

# **COMMUNITY SAFETY AND PLANNING PORTFOLIO DECISION SCHEDULE**



**Friday 9 December 2011**

**at 10.00 a.m.**

**in Committee Room C,  
Civic Centre, Hartlepool**

The Mayor Stuart Drummond, Cabinet Member responsible for Community Safety and Planning will consider the following items.

## **1. KEY DECISIONS**

- 1.1 Domestic Violence Strategy 2012-2015 – *Assistant Director (Neighbourhood Services)*

## **2. OTHER ITEMS REQUIRING DECISION**

- 2.1 Update with Regard to a Rejected Joint Tees Valley Building Control Merger Proposal – *Assistant Director (Regeneration and Planning)*
- 2.2 Tanfield Nursery (Southern Site) Planning and Development Brief – *Assistant Director (Regeneration and Planning)*
- 2.3 Briarfields Paddock and the Former Ambulance Station Draft Planning and Development Brief - *Assistant Director (Regeneration and Planning)*

## **3. ITEMS FOR INFORMATION**

No items.

## **4. REPORTS FROM OVERVIEW OF SCRUTINY FORUMS**

No items.

## **COMMUNITY SAFETY AND PLANNING PORTFOLIO**

Report to Portfolio Holder  
**9 December 2011**



**Report of:** Assistant Director (Neighbourhood Services)

**Subject:** DOMESTIC VIOLENCE STRATEGY 2012-2015

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### **SUMMARY**

#### **1. PURPOSE OF REPORT**

The purpose of this report is to provide the Portfolio Holder with an opportunity to comment on the draft Domestic Violence Strategy which is being developed through consultation with service users, partners and stakeholders, and to request that the Portfolio Holder considers the process outlined in the report in relation to consulting with relevant partners on the draft strategy.

#### **2. SUMMARY OF CONTENTS**

The report provides an overview of the issue of Domestic Violence, as it affects the people of Hartlepool, and gives a summary of the content of the Strategy.

The strategy has four key objectives aiming to tackle all aspects of Domestic Violence.

The report provides an outline of the consultation process and a time frame for implementation.

#### **3. RELEVANCE TO PORTFOLIO HOLDER**

Domestic Violence is a key community safety priority, with up to 34 instances of domestic abuse being reported to the Police each night across Hartlepool.

**4. TYPE OF DECISION**

Key decision (test ii applies). Forward Plan reference number RN29/10.

**5. DECISION MAKING ROUTE**

Community Safety and Planning Portfolio on 9 December 2011.

Eight week consultation period with statutory, voluntary community organisations and general public.

Final draft to Portfolio Holder March 2012.

Safer Hartlepool Partnership March 2012.

**6. DECISION REQUIRED**

The Portfolio Holder to comment on the draft Domestic Violence Strategy (**Appendix 1**) and approve the associated consultation programme.

**Report of:** Assistant Director (Neighbourhood Services)

**Subject:** DOMESTIC VIOLENCE STRATEGY 2012-2015

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## **1. PURPOSE OF REPORT**

- 1.1 The purpose of this report is to provide the Portfolio Holder with an opportunity to comment on the draft Domestic Violence Strategy (**Appendix 1**) which is being developed through consultation with service users, partners and stakeholders, and to request that the Portfolio Holder considers the process outline in relation to consulting with relevant partners on the draft strategy.

## **2. BACKGROUND**

- 2.1 From 1 April 2010 to 31 March 2011, Police in Hartlepool dealt with 2,846 Domestic Violence related incidents, of which 745 were recorded as crimes. Using the 'Violence Against Women and Girls Ready Reckoner' and data from the British Crime Survey, the estimated cost of domestic and sexual violence in an area the size of Hartlepool annually would be £27,317,000.
- 2.2 The Strategy gives an overview of new developments in the field of Domestic Violence since the 2007-2010 Domestic Violence Strategy was written, including the development of the national strategy for 'Tackling Violence Against Women and Girls' (2010), and a number of legislative changes designed at improving support to victims, including:
- **Domestic Violence Protection Orders**, which if made by the Magistrates Court may require the alleged perpetrator not to contact the victim, or return to the victim's address for a minimum of 14 days, and a maximum of 28 days.
  - **Domestic Homicide Reviews (DHR)**, were established on a statutory basis under section 9 of the Domestic Violence, Crime and Victims Act 2004 and came into force on 13 April 2011. Overall responsibility for establishing a DHR rests with Community Safety Partnerships which are required to undertake a multi-agency review when a person has been killed as a result of domestic violence.

- **The Forced Marriage (Civil Protection) Act 2007**, which came into force on 25 November 2008, provides for three types of applicant who may apply for a Force Marriage Protection Order. They are the victim, anyone on their behalf with the permission of the court and a relevant third party.

2.3 The Strategy suggests four key priorities which builds on the progress made during the last strategy, takes into consideration national and local evidence on levels and factors/triggers in relation to domestic violence and vulnerable individuals/groups, together with recent consultation events where key partners have come together to discuss the new strategy. These are:

- **Prevention and Early Intervention** – Through our work to prevent domestic violence we will increase awareness and knowledge of the impact of domestic violence, services an options available and intervene early to reduce violence and the escalation of violence.
- **Provision of Services** – We will continue to provide support to victim/survivors, and children whose lives are blighted by domestic violence and to perpetrators and ensure that they face minimal barriers in accessing the support they need.
- **Partnership Working** – We will continue to work closely with our Partners to obtain the best outcome for victims and their families.
- **Justice Outcomes and Risk Reduction for Victims** – We will take action to reduce the risk to victims and their family and support the criminal justice process to ensure perpetrators are brought to justice.

### 3. ACTION PLAN

3.1 The strategy as it stands does not contain an action plan; the intention is to develop this through the consultation process.

### 4. CONSULTATION PROCESS

4.1 Consultation will take place with the following groups and organisations:

- Safer Hartlepool Partnership, including the Domestic Violence Forum
- Community Safety and Planning Portfolio
- Key Voluntary Organisations, for example; Harbour, Victim Support; Barnardos (This list is not exhaustive)

- Child and Adult Services
- Fire Brigade
- Police
- Health Services
- Social Housing Providers
- Neighbourhood Action Plan Forums
- Ward Councillors
- General Public – Internet

3.2 In line with the existing Hartlepool Compact, under section (B) Consultation and Policy Code, those involved in the consultation process will be given 8 weeks to feed back their comments, information will include details of the timescale, any decision already made and arrangements for expressing views. The consultees will be provided with a questionnaire, which will guide them through a range of questions in relation to the key elements of the Domestic Violence Strategy.

3.3 Where possible, on line consultation will be the main tool. Where this is not possible, consultees will be written to and provided with a hard copy of the Framework.

3.4 It is envisaged that implementation of the Year One Action Plan of the strategy will commence in April 2012.

#### **4. RECOMMENDATION**

4.1 The Portfolio Holder to comment on the draft Domestic Violence Strategy (**Appendix 1**) and approve the associated consultation programme.

#### **5. BACKGROUND PAPERS**

5.1 There are no background papers attached.

#### **6. CONTACT OFFICER**

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# Hartlepool Domestic Violence Strategy 2012 -2015

Draft (21<sup>st</sup> Nov 2011)

DRAFT



## Hartlepool Domestic Violence Strategy 2012 -2015

Draft (21<sup>st</sup> Nov 2011)

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**Foreword**

I am very pleased to be able to introduce the Hartlepool Domestic Violence Strategy 2012-2015 which has been developed by the Safer Hartlepool Partnership.

The strategy builds on excellent work that has been going on in Hartlepool for a number of years now.

Despite this, Domestic Violence continues to be of great concern with incidents reported to the Police on a daily basis. Behind each report lies untold misery to those directly involved and also the rest of the family. We need to support the whole family to break the cycle and bring about better outcomes for everyone.

This strategy brings together representatives from the statutory and voluntary sectors to achieve this common goal.



**(Insert Signature Here)**

**Stuart Drummond**  
**Mayor of Hartlepool**

## 1. Defining Domestic Violence

Nationally and internationally there are numerous definitions of domestic violence.

The Safer Hartlepool Partnership has adopted the Government definition of domestic violence as follows:

“any incident of threatening behaviour, violence or abuse (psychological, physical, sexual, financial or emotional) between adults who are or have been intimate partners or family members, regardless of their gender or sexuality”

This includes issues of concern to Black and Minority Ethnic and Refugee (BMER) communities, such as so called ‘honour based violence’, Female Genital Mutilation (FGM) and Forced Marriage. (Home Office, 2008).

Domestic violence is rarely a one-off incident and should instead be seen as a pattern of abusive and controlling behaviour through which the abuser seeks power over their victim. Domestic violence occurs across society, regardless of age, race, sexuality, gender identity, religion, wealth and geography.

## 2. National Policy and Context

Over recent years, national and local government have increasingly recognised the complex issues relating to domestic abuse and the importance of tackling domestic violence, both in terms of the social and economic costs. During the last few years we have seen the introduction of;

- **Specialist Domestic Violence Courts** which provide a specialised way of dealing with domestic violence cases in magistrates' courts. They represent a multi agency approach by Police, Probation, Prosecutors and support services to supporting victims through the Criminal Justice System and share information better so that more offenders are brought to justice.
- **Independent Domestic Violence Advisors (IDVAs)**, who are independent professional advisors that work with victims from the point of crisis to assess the level of risk, discuss the range of suitable options available to victims and develop coordinated safety plans.
- **Independent Sexual Violence Advisors (ISVAs)**, who provide support and advice to victims of recent and historic sexual violence and abuse throughout and beyond the criminal justice process.
- **Multi Agency Risk Assessment Conferencing (MARAC)** which is a multi agency meeting that focuses on the safety of high risk domestic violence victims. Probation, Police, Housing, Local Authority, Health and IDVA are a few of the agencies that attend MARAC.
- **Sexual Assault Referral Centres (SARC)** are one-stop locations where victims of recent sexual assault can receive medical care and counselling quickly and where forensic evidence can be captured for potential prosecutions.
- **Sanctuary Schemes** which enable households at risk of violence to remain in their own homes and reduce repeat victimisation through the provision of enhanced security measures (Sanctuary) and support.
- **Perpetrator programmes** that provide structured group work to support perpetrators of domestic violence address the attitudes and beliefs which underpin their abusive behaviour. In order to tackle domestic violence there needs to be a focus on addressing the violent and abusive behaviour of those who perpetrate it and there are currently very few avenues of practical support - especially for perpetrators who recognise they have a problem and would like to change their behaviour, and for young people who perpetrate violence in their relationships to challenge their violent behaviour before it becomes entrenched.

## Hartlepool Domestic Violence Strategy 2012-2015

A great deal of work has also been undertaken by national Government and agencies to raise awareness and deal with the issues of **Forced Marriage** which is a marriage in which one or both spouses do not (or, in the case of some vulnerable adults, cannot) consent to the marriage and duress is involved. Forced marriage is a violation of human rights and a form of child/adult domestic abuse. Also, in tackling **Honour-Based Violence** which includes assault, imprisonment and murder where the person is being punished by their family or their community for being perceived as bringing “shame” or “dishonour” to the family.

We have also seen the implementation of new legislation to support victims of domestic violence.

- In June 2011, **Domestic Violence Protection Orders (DVPOs)** were piloted for one year in three Police force areas. The DVPO which, if made by the Magistrates Court, may require the alleged perpetrator to not contact the victim or return to the victim's address for a minimum of 14 days and maximum of 28 days. This recognises the fact that immediately after a domestic violence incident, the victim may require immediate protected time and support.
- **Domestic Homicide Reviews (DHR)**, were established on a statutory basis under section 9 of the Domestic Violence, Crime and Victims Act 2004 and came into force on 13th April 2011. Overall responsibility for establishing a DHR rests with Community Safety Partnerships which are required to undertake a multi-agency review when a person has been killed as a result of domestic violence; to make sure lessons are learned and professionals understand fully what happened and most importantly, to identify what needs to change in order to reduce the risk of such tragedies happening in the future.
- **The Forced Marriage (Civil Protection) Act 2007**, which came into force on 25<sup>th</sup> November 2008, provides for three types of applicant who may apply for a Forced Marriage Protection Order. They are the victim, anyone on their behalf with the permission of the court and a relevant third party. A relevant third party may apply on behalf of a victim and does not require the leave of the court. Local authorities, once designated will be able to act as a relevant third party.

In November 2010, the Government published the **Violence against Women and Girls (VAWG)** strategic narrative which outlined its vision in Tackling Violence against Women and Girls. Its key aims were to:

- prevent such violence from happening in the first place by challenging attitudes and behaviors' which foster it, increasing understanding and intervening early where possible.

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- provide adequate levels of support where violence does occur;
- work in partnership to obtain the best outcome for victims and their families; and
- take action to reduce the risk to women and girls who are victims of these crimes and ensure that perpetrators are brought to justice.

### National Picture

Domestic violence can get progressively worse over time and can happen to anyone. There are factors that can increase risk and there are a certain number of 'givens' when we look at the nature and extent of domestic violence. For instance we know that:

- At least 750,000 children a year witness domestic violence. Domestic violence is a major indicator of risk to children and young people. (Dept of Health, 2003).
- On average, two women a week are killed by a male partner or former partner. (Povey, (ed.), 2004, 2005; Home Office, 1999; Department of Health, 2005.)
- At least 1 in 4 women in the UK will experience domestic abuse in their lifetime, often with years of psychological abuse. (Council of Europe, 2002)
- Almost 1 in 5 women will experience sexual assault in their lifetime (British Crime Survey 2009/10)
- 30% of domestic violence starts in pregnancy. (Lewis and Drife, 2001, 2005; McWilliams and McKiernan, 1993)
- In 2009, the Forced Marriage Unit, which is a joint initiative with the Home Office and the Foreign and Commonwealth Office, received 5000 enquiries and handled approximately 400 cases in 2007, 167 involved repatriation to the UK. (From answer to Parliamentary question, Vernon Coaker MP, 30/1/08)
- The minimum cost of violence against women and girls in the UK is £37.6bn. (S Walby, The Cost of Domestic Violence Update 2009 Lancaster University)

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- Domestic violence is a hidden crime and as such it is greatly under reported with only a minority of incidents of domestic violence reported to the police, varying between 23% (Walby and Allen, 2004) and 35% (Home Office, 2002; see also British Crime Survey, 1998; Dodd, et al., 2004). Therefore, relying on Police data gives us an incomplete picture and we need to look more widely for supporting data from other agencies. However, we also know that victims have increasing confidence in the Police and are more likely to report incidents of violence now than they have in previous years.
- Domestic violence impacts disproportionately on women and children, although it is recognised that men can also be victims of domestic violence, they are less likely to have been repeat victims and less likely to be seriously injured. (Scottish Executive Central Research Unit, 2002). Women account for 89% of victims of the most severe ongoing violence (i.e. four incidents or more) and the violence used by men against female partners is much more severe. (Walby and Allen, 2004)
- Domestic violence occurs in all communities and is experienced across all social groups irrespective of age, class, disability, gender, race, religion, sexuality, socio-economic status or lifestyle. Domestic violence also occurs in a range of relationships including heterosexual, LGBT (lesbian, gay, bisexual and transgender) and also within extended families. While perpetrators are often partners, they may also be boy/girlfriends, parents, parents-in-law, siblings or ex-partners.
- We also know domestic violence causes significant health problems including physical injuries, self harm, eating disorders, attempted suicide, depression and anxiety and other mental health problems, and substance misuse. The consequences of domestic violence include poverty, unemployment and homelessness and impacts on employers by decreasing the productivity of employees, increasing absenteeism and staff turnover.

### 3. Domestic Violence in Hartlepool

There is still a great deal to learn about the nature and extent of domestic violence in Hartlepool. The picture we have at present is based mostly on data and information provided by the Police, but we also know that a large number of victims will not report every attack to the Police or may wait until the violence increases in severity before reporting it. They may instead seek assistance from their GP, or go to A&E, or disclose to a friend or Health Visitor. Therefore, to understand the true picture in Hartlepool, which is necessary to make provision for services and preventative interventions, data needs to be collected and analysed from all agencies that are touched by victims and families of domestic and sexual violence.

Based on the 2001 census figures, Hartlepool has a population of 89,600 which can be broken down into;

- Females – 37,200
- Males - 34,200
- Children under 16yrs living in the Borough -18,200

Using the Violence Against Women and Girls ready reckoner, and based on regional data from the British Crime Survey, the estimate for an area the size of Hartlepool would be that:

- 4,800 women and girls aged 16-59 have been a victim of domestic abuse in the past year
- 2,000 woman and girls aged 16 -59 have been a victim of sexual assault in the past year
- 5,700 women and girls aged 16-59 have been a victim of stalking in the past year

The estimated cost of domestic and sexual violence in an area with the population size of Hartlepool would be:

- £5,887,000 physical and mental health care costs,
- £3,708,000 Criminal Justice costs,
- £698,000 Social services costs,
- £17,025,000 other costs include housing, civil & legal and employment costs

## Hartlepool Domestic Violence Strategy 2012-2015

The total of £27,318,000 does not take into account the human and emotional costs of domestic violence which are significant. The cost of domestic violence is very high, both in terms of human suffering and financial cost to services.

From 1st April 2010 to 31 March 2011, Police in Hartlepool dealt with (Police data);

- 2846 domestic violence related incidents of which 765 were recorded as domestic related crimes. Not all incidents reported to the Police are defined as crimes. Emotional abuse for example is not defined as a crime but can have a serious and lasting impact on the person.
- 66% of these crimes involved physical violence
- 1.5% related to sexual violence
- 35% of crimes were committed whilst the perpetrator was under the influence of alcohol.

Of these incidents and crimes:

- 82% of victims were female
- 310 children were present in the house when the incident took place
- 80% involved intimate partners who were 18 and over
- 14% of victims were assessed as High Risk
- 7% of victims were assessed as Very High Risk
- 158 of cases had been discussed at the MARAC
- Repeat victimisation continues to be an issue



#### 4. What has been done to tackle domestic violence in Hartlepool?

In 2010, Paul Walker, Chief Executive of Hartlepool Borough Council established and chaired a Domestic Violence Development Group with a view to improving joint working between relevant public bodies and establish a clear picture of the effectiveness of what was being delivered in Hartlepool. Following from this, a report was produced; 'Domestic Violence – Mapping of Services in Hartlepool', and set out areas for improvement.

The Authority also examined its own processes, systems and procedures and compared them to best practice to see how improvements could be made. Early 2011, Voluntary Sector service providers and HBC officers met to discuss and agree priorities which were identified as:

- Prevention, including workforce development
- Support to female victims with children, to include a IDVA service
- Refuge and 'move on' accommodation
- Support to children in households with domestic violence
- Support to female victims
- A male perpetrator programme
- Support to male victims
- Security improvements to victims' homes (target hardening)

Additionally, work has been undertaken to examine and discuss why such low numbers of minority groups report domestic violence and what can be done to encourage and support more victims to report.

In July 2011, a Domestic Violence Commissioning Event was held, when a wide range of Partners came together to discuss the essential domestic violence services that needed to be commissioned and delivered in Hartlepool and to agree the strategic objectives for the Domestic Violence Strategy 2012-2015.

At an operational level, a multi agency Domestic Violence Forum has been reconstituted and will meet every quarter. The first meeting was held in October 2011 and will be chaired by Hartlepool's District Commander.

## Hartlepool Domestic Violence Strategy 2012-2015

Hartlepool's Domestic Violence Strategy 2007-2010 outlined the priorities and planned actions to reduce domestic violence in Hartlepool using prevention and education; supporting victims and improving access to domestic violence services; increasing detections and positive enforcement outcomes; and developing methods of data collection and data sharing.

There have been a number of key achievements during the life span of the strategy which include:

Implementing a Multi Agency Risk Assessment Conference (MARAC); this confidential meeting is held every three weeks in Hartlepool where information about very high risk clients is shared and discussed in order to enable safety and support measures to be put in place. On average nine cases are discussed at each meeting and between January 2011 and October 2011, 123 cases were listed with 33% of cases heard are as the result of repeat incidents. (Cleveland Police Vulnerability Unit)

Having trained and accredited Independent Domestic Violence Advisors (IDVAs) to address the safety of high risk domestic abuse victims and their children and they also serve as the victim's primary point of contact.

Establishing a Specialist Domestic Violence Court (SDVC) in Hartlepool; this received accreditation in April 2010 from the Home Office and Ministry of Justice.

The provision of a voluntary perpetrator programme to deliver a structured programme for men who are violent or abusive to their partners and wish to change their behaviour.

The Probation Service also delivers the Community Domestic Violence Programme (CDVP) for perpetrators of domestic violence, which can be imposed as part of a Community Order, Suspended Sentence Order or as an additional Licence condition where the License is of sufficient duration to complete the Programme. However, many perpetrators of domestic violence never, or only infrequently, come into contact with the Police, let alone the courts and the probation service.

The aim of the programme is to help them stop their offending and contribute to the safety of children and young people living in homes where there is domestic violence

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The establishment of Helen Britton House, a Sexual Assault Referral Centre based in Middlesbrough which provides services to all victims of rape across the Tees Valley area. It provides essential physical, mental and support services tailored to meet the needs of victims that can be responded to within one location.

An Independent Sexual Violence Adviser (ISVA) who provides support to victims who have been sexually assaulted or raped, regardless of whether their case is being dealt with through the Criminal Justice System or not

The **Police** are usually the first agency to respond to incidents of domestic violence and in July 2009, Cleveland Police changed the way in which it dealt with child and adult abuse and domestic violence by establishing two Vulnerability Units - North (Stockton and Hartlepool) and South Tees (Middlesbrough and Redcar and Cleveland). The teams brought together the working practices of child abuse investigations, vulnerable adult abuse investigations and serious and complex cases of domestic violence. Each team, lead by a Detective Inspector specialise in child abuse work, vulnerable adult investigations and serious and complex domestic violence. Police staff are also involved in risk assessment, safety planning, preparation and dissemination of Police information and research.

**Housing Hartlepool** is the main provider of social housing in Hartlepool and works closely with the Police and Voluntary Sector agencies to support its tenants who are victims of domestic violence. It has an active policy in relation to domestic violence and undertakes target hardening of properties upon referral from a Crime Prevention Officer, and uses its powers to seek legal remedies; namely injunctions and proceedings for possession which will be sought against perpetrators where a victim has fled the family home.

**Health;** pregnancy is one of the major triggers for domestic violence and some health professionals, particularly Midwives and Health Visitors play a key role in screening and identifying women suffering domestic violence or abuse and make the appropriate referral. Domestic violence has been identified as a prime cause of miscarriage or still-birth (Mezey, 1997), and of maternal deaths during childbirth (Lewis and Drife, 2001, 2005). Between 4 and 9 women in every 100 are abused during their pregnancies and/or after the birth. (Taft, 2002)

It is also important that acute services such as Accident and Emergency Depts. have a good awareness of the issues around domestic violence. To this end Hartlepool Domestic Violence Forum works closely with North Tees Accident and Emergency

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Department, providing information on the help available to victims and ensuring that staff have a good understanding of domestic violence issues and how to respond to victims.

Many of the services available for victims are provided by **Voluntary Sector agencies**. The main agencies in Hartlepool are:

- Harbour, which is based in Hartlepool, is the main provider of domestic violence services in the town. It provides; refuge provision, outreach and resettlement support, counselling, IDVA services, a perpetrator programme, sexual violence counselling and support to male victims of domestic violence.
- Victim Support, an independent organisation based in Hartlepool, provides information, practical help, advocacy and emotional support to people who have experienced a crime and to their families and friends. Their services are free and available to everyone, whether or not the crime has been reported and regardless of when it happened. They also provide a Witness Service in every criminal court, supporting witnesses for both the prosecution and defense and comprehensive support to children at court.
- Women's Support Network (WSN), which is based in Middlesbrough, provides a free and confidential counselling service across the Teesside area for victims over 14 years of age who have suffered rape or sexual abuse. As well as providing a counselling service, WSN employ an Independent Sexual Violence Advisor to support victims of sexual violence in Middlesbrough, Stockton and Hartlepool.

## 5. What more can we do?

We know that there is a great deal more to be done to tackle the challenges in reducing domestic and sexual violence in Hartlepool. There are groups of people who suffer from domestic and sexual abuse that are particularly vulnerable and face additional barriers to accessing support. Whilst domestic and sexual violence is under reported, it is particularly so with these groups of people and therefore we need to develop a greater understanding as to the prevalence and specific issues that they may face. These groups include:

### **Children and young people**

The links between domestic violence and child safeguarding are evident. The Safer Hartlepool's Strategic Assessment – Nov 2010, identified that nearly one third of domestic violence victims who accessed local voluntary sector services had one or more children aged 16 years and under. 181 children were aged between 0-5 years and a further 25 children were aged between 6-16 years.

Although not every child is affected in the same way, living with domestic abuse and violence can cause serious emotional harm in both the short and long term. More worryingly, children may also be physically and sexually abused. Children exposed to violence will react in different ways, and not every child who witnesses abuse will experience long-term difficulties. Children can also feel that the violence is their fault and experience anger, increased levels of anxiety, psychosomatic illnesses such as headaches, abdominal complaints, have low ratings in school, and may also worry that violence is taking place when they are at school or out with friends.

To help address this, Children's Services is strengthening its focus on the early identification of domestic violence in families where there are children present, including those families where indicators of domestic violence or abuse are apparent but no disclosures have been made. It will tackle this by providing a specialist domestic violence expert to provide advice, guidance and intervention in specific cases, to the Children's Early Intervention Team. It is anticipated that this approach of early identification and delivery of services to children and families will reduce the number of incidents of domestic violence, reduce the risk to children and their family and increase their safety.

## Hartlepool Domestic Violence Strategy 2012-2015

The influence of domestic violence is also evident amongst young offenders with just under half claiming that DV was a factor in their lives with the majority being victims or witnesses and that it was a contributory factor in their emotional or behavioural problems, and in some cases for their involvement in the criminal justice system.

### **Partner exploitation and violence in teenage intimate relationships**

Although a body of evidence exists regarding adult experiences of domestic violence, very little is known about abuse and violence in teenage relationships.

The results of a two year study 'Partner exploitation and violence in teenage intimate relationships'; (University of Bristol and the NSPCC) into this issue were published in Sept 2009 and findings showed that from a study involving 1353 young people between the ages of 13yrs and 17 yrs, overall, 88 % of young people reported some form of intimate relationship violence. Girls reported greater incidence rates for all forms of violence and experienced violence more frequently and described a greater level of negative impacts on their welfare. The research also found that younger participants (aged 13 to 15 years old) were as likely as older adolescents (aged 16 and over) to experience particular forms of violence.

Hartlepool has approx. 18,200 children under the age of 16yrs living in the borough and therefore we need to gain a clearer picture as to what the findings from the research means in terms of the young people of Hartlepool.

Additionally, a report 'Standing on my Own Two Feet'; (University of Bristol and NSPCC) represents the first UK research to focus on disadvantaged young people's experiences of violence and control in their intimate relationships and showed that impoverished teenagers are twice as likely as 'better off' youngsters to be abused by their boyfriends or girlfriends'.

This is significant as Hartlepool is ranked 24th most deprived out of the 354 Local Authorities in the Country. Hartlepool has 17 wards, seven of which fall into the top ten per cent of most deprived wards in Britain. Five wards fall into the top three per cent most deprived in Britain, and two wards are in the top one per cent most deprived.

**People who identify themselves as Lesbian, Gay, Bisexual or Transgender (LGBT)**

Domestic abuse is a considerable problem for gay, lesbian, bisexual, and transgender people and there are limited options available to victims regarding support or advice.

The reality of LGBT relationship violence is rarely discussed both within LGBT communities and within mainstream agencies that provide support for those experiencing domestic violence. In fact, research suggests that often LGBT victim/survivors of domestic violence may not recognise or name their experiences as domestic violence. LGBT people can be reluctant to seek help for fear of homophobic or transphobic treatment, and may be unable to turn to family or friends for support if they are not 'out' about their sexuality. This can leave LGBT people who suffer from domestic violence especially isolated and at risk of further abuse.

Sometimes the abuse looks similar to that experienced by heterosexual women but there are additional features that can be present in LGBT intimate partner violence that do not factor into heterosexual relationships. The abuser may threaten to 'out' the victim to friends, family, religious communities, co-workers, and others if he or she does not comply with the abuser's wishes. The abuser may further isolate the victim/survivor by denigrating the local LGBT community and/or scene by exploiting the homophobia victim/survivors might fear from their families of origin, neighbours, and workplace; and from mainstream agencies that should be available to provide support.

Understandably, this is an under recorded crime and therefore obtaining accurate data to give a greater understanding of the scale and nature of the problem is difficult.

The Northern Rock Foundation has funded until 2013/14, a North East Regional LGBT Domestic Abuse Development Worker. Their role will be to initiate and coordinate work on this issue across the region and in doing so they will aim to: develop a regional LGBT Domestic Abuse Forum, coordinate and disseminate the roll out of training, improve monitoring, data collection and analysis for all agencies, develop work around increasing the awareness of the effects of domestic abuse on transgender people, particularly around provision of refuge space and other safe accommodation; and enable mainstream agencies to make visible their services to LGBT victim/survivors. This regional and more strategic approach will have a positive benefit for Hartlepool.

## Hartlepool Domestic Violence Strategy 2012-2015

Hart Gables is the main organisation that offers support for LGBT people in Hartlepool. However, it does not offer a specific service for victims of domestic violence and instead refers victims to Harbour, which is the main provider of domestic violence services in town.

### **People with substance misuse issues**

Research into alcohol and domestic violence indicates a strong association between alcohol use - both 'drinking in the event' and long term drinking patterns.

Understanding the reasons and causes of substance misuse and domestic violence are varied and whilst substance use does not cause domestic violence, there is a clear link between the two. Women often misuse substances as a way of coping with domestic violence. Drug and alcohol use is often present in violent relationships and findings from a review of the British Crime Surveys revealed that 44% of domestic violence offenders were under the influence of alcohol and 12% affected by drugs when they committed acts of physical violence.

The Yale Trauma Study in 1991 found that abused women were:

- Fifteen times more likely to abuse alcohol
- Nine times more likely to abuse drugs
- Five times more likely to attempt suicide
- 45% of female alcoholics started out as abused women

Some key issues are; that women who are problematic substance users may be excluded from services. For instance refuges often find it difficult to support women who use substances. As a result, these groups of women are particularly vulnerable to long term experiences of domestic violence and possibly homelessness and they have fewer options of where to go to find help, support or safety.

Drug, alcohol and domestic violence agencies may quite often serve the same client base. It is important therefore, for domestic violence, alcohol and drug agencies to make the links between their areas of work and provide a range of services needed by victims, survivors or perpetrators of domestic violence who also experience problematic substance misuse.



## Hartlepool Domestic Violence Strategy 2012-2015

### **People with Disabilities**

Disabled women are twice as likely to experience domestic violence as non-disabled women (1995 British Crime Survey, also confirmed by data from other countries). They are also likely to experience abuse over a longer period of time and to suffer more severe injuries as a result of the violence.

In addition, between 50% and 60% of women mental health service users will have experienced domestic violence and abuse, (Dept of Health, 2003), yet the level of awareness amongst mental health professionals can be low and women are rarely asked about their experience of violence or sexual abuse.

### **Black, Minority, Ethnic and Refugee (BMER)**

At 1% of the population, Hartlepool has a lower non-British population compared to the average 3.4% for the North East region. Similarly, the percentage born outside the UK 2% is lower than the regional average at 5%. (North East Strategic Migration Partnership; Hartlepool Local Migration Profile Quarter 1 2011-12)

Whilst the numbers are low, the issues facing women and girls from BMER backgrounds are quite complex and they may find it more difficult to leave an abusive situation due to cultural beliefs, or concerns such as; bringing shame on the family, family pressure to stay, the abuse can be viewed as normal behaviour, or accepted, and in some cases they not trust the Police. There may also be language barriers or they don't know who to talk to or go to for help.

Other issues that may face young people is that of being 'forced' into a marriage against their will and without their permission. This is not the same as an arranged marriage where the families take a role in choosing and introducing the marriage partners and the marriage is entered into freely by both people.

So called 'Honour' Based Violence and "honour killings" can also be an issue in some BME communities and are mainly but not exclusively against women. The crimes include; assault, imprisonment and murder where the person is being punished by their family or their community. They are being punished for actually, or allegedly, undermining what the family or community believes to be the correct code of behaviour and bringing "shame" or "dishonour" on the family.

**Elder abuse**

We know that nationally and regionally we have a growing elderly population and elderly people may become more vulnerable as they grow older and therefore more dependent on others for help and support.

Elder abuse is largely hidden and the signs are not well recognised leading to under-reporting of the problem. Organisations that deal with elder abuse such as, 'Action on Elder Abuse' identify several different types of elder abuse: physical abuse; sexual abuse; emotional abuse; financial exploitation and neglect – whether intentional or not. Often linked to financial abuse is coercion or intimidation.

A 'UK Study of Abuse and Neglect of Older People' undertaken and published by the National Centre for Social Research stated that partners (51%) and other family members (49%) were most commonly reported as the perpetrators of mistreatment. The report also stated that interpersonal abuse was most likely to be experienced by women aged 66-74 and seems to virtually disappear among those aged 85 and over. Interpersonal abuse was largely carried out by partners (57%) or other family members (37%) and financial abuse increased with age for men, a pattern not seen for women

Family abuse is difficult and can make it particularly difficult for an older person to accept or confront what is happening to them.

All of these factors can make it very difficult to address elder abuse.

**Victims of Sexual Violence**

Sexual abuse is often a component of domestic violence - for example, partners and former partners may use force, threats or intimidation to engage in sexual activity; they may taunt or use degrading treatment related to sexuality, force the use of pornography, or force their partners to have sex with other people. Rape and sexual assault are crimes, whether or not they take place within marriage or between partners or ex-partners

According to the British Crime Survey, serious sexual assault is most likely to be committed by someone known to the victim (89 per cent of female and 83 per cent of male victims). Just over half (54%) of female victims reported that a partner or ex-partner had been the offender. (British Crime Survey 2005/06)

## Hartlepool Domestic Violence Strategy 2012-2015

Only 6% of rapes reported to the Police result in a successful conviction - and over two-thirds of cases are lost during the Police investigation. During the period January 2011 to October 2011, there were 26 rapes reported in Hartlepool (over 16 year olds) of which 50% were by partners / ex partners. (Cleveland Police Vulnerability Unit. 2011)

### **What gaps have been identified?**

**Data:** Progress has been made in terms of collecting and sharing data to give us a more comprehensive picture of domestic and sexual violence. However, there is more that can be done, particularly in relation to Accident & Emergency data, and sharing data across agencies, voluntary sector and also between departments within the local authority.

**Referral protocols:** to ensure that all agencies including voluntary sector, Police, Local Authority Departments, Housing and CPS are involved in developing and/or agreeing to referral protocols for clients.

**Workforce development and training:** raising awareness of tackling domestic violence, (including forced marriage and 'honour' violence) with frontline practitioners and professionals, including Education and Health professionals through training and effective practice.

**Strengthen protection for vulnerable children and pregnant mothers** who are at risk and address the need for early identification and clear referral processes.

**Identification and support for young perpetrators and victims** of domestic violence, challenging their behaviours and attitudes.

## 6. Strategic Priorities

The approach of the Safer Hartlepool Partnership is to build on the progress made during the previous strategy, take into consideration recent research, consultation and development work and consolidate its strategic objectives for 2012- 2015 into four objectives which will cover; prevention and early intervention; support; partnership working; reducing the risk for victims and bringing perpetrators to justice.

### **Objective 1** **Prevention and Early Intervention**

Through our work to prevent domestic violence we will increase awareness and knowledge of the impact of domestic violence, services and options available and intervene early to reduce violence and the escalation of violence.

### **Objective 2** **Provision of Services**

We will continue to provide support to victim/survivors, and children whose lives are blighted by domestic violence and to perpetrators and ensure that they face minimal barriers in accessing the support they need.

**Objective 3**  
**Partnership Working**

We will continue to work closely with our Partners to obtain the best outcome for victims and their families.

**Objective 4**  
**Justice Outcomes and risk reduction for victims**

We will take action to reduce the risk to victims and their family and support the criminal justice process to ensure perpetrators are brought to justice.

## **7. Monitoring and Resourcing the Domestic Violence Strategy**

This chapter considers how the strategic priorities will be achieved, how progress will be monitored and the work resourced. An action plan has been produced that details how the aims and objectives of the Strategy will be achieved.

### **7.1 Performance and Monitoring**

It is imperative that progress made against the Strategy is managed and monitored. This will be overseen by the Domestic Violence Forum. The action plan will be monitored quarterly and reviewed annually to ensure that delivery is being achieved as well as to ensure that it is kept up-to-date with any changes in national or local policy.

### **7.2 Development**

During the lifetime of the Strategy best practice will be considered and services and processes adapted as a result of experience. Improvement will also be sought through sharing information and ideas with partners, both locally and sub regionally.

### **7.3 Value for Money**

Local Authorities are responsible for public funds and need to demonstrate value for money. The Council will continue to work with partners, both locally and sub-regionally, to procure services, make savings and provide a consistent approach. The outcomes of the Strategy will be monitored to ensure they are cost efficient and effective.

### **7.4 Resources**

There are considerable pressures on the amount of resources that are available to deliver the aims of the Strategy and resources are likely to be further reduced in the future. Budgets are limited as the Council, in line with other public sector bodies has to achieve considerable savings.

Innovative solutions to attracting funding will be sought and this will involve close partnership working to look for opportunities to combine resources and bid for funding.

## **COMMUNITY SAFETY AND PLANNING**

Report to Portfolio Holder  
**9<sup>th</sup> December 2011**



**Report of:** Assistant Director (Regeneration and Planning)

**Subject:** UPDATE WITH REGARD TO A REJECTED  
JOINT TEES VALLEY BUILDING CONTROL  
MERGER PROPOSAL

---

### **SUMMARY**

#### **1. PURPOSE OF REPORT**

To update the Portfolio Holder of the current situation with regard to the previously proposed merger between all 5 Tees Valley Building Control sections, which Hartlepool withdrew from in December 2010.

#### **2. SUMMARY OF CONTENTS**

- i) This report sets out the current position with regards to the proposed joint review and merger of the Building Control services by the remaining 4 Tees Valley local authorities, following Hartlepool's withdrawal in December 2010.
- ii) The background to the proposed merger is that initially Redcar & Cleveland and Middlesbrough Councils had merger discussions which started around 2006. Stockton-on-Tees and Darlington Borough Councils then separately commenced talks in 2010 regarding a merger of their statutory services. From this it was agreed that it would be an ideal opportunity to investigate the viability of merging all 5 Councils Building Control services across the Tees Valley and an initial approach was made to Hartlepool on the 15<sup>th</sup> March 2010.
- iii) Several meetings and a workshop took place from the 15<sup>th</sup> March 2010 and a business case was finally received on the 7<sup>th</sup> October 2010 and the financial information upon which it was based was received on the 11<sup>th</sup> October 2010.

- iv) On consideration of the business case and the associated financial information it was found that the proposals did not provide any advantages to Hartlepool Borough Council and in fact was likely to jeopardise the current service provision. For this reason a Cabinet report was submitted and considered on the 6<sup>th</sup> December 2010 and it was agreed that Hartlepool Borough Council would withdraw from discussions for the merger with immediate effect.
- v) Although the merger discussions continued between all other interested parties they finally broke down in late June 2011. It has been mentioned that the reason for the final withdrawal and break down of the merger was for the same reasons that Hartlepool had withdrawn several months earlier, namely finance and governance / stakeholder issues.

**3. RELEVANCE TO PORTFOLIO MEMBER**

The Portfolio Holder has authority in relation to the Building Control function

**4. TYPE OF DECISION**

Non-Key

**5. DECISION MAKING ROUTE**

Portfolio Holder meeting on 9 December 2011.

**6. DECISION REQUIRED**

It is recommended that the report is noted for information.



**Report of:** Assistant Director (Regeneration and Planning)

**Subject:** UPDATE WITH REGARD TO A REJECTED  
JOINT TEES VALLEY BUILDING CONTROL  
MERGER PROPOSAL

---

## **1. PURPOSE OF REPORT**

- 1.1 To update the Portfolio Holder of the current situation with regard to the previously proposed merger between all 5 Tees Valley Building Control sections, which Hartlepool withdrew from in December 2010.

## **2. BACKGROUND**

- 2.1 Redcar & Cleveland and Middlesbrough had been in discussions since 2006 regarding a possible merger of their Building Control and following the retirement of Middlesbrough's manager had stepped up this proposal. In 2010 Stockton-on-Tees and Darlington Borough Councils had also commenced talks to merge its statutory services through Xentrall (a public partnership set up to deliver back office services).
- 2.2 As these separate merger discussions had already commenced it was considered a good opportunity for all Councils to look at a potential Tees Valley merger of the Building Control service units. An initial approach was made by Middlesbrough Borough Council to Hartlepool Borough Council (and other Councils) on the 15<sup>th</sup> March 2010 to explore the possibility of merging the 5 Tees Valley Councils Building Control service units.
- 2.3 Several meetings were held over the following 6 months including a full day workshop on the 12<sup>th</sup> July 2010 to explore the key drivers, issues associated with such a merger and the likely options for the service delivery of a merged service.
- 2.4 On the 8<sup>th</sup> September 2010 a meeting was held with all Building Control Managers and Xentrall representatives to discuss the final options available and to allow managers to express their preference on a preferred option of operation. During the meeting a proposed option was agreed by majority. This chosen option was a 'shared service with a lead authority and centralised service'. However it should be noted that Hartlepool Council's officer representative did not support this option as it was felt too many issues had not been sufficiently covered, including the absence of a suitable and valid business case / plan.

- 2.5 A business plan was finally drawn up by Xentrall and was received on the 7<sup>th</sup> October 2010 and the financial information on which it is based was received later on the 11<sup>th</sup> October 2010.
- 2.6 This information was considered prior to a meeting of the Tees Valley Directors of Regeneration meeting on the 13<sup>th</sup> October 2010. Several issues raised during previous meetings which were considered important to Hartlepool were missing from the business plan and other measures for the merger were certainly not seen as advantageous for Hartlepool Borough Council.
- 2.7 The key issues are as follows: -
- The Localism agenda that was announced through statements from the Secretary of State for Communities and Local Government showed that the Government was actively encouraging Building Control and Development Control to work more closely. The business case was very unclear on the level / provision of a local service and it was unclear how the current level of close working was to be maintained, let alone improved. This would have put at risk the effectiveness of Hartlepool Council's One Stop Shop and potential / future fee income earnings for the Council.
  - The drivers for change did not appear to be consistent across the five Authorities and therefore it would have been very difficult to achieve a consistent and effective outcome.
  - Recruitment was given as one key driver for change however Hartlepool Borough Council had, unlike other Tees Valley Councils, continued to invest in training and had as a result of this recruited two excellent Building Control Surveyor trainees. Succession planning had always been considered in Hartlepool.
  - ICT issues were clearly evident as the five Authorities had three different building control data base IT systems. Hartlepool Borough Council had and still uses an integrated system shared across Local Land and Property, Planning Policy, Development Control and GIS. Any new Building Control system would have been difficult to reliably interface with the Council's system and would have required significant investment for set up and future maintenance and upgrade. These costs would have been significant but had not been even factored into the savings target.
  - Charges for the fee earning element of the Building Control Service were geared around cost recovery and at the time Hartlepool Borough Council was the most cost competitive. From the business case it was not clear how the hourly charge rates could be more competitive.
  - The basic figures provided as part of the business case did not appear to be realistic. In particular the assumed 40% savings on support service recharges was seen by the Head of Finance for Regeneration and Neighbourhoods and the Building Control section manager as unjustifiable and hence unachievable. Also

staff savings had not been backed by any comparable workload figures as most if not all those quoted post losses where income generating posts. As the negative impact of such productive job losses on performance had not been considered it was likely that this would make Local Authority Building Control in the Tees Valley much less attractive in the competitive building Control marketplace. The business case did not quote any associated or specific efficiencies.

- Earlier outturn figures quoted by the relevant Building Control Managers of the other 4 Councils appeared a lot higher than those quoted in the final financial report submitted as part of the business case. Some figures provided were on anticipated incomes and at the time could only be assumed with little or no guaranteed accuracy.
- The Building Control service at Hartlepool Borough Council was at the time undergoing a restructure which achieved further efficiency savings that were more significant than any savings highlighted in the proposed Tees Valley mergers.

2.8 Due to the concerns raised above the proposed merger and it's potentially negative impact on financial issues and hence Hartlepool's ability to continue to provide a respected, professional and efficient Building Control service, it was felt that it was not appropriate to proceed to merge at that time. Hartlepool Borough Council officially withdrew from the merger discussions following the Cabinet report on the 6<sup>th</sup> December 2010.

2.9 Although the merger discussions continued between the remaining four interested parties namely, Redcar & Cleveland, Stockton-on-tees, Middlesbrough and Darlington they finally broke down between all parties in late June 2011 following publication of the financial business case.

2.9.1 A Post Implementation review, dated August 2011 was produced by Xentrall which explained the key reason why the proposed merger failed. It states that on the basis of a lack of overall savings / benefits and a loss of support service recharges 'it was agreed that the business case didn't stack up for all four Councils'. 'A number of alternative options were considered but there were similar results and therefore the project was formally closed'.

2.9.2 The key issue therefore was the lack of any financial savings from the proposed merger and in fact it was agreed that the merger was more likely to increase costs. This was the basis of Hartlepool Councils decision to withdraw from further discussions following the cabinet report dated 6<sup>th</sup> December 2010.

- 2.10 The current situation is therefore that the original merger proposals have completely broken down and no new similar proposals have since been discussed.

### **3. STAFF CONSIDERATIONS**

- 3.1 Hartlepool Borough Council continues to invest in training new staff and as a result is in an excellent position with two exceptional trainees who have moved through the Council's development scheme. This has allowed the section to restructure in a manner that has and will not only achieve significant efficiency savings but also maintains the level of service our customers expect.

### **4. RECOMMENDATION**

- 4.1 It is recommended that the report is noted for information.

### **5. BACKGROUND PAPERS**

- 'Initial business case - review of Tees Valley Building Control Service - Feasibility Stage' dated - September 2010 version 0.1.
- Cabinet report dated 6th December 2010

### **6. CONTACT OFFICER**

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## **COMMUNITY SAFETY AND PLANNING PORTFOLIO**

Report to Portfolio Holder  
**9 December 2011**



**Report of:** Assistant Director (Regeneration and Planning)

**Subject:** TANFIELD NURSERY (SOUTHERN SITE)  
PLANNING AND DEVELOPMENT BRIEF

---

### **SUMMARY**

#### **1. PURPOSE OF REPORT**

The report seeks Portfolio Holder's endorsement to the draft planning and development brief for Tanfield Nursery (south site) and requests authorisation to carry out public consultation on the draft brief.

#### **2. SUMMARY OF CONTENTS**

The report highlights the intention to dispose of the site for housing purposes and refers to issues relating to land ownership, housing need and design and requests authorisation to carry out public consultation on the draft brief.

#### **3. RELEVANCE TO PORTFOLIO MEMBER**

The Portfolio Holder is responsible for planning and housing matters and the brief is important in the securing the delivery of a high quality residential development within the Rossmere Ward.

#### **4. TYPE OF DECISION**

Non Key

#### **5. DECISION MAKING ROUTE**

Portfolio Holder meeting 9<sup>th</sup> December 2011

**6. DECISION REQUIRED**

Portfolio Holder is requested to approve the draft planning and development brief for the purposes of public consultation.

**Report of:** Assistant Director (Regeneration and Planning)

**Subject:** TANFIELD NURSERY (SOUTHERN SITE)  
PLANNING AND DEVELOPMENT BRIEF

---

**1. PURPOSE OF REPORT**

- 1.1 The report seeks Portfolio Holder's endorsement to the draft planning and development brief for Tanfield Nursery (southern site) and requests authorisation to carry out public consultation on the draft brief.

**2. INFORMATION**

- 2.1 The Council's Estates Team continually assesses the Council's assets against its Asset Management Plan to ensure the efficient management of resources. Tanfield Nursery (southern site), which is located off Tanfield Road, is Council owned and is deemed to be surplus to requirements. On the 15<sup>th</sup> September 2011 Council agreed in principal to dispose of the site. This brief has been prepared to provide guidance to potential purchasers of the site and to ensure a high quality of development that satisfies planning requirements.
- 2.2 The brief which is attached as **Appendix 1** seeks to secure a high quality residential development that complements and enhances the surrounding residential properties and meets a lack of supply in the housing market.
- 2.3 The surrounding area is characterised by detached dwellings including bungalows with substantial gardens. Within the Rossmere Ward overall there is a shortage of older persons accommodation and affordable housing, this brief sets out that some older persons accommodation and a percentage of affordable housing should be provided on site.
- 2.4 This brief sets out that the existing green strip to the eastern boundary that will remain in the Council's ownership should be improved as part of the overall development. Attractive boundaries should be created to enhance the site and surrounding area and an attractive entrance feature to Tanfield Road, which could be a dwelling or a bespoke piece of art work should be created.

- 2.5 The adjacent site to the north, is Tanfield Nursery (northern site). The northern operation will remain and there are proposals to improve the facility by creating inspirational gardens and opening a coffee shop.
- 2.6 Given the importance of the site locally, and need to ensure a high quality and well designed scheme, the intention is to put the brief out to public consultation to seek views and comments. Letters will be sent out to local residents and interested parties and a Planning Officer will be available, for meetings, throughout the period. Feedback from this consultation will be considered, and the brief amended accordingly before being brought back to a subsequent Portfolio Holder meeting.

### **3. FINANCIAL CONSIDERATIONS**

- 3.1 There are no major financial implications associated with this consultation process.

### **4. EQUALITY AND DIVERSITY CONSIDERATIONS**

- 4.1 The consultation will be carried out in accordance with the Council's adopted Statement of Community Involvement.

### **5 RECOMMENDATION**

- 5.1 Portfolio Holder is requested to approve the draft planning and development brief for the purposes of public consultation.

### **6. BACKGROUND PAPERS**

- 6.1 There are no background papers attached.

### **7. CONTACT OFFICER**

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# **Tanfield Nursery**

## **Consultation Draft Planning Development Brief**

### **Hartlepool Borough Council**

**December 2011**

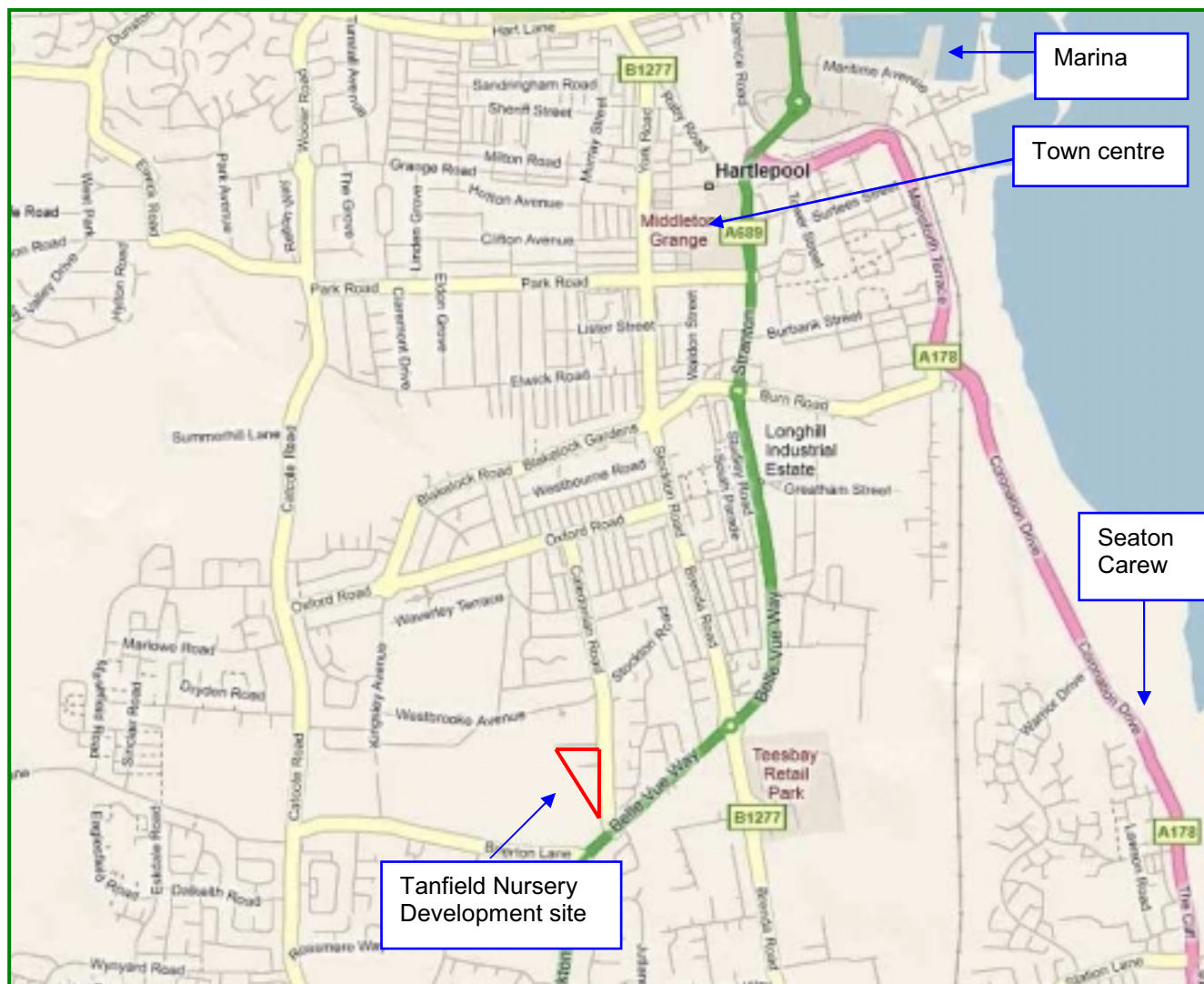


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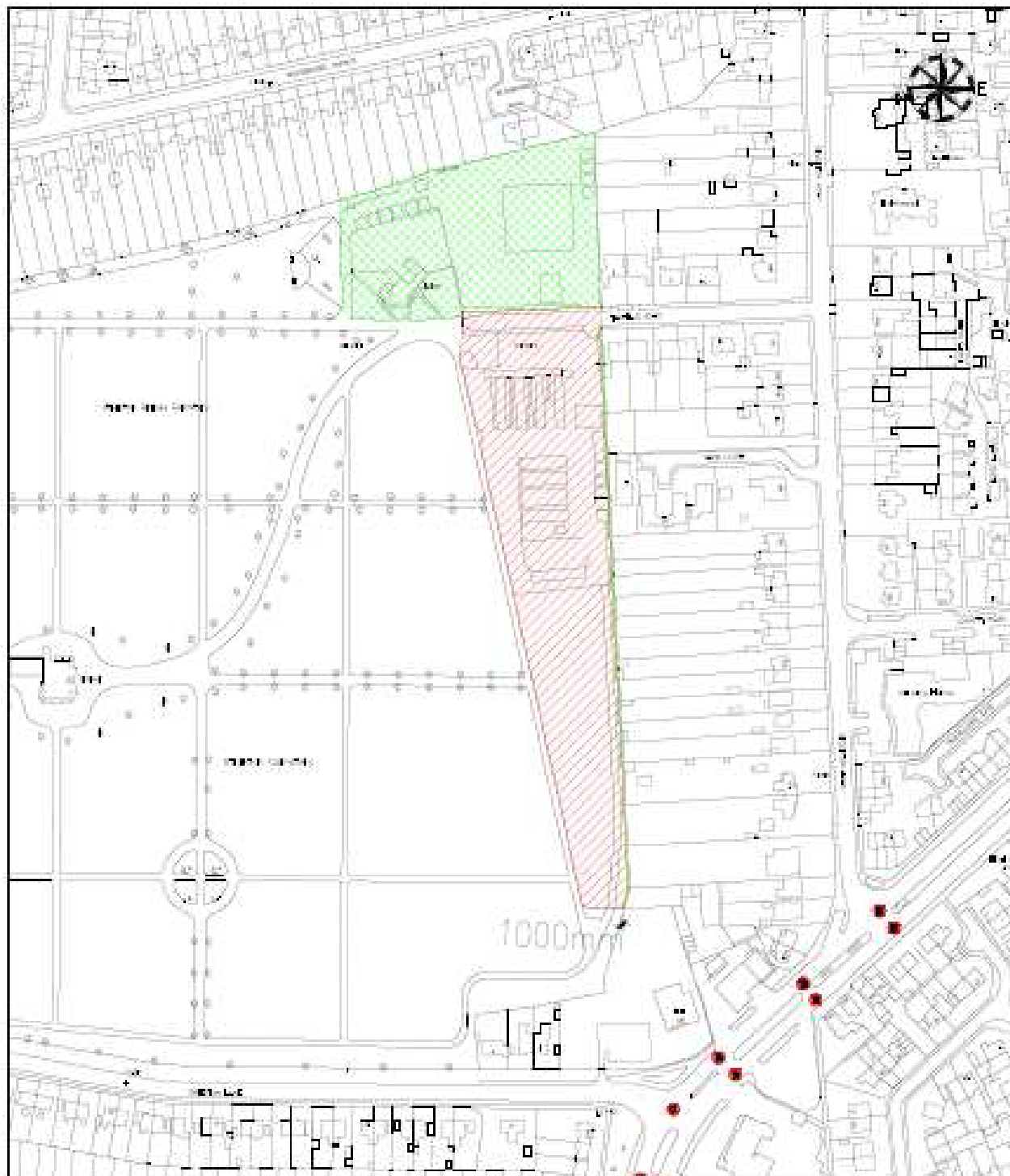
# 1. INTRODUCTION

- 1.1 This brief seeks to assist the marketing of an area of council owned land located to the south of Tanfield Road. The site, which currently forms part of Tanfield Nursery is approximately 1.36 hectares in area and is considered suitable for residential development.
- 1.2 The brief is intended to support the Council's aspiration to achieving high quality sustainable development by providing guidance on planning requirements and standards and information on site considerations and constraints.



(Figure 1: Tanfield Nursery location within Hartlepool)

## Site Location Plan (Figure 2)



Development site – outlined in red (1.36 ha)

Green Landscape Strip - outlined in light green (0.0282 ha)

Existing Tanfield Nursery and associated shop – outlined in mint green (0.90 ha)

?



Arial photo (Figure 3)



## **2. Development Opportunities**

- 2.1 The Tanfield Nursery site is a prime site set within the Rossmere Ward in the south western area of Hartlepool. The area is characterised by well established detached and semi detached properties, with substantial front and back gardens and with a strong sense of community.
- 2.2 The site is adjacent to Stranton Cemetery which provides an open space facility within a well preserved landscape.
- 2.3 To the north of the site is Stranton Lodge and part of Tanfield nursery which will be retained by the Borough Council. As well as providing a growing facility for the Council's parks and public spaces the nursery currently offers a small retail facility for gardening enthusiasts. The Council has plans to enhance the facility by creating a coffee shop and inspirational gardens for visitors.
- 2.4 Stranton allotments are within walking distance and can be accessed through the cemetery or from Kingsley Avenue. Rift House public open space and allotments are also within close proximity to the site, approximately a ten minute walk.
- 2.5 The site is will be served by St Aiden's and St Cuthbert's primary school and Manor Community College and English Martyrs secondary schools. Other amenities such as the popular Greensides Public House, the Scouts hut and Tees Bay Retail Park are within close proximity.
- 2.6 There are a number of local centres all a similar distance from the site, offering a variety of shopping opportunities and environments. The local centres can be accessed on foot within 10 to 15 minutes or within 5 minutes by car.
- 2.7 The area is well served by public transport providing good access to the town centre amenities including a large retail offer, a wide array of restaurants and a variety of leisure service such as Mill House leisure centre and Vue cinema are within easy reach.

### 3. **TANFIELD NURSERY**

#### **Location, Context and Connectivity**

- 3.1 The town of Hartlepool is located in the North East of England and forms part of the Tees Valley sub-region. There is a population of one million people within 30 minutes and 2.6 million within one hour drive of the town.
- 3.2 The town lies within about 18 miles of the Durham Tees Valley International Airport whilst Newcastle International Airport is around an hour drive or train ride away.
- 3.3 The site is located to the south western part of the Borough, within the Rossmere Ward. The site is within easy reach of Catcote Road, Stockton Road and then subsequently onto the A689 for access into the town or access out to the A19. The site is approximately 2km from the town centre and approximately 3.5 km from the North Sea coast. A variety of areas of interest, such as Summer Hill Country Park, a number of local centres, Tees Bay Retail Park, Seaton Carew, The Marina and town centre attractions are easily accessible on foot, bicycle, public transport or by car.
- 3.3 Hartlepool has a relatively congestion free internal road network with excellent access direct from the town centre to the A19 strategic road network via the A689 dual carriageway and the A179.
- 3.4 Hartlepool is served by the Durham Coast rail line that provides connections to the East Coast Main Line, the Trans Pennine rail network and a direct service from Hartlepool to London. The development site is approximately 2km, a 20 minute walk or short cycle, bus or car journey away from the town's railway. Adjacent to the Town Centre is Hartlepool Marina which is easily accessible by car, public transport, by foot and bicycle.
- 3.6 The bus network within Hartlepool is of a high standard, linking many parts of the Borough to the town centre, other key locations and to other surrounding areas such as Stockton, Durham and Sunderland.

### Site Description

- 3.8 The site is wholly within the ownership of Hartlepool Borough Council.
- 3.9 The site is situated off Tanfield Road, to the east of Stranton Cemetery and to the south of Tanfield Nursery and Lodge. The developable site measures approximately 1.36 ha and the green strip running along the eastern boundary from north to south, that will remain in Council ownership, measures approximately 0.0282 ha.
- 3.10 At present the site is comprised of two distinct areas:
1. The northern part of the site includes the staff quarters, storage sheds and polytunnels associated with the operation of Tanfield nursery (0.79ha)
  2. The southern part of the site is open space and has been used for the informal parking of Council vehicles and storage of materials (0.58ha).



(Figure 4 image showing the north south divide)



## The Northern Area

- 3.11 There are a variety of buildings located on the northern part of the site; these are associated with the existing nursery and cemetery operations, and they include a staff amenities block, greenhouses, polytunnels and various storage buildings
- 3.12 The existing staff amenities block is of no architectural or cultural merit and should be demolished.



(Figure 5: staff amenities block)



(Figure 6: car parking area inside the cemetery)



(Figure 7 & 8: south elevation of staff amenities block and attached glass house)

- 3.13 The green houses and storage sheds will be dismantled by the Council and relocated elsewhere by the Council.



(Figure 9: glass houses east and south elevations)



(Figure 10: glass houses east elevations)



(Figure 11: glass houses west elevations)



(Figure 12: storage units south facing image)

- 3.14 The brick buildings and internal fences on the site have no architectural merit or further use and should be demolished to make way for the new residential properties.



(Figure 13: storage units east and south elevations)



(Figure 14: storage units north and west elevations)



(Figure 15: view of the northern part of the site)



(Figure 16: boundary between northern and southern part of the site)



### The southern area

- 3.15 The southern part of the site is solely used for informal storage of a range of materials including soil and timber. There is an access road that runs from north to south along the eastern part of the site, between the access road and the rear fences of the properties located on Stockton Road is a slim green strip (as indicated on figure 1).



(Figure 17: view to the south of the site, exiting hard standing to the east and western boundary)



(Figure 18: view to the south of the site, exiting hard standing area and eastern boundary)



(Figure 19: log storage to the south of the site)



(Figure 20: southern boundary treatment)



(Figure 21: log storage and the south western boundary)



(Figure 22: view from the south of the site and western boundary)

## Boundary treatments and neighbouring uses

### North

- 3.16 The northern part of the site is enclosed by well established row of high Conifer trees and mesh fence. The metal mesh entrance gates are located along the eastern side of the north elevation.



(Figure 23 & 24: existing parking area and access point)

- 3.17 To the north of the development site lies Tanfield Nursery with the associated polytunnels and shop, Stranton Lodge and the main access road into Stranton Cemetery and the Lodge.



(Figure 25: Tanfield Road)



(Figure 26: existing parking on Tanfield Road)



(Figure 27 & 28 Tanfield Nursery, existing operation to remain)



## East

- 3.18 The eastern part of the site is predominantly enclosed by a two metre high close boarded fence and the brick garage of number 7 Tanfield Road (figure 28)



(Figure 29: No 7 Tanfield Road west side elevation of the garage)



(Figure 30: north eastern boundary)



(Figure 31: north eastern boundary)



(Figure 32: central eastern boundary)

- 3.19 Beyond this boundary lies the detached and semi detached residential properties along Stockton Road and Yarm Close. There is also a long established garage repair workshop “Glenesk Garage” as indicated on figure 3.



(Figure 33: ariel view of Glenesk Garage)

## South

- 3.20 The south of the site is enclosed by a 2.5 metre high open mesh fence 0.3 metre additional security measures. The overall height of the boundary enclosure is 2.8 metres.



(Figure 34: south east boundary treatment)



(Figure 35: south storage area and south western boundary)

- 3.21 Beyond the southern boundary lies part of Stranton Cemetery. This area is not used as burial ground but is protected green space that provides part of the overall landscape setting of the Cemetery.  
The Scout hut, associated open space and car park, three residential dwellings, a car wash, car maintenance units and the relatively heavily trafficked Brierton Road lies just beyond the site boundary.



(Figure 36: ariel view of the operations to the south of the site)





(Figure 37 & 38: view from Brierton Lane of the cemetery and southern boundary of the development site)



(Figure 39: Scouts hut)



(Figure 40: The Travellers Rest Public house)



## West

3.22 The western boundary treatment varies from south to north. To the south western part of the site is a 2.5 metre high metal mesh fence, this fence does run along the whole western perimeter of the site, however in the central western part of the site the fence is screened by a row of high conifer trees. The mesh fence reappears again towards the north western boundary of the site.



(Figure 41: south western boundary and log store area)



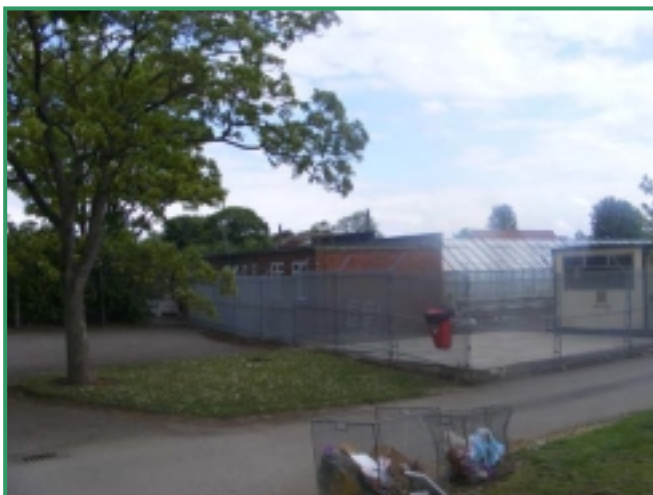
(Figure 42: view of western boundary from the south)



(Figure 43: north western boundary)



(Figure 44: north western boundary)



(Figure 45: view of north west corner of the site)



(Figure 46: western boundary)

- 3.24 2.5 metre high access gates are located to the northern part of the western boundary. The gates currently provide access for vehicles associated with the cemetery. This access will not be required once the exciting operation is relocated and the site is re developed.

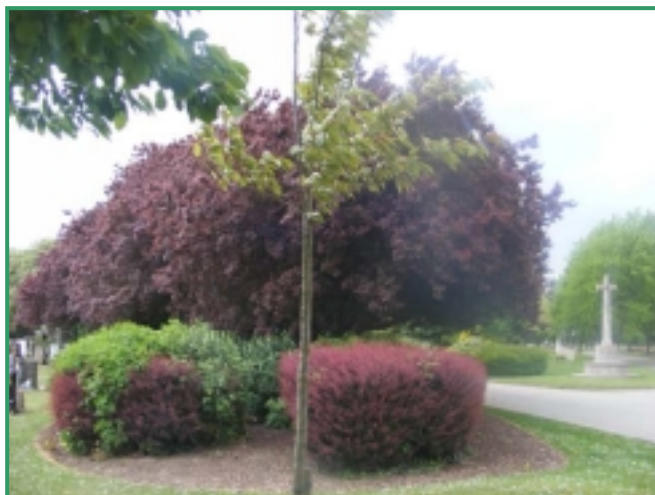


(Figure 47: access gates on the western boundary)



(Figure 48: paving in the western corner)

- 3.25 Beyond the boundary fencing to the west of the site lies Stranton Cemetery, an active cemetery and area of protected public open space (Hartlepool Local Plan Policy GN3) and to the north west lies Stranton Lodge and an office space associated with the Cemetery and nursery.



(Figure 49: Stranton Cemetery)



(Figure 50: Stranton Lodge)



### **Existing Access**

- 3.26 An access to the site already exists off Tanfield Road; this access is shared with the cemetery, Tanfield Nursery and Stranton Lodge. Figures 49 – 51 below show the existing access gates, Tanfield Road and the cemetery access.



(Figure 51: Tanfield Road)



(Figure 52: existing site access)



(Figure 53: Cemetery entrance)



(Figure 54: Cemetery entrance and boundary treatment)

### **Pedestrian access**

- 3.27 Pedestrian access into the site currently exists for nursery staff through the existing main access gates off Tanfield Road.
- 3.28 A new public footpath that links to the existing foot network on Tanfield Road should be incorporated into the design of the access of the site and should be constructed to an adoptable standard inline with Hartlepool Borough Council Design Guide and Specification for Residential Estates standards. Any new footpath should allow residents the option to move within the site, on to Tanfield Road and further afield on a safe route without compromising pedestrian and highway safety.

**Site History**

- 3.29 The southern element of the nursery has been in operation for many years, research indicates that the operation has been in use since before 1957.
- 3.30 The north side, was privately owned and was known as Tate's Nursery, the land was taken over by the Council approximately 1967/68 and has remained a nursery operation ever since.

**Planning Permissions**

- 3.31 The planning applications in association with the site relate to the existing nursery operations. There are no previous planning applications in relation to residential development.

**The Character of the Area**

- 3.32 The development site is located within the Rossmere Ward, the Hartlepool Strategic Housing Market Assessment (SHMA) concluded that the dwellings within the Rossmere Ward are predominantly semi detached and terraced properties with a low number of detached properties and bungalows. The predominant number of dwellings are two and three bed properties with a small percentage of one bedroom properties and dwellings with four or more bedrooms.

## **4. POTENTIAL CONSTRAINTS**

### **Habitats, Biodiversity and Trees**

- 4.1 All species of bat are protected under British and EU legislation. This protection extends to breeding sites or resting places of bats, regardless of whether the bats are present.
- 4.2 The Council's Ecologist carried out an ecological assessment of the site as it was considered that some of the buildings superficially looked as if they could provide roosting opportunities for bats. Upon closer inspection the Ecologist concluded that such buildings were not suitable, for a number of reasons. Consequently the assessment concluded that the risk of bats being present is quite low and that the buildings would not require a bat survey.
- 4.3 There could be breeding birds on site and to avoid damaging any habitat the site should be cleared outside of the bird breeding season (March-August).
- 4.4 There are sections of mature Leyland Cypress hedge located on the northern and western boundaries of the site. These sections of hedge currently play a vital role in screening the depot site from the cemetery and neighbouring residential area. However, given their substantial height and the difficulties often experienced in maintaining such a hedge, they may not be considered appropriate in a residential setting.
- 4.5 Removal of the sections of hedge is advised; however replacement planting, of a species and density appropriate to a residential setting, should be provided. A comprehensive landscaping scheme to include new tree and hedge planting will be required to support any development proposal.
- 4.6 Early discussion with the Council's Arboricultural Officers is advised, please see appendix 2 for contact details.

### **Flood Risk**

- 4.7 The development site it is not within either the Environment Agency's Flood Risk Zone 2 (medium flood risk) or Zone 3 (High Risk) as set out in their Standing Advice. As the site is for residential development and over 1 hectare then a flood risk assessment will be required.

### **Access**

- 4.8 Access to the site is currently off Tanfield Road. The access road into Tanfield Cemetery is also from Tanfield Road (see figure 15) as is the access into the retained nursery operation (see figure 26). Both accesses will remain and any new development should not have a detrimental impact upon the existing neighbouring access. Access to the new development should be from Tanfield Road but any new access should not have a detrimental impact upon the adjacent land uses accesses.

### **Neighbouring Uses**

- 4.9 To the north of the site lies the existing Tanfield Nursery operation which includes polytunnels, glass houses and retail element. This operation will remain and is proposed to be enhanced and expanded as indicated in paragraph 2.3, any new development and associated access should not have a detrimental impact upon the existing and proposed nursery and ancillary retail operation.
- 4.10 To the east lie the residential properties along Yarm Close and Stockton Road. The properties along Yarm Close have shorter gardens than those along Stockton Road and due regard should be given to the amenity of all residents, in particular those within Yarm Close whose dwellings are closer to the development site.
- 4.11 There is an operational garage repair workshop located just beyond the eastern boundary in Yarm Close (figure 4 and figure 33). To protect the amenity of any future residents due regard should be given to the proximity of any new dwellings in relation to the garage workshop location of any new dwellings.

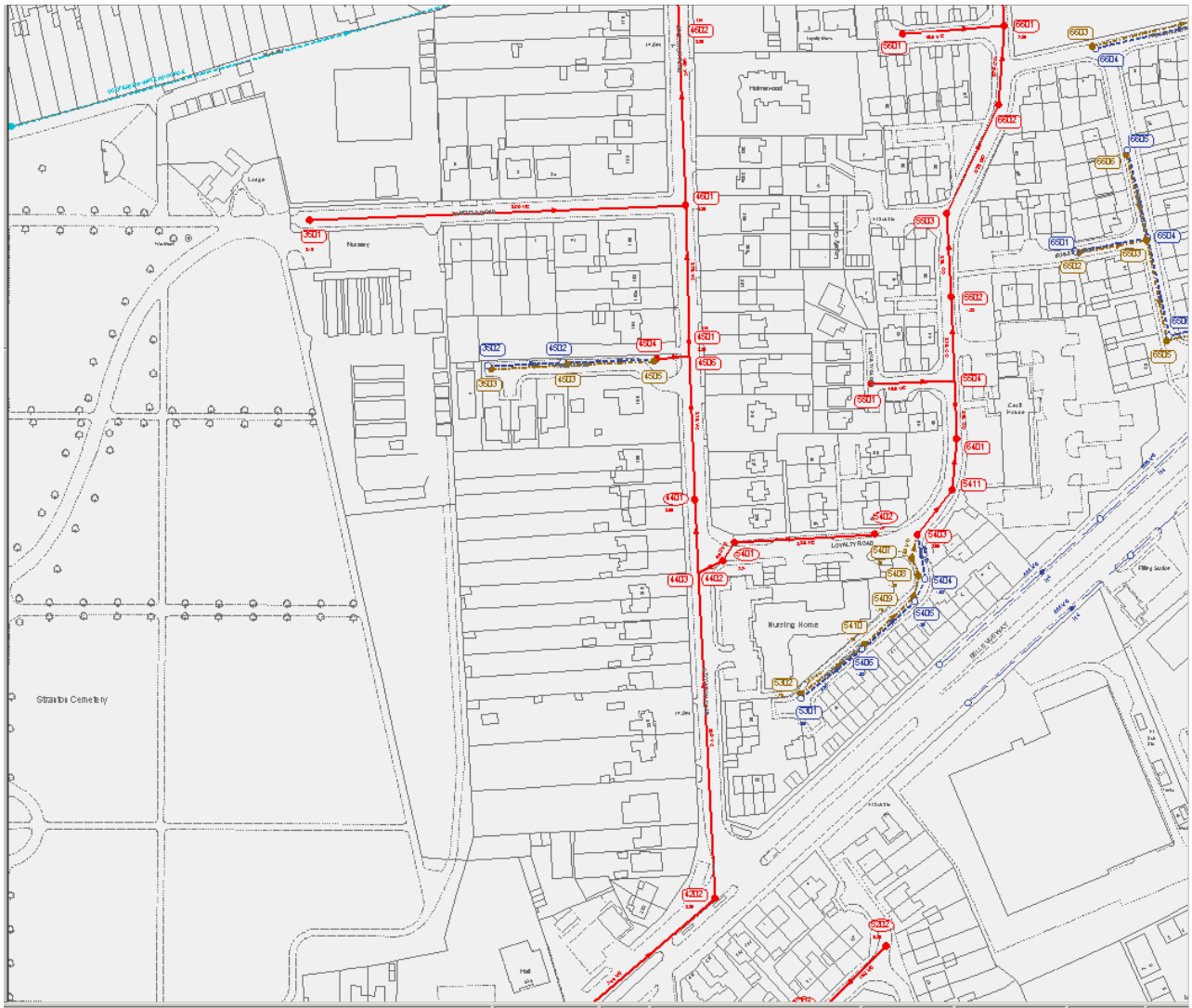
- 4.12 To the south lies the Scouts hut, green open space, three dwellings, a car wash and car workshops (figure 36 & 39). To protect the amenity of any future residents due regard should be given to the proximity of any new dwellings in relation to the garage workshops and car wash which may give rise to noise and disturbance particularly during day time hours.
- 4.13 To the west lies Tanfield Cemetery, the cemetery is still in operation and any development should not have a detrimental impact upon the quality of the cemetery, nor should it have a detrimental impact upon the existing access to the cemetery.

#### **Noise**

- 4.14 Due to the heavily trafficked Brierton Road and Stockton Road and the associated noise levels due regard should be given to the relationship between Brierton Lane and the amenity of future residents. It may be necessary to provide appropriate noise attenuation measures. This may include the erection of an acoustic fence or increased soundproofing to dwellings that are constructed close to Brierton Lane. Any proposals should be discussed with the Councils public protection officers. See appendix 2 for contact details

#### **Utilities and Services**

- 4.15 There is a redundant fuel pipe located to the east of the northern area of the site. Given the sites recent use, particularly in the area mentioned above, any future development may require remediation treatment. It is advised that any such site investigation work should be undertaken at the earliest possible stage to establish the extent, if any, of ground contamination and any resultant costs involved in its clean-up.
- 4.16 The developer would need to ascertain the ability of the current utilities provision to cope with any proposed new housing development. If it is deemed necessary to upgrade facilities to cope with a new development the developer would be expected to undertake these measures. A range of utility services are believed to be available due to the proximity of existing residential dwellings. Gas, Electric, Water.
- 4.17 In all new developments, surface water drainage should be separate from foul sewage. The existing infrastructure may not however allow for this separation and early discussions with NWL will be needed. See appendix 2 for contact details.



(Figure 55: Sewer map)

4.18 SUDS as a preferred option should be utilised wherever possible to deal with surface water drainage.

## **5. GENERAL RESIDENTIAL DESIGN GUIDANCE**

5.1 The Council is committed to providing high quality design in all instances and this unique site allows for an innovative aspirational scheme which complements, reflects and enhances the surrounding area. The following guidance reflects the overall aims and aspirations of the Council.

5.2 The Council aims to allow maximum flexibility to developers to achieve an appropriate design that will create a high quality residential environment on this site. This development brief does not therefore provide a specific or prescriptive design concept.

### **Type of dwellings**

5.3 The Council would wish to see a mix of two, three and four bedroom typical modern bungalows or terraced, semi-detached and detached houses provided on the site paying particular regard to the provision of bungalows that will address lack of supply within the area and Borough overall.

5.4 The presumption is that apartments/flats will not be suitable on the site as there is an identified over supply within the Borough.

5.5 Building heights in the surrounding area are typically two storeys. It is considered that no more than two and a half storeys would be desirable; the provision of bungalows will be encouraged.

### **Design of dwellings**

5.5 Particular care should be taken when considering the overall scale and massing of any new development. A density of approximately 30 dwellings per hectare would be considered appropriate in this area.

5.6 Individual design components such as main entrance doors, bay windows, single windows, roofs, chimneys, brickwork and boundary treatments should be considered as important elements of any new dwelling.

5.7 To help preserve Hartlepool's distinctive character and to ensure that the proposed new dwellings are unique and attractive, elements of Hartlepool's history, heritage and local distinctiveness should be reflected and incorporated into the design of dwellings and /or landscape areas where possible.

5.8 All new dwellings should have front and rear gardens, rear gardens should be of a size commensurate to the size of the dwelling to allow for play space, drying space and possible shed storage space.

5.9 The Council seeks to ensure adequate space is provided between houses. Where practical minimum separation distances of 20m where principle elevations face or 10m where a blank gable wall would face the front or back of a property will be required.

### **Dwelling access**

5.10 To ensure vehicular and pedestrian safety and for convenience, vehicular access should be from the main driveway, limited to one per dwelling and where possible should be located to the side of each dwelling. If a double garage/vehicle hard standing is provided the vehicle crossing must be widened accordingly, the access width shall be a minimum of 2.5m wide and a maximum of 5.0m, drive length should be a minimum of 6 metres long. Considerable care needs to be taken with the design to ensure that the scale and form contribute to the overall quality development and do not dominate the street scene.

5.11 Garages should ideally be sited to the side or rear of dwellings so that they appear subservient to dwellings and the street scene overall.



### **Landmark entrance**

- 5.12 As shown on figures 51 and 53 the entrance along Tanfield Road leading into the cemetery is a pleasant throughfare, with the nursery to the north and the conifer tree line to the south. This pleasant through road should be reflected in any future layout and the location of a landmark dwelling or piece of bespoke public art may assist in setting the scene for the housing area and the thoroughfare to the cemetery. In the interests of community engagement and encouraging a sense of place, developers are encouraged to liaise with the local community and in particular the local schools during the design stages of any such art work.

### **Public Realm**

- 5.13 Due to the proximity to the open space within the area, it is considered that there is no need to provide any designated public realm or open space within the site.

### **Incidental open space and landscape**

- 5.14 Areas of incidental open space should be created to provide for informal play, meeting places and to add to the visual amenity of the area. Planting should be incorporated into the design of the residential area to improve the visual amenity of the area; however planting areas should not obscure natural surveillance or reduce visibility splays.

### **Dwelling boundary treatments**

- 5.15 To allow for adequate privacy two metre high close boarded fences may be an appropriate boundary treatment for rear gardens.
- 5.16 Boundary treatments to the front of dwellings should be no more than one metre high and as open as possible, hedges may also be an appropriate boundary treatment in some locations. The low rise boundary treatments should allow for social interaction between neighbours whilst still providing defensible space.

### **Site Boundary treatment**

- 5.17 Adequate boundary treatment should be provided along the perimeter of the site. The southern boundary may require the erection of an acoustic fence to help reduce the noise levels from Brierton Lane and Stockton Road. Tree and shrub planting on the southern boundary may be appropriate for the purposes of visual amenity but they are not an appropriate method of noise attenuation.
- 5.18 The existing mesh fence along the western boundary is not appropriate for a residential area. A more appropriate treatment such as a close boarded fence should be erected or trees.

### **Sustainable Design and Construction**

- 5.19 The Council is committed to sustainable construction of all buildings and structures, their design and planning, commissioning, construction, renovation, conversion, management, and where necessary demolition. The Council has developed a sustainable construction policy which will be applied to its own estate. The Council is aware that its influence and responsibility extends beyond its own estate and it is hoped that developers will address all aspects of sustainable construction in their response to this document.
- 5.20 Sustainable construction methods apply to a wide range of aspects including the requirement to provide buildings which are comfortable, relate to their surroundings, are energy efficient, provide good value for money and effective training opportunities for local people, involving good communications with local residents and businesses throughout the life of the project and so on. The type of building materials is also an important consideration in terms of their impact on the environment and human health; using locally sourced materials should be a priority, as should reducing waste.
- 5.21 Building and renovating sustainably can reduce costs through reduced waste, reduced running and maintenance costs and it supports the local community through using local suppliers. Sustainable construction and renovation also means buildings are designed/redesigned to reduce carbon emissions and to withstand the likely effects of climate change.

5.22 In line with this commitment the Borough Council seeks a commitment from the developer to meet, as a minimum requirement, Code for Sustainable Homes Level 4 for all new residential units on the site.

5.23 In line with Code for Sustainable Homes cycle storage will be required for each dwelling.

#### **Refuse storage**

5.24 It is recommended that any development should take account of refuse and recycling requirements and storage space. The developer is encouraged to discuss waste management concerns with the Council's Waste Management Team. See appendix 2 for contact details.

#### **Parking Provision**

5.25 There is an expectation that a minimum of two in curtilage car parking spaces per dwelling should be provided for residential development within this area and where possible, to help improve surface water drainage, permeable paving should be considered.

5.26 Car parking should not be provided in areas of open space or appear to dominate areas of open space.

#### **Highway and access**

5.27 There is an option to use the existing hard standing access road, to the east of the site, within its existing location, this will help provide a buffer between any new dwellings and those on Stockton Road and Yarm Close (see image 15 & 16). The rear gardens of Stockton Road and Yarm Close are approximately 30 metres long in places and it is considered that a road in the existing location, with the traffic from the proposed dwellings would not be detrimental to the amenity of any residents along Stockton Road and Yarm Close.

5.28 Any new road and footpath constructed on the site should be constructed to an adoptable standard, in line with Hartlepool Borough Council Design Guide and Specification for Residential Estates standards, and then adopted by the Council on completion under a Section 38 Agreement.

5.29 No access to the site should be gained from the south off Brierton Lane.

#### **Emergency access**

5.30 If 50 or more dwellings are accessed from one road then provision for emergency vehicles will have to be provided. Tanfield Road, with the 9 existing dwelling, serves as the main access for the Tanfield Nursery development site. Given the size of the site it is expected that approximately 40 dwellings could be accommodated on the development site. If 41 or more dwelling are proposed then it will be necessary to provide an emergency access. The most appropriate location for the emergency access would be to the south of the site leading onto Brierton Lane.

#### **Pedestrian and cycle access**

5.31 Pedestrian and cycle access can be gained from the surrounding footpath and road along Tanfield Road. Footpaths should be wide, well lit and overlooked by properties to provide natural surveillance. Footpaths should not be located to the rear of properties and rat runs/cut throughs should be avoided.

#### **Trees**

5.32 As stated in paragraph 4.4 there are sections of mature Leyland Cypress hedge located on the northern and western boundaries of the site and these sections should be removed and replaced with planting, of a species and density appropriate to a residential setting.

5.33 Works to trees should, where possible, be carried out in the period from August to the end of February in order to avoid the bird-nesting season. An exception to this will only be made if a qualified ecologist has surveyed the trees to be removed to establish that no breeding birds are present. In addition any mature trees which are proposed for felling should be checked for wildlife

habitats including hollows and cavities. If these are found a bat survey should be undertaken prior to felling.

- 5.34 As trees are to be removed a replacement planting scheme will be required. All approved pre-development tree works and development facilitation pruning must be carried out in accordance with current arboricultural best practice and with the requirements of British Standard 3998:2010 'Recommendations for tree work.'

Further information on Hartlepool Borough Council's approach to the planning system as it relates to trees can be found at [www.hartlepool.gov.uk/treesanddevelopment](http://www.hartlepool.gov.uk/treesanddevelopment).

#### **Promoting Community Safety**

- 5.36 The Council is committed to providing safe and secure residential areas that reduce any possibilities for crime, anti social behaviour and the fear of crime. The Council expects developers to consider safety measures early on in the design stage, and where possible 'Secured by Design' principles should be followed. Any safety measures should strike a balance between safety, structural soundness, convenience and appearance.

All planning applications will be assessed by the Police Architect Liaison Officers within the One Stop Shop planning meeting and on a case by case basis if necessary. Early consultation with the Police Architectural Liaison Officer is encouraged. See appendix 2 for contact details.

## **6. Additional requirements**

### **Residential Development Delivery Requirements**

- 6.1 Any development proposals would have to be in accordance with the planning policies set out in appendix 1.

### **Affordable Housing Requirement**

The Council consulted upon the second Hartlepool Core Strategy Preferred Options document in January 2011, the document incorporated an Affordable Housing policy (CS10). The document is advocating that any residential developments of 15 dwellings or more should contribute at least 10% of the dwellings as affordable houses. In exceptional circumstances i.e. in the instance of executive housing an off site contribution may be acceptable.

### **Developer Contributions**

- 6.2 Given the location and size of the site, close to Stranton Cemetery, it is considered that there is no need to provide any meaningful public realm or open space within the site. Bearing this in mind the developer will be required (via GEP9 in the Local Plan, the emerging Core Strategy and the emerging Planning Obligations SPD) to make the following financial contributions to help improve existing play spaces and green infrastructure links within the vicinity of the site:

£250 per dwelling to contribute to play provision in the surrounding area.

£250 per dwelling to contribute to green infrastructure in the surrounding area.

- 6.3 Continuing monitoring and the Council's PPG17 Open Space Assessment will be used to identify areas most in need of investment.

### **Local Training and Employment**

- 6.4 There will be a requirement on the developer to recruit local people as employees or placement trainees/apprentices in relation to the construction of buildings granted planning permission and utilise, with the support of Hartlepool Borough Council's Hartlepool Working Solutions team, a Targeted Training & Employment Charter to encourage sub contractors to recruit Local People.
- 6.5 A Targeted Training and Employment Charter will be agreed by the developer and the Council before the development commences on site. Further information on establishing a Training and Employment Charter can be gained by contacting the Council's Economic Development team; details can be found in the Useful Contacts section in appendix 4.

### **Sustainability**

- 6.6 The Council expects that any scheme incorporating 10 dwellings or more would secure, as a minimum requirement, 10% of their energy supply from decentralised and renewable or low-carbon sources.
- 6.7 All homes constructed would need to achieve at least Code for Sustainable Homes Level 4 or higher. The Borough Council's aspiration is that all new homes should be Level 4.

## **7. The Application Process**

### **Pre-Planning Application Discussions**

- 7.1 Developers are advised to undertake pre-planning application discussions with the Council at the earliest possible opportunity in order to facilitate an appropriate development on the site. On 1<sup>st</sup> October 2011 a new charging system was introduced for planning advice. ([http://www.hartlepool.gov.uk/downloads/file/7800/schedule\\_of\\_fees\\_for\\_pre-application\\_advice](http://www.hartlepool.gov.uk/downloads/file/7800/schedule_of_fees_for_pre-application_advice)).

### **Submission Requirements**

- 7.2 In addition to the usual plans and elevations (at an appropriate scale), a Design and Access Statement will be required with the submission of the planning application. The Design and Access Statement should detail the context of the area, design considerations of the site, materials to be used and the proposed access arrangements. It would also be advisable to provide an artists impression of the development.
- 7.3 As well as the above considerations regarding submitting a planning application, any submission resulting from this development brief should include the following information:

A full design and layout proposal for the site demonstrating how the design requirements of this brief have been met.

A detailed plan including phasing and timescales of development with target dates and key milestones.

A proposal of how the successful RSL, which would manage the affordable houses provided, will work with the local community, identifying any proposed consultation and employment and training opportunities provided to local people.

An outline of the measures taken to ensure that all dwellings will meet at least Code for Sustainable Homes level 4.

An outline of how renewables will be incorporated into the development.

### **Building Regulations**

- 7.4 Hartlepool Borough Council offers a service of inspection under the Building Regulations. Officers would expect to see detailed plans and elevations in order to assess the structural and thermal perspective of the existing and proposed dwellings.

## **Appendix 1: Planning Policy**

### **National Policy**

Any future development proposals need to take into account:

- PPS 1: Delivering Sustainable Development (2005)
- PPS 3: Housing (2006)
- PPG 13: Transport (2001)
- PPG 17: Planning for Open Space, Sport and Recreation (2002)
- PPG24: Planning and Noise

### **Development Plan Policy: Regional**

Any future development proposals need to take into account the following policies from the Regional Spatial Strategy (RSS) for the North East of England 2008:

- Policy 24: Delivering Sustainable Communities
- Policy 30: Improving Inclusivity and Affordability
- Policy 38: Sustainable Construction

### **Development Plan Policy: Local Plan**

Any future development proposals need to take into account the following policies from the Hartlepool Local Plan adopted 2006, including saved policies as of April 2009:

#### *General Environmental Principles*

- GEP1: General Environmental Principles
- GEP2: Access for All
- GEP3: Crime Prevention by Planning and Design
- GEP9: Developers' Contributions

#### *Housing*

- HSG5: Management of Housing Land Supply
- HSG9: New Residential Layout – Design and Other Requirements

#### *Transport*

- Tra16: Car Parking Standards
- Tra20: Travel Plans

#### *Recreation and Leisure*

- Rec2: Provision for Play in New Housing Areas

#### *The Green Network*

- GN3: Protection of Key Green Space Areas

### **Development Plan Policy: Local Development Framework**

Any future development proposals need to take into account the Supplementary Planning Document (SPD):

- Transport Assessments and Travel Plans SPD

### **Supporting Guidance**

- Hartlepool Local Plan Supplementary Note 3 – Trees and Development Guidelines

### **Further Guidance**

Any future development proposals need to take into account:

- Secure by Design Guidance
- Code for Sustainable Homes Technical Guidance
- Urban Design Compendium

## APPENDIX 2: USEFUL CONTACTS

The following officers within Hartlepool Borough Council would be useful points of contact with regard to discussing elements identified in the Brief:

Department	Name	Telephone	Email
Planning	Helen Williams	(01429) 523279	helen.williams@hartlepool.gov.uk
Building Control	Garry Hutchison	(01429) 523290	gary.hutchison@hartlepool.gov.uk
Highways	Mike Blair	(01429) 523252	mike.blair@hartlepool.gov.uk
Contamination	Dennis Hancock	(01429) 523207	dennis.hancock@hartlepool.gov.uk
Legal	Peter Devlin	(01429) 523003	peter.devlin@hartlepool.gov.uk
Estates	Philip Timmins	(01429) 523387	philip.timmins@hartlepool.gov.uk
Economic	Diane Martin	(01429) 523509	diane.martin@hartlepool.gov.uk
Housing Regeneration	Nigel Johnson	(01429) 284339	nigel.johnson@hartlepool.gov.uk
Parks and Countryside	Chris Wenlock	(01429) 523538	chris.wenlock@hartlepool.gov.uk
Waste Management Team	Fiona Srogi	(01429) 523829	fiona.srogi@hartlepool.gov.uk
Public Protection	Adrian Hurst	(01429) 523323	adrian.hurst@hartlepool.gov.uk
Landscape Planning & Conservation	Sarah Scarr	(01429) 523275	sarah.scarr@hartlepool.gov.uk
Police Architectural Liaison officer	Stephen Cranston	(01642) 302578.	stephen.cranston@cleveland.pnn.police.uk
Hartlepool Water Limited	Mr K Ensell	(01429) 858050	kensell@anglianwater.co.uk
Northumbrian Water Limited:	Niki Mather	(0191) 4196603	niki.mather@nwl.co.uk

## **COMMUNITY SAFETY AND PLANNING PORTFOLIO**

Report to Portfolio Holder  
9 December 2011



**Report of:** Assistant Director (Regeneration and Planning)

**Subject:** BRIARFIELDS Paddock AND THE FORMER  
AMBULANCE STATION DRAFT PLANNING  
AND DEVELOPMENT BRIEF

---

### SUMMARY

#### **1. PURPOSE OF REPORT**

The report seeks Portfolio Holder's endorsement to the draft planning and development brief for Briarfields Paddock and the adjacent former Ambulance Station that has been shaped following a public consultation exercise.

#### **2. SUMMARY OF CONTENTS**

The report sets out what consultation was carried out, the responses that were received and any significant alterations made to the brief. The report presents as appendices a summary of the consultation responses and the revised planning and development brief.

#### **3. RELEVANCE TO PORTFOLIO MEMBER**

The Portfolio Holder is responsible for planning and housing matters and the brief is important in the securing the delivery of a high quality residential development within the Park Conservation Area.

#### **4. TYPE OF DECISION**

Non Key

#### **5. DECISION MAKING ROUTE**

Portfolio Holder meeting 9 December 2011.



**6. DECISION REQUIRED**

Portfolio Holder is requested to approve the Planning and Development brief for the purposes of marketing the land.

**Report of:** Assistant Director (Regeneration and Planning)

**Subject:** BRIARFIELDS PADDOCK AND THE FORMER  
AMBULANCE STATION DRAFT PLANNING  
AND DEVELOPMENT BRIEF

---

## 1. PURPOSE OF REPORT

- 1.1 The report seeks Portfolio Holder's endorsement to the Planning and Development brief for Briarfields Paddock and the adjacent Former Ambulance Station that has been shaped following a public consultation exercise.

## 2. INFORMATION

- 2.1 A report was presented to Portfolio Holder on 2<sup>nd</sup> September 2011, reporting on the Council's desire to dispose of Briarfields Paddock for high quality residential development and seeking approval to consult on a draft Planning and Development Brief for this and the adjacent Former Ambulance station site.
- 2.2 The Former Ambulance Station, owned by North East Ambulance Service, is currently on the market. To ensure a comprehensive development it was considered that a detailed brief for both parcels of land, Briarfields Paddock and the Former Ambulance Station site should be prepared.
- 2.3 To shape the brief and gain public feedback, a four week consultation period ran from Monday 19<sup>th</sup> September to Monday 17<sup>th</sup> October. Four formal responses were received, three from Hartlepool residents and one from the Hartlepool Civic Society. **Appendix 1** sets out a summary of the responses received.
- 2.4 On Friday 23<sup>rd</sup> September two public drop in session were held at Hartlepool Cricket Club from 12-2pm and from 4-7pm. **Appendix 2** sets out details of attendance at the event, residents and Councillors views and the officer response to those views.
- 2.5 The brief has been amended to take into account views received. Key alterations include:
- The Former Ambulance Station information being incorporated into the main body of the brief rather than as an appendix
  - A requirement to provide a track to the adjacent allotments to allow access for HBC maintenance vehicles and allotment holders

- An indication of the number of dwellings that could be expected to be built (6-8) has been included
- Further advice in relation to archaeology
- Further design requirements in relation to allotment access design, boundary enclosures, refuse storage and crime and safety considerations
- Updated information in relation to the Draft Local List of Locally Listed Buildings
- The revised brief attached at **Appendix 3**

### **3. FINANCIAL CONSIDERATIONS**

- 3.1 There are no financial considerations associated with the production of this Planning and Development Brief.

### **4. EQUALITY AND DIVERSITY CONSIDERATIONS**

- 4.1 The consultation was carried out in accordance with the Council's adopted Statement of Community Involvement.

### **5 RECOMMENDATION**

- 5.1 Portfolio Holder is requested to approve the Planning and Development brief for the purposes of marketing the land.

### **6. BACKGROUND PAPERS**

- 6.1 There are no background papers.

### **7. CONTACT OFFICER**

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## Appendix 1 - Briarfields Paddock consultation period

(Monday 19<sup>th</sup> September – Monday 17<sup>th</sup> October)

Four formal responses were received, three from Hartlepool residents (one stated that they are an allotment holder) and one from the Hartlepool Civic Society

### Summary of comments (resident 1)

No objection or comments about this proposed development.

### Summary of comments (resident 2)

Objects to the proposal that executive housing should be built on Briarfields Paddock for the following reasons:

- Executive housing elsewhere will meet the need that might exist
- Traffic congestion at the Wooler Road – Elwick Road junction would be aggravated
- Covering an appreciable proportion of the ground would increase the risk of flooding elsewhere
- Brownfield rather than Greenfield sites should be utilised
- Open spaces within urban areas (Green Lungs) should be preserved
- The character of the right of way would be altered for the worst: the pleasure of the walk which is enjoyed by 40-50,000 Hartlepudlians each year would be diminished.
- The diverse wild life at Briarfields would be disturbed: bats, a protected species, are especially important.
- The scheduled character of Briarfields Allotments which help to make it one of the most desired by aspiring gardeners would be diminished
- The proposal that there be pedestrian access only would make cultivation of the allotments very difficult especially for the elderly and the handicapped (currently one member does arrive by wheelchair and another by mobility scooter)
- No other allotments in Hartlepool have pedestrian access only
- Many of the gardeners live in areas beyond walking distance (Owton, Fens, Throston, Stranton and Seaton Carew)
- Whatever route is allocated for maintenance and emergency vehicles could without difficulty be used by the bicycles, cars or scooters of the gardeners.
- Vehicular access was included in the plans approved by Hartlepool Borough Council and a car park provided within the allotments site
- Parking outside the allotment site would be likely to cause greater difficulty for neighbouring householders
- Access which we (and Hartlepool Borough Council) have enjoyed for more than 30 years does not depend on the public right of way
- There is no reason why a public right of way cannot, in certain circumstances, be used for other purposes
- Since attending the meeting on Friday 23<sup>rd</sup> September, the resident carried out a new assessment of hourly usage on the right of way. The previous assessment in October 2001 indicated 9 people per hours but the most recent survey indicated 22 per hour. During the 6 hourly periods which the resident observed, only one vehicle entered or left the allotments.

### Summary of comments (resident 3)

No objections to good quality housing development subject to:

- The public right of way being kept
- An open and transparent sale of the land
- We believe the ambulance station must be included and preferably demolished to get the best look for the development

### Hartlepool Civic Society

The Society discussed this at our very recent meeting.

Members were interested in your proposals but regret the development of yet another open space - a precious amenity for general public and allotment holders alike.

We urge that any development on that site reflects the character of this prestigious and appreciated Conservation Area. Individual buildings must have stringent design obligations attached. The Society would be strongly opposed to any apartment blocks. Existing trees must be maintained.

It is extremely important that the Ambulance Station - not in the ownership of the Council - is **only** developed **in unison** with the paddock itself. What no one needs is another disturbing situation like **Tunstall Court**.

## Appendix 2 - Consultation Event – Hartlepool Cricket Club

Friday 23rd September 2011.

(12-2pm 10 people, 4-7pm 8 people including 2 Councillors)

Discussions were fruitful and issues were addressed at the time with as much knowledge as possible. In some instances further investigation was required, this information can be seen in the third column.

### Sale of land

Resident comment	Officer response at the meeting	Further Information
The area is a mess the trees are not looked after, the area should be improved not sold, the council have let it become a mess, not managed at all, it could be an asset for recreation and leisure on our doorstep.	The decision to dispose of the land has already been made. Planning Policy are aiming to get the best development for the site.	N/A
How much is the land worth? Developer contributions for play of £250 per dwelling should be based on land value not just a generic sum. Regeneration sites in the town bring in £250, so surely this would generate more.	Interesting point, will discuss with colleagues.	Each application is assessed on its merits and takes into account viability, in many cases a sum of £250 is not secured as it can make schemes unviable. The paddock site should be able to secure £250 as it's a Greenfield site.
Land has a monetary value but it also has public value so how do we improve that.	The Council are in a difficult position with budget cuts and this piece of land has been identified for sale. The brief will seek Green Infrastructure improvements within the area.	N/A
The area would lose a natural beauty spot.	Noted.	N/A
Could the allotments be expanded?	Option will be looked into.	Further investigation lead officers to believe that additional allotments would not be acceptable as this would lead to additional traffic that would have a detrimental impact on the amenity of future residents.
Will there be a covenant on the sale.	Officer will investigate.	No definite decision at the moment but in the past covenants have been included on the sale of land in relation to setting completion dates linked to possible claw back periods or maybe a use restriction i.e. for residential use with X number the dwellings.
This is the last remaining site that reflects the hierarchy of the area, large dwelling and outbuildings. We are losing that character of the conservation area, we should not be selling this piece of land.	Noted. The decision to dispose of the land has been made. We need public input to assist in getting the best development the site.	N/A

We should build on Brownfield first.	The Council does encourage development on Brownfield land but, there is not enough Brownfield land in Hartlepool to cater for the anticipated future need.	N/A
Proposals to improve the area were put forward a number of years ago, in conjunction with Pride In Hartlepool. The proposals were unsuccessful as the future of the land was unknown.	Noted. It was discussed that in the past the future of the land was uncertain but now the decision has been made to market it for residential development.	N/A
Many residents were dissatisfied that there had been a Cabinet agreement to sell the land but no residents were consulted.	Advised residents to speak to their ward Councillors and Cllr Robbie Payne, as he is the portfolio holder and the land has not yet been sold.	N/A
There is an order on the land that prevents development. (Hartlepool Civic Society)	Officer not aware of this order but will investigate.	Further correspondence from Hartlepool Civic Society has indicated that they are not aware of any order on the land. The Council's estates team are not aware of an order on the land.
An inspector took the site out; she considered it unacceptable for residential use.	The site was taken out of the Local Plan by an inspector because it was considered that there was enough Brownfield land to develop upon so all Greenfield sites were removed.	N/A
Why do we need so many houses?	There are many reasons, over the next 15 years Hartlepool will need around 5,500 new dwellings, the figures have been calculated using population trends, household formation trends and many other factors.	N/A
Money from the sale of the land should go into local area not just the Council pot.	Noted.	N/A

**Access**

<b>Residents Comments</b>	<b>Officer response at the time</b>	<b>Further Information</b>
Will there be an access road from the existing ambulance station east access? Will the new road run down the east side of the paddock?	No. The access will be of Briarfields Close. Access into the ambulance station may still exist to serve the residents in the converted ambulance buildings.	NA
Vehicular access to the allotments should remain, allotment holders were under the impression that vehicular access would remain, they have had meetings with Peter Devlin, Helen Beeman and Chris Wenlock. No formal agreement was put in place. Allotments have permission for a hard standing parking bay inside the allotment enclosure so cars could park there. They would be the only allotments in the Borough with no vehicular access. Not many winter visits but 5/6 per day in the summer so a low number. Only a small number of allotment holders live within walking distance.	Could residents walk to the allotment and use wheelbarrows? Amenity of any new residents must be considered. They have a right to peace and quiet so vehicular traffic too and from the allotments may be unacceptable. 5/6 cars per day within this area is quite a high number.	Further discussion with the Parks and Countryside Manager has concluded that vehicular access for allotment holders will remain.
Where would allotment holders park?	Along Briarfields Close. Or residents could walk to the site.	Further discussion with the Parks and Countryside Manager has concluded that vehicular access for allotment holders will remain.
A survey was carried out 10 years ago that showed 40/50,000 people use the Public Right of Way, there are peaks and troughs but overall it is very popular. Children going to and from Ward Jackson Park use it, so there will be a high number of foot passengers cutting through the proposed new estate.	The public right of way will be retained.	N/A
Allotments do not cover all the southern area, who owns the land to the west?	Officer will investigate.	HBC own the land. The option to extend the allotments was investigated but not considered feasible due to the possible impact on future residents.
Developers will try to close the Right of Way, we must ensure it remains intact. Rights of way have been closed elsewhere.	It is stipulated in the brief that a Public Right of Way through the site should be retained.	N/A
Right of Way should not be moved.	It will remain through the site but will be realigned.	N/A
A right of Way should be regarded as a recreational route, an enjoyable thoroughfare; this facility may be	Noted. Every effort will remain to keep the right of way as green as possible.	Brief updated to state that the route should be aesthetically pleasing.



diminished when it should be enhanced.		
There may be a small triangle in the south west corner that could be cut off as it would not be useful as someone's garden if the public footpath cut through it.	Noted. This area could just remain open land.	N/A
It may be acceptable to use the existing ambulance access for one or two dwellings but not the whole site.	Noted.	N/A
Two requests to gain access from properties along Elwick Road into the paddock site were made.	Informed that this could be an expensive option. Advised to speak with engineers, and then any possible future land owner. The agreement would have to be with future land owner. It may not be straightforward as in planning we have to consider the amenity of the future residents of the paddock site. The only decision would come through a formal planning application.	N/A
There are already traffic problems in the area along Elwick Road and Wooler Road.	The amount of traffic will be minimal as the number of dwellings may only be 6-8. The site also has links to bus services and nearby attractions, services and shops can be accessed on foot.	N/A
There are problems on the junction at Elwick Road, it is not easy to get out.	Noted. Officer is aware of the difficulty however the additional number of cars will be minimal as the number of dwellings proposed would be maybe 6-8.	

**Habitat**

<b>Residents Comments</b>	<b>Officer response at the time</b>	<b>Further Information</b>
Trees should remain – a landscape appraisal should be done.	Trees are important to the site and any future development, the Council's Tree Officer has assessed the site and indicated that no trees should be removed.	N/A
Should create a green corridor with native species.	Noted and agreed, officer will discuss this with Council's Tree Officer.	N/A
Bats must be considered.	The brief sets out information in relation to the best and the Council's Ecologist is available for advice.	N/A

**Other**

<b>Residents Comments</b>	<b>Officer response at the time</b>	<b>Further Information</b>
There are anti social behaviour problems along the path at the south of the allotments.	Noted.	N/A

**Brief clarity**

<b>Residents Comments</b>	<b>Officer response at the time</b>	
Make the brief clear by stating how many houses we would expect to see on the site.	Noted.	Brief altered to suggest 6-8 dwellings may be acceptable in the paddock. This figure is not binding as more may be acceptable, but only detailed plans and elevations would determine this.

## **APPENDIX 3**

# **BRIARFIELDS PADDOCK AND THE FORMER AMBULANCE STATION SITE**

**Planning Development Brief**

**Hartlepool Borough Council**

**November 2011**



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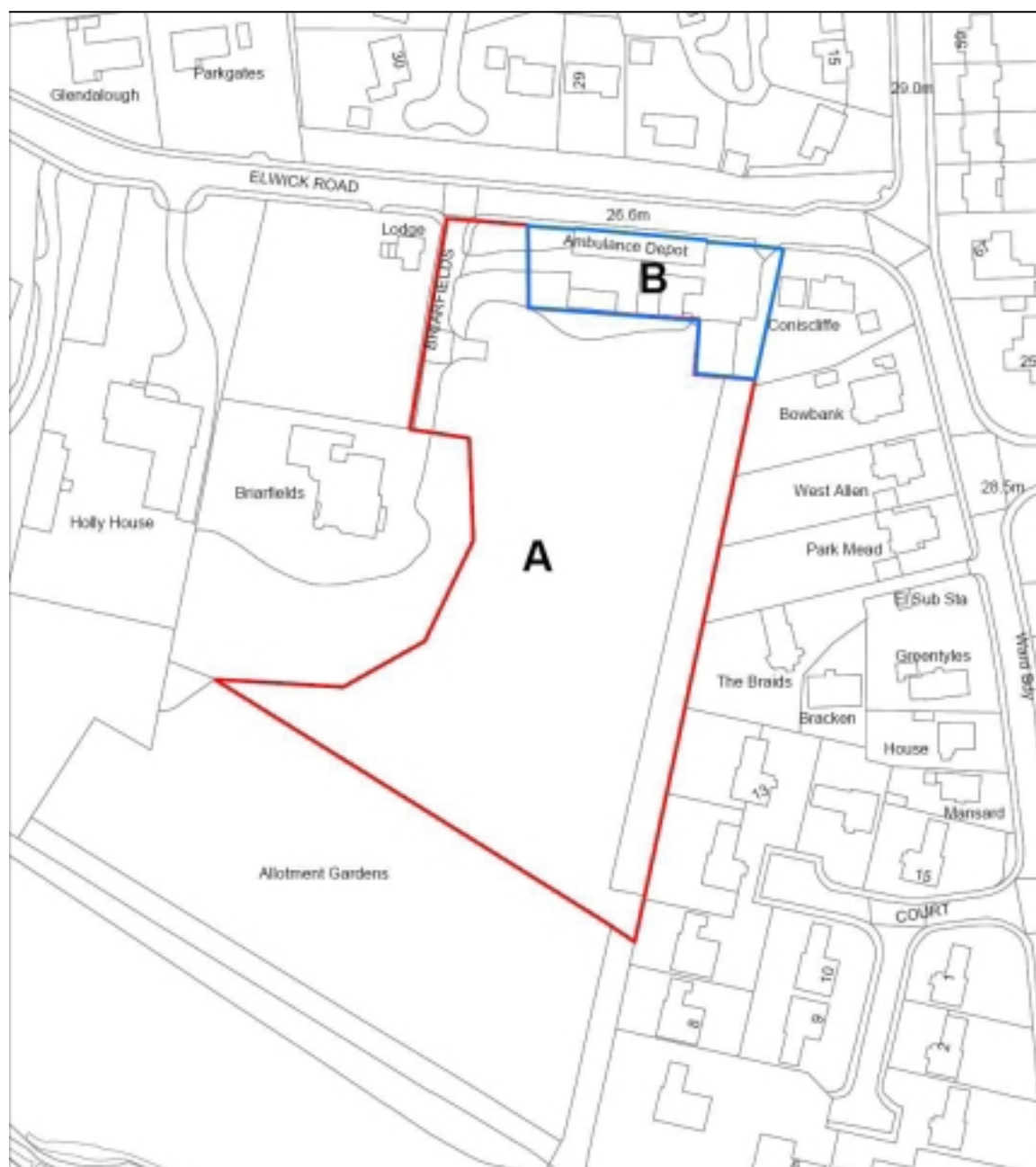
## 1. INTRODUCTION

- 1.1 This brief seeks to assist the marketing of Briarfields Paddock and the Former Ambulance Station off Elwick Road Hartlepool; Briarfields Paddock is within the ownership of Hartlepool Borough Council and the Former Ambulance Station is within the ownership of North East Ambulance Service. The purpose of the brief is to secure a high quality residential development on the 1.28 ha paddock and 0.17ha Former Ambulance Station, both to the east of Briarfields House & Lodge. Any new development should reflect the character of the conservation area which is largely low density Victorian houses. The site boundaries are shown on figure 2.
- 1.2 The future marketing of the Former Ambulance Station site would be the responsibility of North East Ambulance Service; this planning guidance incorporates both sites, in order to achieve a coordinated development approach.
- 1.3 This brief is intended to support the Council's aspirations for the redevelopment of existing vacant and/or underused buildings and associated land within the existing urban area. Through identifying opportunities, constraints and considerations on both sites the brief will provide clear guidance for potential purchasers and developers in terms of planning and design.



(Figure 1: Briarfields Paddock view of site from the south)

Site A is Briarfields Paddock and site B is the Former Ambulance Station (Figure 2)



## 2. WHAT IS THE COUNCIL LOOKING FOR?

### Briarfields Paddock

- 2.1 The Council is seeking to achieve a high quality and sustainable residential development that will contribute positively to the surrounding Park Conservation Area. Any developer will be expected to provide:

A high quality residential courtyard to the north east corner of the site, comprising of possibly six dwellings

One large dwelling to the south of the courtyard with large southerly garden (the large dwelling could be internally divided to create two dwellings)

Provision of a vehicular access to the allotments

Re-align the public right of way that exists from Elwick Road to the open countryside



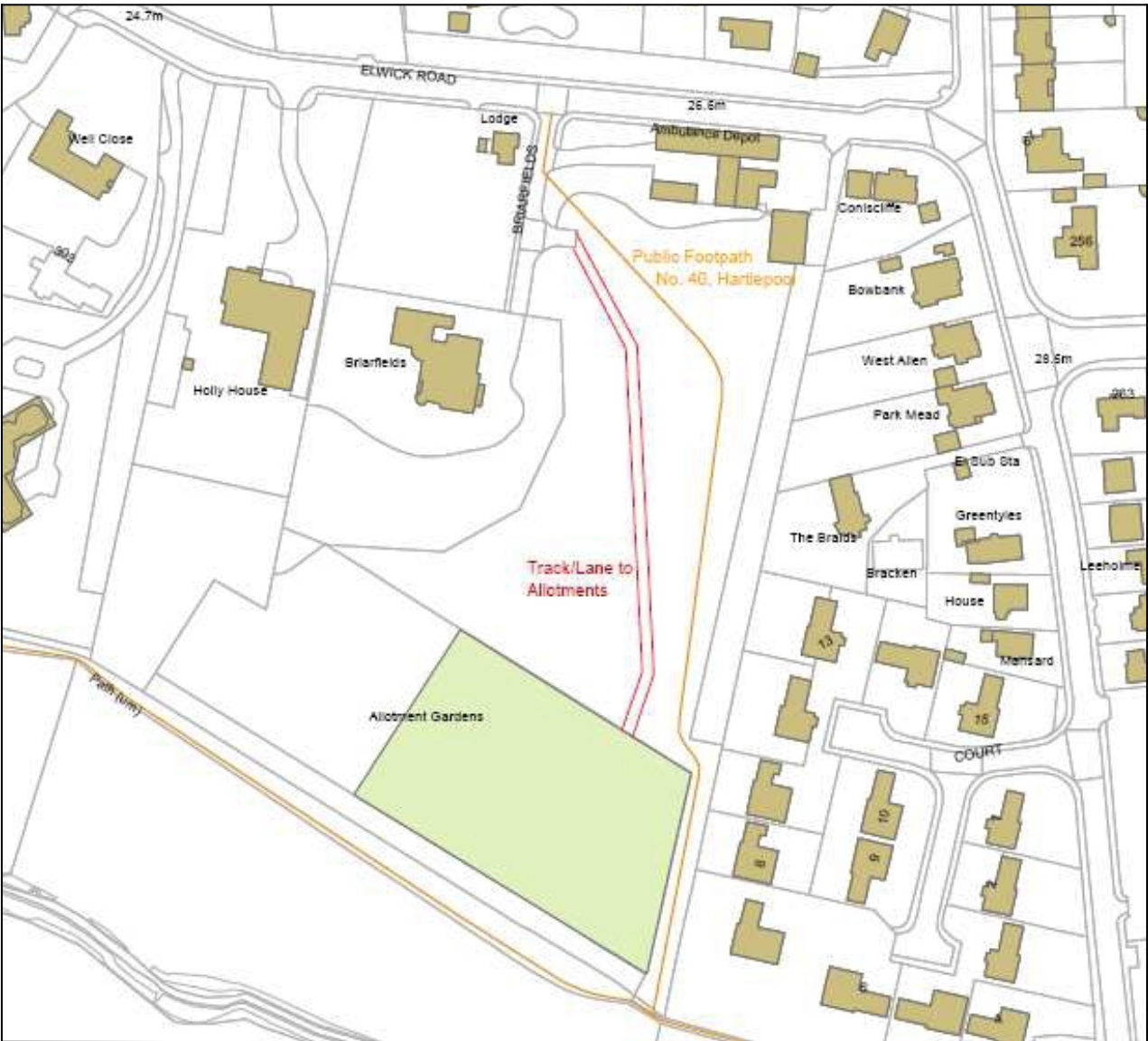
(Figure 3: Briarfields Paddock Site Location Plan)



**Arial photo of Briarfields Paddock and surrounding area (figure 4)****Allotment layout (figure 5)**



Public footpath plan no. 40 (Figure 6)



**Briarfields Paddock Site Description**

- 2.2 Briarfields Paddock is situated off Elwick Road/Briarfields Close, to the south of the former Hartlepool Ambulance Station and is east of Briarfields House and Lodge.
- 2.3 The Paddock site measures approximately 1.3 hectares. There are no buildings located on the site; however there are a number of trees on the site that should be retained. An access to the site already exists off Briarfields Close that is shared with Briarfields House, Brairfields Lodge and the former ambulance station.



(Figure 7: Entrance from Elwick Road)



(Figure 8: Entrance to Elwick Road)

- 2.4 There is no defined boundary to the north of the site between the Paddock and the Former Ambulance Station. To the north west is the existing access point on to Briarfields Close that serves Briarfields Lodge and Briarfields House.



- 2.5 To the east there is a 2.5 metre high wall that forms the rear boundary of the dwellings on Elwick Road and Northbrook Court; a number of trees are also located along the boundary close the wall.



(Figure 9: Former Ambulance Station)



(Figure 10: Former Ambulance Station)

- 2.6 To the south are allotments that serve the local community; the allotments are enclosed by a three metre high metal fence. Pedestrian and vehicular access to the allotments is on the northern boundary of the allotment area facing the development site. Pedestrian access to the allotments should not be affected by any development on the development site; private vehicular access should be created for use by vehicles engaged in maintenance works and allotment holders only.
- 2.7 Beyond the allotments is a one metre high wooden fence with a public footpath running behind, with access to the open countryside.

- 2.8 A public footpath (figure 6) extends from the Elwick Road entrance gateway to the south east corner of the site. This public footpath is well used and provides a vital link to the allotments and the countryside. A public right of way must be retained through the site, the existing right of way could be re directed through the site, but every effort should be made to make the right of way as convenient, safe, aesthetically pleasing and accessible as possible.



(Figure 11: Allotment entrance)



(Figure 12: South east corner, public right of way)





(Figure 13: South east corner, public right of way)

- 2.9 The western boundary is shared with Briarfields House and Briarfields Lodge. Briarfields House is bounded by a recently erected 2.5 metre high close boarded fence, Briarfields Lodge is enclosed by a recently erected low rise wall with art stone caps to the pillars.



(Figure 14: Western boundary with Briarfields House)



(Figure 15: Western boundary with Briarfields House)

### 3. WHAT IS THE COUNCIL LOOKING FOR?

#### Former Ambulance Station site

- 3.1 The Council is looking for a high quality residential development within a prestigious residential area in the Park ward. Any developer will be expected to:

Retain three of the five buildings located on the site (figures 18, 23 & 24) and provide a sympathetic conversion for residential purposes

Provide adequate amenity space for each new dwelling

Demolish the modern garage (figure 25) that is located to the south east of the site and the former ambulance storage area (figure 20)



(Figure 16: Former Ambulance Station site)





(Figure 17: Former Ambulance Station aerial view)

### Site Description Ambulance Station

- 3.2 The 0.17 ha rectangular shaped site is located to the south of Elwick Road and to the north of Briarfields Paddock. There are five buildings located on the site, none of the buildings are listed but they are protected by virtue of their location within the conservation area. The historical maps within the conservation area appraisal show that the buildings first appeared on the site during 1897 and 1899 and served as outbuildings for the Briarfields estate. From 1964 the outbuilding became the town's ambulance station.
- 3.3 There are a number of trees to the south and west of the site, these trees are protected due to their location within the conservation area. The site currently has two accesses one to the east and one to the west; both accesses come off Elwick Road.
- 3.4 The overall site is open and has direct access onto Briarfields Paddock on two sides, south and west, however the ambulance buildings are enclosed to the west with security gates. The north west boundary consists of a 2 metre high brick wall and to the north east the site is enclosed by 2.5 metre high metal security gates. The eastern boundary has a 2 metre high close boarded fence shared with Coniscliffe, a residential property off Elwick Road.



(Figure 18: View from Elwick Road)



(Figure 19: View from west of the site)





(Figure 20 and 21: View looking in from the west)



(Figure 22: View looking in from the west)



(Figure 23: View looking in from the east)



(Figure 24: View from north east corner)



(Figure 25: Entrance gates and garage)

## 4. DEVELOPMENT OPPORTUNITIES

- 4.1 Briarfields Paddock and the Former Ambulance Station site are prime development sites set within the Park area of Hartlepool, one of the most prestigious residential locales in the North East region. It represents a unique opportunity to develop the last remaining significant sites in the Park Conservation Area.
- 4.2 The Park area is formed and characterised by a series of grand Victorian villas, each set in extensive grounds, around the historic Ward Jackson Park. They were built by the leading industrialists of their day during Hartlepool's shipbuilding and industrial heyday in the late 19<sup>th</sup> Century. This parkland vernacular is bounded by open countryside to the south and the site is within walking distance of Summerhill Country Park and Ward Jackson Park. Ward Jackson Park was laid out during the peak of the industrial era and named after Ralph Ward Jackson who is revered as the founding father of the town. The park is extremely popular and boasts a large pond, bandstand, bowling green and café in addition to its mature trees and well tended lawns and planting beds.
- 4.3 The area is a well established residential community close to excellent primary (West Park) and secondary schools (High Tunstall College of Science) and other amenities such as the popular White House Public House and Hartlepool Cricket Club.



(Figure 26: View of western edge)

## 5. The Development Sites

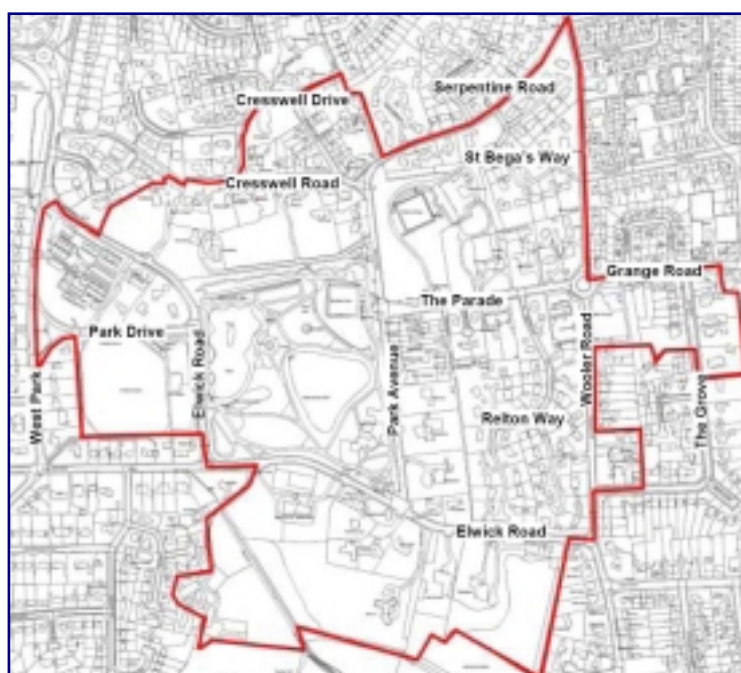
### Location, Context and Connectivity

- 5.1 The town of Hartlepool is located in the North East of England and forms part of the Tees Valley sub-region. There is a population of one million people within 30 minutes and 2.6 million within one hour drive of the town.
- 5.2 The sites are located to the eastern part of the borough, within the Park ward and the Park Conservation Area which was designated in 1979. The sites are within easy reach of the A179, which serves as an access to the A19. The sites are 1½km from the town centre and 2km from the North Sea coast, so a variety of areas of interest are easily accessible on foot, bicycle, public transport or by car.
- 5.3 Hartlepool has a relatively congestion free internal road network with excellent access direct from the town centre to the A19 strategic road network via the A689 dual carriageway and the A179.
- 5.4 Hartlepool is served by the Durham Coast rail line that provides connections to the East Coast Main Line, the Trans Pennine rail network and a direct service from Hartlepool to London. The development sites are a 20/25 minute walk away from the town's railway station that is well served by bus routes, pedestrian routes and cycle routes. Adjacent to the town centre is Hartlepool Marina which is easily accessible by car or by foot and bicycle.
- 5.5 The sites are perfectly located for access to Summer Hill Country Park, beautiful open countryside and Ward Jackson Park.
- 5.6 The bus network within Hartlepool is of a high standard, linking many parts of the borough to the town centre, other key locations and to other surrounding areas such as Stockton, Durham and Sunderland.
- 5.7 The town lies within about 18 miles of the Durham Tees Valley International Airport whilst Newcastle International Airport is around an hours drive away or a train ride away.



## Site Histories

- 5.8 Briarfields Paddock has been used for a variety of purposes over the years. It was formerly used as a practice pitch for Hartlepool United Football Club. More recently the site has been used as a paddock with an access route to the allotments.
- 5.9 The Former Ambulance Station buildings have been located within the Briarfields estate since 1897 and they originally served as the outbuildings and stables for Briarfields House. Since 1964 the buildings were occupied by the North East Ambulance Service. The ambulance operation relocated a number of years ago and the buildings now stand empty.
- 5.10 Briarfields House is located on the western boundary and was built in 1895 for the Cameron family. The house is not listed but is protected by virtue of its location within the Park Conservation Area. For many years it was an aged persons home before being used as offices by the Council's Social Services department. It was declared surplus to requirements and has been vacant since April 2005. The house has been sold and has been sympathetically converted into eight high quality apartments.
- 5.11 The building is a fine example of a late nineteenth century house and has been, along with the Lodge and Ambulance Station site, been included on the Council's draft Local List of buildings to be protected (See Local Plan Policy HE12 and January 2011 emerging Core Strategy policy 27).
- 5.12 Briarfields Lodge, located to the north western boundary is a single house. In the past it has been used as an intermediate treatment centre and had links with the nursing home at Briarfields House as it was used for staff quarters.
- 5.13 There is planning permission for a three storey six bedroom dwelling with triple garage to be located on the 0.2 hectare plot in between Brairfields Lodge and Briarfields House. Work has not yet started on this but information can be viewed on the planning portal under planning reference (H/2007/0818). There was a further planning application for a dwelling on the same site, the application was withdrawn but details can be viewed under planning reference (H/2011/0396).



(Figure 27: Park Conservation area boundary)

**The Character of the Conservation Area**

- 5.14 The Park Conservation Area is focused around Ward Jackson Park and some of the historical residential development surrounding it. The quality of the Park Conservation Area derives from the attractive mixture of large imposing late nineteenth century houses set in large grounds with mature trees giving a feeling of spaciousness often with buildings being hidden behind brick walls, trees and shrubs. Residential villas were often developed on the outskirts of industrial towns as desires for more spacious and luxurious grew.
- 5.15 The large houses in the south of the conservation area also take some advantage of a southerly aspect (long views are concealed by trees). They celebrated nature, albeit a man-made nature by creating public and private grounds of considerable size and complexity, exploiting natural features to create romantic, hidden retreats from the industrial grime that would pay for them. There is a great variety of architectural features and styles with many of the older buildings being of smooth red brick. The more modern dwellings within the conservation area were predominantly constructed between 1965-2004, and the majority are substantial detached and semi detached properties.
- 5.16 The conservation area is within a much larger area of nineteenth and twentieth century suburban growth. As is typical of such suburbs, the buildings were often built more incrementally than the development pattern in which they sit. There is considerable variation in the character and appearance of the housing in the wider neighbourhood, with pockets of high and low quality, of integrity and intrusion, of special and not so special interest.



(Figure 28: View of the paddock from the south)

## 6. POTENTIAL CONSTRAINTS

### **Flood Risk**

- 6.1 The sites are not within either the Environment Agency's Flood Risk Zone 2 (medium flood risk) or Zone 3 (High Risk) as set out in their Standing Advice. Whilst a flood risk assessment is unlikely to be required developers should liaise with the Environment Agency for confirmation.

### **Habitats, Biodiversity and Trees**

- 6.2 All species of bat are protected under British and EU legislation. This protection extends to breeding sites or resting places of bats, regardless of whether the bats are present.
- 6.3 The buildings located on the Former Ambulance Station site meet the Council's published criteria for those circumstances where a bat survey would be required to accompany a planning application. Specifically the land surrounding the building contains an area within 200m that has at least 1ha of wooded area that has 50% or more tree cover. Therefore a bat survey is required if any of the buildings are to be demolished or significantly altered externally.
- 6.4 Any bat survey should be completed prior to submitting the planning application; the bat survey must meet recognised guidelines and have been produced by a suitably qualified ecologist. Further advice on bat surveys can be ascertained from the councils ecologist, see appendix 3 for contact details.
- 6.5 Trees are located around much of the perimeter of both sites which are afforded statutory protection as they are within a conservation area. These trees contribute to the overall visual quality and character of the conservation area and they should be retained.

### **Archaeology**

- 6.6 Briarfields Paddock lies adjacent to former earthworks of the lost medieval settlement of Tunstall. The full extent of the settlement is not known although it is likely that it covered a larger area than that represented by the upstanding remains.
- 6.7 The site has archaeological potential, particularly with regards to the medieval period and its lack of prior development, therefore an archaeological assessment, in line with the advice given in PPS5 (HE6.1), will be required, prior to submission along with a field evaluation to inform of the impact of the proposal on archaeological remains. Further advice can be sought from Tees Archeology, see appendix 2 for contact details. Prior to submission of any planning application.

### **Access**

- 6.8 Briarfields Paddock is already served by an access from Briarfields Close, this access should be used for any future development. Any new residential road constructed on the site should be constructed to an adoptable standard, and then adopted by the Council on completion under a Section 38 Agreement. The access is shared with Briarfields House and Briarfields Lodge and due regard should be given to the other land uses.
- 6.9 The Former Ambulance Station site currently has two accesses off Elwick Road, in the past the access to the east was used as an entrance and the access to the west was used as an exit for the ambulances and staff vehicles. The access to the east is close to the junction on Elwick Road and it is considered that the intensification of this access would be unacceptable on highway safety grounds. The access to the west is further away from the junction or other access points and therefore it is considered that this western access should be the main access into the site.

- 6.10 Pedestrian and cycle access can be gained from the surrounding footpath and road along Briarfields Close/Elwick Road, and via the public footpath that has an exit/entry point to the south east corner of the site.

### **Allotment access**

- 6.11 At present there is no formal foot or vehicular access to the allotments site. The developer will be expected to provide such vehicular and foot access, in an appropriate location as to minimise any impact upon the amenity of any future residents.

### **Neighbouring Uses**

- 6.12 Briarfields Paddock is bound by a variety of neighbouring uses. Any development within the Paddock should respect the overall character of the conservation area and the neighbouring uses.
- 6.13 To the north of the Paddock are the Former Ambulance Station buildings, the Ambulance Station has relocated and the buildings are currently vacant and the site forms part of this brief as a prime opportunity for development within the Borough.
- 6.14 To the east of the site are large residential properties, set within large gardens that front onto Northbrook Court and Elwick Road. At present 12 and 13 Northbrook Court have a right of access for maintenance purposes. If this section of land were to become a rear garden then the occupiers of 12 and 13 North Brook Court would be able to access the land under the Neighbouring Land Act.
- 6.15 To the south are the allotments and beyond that the open countryside. Pedestrian access to the allotments should not be negatively affected by any development on the site. A secure private access should be created to allow access for vehicles engaged in maintenance works on the allotments only. To the west lies Briarfields House that is currently being converted into residential apartments. Briarfields Lodge, a two storey dwelling is located to the north west of the site.
- 6.16 Many of the neighbouring uses for the Former Ambulance Station are the same as for the Paddock apart from to the north and south. To the north of the Former Ambulance Station lies Elwick Road and beyond that the housing area (Relton Way) erected during the mid to late 1990's. To the south is Briarfields Paddock.

### **Utilities and Services**

- 6.17 A drainage survey may be required to confirm the availability of facilities on both sites. Northumbria Water will require that any new development requiring additional connections to the public sewer system should be based on separate surface water facilities.
- A soak away system based on Sustainable Drainage techniques is the preferred means of directing surface water from the development.
- The nearby watercourse is currently at capacity. In the event of discharge being directed to the water course it is likely that a controlled discharge will be required to accommodate additional surface water run off before discharge into the Burn Valley Beck. In addition private connection to the watercourse will require easements to be negotiated across third party land ownerships.
- Developers should discuss mechanisms for the discharge to the sewer system with Northumbrian Water Limited. See appendix 2 for contact details.

## 7. GENERAL DESIGN GUIDANCE

### General Design Requirements Summary

- 7.1 The Council is committed to providing high quality housing. In all instances new dwellings should complement, reflect and enhance the surrounding area. Within a conservation area this requirement is paramount, and new developments should blend with the historic nature of the conservation area in a seamless manner.
- 7.2 The following guidance has been put together reflecting the information set out in the 2008 Park Conservation Area Appraisal, surveys of the surrounding area and the overall aims and aspirations of the council.

### Layout, Grain and Density

- 7.3 At the Briarfields estate it is important to protect the surviving layout and relationship between the main components, the house, lodge, outbuildings, drive, gateways, formal gardens, open land and aspect to the south.  
In historic estates, any new development in the Paddock should protect surviving historic layouts, the design and density of any new development should have due regard to the open southerly aspect and the ambulance station buildings. The Former Ambulance Station buildings are an important part of the Briarfields estate, and reflect the hierarchy of the time accurately, by appearing subservient to Briarfields House. This relationship is common along the southern boundary of the conservation area and this style and hierarchy should be reflected in any future development.

### New Building Form

- 7.4 The 2007 Hartlepool Strategic Housing Market Assessment (SHMA) indicates that just over 55% of the housing stock in the Park ward is detached, around 23 % is semi detached and approximately 16% of the dwellings are bungalows. The properties within the ward are predominately 3 or 4 bedroom properties; the SHMA indicates that there is a need for family homes with three bedrooms or more within the area.  
In this instance, given the location of the site within the Park Conservation Area and the historic hierarchy of main house and outbuildings it is considered that the properties constructed to the north east corner of the site, in a courtyard development would typically be two or three bedroom properties. Larger properties could be located within the southern part of the site.
- 7.5 The traditional hierarchy of the major historic houses and their lodges and outbuildings should be protected. Any new development should reflect the hierarchy and ensure that minor houses are not mixed amongst major ones.  
Given the location of the Former Ambulance Station site, it's courtyard appearance and subservient manner to Briarfields House it would be necessary to reflect this by locating new development within the north east corner of the paddock that could comprise of a courtyard development, with adequate parking (2 per dwelling) and private or communal amenity space, any buildings should be of a similar scale to those of the Former Ambulance Station and should appear subservient to the main dwelling, that is Briarfields House.
- 7.6 The open aspect of the Paddock and area should be retained as much as possible, as it adds to the overall character of the conservation area. The construction of an additional large detached or pair of semi detached house(s) with a large southern garden(s) may be acceptable within the central part of the Paddock.
- 7.7 The Park Conservation Area appraisal gives further information in relation to design features typical of the area, there is an expectation that any new development would



reflect these design features to ensure that the development was sympathetic and reflective of the conservation area.

- 7.8 Most of the buildings on the Former Ambulance Station site add to the overall quality of the conservation area, National and Local guidance supports the retention of historic buildings therefore it is considered that three out of the five buildings on site should be retained (18, 23 & 24).
- 7.9 Every effort should be made to retain all the architectural detail of the buildings such as the window size, the head and sills, the entrances and the roof detail, where they are characteristic of the buildings and conservation area. Sensitively designed extensions may be acceptable; any alterations to the buildings should reflect the overall character of the conservation area.
- 7.10 The presumption is that apartments/flats will not be suitable on the site as there is a low demand within Hartlepool for apartments/flats. Within the Park ward the housing need is for family dwellings with three or more bedrooms.
- 7.11 The Council seeks to ensure adequate space is provided between houses. Where practical minimum separation distances at 20m where principal elevations face or 10m where a blank gable wall would face the front or back of a property are normally required.
- 7.12 Particular care should be taken when considering the overall scale and massing of any new development. Individual design components such as main entrance doors, bay windows, single windows, roofs, chimneys, brickwork and boundary treatments should be considered as important elements of any new development. Garages should be sited so they do not dominate the frontage. Vehicular access should be from the main driveway.

### **Site Access**

- 7.13 Vehicular access to the Paddock should be gained by the existing access point on Briarfields Close, off Elwick Road. This access may also be used for the Former Ambulance Station site; however access could also be gained from the existing points on Elwick Road. Pedestrian access should link up with the existing surrounding footpaths and rights of way.

### **Parking Provision**

- 7.14 There is an expectation that a minimum of 2 car parking spaces per dwelling should be provided as part of any development.

### **Allotment Access**

- 7.15 A new access road to the allotments should be created, the most appropriate access would be a track that would have the appearance of a country lane or rural access route i.e. not a tarmac road, any such track should be of a construction fully capable of taking both pedestrian and vehicular traffic.

### **Boundary Enclosure**

- 7.16 The Council expect to see traditional boundary enclosures, to the front and rear of dwellings located within the Paddock and the Former Ambulance Station sites, for example “estate fences” are a traditional solution and allow for adequate defensible space whilst creating an open atmosphere to the estate.
- 7.17 To the rear of the new dwelling/dwellings in the centre of the Paddock site an “estate fence” may not be appropriate. An “estate fence” in that location, in such close proximity

to the public right of way could have a detrimental impact on the privacy and security of future residents. The most appropriate rear boundary enclosure may be a traditional brick wall (providing the appearance of a boundary wall to a formal garden) or a temporary wicker fence with tree/shrub planting (as the natural boundary becomes established over time the fence would be removed). Timber close boarded fences would not be considered acceptable on either of the sites as they do not add to the character of the conservation area.

### **Refuse Storage**

- 7.18 It is recommended that any development should take account of refuse and recycling requirements and storage space. The developer is encouraged to discuss waste management concerns with the Council's Waste Management Team. See appendix 2 for contact details.

### **Sustainable Design and Construction**

- 7.19 The Council is committed to sustainable construction of all buildings and structures, their design and planning, commissioning, construction, renovation, conversion, management, and where necessary demolition. The Council has developing a sustainable construction policy which will be applied to its own estate. The Council is aware that its influence and responsibility extends beyond its own buildings and it is hoped that developers will address all aspects of sustainable construction in their response to this document.
- 7.20 Sustainable construction methods apply to a wide range of aspects including the requirement to provide buildings which are comfortable, relate to their surroundings, are energy efficient, provide good value for money and effective training opportunities for local people, involving good communications with local residents and businesses throughout the life of the project and so on. The type of building materials is also an important consideration in terms of their impact on the environment and human health; using locally sourced materials should be a priority, as should reducing waste.
- 7.21 Building and renovating sustainably can reduce costs through reduced waste, reduced running and maintenance costs and it supports the local community through using local suppliers. Sustainable construction and renovation also means buildings are designed/redesigned to reduce carbon emissions and to withstand the likely effects of climate change.
- 7.22 The Council wishes to ensure the new development on this site is sustainable. Developers are therefore requested to ensure the principles of sustainable construction are contained throughout their plans for their work on the site.
- 7.23 In line with this commitment the Borough Council seeks a commitment from the developer to meet, as a minimum requirement, Code for Sustainable Homes Level 4 for all new units on the site.
- 7.24 In line with Code for Sustainable Homes and Ecohomes cycle storage will be required for each dwelling.

### **Materials**

- 7.25 The Tees Lowland character area is largely underlain by Permo-Triassic red mudstones and sandstones, masked by thick glacial boulder clay, sand and gravel, also tinged red. The magnesian limestone underlying the Durham Plateau character area is a complex succession of Permian dolomites and limestones, variously worked for industrial raw materials, aggregate and construction. Construction stone from both landscape character areas appears in the conservation area, and it is possible that some of the earlier bricks would have been made locally from worked clay deposits.

These materials are still readily available and every effort should be made to use materials that are similar to those on the House, Lodge and ambulance station buildings.

### **Public Realm**

- 7.26 Due to the proximity to the open countryside, Summerhill Visitor Centre, Ward Jackson Park and the cricket ground, it is considered that there is no need to provide any public realm or open space within the site.

### **Trees**

- 7.27 Trees form an essential element in the character of the site within the Park Conservation Area. Any works should accord with the guidance contained in Supplementary Note 3 of the 2006 Hartlepool Local Plan “Trees and Development”.
- 7.28 A tree survey has indicated that the majority of the trees on the site are of a high quality and should be retained because of their individual or group value. The developer will be expected to provide their own arboricultural survey of trees, produced in accordance with the recommendations of BS 5837: 2005 ‘Trees in Relation to Construction’, which will be used to form the basis of their proposals regarding the felling, planting or remedial work to trees. In considering the juxtaposition of trees and buildings, site layout designs will be expected to ensure that trees are given adequate space, including sufficient allowance for future growth.
- 7.29 Removal of trees is only likely to be approved where good tree management would allow other higher quality trees to be enhanced by the felling of dead, dying or diseased trees. Works to trees should, where possible, be carried out in the period from August to the end of February in order to avoid the bird-nesting season. An exception to this will only be made if a qualified ecologist has surveyed the trees to be removed to establish that no breeding birds are present. In addition any mature trees which are proposed for felling should be checked for wildlife habitats including hollows and cavities. If these are found a bat survey should be undertaken prior to felling.
- 7.30 Where trees are to be removed a replacement planting scheme will be required. All approved pre-development tree works and development facilitation pruning must be carried out in accordance with current arboricultural best practice and with the requirements of British Standard 3998:2010 ‘Recommendations for tree work.’ Further information on Hartlepool Borough Council’s approach to the planning system as it relates to trees can be found at [www.hartlepool.gov.uk/treesanddevelopment](http://www.hartlepool.gov.uk/treesanddevelopment).

### **Promoting Community Safety**

- 7.31 The Council is committed to providing safe and secure residential areas that reduce any possibilities for crime, anti social behaviour and the fear of crime. The Council expects developers to consider safety measures early on in the design stage, and where possible ‘Secured by Design’ principles should be followed. Any safety measures should strike a balance between safety, structural soundness, convenience and appearance. All planning applications will be viewed by the Police Architect Liaison Officers within the One Stop Shop planning meeting and on a case by case basis if necessary. Early consultation with the Police Architectural Liaison Officer is encouraged, please see appendix 2 for contact details.

## 8. Additional requirements

### Residential Development Delivery Requirements

- 8.1 Any development proposals would have to be in accordance with the planning policies set out in appendix 1.

### Affordable Housing Requirement

- 8.2 The Council consulted upon the second Hartlepool Core Strategy Preferred Options document in January 2011, the document incorporated an Affordable Housing policy (CS10). The document is advocating that any residential developments of 15 dwellings or more should contribute at least 10% of the dwellings as affordable houses. It is considered that the Paddock site, Former Ambulance Station site or both sites combined will not accommodate 15 or more dwellings therefore it is anticipated that no affordable units will be required.

### Developer Contributions

- 8.3 Given the location of the site, close to Ward Jackson Park and the open countryside, it is considered that there is no need to provide any public realm or open space within the site itself. Bearing this in mind the developer may be required (via GEP9 in the Local Plan, the emerging Core Strategy and the emerging Planning Obligations SPD) to make the following financial contributions to help improve existing play spaces and green infrastructure links within the vicinity of the site:

£250 per dwelling to contribute to play provision in the surrounding area.

£250 per dwelling to contribute to green infrastructure in the surrounding area.

- 8.4 Continuing monitoring and the Council's PPG17 Open Space Assessment will be used to identify areas most in need of investment.

### Local Training and Employment

- 8.5 There will be a requirement on the developer to recruit local people as employees or placement trainees/apprentices in relation to the construction of buildings granted planning permission and utilise, with the support of Hartlepool Borough Council's Hartlepool Working Solutions team, a Targeted Training & Employment Charter to encourage sub contractors to recruit Local People.

- 8.6 A Targeted Training and Employment Charter will be agreed by the developer and the Council before the development commences on site. Further information on establishing a Training and Employment Charter can be gained by contacting the Council's Economic Development team; details can be found in the Useful Contacts section in appendix 4.

### Sustainability

- 8.7 The Council expects that any scheme incorporating 10 dwellings or more would secure, as a minimum requirement, 10% of their energy supply from decentralised and renewable or low-carbon sources, unless, having regard to the type of development involved and its design, this is not feasible or viable. Given the size of the site and the proposed type of dwellings it is not expected that the site will not accommodate 10 dwellings, therefore it is not necessary to meet this requirement. However the Council is committed to reducing CO<sub>2</sub> emissions and every effort should be made by developers to help assist in meeting this target.

- 8.8 All homes constructed would need to achieve at least Code for Sustainable Homes Level four or higher. The Borough Council's aspiration is that all new homes should be Level 4.

## 9. The Application Process

### Pre-Planning Application Discussions

- 9.1 Developers are advised to undertake pre-planning application discussions with the Council at the earliest possible opportunity in order to facilitate an appropriate development on the site. On 1<sup>st</sup> October 2011 a new charging system was introduced for planning advice.  
([http://www.hartlepool.gov.uk/downloads/file/7800/schedule\\_of\\_fees\\_for\\_pre-application\\_advice](http://www.hartlepool.gov.uk/downloads/file/7800/schedule_of_fees_for_pre-application_advice)).

### 9.2 Pre submission requirements

Archaeological assessment and a field evaluation report

### Submission Requirements

- 9.3 Permission for the demolition of the garage and the ambulance storage area (figure 20) on the Former Ambulance Station site will have to be sought through the planning process, the most efficient way to do this is to include the information on the outline or full planning application. As the garage is over 30 metres squares a Section 80 Demolition Notice will also be required. See appendix 2 for contact details.
- 9.4 In addition to the usual plans and elevations (at an appropriate scale), a Design and Access Statement and Heritage Statement will be required with the submission of the full planning application. The Design and Access Statement should detail the context of the area, design considerations of the site, materials to be used and the proposed access arrangements. It would also be advisable to provide an artists impression of the development.
- 9.5 As well as the above considerations regarding submitting a planning application, any submission resulting from this development brief should include the following information:
- A full design and layout proposal for the site demonstrating how the design requirements of this brief have been met.
  - A detailed plan including phasing and timescales of development with target dates and key milestones.
  - An outline of the measures taken to ensure that all dwellings will meet at least Code for Sustainable Homes level 4.
  - An outline of how renewables will be incorporated into the development.
  - A comprehensive pre-development arboricultural report produced in accordance with BS5837:2005 'Trees in relation to construction – Recommendations
- If 15 or more dwelling are proposed then information in relation to how the successful RSL, which would manage the affordable houses provided, will work with the local community, identifying any proposed consultation and employment and training opportunities provided to local people.
- 9.6 Please note, due to the location of the sites within a conservation area an outline application for these sites will not be acceptable

### Building Regulations

- 9.7 Hartlepool Borough Council offers a service of inspection under the Building Regulations. Officers would expect to see detailed plans and elevations in order to assess the structural and thermal perspective of the existing and proposed dwellings.

## Brief APPENDIX 1: PLANNING POLICY

### National Policy

Any future development proposals need to take into account:

- PPS 1: Delivering Sustainable Development (2005)
- PPS 3: Housing (2006)
- PPG 13: Transport (2001)
- PPS 5: Planning for the Historic Environment (2010)
- PPG 17: Planning for Open Space, Sport and Recreation (2002)

### Development Plan Policy: Regional

Any future development proposals need to take into account the following policies from the Regional Spatial Strategy (RSS) for the North East of England 2008:

- Policy 24: Delivering Sustainable Communities
- Policy 30: Improving Inclusivity and Affordability
- Policy 38: Sustainable Construction

### Development Plan Policy: Local Plan

Any future development proposals need to take into account the following policies from the Hartlepool Local Plan adopted 2006, including saved policies as of April 2009:

#### *General Environmental Principles*

- GEP1: General Environmental Principles
- GEP2: Access for All
- GEP3: Crime Prevention by Planning and Design
- GEP9: Developers' Contributions

#### *Housing*

- HSG5: Management of Housing Land Supply
- HSG9: New Residential Layout – Design and Other Requirements
- HSG12: Homes and Hostels

#### *Conservation of the Historic Environment*

- HE1: Protection and Enhancement of Conservation Areas
- HE2: Environmental Improvements in Conservation Areas
- HE12: Protection of Locally Important Buildings

#### *Transport*

- Tra16: Car Parking Standards
- Tra20: Travel Plans

#### *Recreation and Leisure*

- Rec2: Provision for Play in New Housing Areas

### Development Plan Policy: Local Development Framework

Any future development proposals need to take into account the Supplementary Planning Document (SPD):

- Transport Assessments and Travel Plans SPD

### Supporting Guidance

Park Conservation Area Appraisal (2008)

([http://www.hartlepool.gov.uk/downloads/file/3653/park\\_conservation\\_area\\_character\\_appraisal](http://www.hartlepool.gov.uk/downloads/file/3653/park_conservation_area_character_appraisal))

Hartlepool Local Plan Supplementary Note 3 – Trees and Development Guidelines

Hartlepool Local Plan Supplementary Note 5 - Design guidance for development in conservation areas and for works to listed buildings

Draft local list august 2011

[http://www.hartlepool.gov.uk/info/511/conservation\\_areas/23/hartlepool\\_built\\_heritage/8](http://www.hartlepool.gov.uk/info/511/conservation_areas/23/hartlepool_built_heritage/8)

### **Further Guidance**

Any future development proposals need to take into account:

Secure by Design Guidance

Code for Sustainable Homes Technical Guidance

Ecohomes Guidance

Urban Design Compendium

## Brief APPENDIX 2: USEFUL CONTACTS

The following officers within Hartlepool Borough Council, Hartlepool Water Limited and Northumbria Water Limited may be useful points of contact with regard to discussing elements identified in the Brief:

Department	Name	Telephone	Email
Planning	Helen Williams	(01429) 523279	helen.williams@hartlepool.gov.uk
Building Control	Garry Hutchison	(01429) 523290	gary.hutchison@hartlepool.gov.uk
Highways	Mike Blair	(01429) 523252	mike.blair@hartlepool.gov.uk
Contamination	Dennis Hancock	(01429) 523207	dennis.hancock@hartlepool.gov.uk
Legal	Peter Devlin	(01429) 523003	peter.devlin@hartlepool.gov.uk
Estates	Philip Timmins	(01429) 523387	philip.timmins@hartlepool.gov.uk
Economic development	Diane Martin	(01429) 523509	diane.martin@hartlepool.gov.uk
Conservation	Sarah Scarr	(01429) 523275	sarah.scarr@hartlepool.gov.uk
Trees	Tony Dixon	(01429) 284071	tony.dixon@hartlepool.gov.uk
Waste and environmental services	Fiona Srogi	01429 523829)	fiona.srogi@hartlepool.gov.uk
Crime and safety	Stephen Cranston	01642 302578	stephen.cranston@cleveland.pnn.police.uk
Tees Archaeology	Peter Row	(01429) 523458	peter.rowe@hartlepool.gov.uk
Northumbrian Water Limited:	Niki Mather	(0191) 4196603	niki.mather@nwl.co.uk
Hartlepool Water Limited	Mr K Ensell	(01429) 858050	kensell@anglianwater.co.uk