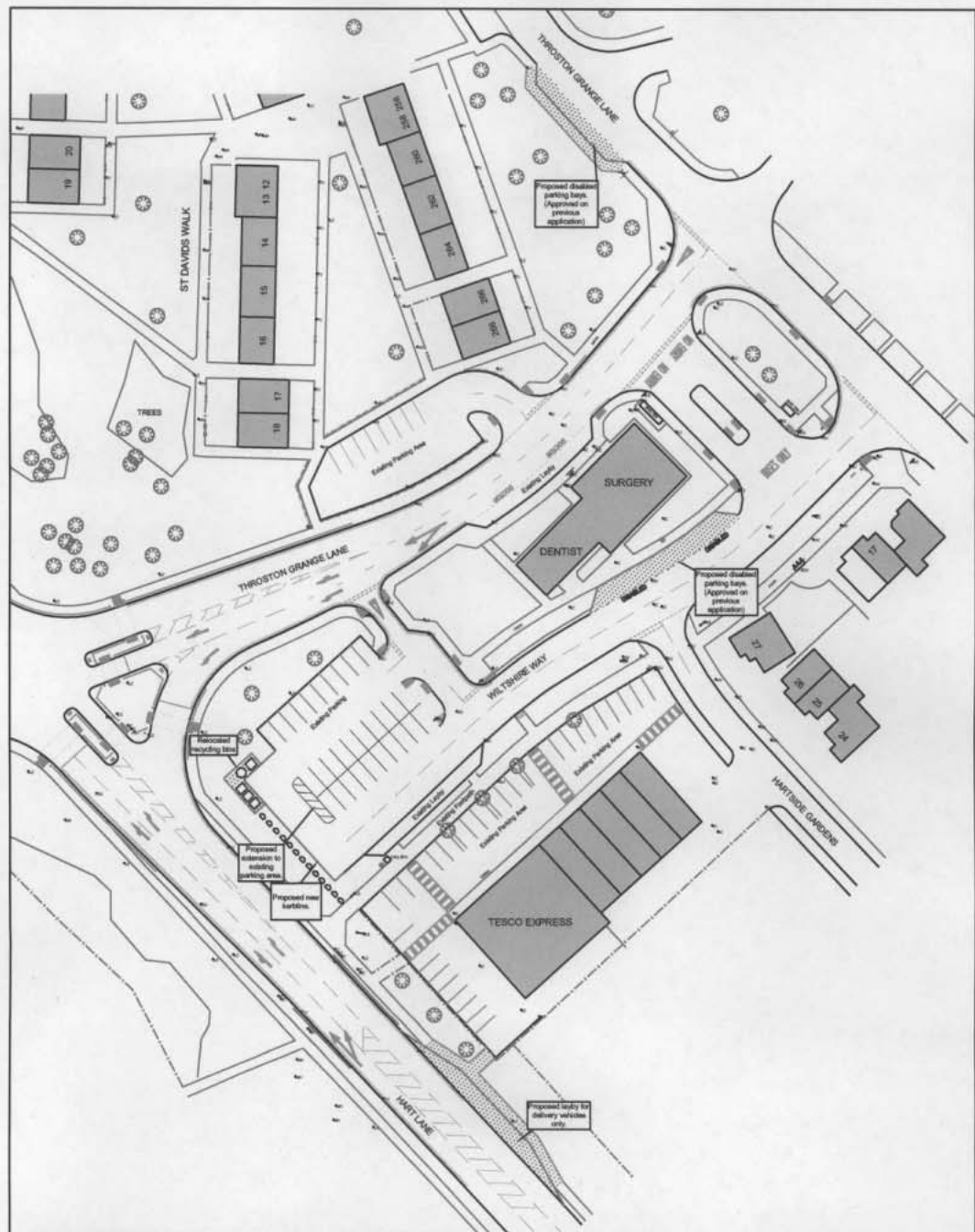
- 3.3 Planning permission has already been granted for the scheme, however, permission would still be required should the new lay-by be able to be provided.
- 3.4 It is anticipated that the works will start in November 2008.

#### **4. RECOMMENDATIONS**

- 4.1 The Forum notes the update report.

#### **5. CONTACT OFFICER**

Mark Reed, Traffic Technician  
Technical Services  
Tel: 01429 523200  
Email: [peter.frost@hartlepool.gov.uk](mailto:peter.frost@hartlepool.gov.uk)



Title

## APPENDIX 2



BOROUGH OF HARTLEPOOL  
 NEIGHBOURHOOD SERVICES DEPARTMENT  
 TECHNICAL SERVICES DIVISION  
 ENGINEERING MANAGER : Alan Coulson BSc(Hons), CEng, CEnv, MICE  
 Hanson House, Lynn Street, Hartlepool TS24 7BT. Tel. (01429) 266522

Drawn	Date
Scale	
Dwg.No.	Appendix 2

**Report of:** North Neighbourhood Manager

**Subject:** MINOR WORKS PROPOSALS

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**1. PURPOSE OF REPORT**

- 1.1 To request Minor Works funding for a variety of schemes within the North Neighbourhood Consultative Forum area.

**2 SCHEME ONE: HART WARD GLENEAGLES ROAD  
HORTICULTURE SCHEME TREE SCHEME**

- 2.1 Local residents and Ward Councilors have made requests for the shrub bed, grassed area and the general condition of the local environment be improved. The proposed scheme is to remove the shrub bed top soil, grass seed over the area and to plant ten trees with protective cages on and around the immediate area (**Appendix A**)
- 2.2 The total cost for this scheme would be **£4,500**

**3. RECOMMENDATIONS**

- 3.1 The Forum is asked to consider the above schemes. Approved schemes will need to be presented to the Regeneration and Liveability Portfolio for final approval.

## APPENDIX A

