

REPLACEMENT AGENDA

CABINET AGENDA



Monday 23 January 2012

at 9.15 am

**in the Theatre Hall, Northern Lights Academy, St Hild's School,
King Oswy Drive, Hartlepool**

MEMBERS: CABINET:

The Mayor, Stuart Drummond

Councillors Brash, Hall, Hargreaves, Hill, Jackson, Payne, Simmons and H Thompson.

- 1. APOLOGIES FOR ABSENCE**
- 2. TO RECEIVE ANY DECLARATIONS OF INTEREST BY MEMBERS**
- 3. MINUTES**

To receive the Record of Decision in respect of the meeting held on 9 January 2012 (previously circulated)

- 4. PRESENTATIONS/QUESTION AND ANSWER SESSION**

Students from St Hild's School will provide presentations following which there will be an opportunity for students to ask questions of Members of the Cabinet

- 5. BUDGET AND POLICY FRAMEWORK**

- 5.1 Local Development Framework – Annual Monitoring Report 2010/2011 –
Director of Regeneration and Neighbourhoods
- 5.2 Core Strategy Publication Document – *Director of Regeneration and Neighbourhoods*

- 6. KEY DECISIONS**

- 6.1 Property Acquisition / Development Strategy – *Director of Regeneration and Neighbourhoods and Chief Finance Officer*

REPLACEMENT AGENDA

7. OTHER ITEMS REQUIRING DECISION

- 7.1 Police and Crime Commissioners and Police and Crime Panels – *Director of Regeneration and Neighbourhoods*
- 7.2 Draft Hartlepool Public Health Transition Plan - *Acting Chief Executive*

8. REPORTS FROM OVERVIEW OF SCRUTINY FORUMS

- 8.1 Call-In of Decision: Strategy for Bridging the Budget Deficit 2012/13 ICT, Revenues and Benefits Services - *Scrutiny Co-ordinating Committee*

CABINET REPORT

23rd January 2012



Report of: Director of Regeneration and Neighbourhoods

Subject: LOCAL DEVELOPMENT FRAMEWORK – ANNUAL MONITORING REPORT 2010/2011

SUMMARY

1. PURPOSE OF REPORT

The report seeks approval of the draft Local Development Framework Annual Monitoring Report 2010/11 for submission to the Secretary of State for Communities and Local Government, subject to final editing to be approved by the Community Safety and Housing Portfolio holder.

2. SUMMARY OF CONTENTS

Planning legislation requires that Local Authorities prepare an Annual Monitoring Report by the end of each calendar year. This report covers the period 1 April 2010 to 31 March 2011. A copy of the draft Annual Monitoring Report is attached as **Appendix 1**.

The Annual Monitoring Report (AMR) assesses the implementation of the programme for preparation of Local Development Documents contained in the Local Development Scheme (LDS). The Annual Monitoring Report also assesses existing planning policies contained in the adopted Hartlepool Local Plan 2006.

The AMR assesses the following indicators:

- Business development in the Borough in terms of additional commercial floor space in allocated industrial areas
- Vacancy rates in the town centre in terms of floor space
- Housing progress in terms of house completions from 2004 and projected completions up to 2021 and compares this to the housing target/requirement set out in the Regional Spatial Strategy (July 2008)
- Environmental quality which takes into account renewable energy schemes and changes in places of biodiversity importance
- Minerals and Waste which takes into account production of secondary and recycled aggregates by Mineral Planning Authority and the amount of municipal waste arising in the year
- Quality of life

- Conservation and design which takes into account the number of buildings at risk within the Borough.

3. RELEVANCE TO CABINET

The Annual Monitoring Report is part of the Local Development Framework and thus forms part of the Budget and Policy Framework.

4. TYPE OF DECISION

Budget and Policy Framework.

5. DECISION MAKING ROUTE

Cabinet 23rd January 2012
Council 9th February 2012

6. DECISION(S) REQUIRED

Cabinet is requested to endorse the draft Annual Monitoring Report 2010/11 for submission to the Secretary of State for Communities and Local Government, subject to final editing by the Community Safety and Housing Portfolio Holder and approval by Council.

Report of: Director of Regeneration and Neighbourhoods

**Subject: LOCAL DEVELOPMENT FRAMEWORK – ANNUAL
MONITORING REPORT 2010/2011**

1. PURPOSE OF REPORT

- 1.1 The report seeks approval of the draft Local Development Framework Annual Monitoring Report 2010/11 for submission to the Secretary of State for Communities and Local Government, subject to final editing to be approved by the Community Safety and Housing Portfolio holder.

2. BACKGROUND

- 2.1 Under the Planning and Compulsory Purchase Act 2004 Local Planning Authorities are required to prepare a number of documents which together form the Local Development Framework for an area. These documents include:-
- Local Development Scheme (LDS) setting out a rolling programme for the preparation of policy documents. The latest LDS was approved by Council in December 2011 and has been sent to the Secretary of State.
 - Statement of Community Involvement (SCI) setting out the standards to be achieved in involving the community in the preparation of Local Development Documents. The SCI was first adopted in October 2006 and a revised version was approved in January 2010.
 - An Annual Monitoring Report assessing the progress of preparation work against key milestones identified in the LDS and the effectiveness of planning policies.

This report is concerned with the last of these three documents, the Annual Monitoring Report.

3. THE ANNUAL MONITORING REPORT 2010/2011

- 3.1 The legislation requires that Local Authorities submit an Annual Monitoring Report by the end of each calendar year. The period to be covered in the AMR is the previous financial year (April 1st to March 31st). This is the seventh AMR and covers the period 1st April 2010 to 31st March 2011.

- 3.2 As required by Government regulations, the document assesses progress in the implementation of the Local Development Scheme and the effectiveness of existing planning policies. In this case it is the policies adopted and saved in Hartlepool Local Plan 2006, as the Core Strategy is to be adopted in the summer 2012.
- 3.3 A draft of the 2010/2011 Annual Monitoring Report has been prepared and is attached as Appendix 1. In order to meet the deadline for submission to the Secretary of State by 31st December, the Mayor, as Portfolio Holder responsible for Planning has agreed for this to be sent to the Secretary of State.
- 3.4 As the AMR forms part of the Budget and Policy Framework, it needs to be referred to Council for final endorsement. The next scheduled Council meeting is 9th February 2012 and the AMR will be presented to that meeting. In previous years, the Government Office has indicated that they are happy to accept a draft report subject to any subsequent modifications made by Council.

Assessment of the Local Development Scheme 2010.

- 3.5 The Annual Monitoring Report must include commentary on progress in relation to the Local Development Scheme as it is a statutory requirement to assess the implementation of the LDS. For the purpose of this AMR, the relevant LDS for the financial year 2010/2011 is the document which was approved in November 2010.
- 3.6 The assessment confirms that the majority of key milestones were reached during that period including:-
- progression of the Core Strategy Development Plan Document (DPD) which is now scheduled for adoption in the summer 2012
 - progression of the Tees Valley Minerals and Waste DPDs which are scheduled for adoption in September 2011
 - commencement of the Green Infrastructure, Design, Seaton Carew and Central Area Supplementary Planning Documents (SPDs)
- 3.7 Milestones which were not achieved were:-
- Adoption of the Planning Obligations SPD which was scheduled for March 2011 but this has now been delayed as a result of the emergence of the Community Infrastructure Levy (CIL) and the need to consider the implications of this to the SPD.
 - Issuing of the draft Seaton Carew SPD which was scheduled for March 2011 but the timetable for this has been revised following Cabinet's decision to seek a preferred developer to take forward development in Seaton Carew.
- 3.8 The Annual Monitoring Report refers to proposed changes to the planning system, particularly the Draft National Planning Policy

Framework (NPPF) which proposes to consolidate most of the current Planning Policy Statements (PPSs) and Planning Policy Guidance (PPGs) into one streamlined document. The NPPF, amongst other proposals, is proposing to omit the Brownfield Target requirement on housing developments. Currently, the 2006 Local Plan requires that by 2016, 75% of all housing developments (including conversions of existing buildings) are to be provided on previously developed land. More information on the NPPF and its implications on planning will be reported in the next AMR.

Assessment of Current Policies

- 3.9 The planning policies assessed in the AMR are those of the Hartlepool Local Plan adopted in April 2006. As the Local Plan was adopted relatively recently, most of the policies are up to date and still relevant although in October 2008 a list of saved policies was agreed by the Secretary of State which will remain in effect until they are replaced by the new Core Strategy policies. Those policies which were not saved are no longer in force.
- 3.10 The assessment does not cover every individual policy in detail but in general it confirms that the Local Plan policies have been effective in both the management of planning proposals and in supporting the economic, social and environmental development of the Borough.

4. RECOMMENDATION

- 4.1 Cabinet is requested to endorse the draft Annual Monitoring Report 2010/11 for submission to the Secretary of State for Communities and Local Government, subject to final editing by the Community Safety and Housing Portfolio Holder and approval by Council.

5. REASONS FOR RECOMMENDATION

- 5.1 Preparation and submission of an Annual Monitoring Report to the Secretary of State is a statutory requirement.

6. BACKGROUND PAPERS

- 6.1 There are no background papers.

7. CONTACT OFFICER

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Hartlepool Local Development Framework

Annual Monitoring Report

2010/2011



December 2011

PREFACE

Government legislation requires all local planning authorities to prepare an Annual Monitoring Report (AMR) for submission to the Secretary of State (SoS) by the end of December each year. The government is, however, proposing changes to the current planning system and amongst these is a stated intention to revoke this requirement. Consequently this may be the last AMR to be submitted to the SoS. The Borough Council will, however, continue to monitor developments within the Borough and compile a report covering the period 1st April to 31st March of the previous year.

Specifically, the AMR should assess:

- i. the implementation of the Local Development Scheme (LDS) which sets out the Council's programme for the preparation of documents relating to forward planning;
- ii. the extent to which policies in current planning documents are being achieved.

This is the seventh Annual Monitoring Report to be prepared for Hartlepool and it generally covers the period **1st April 2010 to 31st March 2011**, although account is taken as necessary of relevant developments both before and after this period.

The report is set out as follows:

- Executive summary of the main findings,
- Introduction setting the context for the report,
- Progress on the implementation of the Local Development Scheme,
- The key characteristics of Hartlepool problems and challenges faced, and
- Assessment of current planning policies in the adopted 2006 Hartlepool Local Plan.

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EXECUTIVE SUMMARY

This is the seventh Annual Monitoring Report prepared by Hartlepool Borough Council under the Planning & Compulsory Purchase Act 2004 and generally relates to the period **1st April 2010 to 31st March 2011**. It reviews the progress made on the implementation of the Local Development Scheme and generally assesses the effectiveness of planning policies and the extent to which they are being implemented.

(A) Implementation of the Local Development Scheme (LDS)

Within the period t no Development Plan Documents (DPDs) or Supplementary Planning Documents (SPDs) were adopted. However, the Tees Valley Joint Minerals and Waste Site Allocations DPDs were on schedule to be adopted in July 2011. The current LDS (i.e. 2010 LDS) was reviewed in July 2010, approved by Cabinet in September 2010 and is now in operation after having been approved by the Secretary of State in November 2010.

The 2010 LDS carried forward the following four development documents from the previous year and these are currently being prepared:

- The Hartlepool Core Strategy DPD,
- Tees Valley Minerals and Waste Core Strategy DPD,
- Tees Valley Minerals and Waste Site Allocations DPD; and
- Planning Obligations SPD.

The 2010 review also takes into account proposals to include four new Supplementary Planning Documents (SPDs):

- Central Area SPD which commenced in June 2010,
- Seaton Carew SPD which commenced in October 2010,
- The Green Infrastructure SPD which commenced in February 2010 and
- The Design SPD which commenced in January 2011.

All the milestones set in the Local Development Scheme (2010) for the preparation of these development documents have been met apart from the adoption of the Hartlepool Planning Obligations SPD and the issuing of the draft Seaton Carew SPD for consultation.

Adoption of the Planning Obligations SPD was scheduled for March 2011 but this has now been delayed as a result of the emergence of the Community Infrastructure Levy (CIL) and the need to consider the implications of this to the SPD. The CIL is a new levy that local authorities in England and Wales can choose to charge on new developments in their area. The money can be used to support development by funding infrastructure that the Council, local community and neighbourhoods want – for example, new or safer road schemes, park improvements or a new health centre.

Issuing of the draft Seaton Carew SPD was scheduled for March 2011 but this has now been delayed due to the Council's intention to appoint a preferred developer to take forward development in Seaton Carew.

(B) Assessment of Planning Policies

The planning policies assessed in this report are those of the Hartlepool Local Plan adopted in April 2006.

The assessment does not cover every individual policy in detail – this was, in any event done as part of the preparation process for the new Local Plan. The report considers the effectiveness of the policies which have been in force since 2006.

As the Local Plan was adopted as recently as April 2006 most of the 173 separate policies are up to date and still relevant. However, in October 2008, a request was sent to the Secretary of State (SoS) to save Local Plan Policies beyond April 2009 whilst the Local Development Framework (LDF) which will eventually replace the Local Plan is under preparation. The SoS issued a direction on 18th December 2008 to which was attached a schedule setting out the policies to be saved beyond 13th April 2009 (see Appendix 1). A list of the saved policies can also be accessed on:

http://www.hartlepool.gov.uk/site/scripts/download_info.php?fileID=4102

In general the Local Plan policies have been effective in both the management of planning proposals and in the economic, social and environmental development of the Borough.

1 INTRODUCTION

The Planning Legislation

- 1.1 The Planning and Compulsory Purchase Act 2004 introduced a new system of development planning. New types of planning documents are being prepared and incorporated into a Local Development Framework (LDF). These documents are known as Local Development Documents (LDDs). The Local Development Documents will set out the spatial planning strategy for the Hartlepool area¹ and progressively replace the Hartlepool Local Plan and associated supplementary planning guidance. Hartlepool Borough Council's programme for preparing documents under the new planning system is set out in the Local Development Scheme (LDS)².
- 1.2 The Local Development Framework comprises a number of related documents. These are:
- The Local Development Scheme referred to above,
 - The Statement of Community Involvement setting out how the Council will involve residents and other interested persons and bodies in the preparation and revision of new planning documents and in the consideration of major planning applications; and
 - The Annual Monitoring Report which assesses the implementation of the Local Development Scheme and the extent to which policies in Local Development Documents are being achieved.

The Annual Monitoring Report

- 1.3 Local planning authorities are required³ to examine certain matters in their Annual Monitoring Reports. Additional government policy and advice is set out in PPS12 (Local Spatial Planning) and Local Development Framework –Core Output Indicators- Update 2 / 2008¹.
- 1.4 The key tasks for Annual Monitoring Reports are as follows:
- a) Review actual progress in terms of the preparation of documents specified in the Local Development Scheme against the timetable and milestones set out in the Scheme, identifying if any are behind timetable together with the reasons, and setting out a timetable for revising the scheme (see Section 2).
 - b) Assess the extent to which planning policies are being implemented – these will ultimately be the policies included in Local Development Documents, but initially will be what are termed 'saved' policies from adopted Local plans.

¹ For further information on the new planning system see Section 2 of the Hartlepool Local Development Scheme.

² The Local Development Scheme 2008 can be viewed on Hartlepool Council's website (www.hartlepool.gov.uk).

³ Under Section 35 of the Planning and Compulsory Purchase Act and Regulation 48 of Town and Country Planning (Local Development) (England) Regulations 2004.

In terms of assessing the implementation of such policies, the Annual Monitoring Report should:

- where policies are not being implemented, explain why and set out the steps to be taken to ensure that the policy is implemented, or identify whether the policy is to be amended or replaced;
- identify whether policies need adjusting or replacing because they are not working as intended;
- identify any policies that need changing to reflect changes in national or regional policy; and
- set out whether any policies are to be amended or replaced.

1.5 In order to assess the effectiveness of planning policies, it is important to set out the social, economic and environmental context within which the policies have been formulated, the problems and issues they are intended to tackle, and the opportunities of which advantage can be taken to resolve such problems and issues. Section 3 of the Annual Monitoring Report therefore gives consideration to the key characteristics of Hartlepool and the problems and challenges to be addressed.

1.6 Section 4 of this report then gives detailed consideration to the assessment of current planning policies contained within the 2006 Hartlepool Local Plan.

Methodology for Assessing Policies

Government regulations require that Annual Monitoring Reports identify policies that are not being implemented, give the reasons for this and the steps, if any, to secure their implementation. This report for the period **1st April 2010 to 31st March 2011** gives consideration to the policies of the Hartlepool Local Plan adopted in April 2006.

1.7 In line with government guidance the first Annual Monitoring Report established data on a range of indicators needed to monitor policies. Certain indicators (referred to as '**Core Output Indicators**') have been established by central government and must be monitored by all local planning authorities.

1.8 Although the Government has proposed to revoke the Regional Spatial Strategy (RSS) 2008, the preparation of a housing trajectory illustrating past and likely future housing completions against the RSS requirements will still be reported for this year but next year's AMR will report a housing trajectory based on local needs and not on the RSS.

1.9 Other indicators (i.e. '**local output indicators**') were developed in the previous Annual Monitoring Reports to ensure robust assessment of policy implementation relevant to the specific circumstances of the Hartlepool area, reflecting the availability of existing data sources and which were relevant also to the objectives of the Hartlepool Local Plan 2006 which at the time of writing the report is still in place. This AMR includes a number of targets relating to some of the output indicators by which to judge the effectiveness of policies.

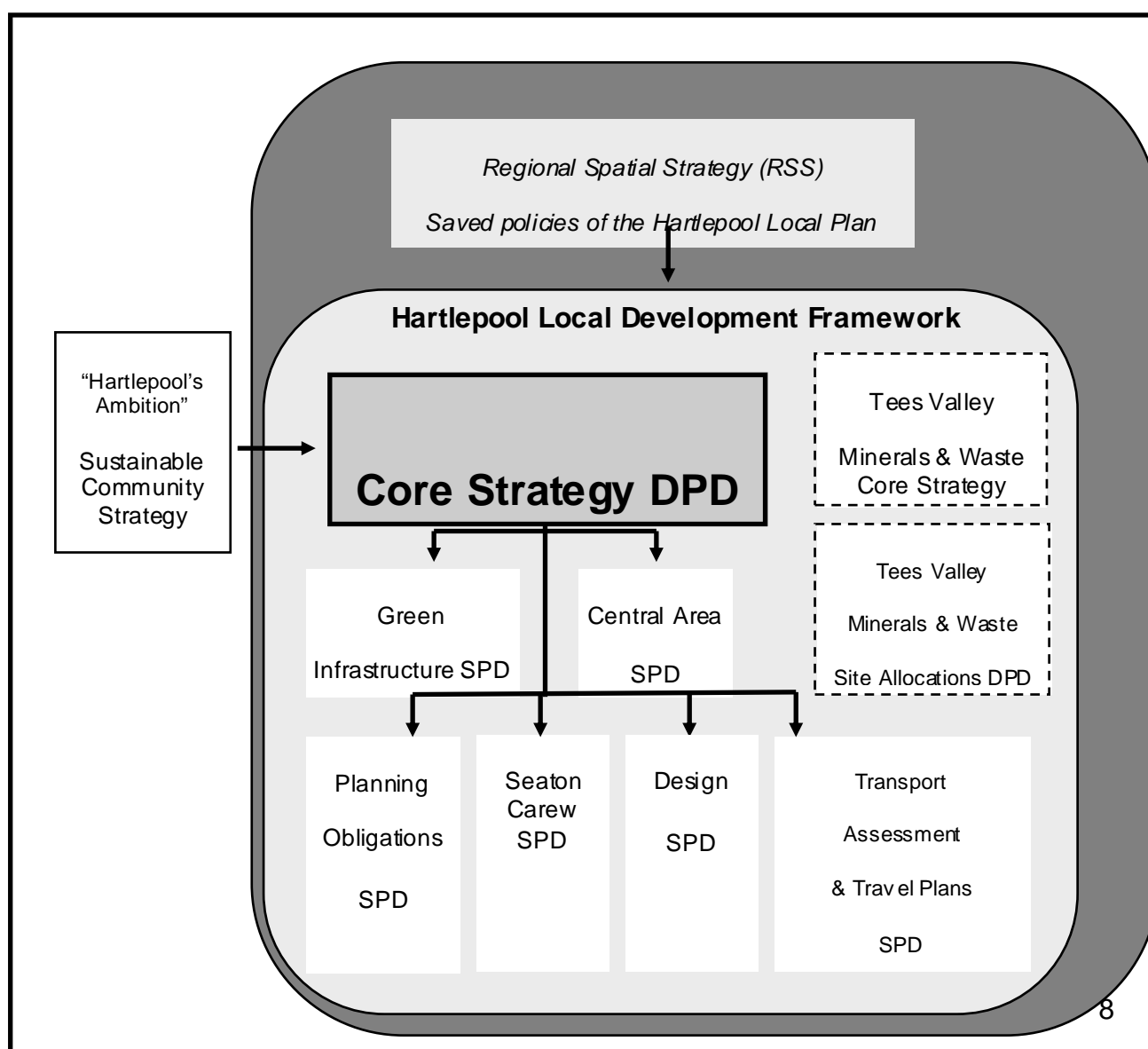
2. IMPLEMENTATION OF THE HARTLEPOOL LOCAL DEVELOPMENT SCHEME

The Hartlepool Local Development Scheme (LDS) sets out a rolling programme for the preparation of Local Development Framework (LDF) documents relating to forward planning in Hartlepool.

The LDF comprises a portfolio of Local Development Documents which together deliver the spatial planning strategy for the Hartlepool area (see Diagram 1 below). Initially the LDF will also include saved policies from the Hartlepool Local Plan 2006. The LDS is specifically concerned with documents being prepared over the next three years or so but also highlights those which are likely to be prepared beyond this period into the future. It sets out the timetable and highlights the key stages for the preparation of new policy documents and when they are proposed to be subject to public consultation. The LDS is reviewed as necessary when circumstances change.

The current LDS was reviewed in July 2010, approved by Cabinet in September 2010 and is now in operation after having been approved by the Secretary of State in November 2010.

Diagram 1: Local Development Framework Documents



Implementation of the 2010 Local Development Scheme

The proposed Development Plan Documents which will be revised as each new development document is prepared are:

- The Core Strategy DPD
- The Proposals Map
- The Tees Valley Minerals and Waste Core Strategy DPD
- The Tees Valley Minerals and Waste Site Allocations DPD

The 2010 review takes account of the proposals to include four new Supplementary Planning Documents (SPDs):

- Central Area SPD which commenced in June 2010,
- Seaton Carew SPD which commenced in October 2010,
- The Green Infrastructure SPD which commenced in February 2010 and
- The Design SPD which commenced in January 2011.

2.1 The Transport and Travel Assessment SPD has been adopted on 29th January 2010, hence is excluded from the 2010 LDS. However, the LDS carried forward four development documents from the previous year and these are:

- The Hartlepool Core Strategy DPD,
- Tees Valley Minerals and Waste Core Strategy DPD,
- Tees Valley Minerals and Waste Site Allocations DPD; and
- Planning Obligations SPD.

2.2 The Local Development Scheme includes the programme for the preparation of nine Local Development Documents. Diagram 2 shows the timescales and progress of the preparation of three DPDs i.e. the Core Strategy, the Tees Valley Joint Minerals and Waste Core Strategy and the Tees Valley Joint Minerals and Waste Site Allocations.

Diagram 2: Timetable of Hartlepool Development Plan Documents

Year	Month	Core Strategy DPD
2009	<i>J</i>	Preferred Options and Draft Policies
	<i>A</i>	
	<i>S</i>	
	<i>O</i>	
	<i>N</i>	
	<i>D</i>	
2010	<i>J</i>	Consultation on Preferred Options (Reg 25)
	<i>F</i>	
	<i>M</i>	
	<i>A</i>	Consideration of representations and changes to the Planning System under the new government
	<i>M</i>	
	<i>J</i>	
	<i>J</i>	
	<i>A</i>	
	<i>S</i>	
	<i>O</i>	
	<i>N</i>	Consultation on Preferred Options Version 2 (Reg 25)
	<i>D</i>	
2011	<i>J</i>	Consideration of representations
	<i>F</i>	
	<i>M</i>	
	<i>A</i>	
	<i>M</i>	Draft Policies approved by Council

2012	<i>J</i>	Publication of DPD (Reg 27)
	<i>J</i>	Consultation on Published document
	<i>A</i>	
	<i>S</i>	
	<i>O</i>	
	<i>N</i>	Submission of DPD (Reg 30)
	<i>D</i>	
	<i>J</i>	
	<i>F</i>	Pre examination meeting
	<i>M</i>	Commencement of Public Examination
	<i>A</i>	
	<i>M</i>	
	<i>J</i>	
	<i>J</i>	Inspector's Report Fact Check
	<i>A</i>	Inspector's Final Report
	<i>S</i>	Adoption and revised proposals map
	<i>O</i>	

Diagram 2: Timetable of Tees Valley Joint Development Plan Documents

Year	Month	Tees Valley Joint Minerals and Waste Core Strategy DPD	Tees Valley Joint Minerals and Waste Site Allocations DPD
2008	<i>F</i>	Consultation on Preferred Options	Consultation on Preferred Options
	<i>M</i>	(Reg 25)	(Reg 25)
	<i>A</i>	Consideration of representations	Consideration of representations
	<i>to</i>		
	<i>D</i>		

2009	<i>J</i>		
	<i>F</i>		
	<i>M</i>		
	<i>A</i>		
	<i>M</i>		
	<i>J</i>		
	<i>J</i>		
	<i>A</i>	Publication of DPD (Reg 27)	Publication of DPD (Reg 27)
	<i>S</i>	Consultation on Published document	Consultation on Published document
	<i>O</i>		
	<i>N</i>		
	<i>D</i>		
2010	<i>J</i>		
	<i>F</i>		
	<i>M</i>		
	<i>A</i>		
	<i>M</i>		
	<i>J</i>		
	<i>J</i>		
	<i>A</i>	Publication 2 of DPD (Reg 27)	Publication 2 of DPD (Reg 27)
	<i>S</i>	Consultation on Published document	Consultation on Published document
	<i>O</i>		
	<i>N</i>	Submission of DPD (Reg 30)	Submission of DPD (Reg 30)
	<i>D</i>	Pre examination meeting	Pre examination meeting
2011	<i>J</i>		
	<i>F</i>	Commencement of Public Examination	Commencement of Public Examination

	<i>M</i>		
	<i>A</i>		
	<i>M</i>	Inspector's Report Fact Check	Inspector's Report Fact Check
	<i>J</i>	Inspector's Report Final	Inspector's Report Final
	<i>J</i>	Adoption of DPD	Adoption of DPD
	<i>A</i>		

2.3 Diagram 3 shows the timescales and progress of preparation of five Supplementary Planning Documents (SPDs) i.e. Planning Obligations, Green Infrastructure, Seaton Carew, Central Area and Design SPD.

Diagram 3: Timetable of Hartlepool Supplementary Planning Documents

Year	Month	Planning Obligations SPD
2008	<i>F</i>	Commencement Evidence gathering and initial community and key stakeholder involvement
	<i>M</i>	
	<i>A</i>	
	<i>M</i>	
	<i>J</i>	
	<i>J</i>	
	<i>A</i>	
	<i>S</i>	
	<i>O</i>	
	<i>N</i>	
	<i>D</i>	
2009	<i>J</i>	
	<i>F</i>	
	<i>M</i>	

	<i>A</i>	
	<i>M</i>	
	<i>J</i>	
	<i>J</i>	
	<i>A</i>	
	<i>S</i>	
	<i>O</i>	Draft SPD issued for consultation
	<i>N</i>	
	<i>D</i>	
	<i>J</i>	
2010	<i>F</i>	Consideration of representations responses and assessment of implications of new legislation
	<i>M</i>	
	<i>A</i>	
	<i>M</i>	
	<i>J</i>	
	<i>J</i>	
	<i>A</i>	
	<i>S</i>	
	<i>O</i>	
	<i>N</i>	
	<i>D</i>	
2011	<i>J</i>	
	<i>F</i>	
	<i>M</i>	Adoption of SPD

Year	Month	Green Infrastructure SPD	Central Area SPD	Seaton Carew SPD
2010	F	Commencement Evidence gathering and initial community and key stakeholder involvement		
	M			
	A			
	M			
	J		Commencement Evidence gathering and initial community and key stakeholder involvement	
	J			
	A			
	S			
	O			Commencement
	N			Evidence gathering and initial community and key stakeholder involvement
	D			
	2011			J
F		Draft SPD issued for consultation		
M		Consideration of representations		
A				
M		Adoption of SPD		
J				
J		Draft SPD issued for consultation		
A				
S		Consideration of representations		
O				
N			Adoption of SPD	
D				

2012	<i>J</i>			
	<i>F</i>			
	<i>M</i>			
	<i>A</i>			
	<i>M</i>			
	<i>J</i>			
	<i>J</i>			
	<i>A</i>			
	<i>S</i>			
	<i>O</i>			
	<i>N</i>			
	<i>D</i>			

Year	Month	Design SPD
2010	<i>F</i>	
	<i>M</i>	
	<i>A</i>	
	<i>M</i>	
	<i>J</i>	
	<i>J</i>	
	<i>A</i>	
	<i>S</i>	
	<i>O</i>	
	<i>N</i>	
	<i>D</i>	
2011	<i>J</i>	Commencement

	<i>F</i>	
	<i>M</i>	
	<i>A</i>	
	<i>M</i>	
	<i>J</i>	
	<i>J</i>	
	<i>A</i>	
	<i>S</i>	
	<i>O</i>	Draft SPD issued for consultation
	<i>N</i>	
2012	<i>D</i>	Consideration of representations responses
	<i>J</i>	
	<i>F</i>	Adoption of SPD
	<i>M</i>	
	<i>A</i>	
	<i>M</i>	
	<i>J</i>	
	<i>J</i>	
	<i>A</i>	
	<i>S</i>	
	<i>O</i>	
	<i>N</i>	
	<i>D</i>	

Table 2.1: Summary of 2010 LDS Programme for preparation of DPDs and SPDs

Document	Key Milestone	Key Dates	Actual Progress	Milestone Achieved
Hartlepool Core Strategy DPD	Production of 2 nd Version of Preferred Options and Draft Policies	By end of October 2010	Work on the 2 nd version of Preferred Options and Draft policies was finished by end of October, revised and edited in November to get it ready for consultation. This was within the LDS target.	Yes
	Consultation on 2 nd version of preferred options and draft policies	By end of January 2011	Consultation commenced within target in January 2011 and ended on 11 th February 2011.	Yes
Joint Minerals and Waste Core Strategy DPD	2 nd Publication of DPD	August 2010	The 2 nd publication was within the LDS target	Yes
	Commencement of Public Examination	March 2011	Public examination commenced in February 2011	Yes
Joint Minerals and Waste Site Allocations DPD	Publication of DPD	August 2010	The 2 nd publication was within the LDS target	Yes
	Commencement of Public Examination	March 2011	Public examination commenced in February 2011	
Hartlepool Planning Obligations SPD	Adoption of SPD	March 2011	The SPD has not been adopted yet because there is need to consider the emerging Community Infrastructure Levy (CIL) and its implications on this SPD. This is in progress	No
Green Infrastructure SPD	Commencement; Evidence gathering and initial community and key stakeholder involvement	April 2010	Initial work on the SPD has commenced	Yes
Seaton Carew SPD	Draft SPD issued for consultation	March 2011	Work on the SPD is in progress.	No
Central Area SPD	Commencement; Evidence gathering and initial community and key stakeholder involvement	June 2010	Initial work on the SPD has commenced	Yes
Design SPD	Commencement; Evidence gathering and initial community and key stakeholder involvement	January 2011	Initial work on the SPD has commenced	Yes

Commentary

- 2.4 **Hartlepool Core Strategy (CS):** During the year, work on the Core Strategy progressed as outlined in the 2010 LDS. Representations from the Preferred Options consultation were considered at the beginning of the financial year but changes to the planning system as a result of a new government prompted revision of the preferred options to reflect the changes in legislation.

The introduction of the Localism Act which revokes the Regional Spatial Strategy (RSS) introduces the National Planning Policy Framework (NPPF) and advocates for Neighbourhood Planning, the Council therefore embarked on the production of the 2nd version of the Preferred Options.

The production of the 2nd version of Preferred Options and Draft Policies was completed by November 2010. Consultation commenced at the beginning of January 2011 and was completed on 11th of February 2011. Thereafter, representations were considered and a series of meetings and site visits conducted. Preparation work to submit the Core Strategy is now underway and further details regarding this will be reported in the next financial year.

- 2.5 **Joint Minerals and Waste Core Strategy and Site Allocations DPDs:** These two Development Plan Documents are being prepared for the whole of the Tees Valley area. During 2010/2011 work continued on producing the 2nd Publication document as a result of objections received from representations, in particular from Natural England. The 2nd publication was completed in August 2010 and public examination commenced in February 2011. The DPDs are therefore now on course for adoption by September 2011.
- 2.6 **Planning Obligations Supplementary Planning Document (SPD):** Work towards publication of the SPD has progressed in the year but adoption in March 2011 has been delayed as a result of the emergence of the Community Infrastructure Levy (CIL) and the need to consider the implications of this and the best way forward. The CIL is a new levy that local authorities in England and Wales can choose to charge on new developments in their area. The money can be used to support development by funding infrastructure that the council, local community and neighbourhoods want – for example, new or safer road schemes, park improvements or a new health centre.
- 2.7 **Green Infrastructure Supplementary Planning Document (SPD):** Work on this SPD commenced towards end of last financial year with gathering relevant evidence to inform the document. Work has progressed towards initial community and key stakeholder involvement and the draft SPD is expected to be issued around June 2011. Further details will be available in next year's report.
- 2.8 **Seaton Carew Supplementary Planning Document (SPD):** Work on this SPD commenced in October 2010 and the SPD is expected to be adopted in the next financial year. Further details on its preparation will be available next year's report.

2.9 Central Area Supplementary Planning Document (SPD): Work on this SPD commenced in June 2010 and is currently at the evidence gathering stage. It is expected to be adopted in the next financial year around November 2011. Further details on its preparation will be available in ext year's report.

2.10 Design Supplementary Document (SPD): Work on this SPD commenced in January 2011 and is currently at the evidence gathering stage. It is expected to be adopted at the end of the next financial year around March 2012. Further details on its preparation will be available in next year's report.

2.11 Conclusion

Whilst most milestones for the preparation of DPDs and SPDs have been met, there will be a delay in the progression of the Planning Obligations SPD as a result of the emerging Community Infrastructure Levy (CIL) and the need to consider it's implications on planning obligations.

Work on the Victoria Harbour SPD has now been stopped following the decision in late 2009 by PD Ports (the owner) to focus on the development of renewable energy technologies on the Victoria Harbour site. Hence the revision of the 2010 LDS will exclude this SPD from the programme.

The 2010 LDS will be revised next year to exclude the adopted Transport Assessment and Travel Plans SPD which has been adopted as of January 2010.

3. HARTLEPOOL – ITS KEY CHARACTERISTICS AND THE PROBLEMS AND CHALLENGES FACED

- 3.1 This section of the Annual Monitoring Report sets out the wider social, economic and environmental background of Hartlepool and the related issues, opportunities and challenges facing the Borough. It concludes with a SWOT analysis setting out the Strengths, Weaknesses, Opportunities and Threats relating to the future development of Hartlepool.
- 3.2 The key contextual indicators used in the text of this section of the Annual Monitoring Report to describe the wider characteristics of the town will provide the baseline for the analysis of trends, as these become apparent, and for assessing, in future Annual Monitoring Reports, the potential impact future planning policies may have had on these trends. The key characteristics reflect the Outcomes and Objectives set out in the new Community Strategy (2008) in so far as they relate to spatial planning. Many of the contextual indicators are related to priorities set out in Hartlepool's Local Area Agreement (2008-2011). Both documents can be viewed on the Hartlepool Partnership website (<http://www.hartlepoolpartnership.co.uk/>)

Hartlepool & the Sub-regional Context.

- 3.3 The Borough comprises part of the Tees Valley Area formed by the five boroughs of Darlington, Hartlepool, Middlesbrough, Redcar & Cleveland and Stockton-on-Tees.
- 3.4 Hartlepool is an integral part of the Tees Valley City Region which extends through the Tees Valley into East Durham. It is a major retail service centre serving the town and parts of Easington. Over recent years it has developed as an office and tourism centre. The development of the Hartlepool Quays and the Marina forms an important component of the Coastal Arc initiative stretching from Hartlepool through to Redcar, exploiting the potential of the coast as an economic and tourist driver for the City Region.

Hartlepool in the Local Context

- 3.5 Hartlepool has a long history, the first recorded settlement being centred on the Saxon Monastery founded in 640AD. Its first charter was issued in 1145. The town as it is today has grown around the natural haven which became its commercial port and from which its heavy industrial base developed.
- 3.6 The Borough of Hartlepool covers an area of about 9400 hectares (over 36 square miles). It is bounded to the east by the North Sea and encompasses the main urban area of the town of Hartlepool and a rural hinterland containing the five villages of Hart, Elwick, Dalton Piercy, Newton Bewley and Greatham. The main urban area of Hartlepool is a compact sustainable settlement with many of the needs of the residents in terms of housing, employment, shopping and leisure being able to be met within the town. The Durham Coast railway line runs through the centre of the town and connects Hartlepool to Newcastle, the rest of Tees Valley, York and London. The A19 trunk road runs north/south

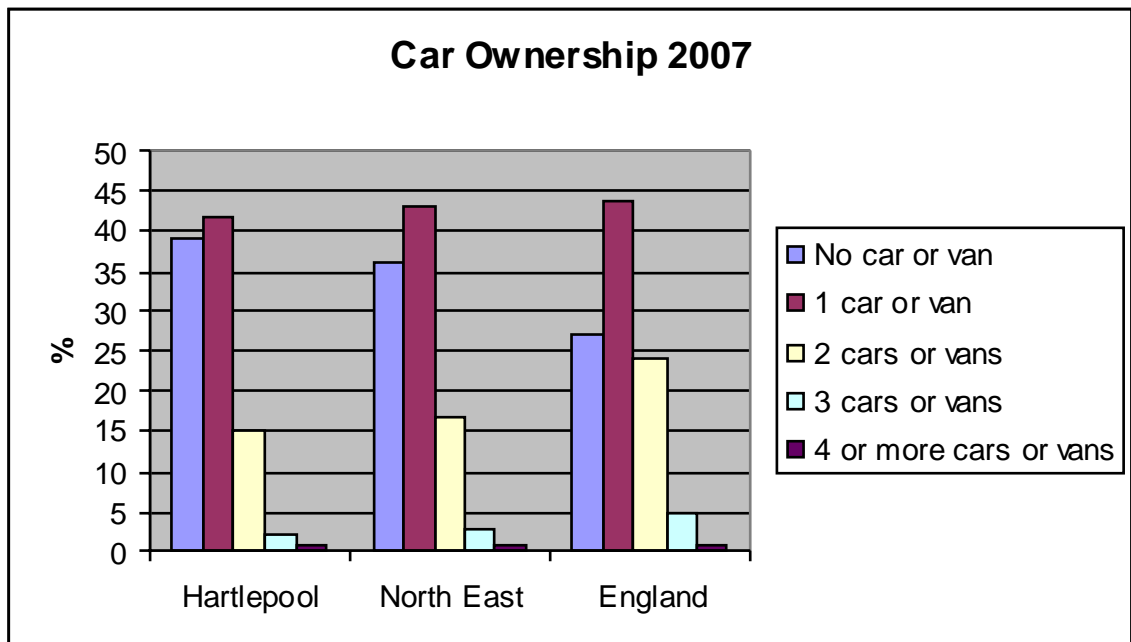
through the western rural part of the Borough and it and the A1 (M) are readily accessed via the A689 and the A179 roads which originate in the town centre.

- 3.7 The population of Hartlepool declined steadily in the later decades of the 1900s from 99,200 (1971 Census) to about 91 300 (ONS 2010 mid-year population estimates) but more recently has levelled out and has increased as the out-migration flows have decreased. Hartlepool currently has a population of about 91,700 (ONS 2008 mid-year estimates), of which only 2.6% were from the non-white and ethnic minority groups (2007 mid-year estimates). Although Hartlepool has the lowest non-white and ethnic minority population compared to other Boroughs in the Tees Valley, a recent upsurge has been noted in the last 3 years and will probably be reflected in the 2011 population census.

Hartlepool - 2010 Index of Multiple Deprivation

- 3.8 Hartlepool is currently ranked by the Index of Multiple Deprivation (IMD 2010) as the 24th most deprived out of the 354 Local Authorities in Britain. This is an improvement on the 2007 ranking of 23rd and 2004 ranking of 14th most deprived Local Authority. The IMD measures deprivation in its broadest sense by assessing indicators relating to income, employment, health and disability, education, skills and training, barriers to housing and services, crime and the living environment and combining them into a single deprivation score for each small area in England. This allows each area to be ranked relative to one another according to their level of deprivation. The IMD indices have been produced at Lower Super Output Area⁴ (LSOA) level, of which there are 32,482 in the country. Hartlepool has 58 LSOAs, 21 of which are in the top ten per cent of deprived LSOAs in Britain (37%).
- 3.9 Many of the factors included in the Index of Multiple Deprivation may have been influenced indirectly by the planning policies of the Hartlepool 2006 Local Plan (e.g. policies enabling the diversification of employment opportunities can increase employment and income, policies for the improvement of the built and natural environment, including housing, can influence health, crime levels and the living environment generally).
- 3.10 Hartlepool suffers from a limited availability of good quality business sites and premises which hinders to some extent business formation and growth. However there has been significant investment in a series of capital projects that have improved the physical infrastructure of the town e.g. Queen's Meadow.
- 3.11 Car ownership, as shown in the graph below (source: ONS last updated 2007), is low in Hartlepool. 39% of households had no car in 2007 – by comparison, equivalent figures for the Tees Valley and England and Wales are 36% and 27% respectively. In some neighbourhoods over 60% of the population have no car.

Figure 3.2 Car Ownership



Source: Office for National Statistics 2007

Jobs and Economy

3.12 The tourism economy in Hartlepool has more than doubled since 1997 from £23m to £44m. This growth was principally based around the regeneration of the Marina area. In 2006, Hartlepool won the bid for the town to be the final port in the 2010 Tall Ships' Races. The event attracted an estimated 970 000 visitors to Hartlepool. A direct benefit of attracting visitor numbers of this level is that the local, sub-regional and regional economies will have experienced significant expenditure. The race had a major impact on the town's economy, in particular the tourism sector and is estimated to have generated in the region of £29.6 million of income for Hartlepool.

3.13 The new focus on development of the Port is towards port-related uses and in particular towards construction associated with off shore wind and renewable energy technologies. If this development comes forward, Hartlepool is set to benefit economically from such developments in the future.

3.14 According to NOMIS (July 2010) and the Tees Valley Unlimited, the unemployment rate in Hartlepool is pegged at 7.0% which is a slight improvement compared to last year's which was 7.4%, however, the rate is still higher than the sub-regional's average of 6.0% (Table 3.1). Rates have been calculated on a consistent basis throughout using as the number of people claiming Job Seekers Allowance, divided by TVU's estimates of the Working Age Population. This is equivalent to the 'official' claimant unemployment rate. Improvement in the unemployment rate compared to last year indicates that there has been an improvement in economic activity in the town which led to creation of employment opportunities.

3.15 Worklessness rate in Hartlepool is also higher than the sub-regional's average. The percentage of the working age population not in work is calculated as the economically inactive plus the unemployed. It includes students, people who do not want to work, and the early retired. In general, Hartlepool seems to be struggling in terms of unemployment as shown by figure in Table 3.1

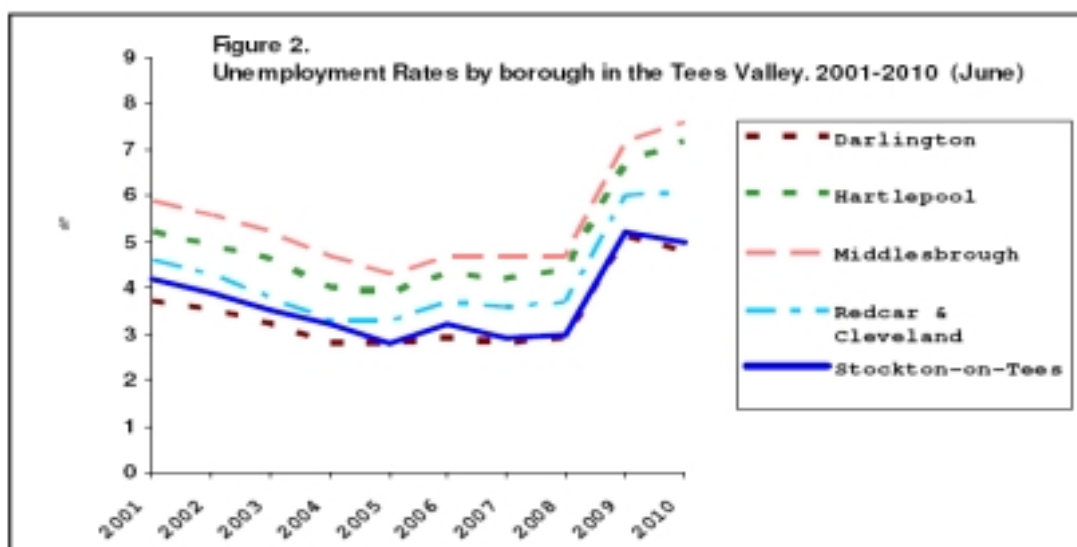
Table 3.1: Unemployment Rates 2010

	UNEMPLOYMENT		% WORKING AGE POPULATION		
	Claimant unemployment rate	Worklessness rate	In employment	Unemployed + incapacity benefit	Other inactivity
Darlington	4.8	26.4	73.6	12.8	13.6
Hartlepool	7.0	33.2	66.8	18.1	15.4
Middlesbrough	7.5	37.8	62.2	17.0	20.8
Redcar & Cleveland	6.0	32.3	67.7	14.4	17.9
Stockton-on-Tees	5.0	28.9	71.1	12.2	16.9
Tees Valley	6.0	31.7	68.3	14.6	17.2

Source: NOMIS official labour market July 2010

3.16 Figure 3.3 shows the unemployment trends from 2001 through to 2010 at local, regional and national levels. Generally, rates follow similar trends across the Boroughs with Hartlepool showing a notably high employment rate. A sharp increase in unemployment rates between 2008 and 2009 is noted across all Boroughs with Hartlepool remaining second highest throughout the period. This sharp increase was a result of the economic downturn or 'credit crunch' which was experienced world-wide at that time. However, in 2010 there is a noted slight decline in the unemployment rate which could signal an economy slowly recovering from the recession.

Figure 3.3: Unemployment Rates by Borough in the Tees Valley 2010

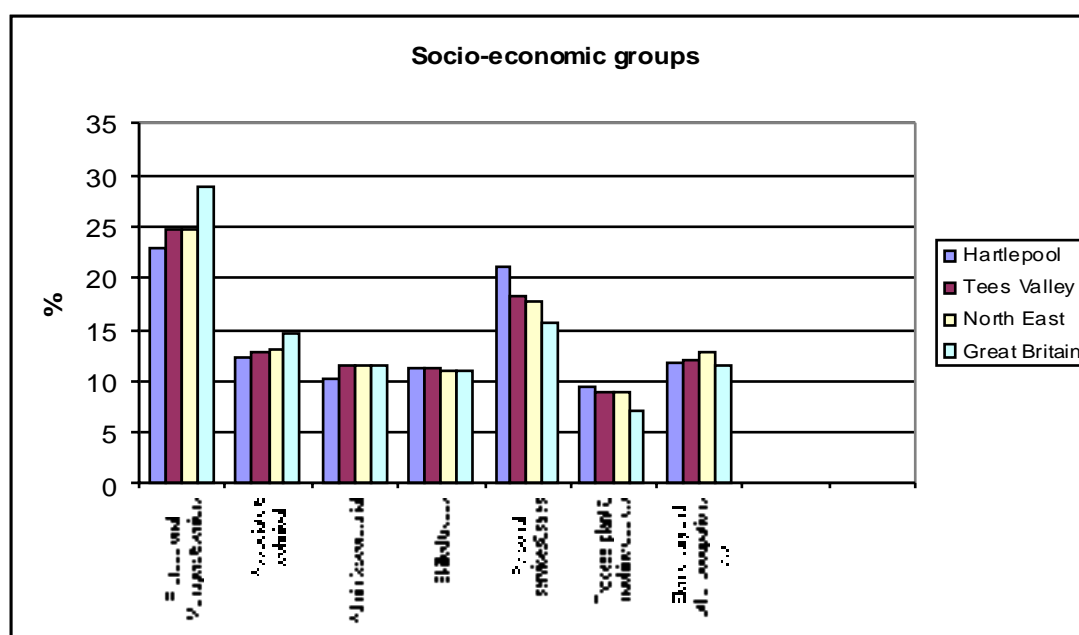


Source: Tees Valley Unlimited, July 2010

Socio-economic groups

3.17 Hartlepool has a lower proportion of the higher socio-economic groups (e.g. professional managers and seniors, associate technical, administration secretarial) than nationally. Conversely, it has a higher proportion of the lower socio-economic groups such as process plant and machine operators, skilled trade. This is illustrated in the chart below.

Figure 3.4 Socio-economic groups 2010



Source: Tees Valley Unlimited August 2010

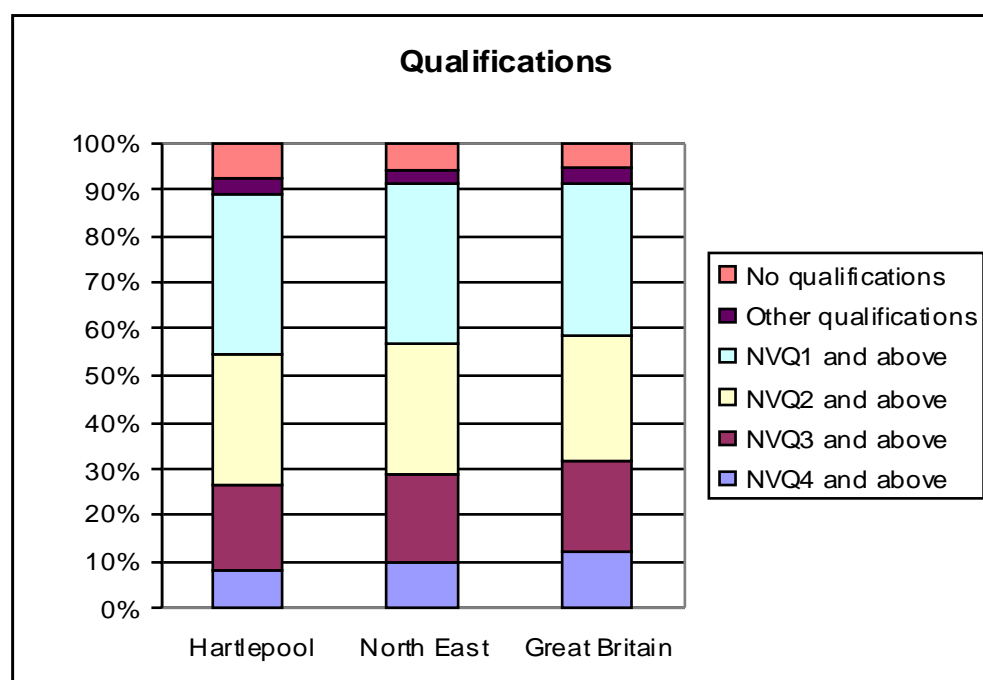
Health

3.18 The latest national statistics (November, 2004) identifies that 24.4% of the population of Hartlepool stated that they had limiting long-term illness compared with 17.9% nationally (England and Wales). Cancer is the largest single cause of death in Hartlepool. Coronary heart disease, strokes, respiratory disease ratios are significantly higher than national ratios.

Lifelong Learning and Skills

3.19 Qualification levels in Hartlepool are slightly lower compared to the sub regional and national levels as illustrated in the graph below. In comparison, Figure 3.5 also shows that there are more people in Hartlepool with no qualifications at all.

Figure 3.5: Qualifications 2010



Source: Tees Valley Unlimited August 2010

Community Safety

3.20 Community safety is one of the key issues being addressed by the Hartlepool Partnership and key community safety initiatives such as the introduction of Neighbourhood Policing and target hardening measures have contributed to the reduction in crime over the years. Safer Hartlepool Partnership's main aim is to reduce acquisitive crime and prevent re-offending.

3.21 Table 3.2 below gives a breakdown of offences by the crime category under which they were recorded by Cleveland police. These figures are based on the date that the crime was recorded not necessarily the date the offence occurred. During the period April 2010 to March 2011, Cleveland police recorded 5804 offences, a drop of 24.1% compared to last year's record of 7646 offences.

Violence against the person, criminal damage including arson, and wounding remain the most recorded forms of crime in Hartlepool and this trend is the same as in the previous year.

Table 3.2: Notifiable Offences Recorded by the Police 2010/2011

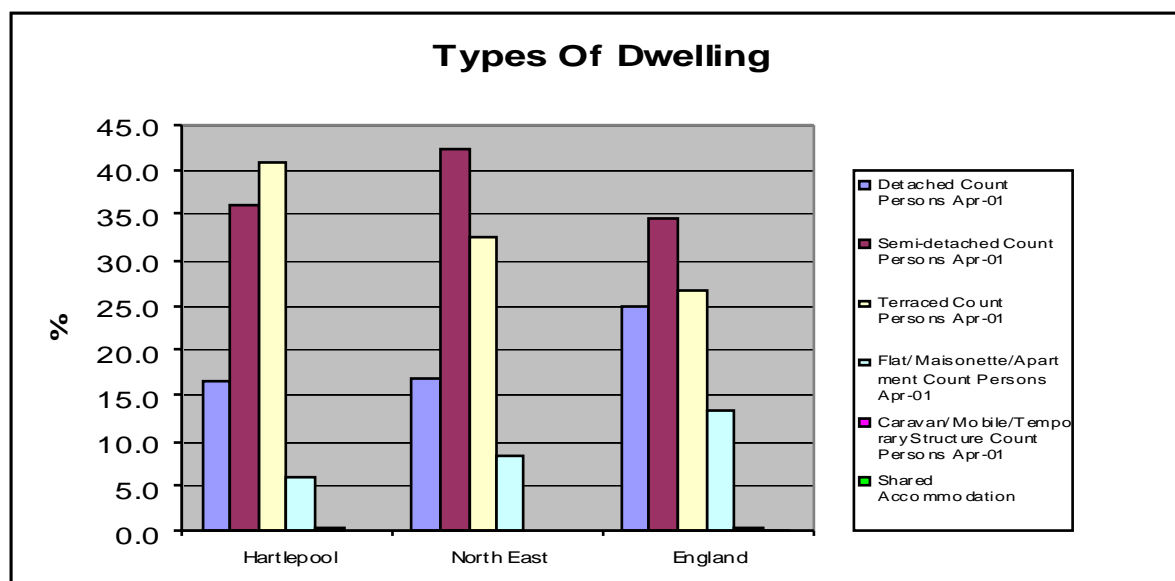
Crime Category	Number of recorded offences
Violence Against the Person	1531
Wounding or Other Act Endangering Life	18
Other Wounding	812
Harassment Including Penalty Notices for Disorder	224
Common Assault	355
Robbery	28
Theft from the Person	34
Criminal Damage Including Arson	1479
Burglary in a Dwelling	419
Burglary Other than a Dwelling	395
Theft of a Motor Vehicle	171
Theft from a Motor Vehicle	338
Total	5804

Source: Home Office website 2011

Housing

3.22 Within Hartlepool, housing market failure is evident in some parts of the town. This is due in great part to the fact that Hartlepool contains higher than average levels of terraced housing stock (41% compared to 26.7% nationally in 2004), and that older terraced properties are much less popular than they were. Conversely the proportion of detached dwellings is relatively small (16.5% in 2004 compared to 24.9% nationally). Whilst, as illustrated in the chart below, the intercensal period 1991 to 2001 has seen a decrease in the proportion of terraced dwellings and an increase in the proportion of detached dwellings in Hartlepool, the imbalance in the housing stock is still evident.

Figure 3.6 Types of Dwelling – 1991 and 2001 census (updated November 2004)

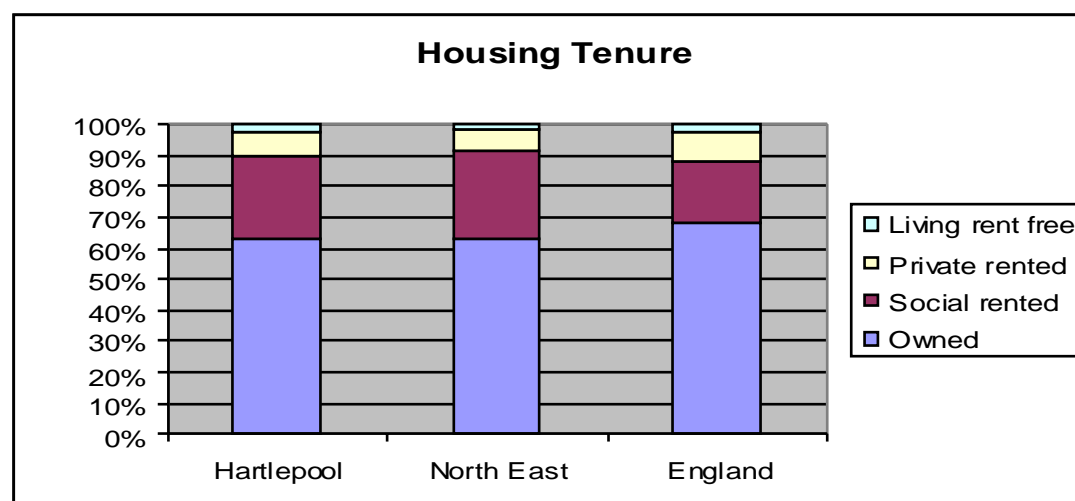


Source: Office for National Statistics 2004

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

3.24 In comparison with both regional and national levels, the proportion of owner-occupied dwellings is low in Hartlepool, and consequently the proportion of dwellings rented from the public sector is high as illustrated in Figure 3.6. Nevertheless demands on the social rented stock are still very high.

Figure 3.7 Housing Tenure (2001 Census updated in November 2004)



Source: Office for National Statistics November 2004

Current House Prices

3.25 Semi detached and terraced properties accounted for most house sales according to Right Move 2010 (Table 3.3). The average price for houses sold in Hartlepool this year is £144 749 and this is an increase of about 16.6% compared to last year's average price of £120 600. Affordability is still a key issue in Hartlepool as highlighted in the Hartlepool Strategic Housing Market Assessment completed in June 2007 and the Council continued to invest n more affordable housing in partnership with private developers and housing associations such as Housing Hartlepool.

Table 3.3: Average house prices by sales 2010/2011

Post Code Area	Detached		Semi-detached		Terraced		Flat/Maisonette	
	Price £	Sales	Price £	Sales	Price £	Sales	Price £	Sales
TS22	358,279	84	137,083	72	147,545	11	142,870	10
TS23	169,294	71	98,216	200	99,966	163	66,636	11
TS24	140,786	15	96,716	104	79,364	156	125,551	19
TS25	178,777	52	110,570	207	77,405	178	85,043	21
TS26	225,343	187	143,756	171	76,248	184	93,543	35
TS27	225,343	48	108,260	62	83,051	80	75,315	1
Borough-wide Average	216,304	457	115,767	816	93,930	772	98,160	97

Source: Right Move 2011

The Environment

3.26 Hartlepool has a rich environmental heritage and very diverse wildlife habitats giving rise to a wide range of buildings, archaeological remains, wildlife habitats, geological and geomorphological features, landscape types and coastal vistas.

The Built Environment

3.27 The town has a long maritime tradition and a strong Christian heritage with the twelfth century St Hilda's church (a Grade 1 Listed Building) built on the site of a seventh century monastery. The medieval parts of town are protected by the Town Wall constructed in 1315, now a Scheduled Monument and Grade 1 Listed Building. There are 8 Conservation Areas. One of the town's Victorian parks is included on the list of Registered Parks & Gardens. There are about 200 Listed Buildings (of which eight are Grade 1 or Grade II* Listed) and eight Scheduled Monuments.

Geological & Geomorphological Features

3.28 The geology of Hartlepool comprises two distinct types:

- The north of the Borough sits on the southern reaches of the Durham Magnesian Limestone Plateau, which is of international geological importance. Although the Magnesian Limestone in Hartlepool is generally too far below the overlying soils to give rise to the characteristic Magnesian

Grassland flora found further north, it is exposed in several quarries and road cuttings and forms a spectacular gorge in West Crimdon Dene along the northern boundary of the Borough.

- The southern half of the Borough sits on Sherwood Sandstone from the Triassic period; a rare exposure on the coast at Long Scar & Little Scar Rocks is a Regionally Important Geological Site. Of more recent geological origin is the Submerged Forest SSSI, which underlies Carr House Sands and is intermittently exposed by the tide. This area of waterlogged peat has yielded pollen, mollusc and other remains, which have been used to establish the pattern of sea-level change in Eastern England over the past 5,000 years.

Wildlife Characteristics

- 3.27 The Borough is bordered on the east by the North Sea and features extensive areas of attractive coastline including beaches, dunes and coastal grassland. Much of the inter-tidal area of the coast is internationally important for its bird species and is protected as Teesmouth & Cleveland Coast Special Protection Area/Ramsar site. There are nationally protected Sites of Special Scientific Interest at Hart Warren, the Hartlepool Submerged Forest and Seaton Dunes and Common. Other areas of the coast include part of the Teesmouth National Nature Reserve and Sites of Nature Conservation Interest.
- 3.28 Hartlepool only has one inland SSSI, Hart Bog. This is a small area which has four distinct plant communities and is of particular botanical interest.
- 3.29 The prominent location of the town's Headland, as a first landfall on the east coast, makes it of national significance for the birdwatching community. Inland is an attractive, rolling agricultural landscape including areas of Special Landscape Value. Interspersed in this landscape are a number of fragmented but nevertheless diverse and important wildlife habitats.
- 3.30 There are 6 Local Nature Reserves spread across the town and 40 non-statutory geodiversity and biodiversity sites, protected as Sites of Nature Conservation Interest (SNCI) and/or Regionally Important Geological & Geomorphological Sites (RIGGS) have been identified in the Local Plan. A further five sites have been identified by the sub-regional RIGGS group as meriting this designation.
- 3.31 The Borough contains some notable examples of wildlife species: grey and common seals are frequent along the coastline with the latter breeding in Seaton Channel.
- 3.32 The area of sand dunes, grazing marsh and mudflats around the North Gare form the northern section of the Teesmouth National Nature Reserve where there are salt marsh and dune plants with some important species of marsh orchid and other rare species.

Bathing water

- 3.33 Seaton Beach covers an extensive area and attracts significant numbers of visitors for walking, bathing and windsurfing activities. The central and southern parts of the beach meet both the Bathing Water Directive's imperative standards and the Bathing Water guideline standards. The northern part of Seaton Beach however failed the guidelines standards at the end of the 2004 season.

Air quality

- 3.34 Air quality in Hartlepool currently meets statutory standards with no requirement to prepare any Air Quality Management Areas.

Culture and Leisure

- 3.35 Museums associated with Hartlepool's maritime heritage and other important cultural facilities including the art gallery and Town Hall Theatre are located within the central part of the town and comprise a significant focus for Hartlepool's growing tourism economy. In particular, the Hartlepool Maritime Experience is a major regional / national visitor attraction. It is likely that Hartlepool's attraction as a tourism destination will be considerably enhanced by the successful 2010 Tall Ships' Races event.

There are also a number of parks and recreation facilities scattered throughout the town. The three green wedges provide important links between the countryside and the heart of the urban areas. On the fringes of the built up area are three golf courses and the country park at Summerhill developed as part of the Tees Forest initiative.

Future Challenges

- 3.36 Hartlepool has over recent years seen substantial investment which has completely transformed its environment, overall prosperity and above all its image. Below is an analysis of the main strengths, weaknesses, opportunities and threats facing the Borough.

Table 3.2 Strengths, weaknesses, opportunities and threats facing the Borough

Strengths	Weaknesses	Opportunities	Threats
<ul style="list-style-type: none"> • Compactness of main urban area • Expanding population • Sense of community / belonging • Partnership working • Good track record in delivering physical regeneration • Diverse, high quality and accessible natural environment • Maritime, industrial and religious heritage • Availability of high quality housing • Successful housing renewal • High levels of accessibility by road • Lack of congestion • Good local road communications • Direct rail link to London • Good local rail services • Active and diverse voluntary and community sector • Positive community engagement • Successful event management • Small business and SME development • Growth of visitor market • High quality tourist attractions • High quality expanding educational facilities 	<ul style="list-style-type: none"> • Perceived image • Location off main north-south road corridor • High deprivation across large areas of the town • Low employment rates and high level of worklessness • Legacy of declining heavy industrial base • Small service sector • Imbalance in the housing stock • Shortage of affordable housing • Poor health • Low level of skills • High crime rates • Exposed climate • Range and offer of retail facilities 	<ul style="list-style-type: none"> • Young population, possible asset for future prosperity • Can improve the economy and the growing house choice thus improving the recent stabilisation of population levels • Availability of land to enable diversification of employment opportunities • Potential for development of major research, manufacturing and distribution facilities on A19 corridor • potential for further tourism investment • Potential for integrated transport links • Major high quality employment opportunities at Victoria Harbour, Queens Meadow and Wynyrd Park • Success of Tall ship races and opportunity to bid for the event in the future • Plans for development of Tees Valley Metro • Established housing market renewal programme • New state of the art hospital site in Wynyrd • Potential New Nuclear Power Station • Renewable Energy and Eco Industries • Developing indigenous business start-up and growth 	<ul style="list-style-type: none"> • Closure of major employer • Expansion of area affected by housing market failure • Climate change and rising sea levels • Lack of financial resources / budget deficits • Increasing car ownership and congestion • Loss of Tees Crossing Project • Access to New hospital • Competition from neighbouring out of town retail parks • Competition from outlying housing markets • Government spending cuts could affect regeneration and employment levels

- 3.37 The main challenge this year and the coming years is to face up to the public expenditure cuts as local services will have to be scaled down and carried out on a more constrained restricted budget. Job losses are a real threat to the local economy and this will probably lead to an upsurge in the number of people seeking welfare benefits. Despite the expenditure cuts, Hartlepool will continue to support the development of the local economy and to address the imbalance in the housing stock (including the lack of affordable housing and executive housing) so as to at least maintain the population at its current level and to ensure that the town remains sustainable and an attractive place to live, work and play. Planning policies enabling an improvement in the range of housing available in the town (both through demolition and replacement of older terraced housing and provision of a range of new housing), to enable the diversification of the local economy and the growth in tourism, to encourage the provision of improved transport links and to improve the built and natural environment will all assist in achieving this aim and improve the quality of life.
- 3.38 Through policies in the Local Plan, various other strategies and incentives, the Council will continue to seek ways to achieve higher economic growth rates in Hartlepool in order to bridge the gap with more prosperous authorities in the region. The attraction and retention of highly skilled workers is viewed as critical to regional and sub-regional economic success. Whilst acknowledging the government's intention to abolish the RSS, Hartlepool as part of the Tees Valley and through the saved policies of the 2006 Hartlepool Local Plan will seek to ensure the right housing and environmental conditions are available to contribute to population growth and the attraction of key highly skilled workers to the region.

4. ASSESSMENT OF POLICIES

Introduction

- 4.1 This section of the Annual Monitoring Report considers the effectiveness of current planning policies. The current planning policies in terms of the period covered by this report are those of the Hartlepool Local Plan adopted in April 2006 and which were in force at 31st March 2011.
- 4.2 It is impractical to assess every single policy of the 2006 Hartlepool Local Plan. Data may not be readily available and in any event some policies lend themselves to qualitative rather than quantitative assessment for which 'satisfaction' and other surveys will have to be carried out as part of the process of obtaining the views of the community and others.
- 4.3 Government advice on monitoring in relation to the new Local Development Framework (LDF) planning system suggests that objectives are established early in the plan preparation process leading to the formulation of policies, and that targets should be set and output indicators established to monitor progress towards achieving the targets.
- 4.4 ***This section therefore considers the objectives of the 2006 Local Plan, the policies relating to these objectives and some related output indicators for judging the effectiveness of the policies.*** The indicators include relevant national core output indicators and a number of local output indicators. Some additional local output indicators relating to the objectives and policies of the plan have been added in this sixth report and further local output indicators will be included in subsequent annual monitoring reports if relevant. It should be noted that whilst working on the LDF, the Local Plan policies have been automatically saved as from 13th April 2009. A Schedule of these 'saved policies' which were agreed on by the Secretary of State are set out in Appendix 1. The 'saved policies' are also available online on the Council's website (http://www.hartlepool.gov.uk/downloads/1004/planning_policy)
- 4.5 A selected number of targets are included in the report and in addition reference is made to other local, national or regional targets in the commentary where appropriate.

Hartlepool Local Plan Objectives, Policies and Indicators

- 4.6 The overall aim of the Hartlepool Local Plan is:

"to continue to regenerate Hartlepool securing a better future for its people by seeking to meet economic, environmental and social needs in a sustainable manner".

In the context of this aim, the strategy for the Local Plan covers the following four broad areas:

- regeneration of Hartlepool,
- provision of community needs,

- conservation and improvement of the environment and
 - maximisation of accessibility.
- 4.7 The plan sets out specific objectives relating to the above four elements of the strategy, from which the plan's policies have been developed. Many of these policies relate to more than one objective.
- 4.8 The following part of this section sets out for each objective or group of objectives policies of the Hartlepool Local Plan:
- main policies flowing from the objective(s)
 - output indicator(s)
 - targets (where set)
 - data relating to the indicator(s),
 - some analysis and comment on the data, and where appropriate
 - some commentary on the related local plan policies.
- 4.9 However, Indicators have not been established for all objectives, partly because of resource considerations and partly because a new Hartlepool planning system has been installed and is not yet fully operational in respect of the development of monitoring information. Nevertheless, all planning proposals and developments have been examined as part of the monitoring process, although the data provided in this report for completed developments does not include minor extensions to existing premises / uses, but focuses rather on new completed development or significant extensions, permitted through the approval of planning permission i.e. the development management or development control (DC) process.
- 4.10 The core output indicators are grouped into 5 groups as follows:
- Business development and town centres (BD1, BD2, BD3 and BD4)
 - Housing (H1, H2a, H2b, H2c, H2d, H3, H4, H5 and H6)
 - Environmental quality (E1, E2 and E3)
 - Minerals (M1 and M2)
 - Waste (W1 and W2)

A. BUSINESS DEVELOPMENT AND TOWN CENTRES

Local Plan objectives A1, A2, A3, A4 and A8: to encourage the provision of more and higher quality job opportunities, to ensure that sites are available for the full range of industrial and commercial activities so as to enable the diversification of employment opportunities, to encourage the development of additional office, small business and light industrial uses, to promote the growth of tourism and to promote mixed use developments where appropriate.

Local Plan objectives B2 and D3: to ensure that Hartlepool Town Centre continues to fulfil its role as a vibrant and viable amenity providing a wide range of attractions and services with convenient access for the whole community and to ensure that developments attracting large numbers of people locate in existing centres which are highly accessible by means other than the private car

Related Policies

- Encouraging the development of the town centre as the main shopping, commercial and social centre of Hartlepool (Com1);
- Protecting the retail character of the primary shopping area (Com2) and allocation of development site within primary shopping area (Com3);
- Identifying the sequential approach for shopping and other main town centre uses (Com8 and Com9);
- Improvement of accessibility to and within town centre by modes other than the car (Tra1, Tra4, Tra5, Tra7);
- Restriction on retail developments in industrial areas and at petrol filling stations (Com10 and Com11);
- Preventing spread of town centre uses to adjoining residential areas (Hsg4);
- Sequential approach for major leisure developments (Rec14);
- Identifying area where late night uses permitted (Rec13).
- Identification and criteria for development on business and other high quality industrial sites at Wynyard Business Park (Ind1), North Burn (Ind2), Queens Meadow (Ind3) and Sovereign Park, Park View West and Golden Flatts (Ind4);
- Identification and allocation of sites for wide range of employment uses including light and general industry (Ind5, PU6), bad neighbour uses (Ind6), port-related development (Ind7) and potentially polluting or hazardous developments (Ind9 – Ind10);
- Identification of sites and areas for retail and other commercial development in primary shopping area (Com3), edge of centre locations (Com4), at Tees Bay (Com7) and west of A179/north of Middleton Road (Com17);
- Identification of areas for mixed use developments at Victoria Harbour (Com15), the Headland (Com16), edge of centre sites (Com4) and Tees Bay (Com7);
- Intention to acquire sites to improve the local economy or general environment (GEP15).

A number of output indicators have been selected to measure the effectiveness of the policies which seek to diversify and improve employment opportunities. These include most of the **national core output indicators** relating to business development and **additional local output indicators** relating to the amount and proportion of developments on prestige, high quality and other sites identified for business uses, and the number of new business start-ups.

Core Output Indicator BD1: Total amount of additional employment floor space - by type (gross and net)

Core Output Indicator BD2: Total amount of employment floor space on previously developed land - by type

Core Output Indicator BD3: employment land available

Table 4.1: Employment Floorspace

		Use Class B1a	Use Class B1b	Use Class B1c	Use Class B2	Use Class B8	Total
BD1	gross (m ²)	58	472	-	-	576	1106
	Net (m ²)	-	-	-	-	-	-
BD2	gross	58	472	-	-	576	1106
	% gross on PDL	-	-	-	-	100	100
BD3	hectares	-	-	-	-	-	372.9

Commentary

In comparison to 2009/2010 (with total additional floorspace completions of 246m²), this year has seen a significant increase in business development with a total of 1106m² completed floor space. Completion of four industrial units at Usworth Road Business Park and a salt store depot at Brenda Road East accounted for most of the additional floor space. Completion of a modular office at Huntsman Tioxide also accounted for some additional floor space.

Unlike in previous years, available employment land this year has been reported according to the results of the Employment Land Review which as at December 2008 reported 372.9ha of available employment land including land at North Burn and Wynyard Business Parks. It is difficult to break down this available employment land into sub-categories within the B Use Class as required by indicator BD3 (Table 4.1) because use classes in all industrial allocations are flexible with some being more restricted than others in certain circumstances. In principle, any development of the B Use Class would be permitted in the allocated industrial land, but in reality there are restrictions put in place in allocations such as Wynyard and Queens Meadow, for instance.

Most industries in Hartlepool are located in the southern part of Hartlepool and this area is known as the Southern Business Zone (SBZ). In February 2009 a development strategy was produced to support the development of this area. The study indicates that the SBZ consists of 15 separate industrial estates and business parks and covers an area of approximately 170 hectares. It is home to around 400 companies who between them employ 5,000 people making it a key employment area and a major driver of economic prosperity for the Tees Valley sub-region. The SBZ is generally found to lack the modern, high quality premises and sites that are better able to meet the needs of modern business occupiers, such as those from high growth sectors like knowledge based industries, although targeted investment within the Queens Meadow Business Park is seeking to address the shortfall.

The SBZ Action Plan is now in place and its vision is:

'to become a driver of success for the sub-region, ensuring the SBZ captures recognised opportunities for growth for the benefit of local people, business and the environment'.

To achieve this vision the following strategic objectives have been set:

- Close the skills gap so that local people can better benefit from anticipated economic growth.
- Provide better access to job opportunities.
- Enhance support for existing and new businesses.
- Attract new business and inward investment.
- Maximise supply chain opportunities for local firms.
- Improve the environment, appearance and image of the area.
- Rationalise land use.
- Help diversify the economic base

Employment land in Hartlepool can generally be categorised as follows:

- i. Sub-regionally important Greenfield Key Employment sites close to the A19 corridor (Wynyard Business Park and North Burn)
- ii. locally important prestige and high quality sites within the town (Queens Meadow Business Park, Sovereign Park, Park View West and Golden Flatts);
- iii. within mixed use regeneration sites (Marina / Victoria Harbour)
- iv. 'general' industrial sites, most of which are substantially developed;
- v. sites retained for port and port-related uses (part Victoria Harbour and North Seaton Channel); and
- vi. site for potentially polluting and hazardous industry (North Graythorp),

An Employment Land Review (ELR) was carried out by Nathaniel and Lichfield and it was completed in December 2008.

The ELR reveals that about 40% of the employment land available in the Borough comprises the sub-regionally important land at Wynyard some distance from the main urban area of Hartlepool. Within the town itself, much of the available land is on the high quality sites, only one of which (Golden Flatts) remains totally undeveloped. However this site has been recommended for de-allocation by the ELR study. The northern most part of the site is currently being considered for housing. The ELR report is available on the Council's website on the following link:

About 15% of the available employment land is reserved for port and port-related uses or for potentially polluting or hazardous industries, whilst much of the remaining land comprises often small parcels of land within substantially developed industrial estates.

It is important to note that the Employment Land Allocations are due to change with the adoption of the Core Strategy in 2012. These changes will be reflected in future reports and de-allocation of sites such as Golden Flatts and Century Park RHM (both totalling an area of 41ha) will reduce the available employment land in future, in addition to any future employment land uptake.

Core Output Indicator BD4: Total amount of floor space for town centre uses

Table 4.2: Amount of completed floorspace for town centre uses

		A1	A2	B1a	D2	Total
BD4	Gross (m ²)	575	-	-	-	575
	Net (m ²)	-	-	-	-	-

Commentary

This indicator shows the amount of completed floorspace for town centre uses within town centre areas and within the whole local authority area. This year, there has been no completed business floor space within the town centre. All of the 575 m² completed floor space was outside the town centre boundary. The completion of a retail mezzanine floor at Currys store at Anchor Retail Park (Marina Way) accounts for this year's total floor space completions. Although Argos Extra opened at Anchor Retail Park, its 667m² floor space does not account for any additional floor space completions since this replaced the previous shoe store Brantano which had shut down earlier in the year. There is not much difference in additional floor space this year compared to last year's 493m².

Local Output Indicator: *Vacancy rates in the town centre*

Table 4.3: Vacancy Rates in the Town Centre

	2009	2010	2011
Total number of commercial units	503	507	509
Total number of vacant units	89	107	111
Total Floor Space (m ²)	140 601	140 279	140 282
Vacant Floor Space (m ²)	30 676	22 205	22 826
*Vacancy Rate (%)	21.8	15.8	16.3
Market Hall Vacant Stalls	26	13	9

*Vacancy Rate = (vacant floor space/total floor space)*100%

Commentary

Information on vacancy rates can provide a useful indication of the viability of the town centre. The area of the Town Centre was defined in the 2006 Local Plan. This year's records show a vacancy rate of 16.3%. This is a small increase compared to last year's rate of 15.8%. The rate is anticipated to fall in the coming year with the opening of BHS provided more shops do not shut down prior to this. The main challenge of lack of high quality shops in Hartlepool still remains since a number of shops that shut down last year were replaced by low quality shops and charity shops. However, outside the town centre boundary, at the Hartlepool Marina, a positive development has been noted with Currys extending retail space by opening a mezzanine floor and Argos Extra replacing the closed down shoe shop Brantano.

The Retail Study (2008) reports that vacancy rates in terms of floorspace in Hartlepool is significantly above the UK national average and more recent surveys have revealed additional vacancies in the town centre.

With the above in mind, high vacancy rates can still be seen as a major issue for Hartlepool Town Centre.

Local Plan objective A4: to promote the growth of tourism

Related Policies

- Identification of areas for tourism related developments at the Marina (To1), Headland (To2) and Seaton Carew (To4 – To6);
- Encouragement of green tourism (To7 –To8) and business tourism (To11);
- Encouraging the provision of tourist accommodation (To9) and identifying criteria for touring caravan sites (To10).

Local Output Indicator: *Planning permissions granted for tourist related developments*

Table 4.4: Planning permissions granted for tourism related developments 2010/2011

General Location	Site / Location	Development
Edge of town centre	None	None
Town Centre	None	None
Edge of town centre	None	None
Town Centre	None	None
Edge of town	None	None
Countryside	North Hart farm	Siting of caravans with internal service access and provision of screening mound
	Ashfield farm Dalton	Erection of a single storey extension to clubhouse and variation of condition to allow consumption of food and drink on land surrounding clubhouse

Commentary

Tourism has become very important to the Hartlepool economy, the development at the Marina acting as a catalyst to its success. The Local Plan identifies the Marina, Victoria Harbour, the Headland and Seaton Carew as main tourism destinations and its policies encourage appropriate developments related to the very different character of these areas. However, there are no planning permissions granted during the year to reflect these characteristics (see Table 4.4). Some of tourist-related developments were granted at the Marina last year although they have not yet been implemented. These include among others the erection of a 54-bed floating hotel at the Marina.

Never-the-less the Marina experienced a large visitor turn out during the Tall Ships event which took place on 7th to 10th August 2010. Hartlepool Borough Council secured the opportunity to be the only UK, and the final host port in the internationally acclaimed Tall Ships Races. The Tall Ships Races are an annual competitive event organised by Sail Training International (STI) and held every summer in European waters. Each year between 70 and 100 vessels from 15 to 20 countries, crewed by some 5 to 6,000 young people from over 30 countries worldwide take part in this unique event that combines four days of activities in each port with racing or cruising-in-company between ports.

The hosting of The Tall Ships Races – Hartlepool 2010 is regarded as a success. Planning and delivering an event of this size and scale was a first, both for Hartlepool and the organisations involved. In summary the following was achieved by the Borough in terms of numbers:

- 970,000 visitors were attracted to the event over 5 days;
- 717,800 visitors were attracted from outside Hartlepool Borough;
- £26.5 million of economic impact was created in the local economy;
- £3.2 million of Advertising Value Equivalent (AVE) media coverage;
- 310 net additional person years of employment has been supported by the event; and
- 230 volunteers supported the event.

Although the economic climate was not conducive due to a recession at the time when the Borough hosted the event, achieving the above results was a considerable achievement for the Borough.

The Borough hopes that the Tall Ships Races has generated awareness and publicity for Hartlepool that will reap benefits in the future in terms of tourism and investment. Visitor perceptions of Hartlepool have been enhanced and visitors from Tees Valley, the rest of the North East and the rest of the UK have said that they are very likely or likely to return to Hartlepool (Hartlepool Borough Council: The Tall Ships Races – Hartlepool 2010 Evaluation & Economic Impact Assessment by Spirul Intelligent Research, November 2010)

B. HOUSING

Local Plan objectives A9 and B1: to encourage the provision of high quality housing and to ensure that there is available throughout the plan period an adequate supply of suitable housing land which is capable of offering in different localities, a range of house types to meet all needs.

Local Plan objective A6: to improve the viability and environment of older housing, commercial and industrial areas

Related Policies

- Improvement of existing housing stock and its environment (Hsg1);
- Selective housing clearance and housing market renewal programmes (Hsg2 – Hsg3);
- Seeking contributions from developers for improvements in housing areas (GEP9);
- Encouraging and undertaking environmental and other enhancement schemes in Industrial and Commercial Improvement Areas (Ind8 and Com6).
- Management of housing land supply (Hsg5);
- Provision of housing in mixed use developments at Victoria Harbour and the Headland (Hsg6);
- Setting out the criteria for residential annexes, homes and hostels, residential mobile homes and gypsy sites (Hsg11 – Hsg14);
- Encouraging residential conversions and use of upper floors (Hsg7 – Hsg8);
- Seeking contributions from developers for highway and infrastructure works (GEP9).

Core Output Indicator H1 (a): plan period and housing targets (dwellings in Adopted Local Plan)

Core Output Indicator H1 (b): plan period and housing targets (dwellings in RSS)

Table 4.5 Housing targets 2004-2010/11

	Start of plan period	End of plan period	Total housing required	Source of plan target
H1(a)	2004/5	2010/11	2730	Adopted RSS 2008
H1(b)	2011/12	2026/27	4800	Core Strategy to be adopted in 2012

Commentary

Following the Localism Act which came into force in November 2011, this will be the last year to report RSS based housing figures since the Act revokes the RSS. Future

housing needs will be based on the Core Strategy which is scheduled for adoption in late summer 2012. Table 4.5 sets precedence to future housing needs based on the Core Strategy.

Core Output Indicator H2a: Net additional dwellings - in previous years

Core Output Indicator H2b: Net additional dwellings – for the reporting year

Core Output Indicator H2c: Net additional dwellings in future years

Core Output Indicator H2d: Managed delivery target

Table 4.6: Recent housing levels, likely future housing levels and how future housing levels are expected to come forward taking into account the previous years' performance.

Core Indicator Output		2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
H2a	Net additional dwellings in previous years	206	255	225	0	456	302											
H2b	Net additional dwellings for the reporting year							309										
H2c	Net additional dwellings in future years								285	285	285	285	285	330	330	330	330	330
	Target (RSS) And Core Strategy	390	390	390	390	390	390	390	285	285	285	285	285	330	330	330	330	330
H2d	Managed Delivery target	-184	-135	-165	-390	+66	-88	-81	0	0	0	0	0	0	0	0	0	0
	Cumulative Delivery target	-184	-319	-484	-874	-808	-896	-977	-977	-977	-977	-977	-977	-977	-977	-977	-977	-977

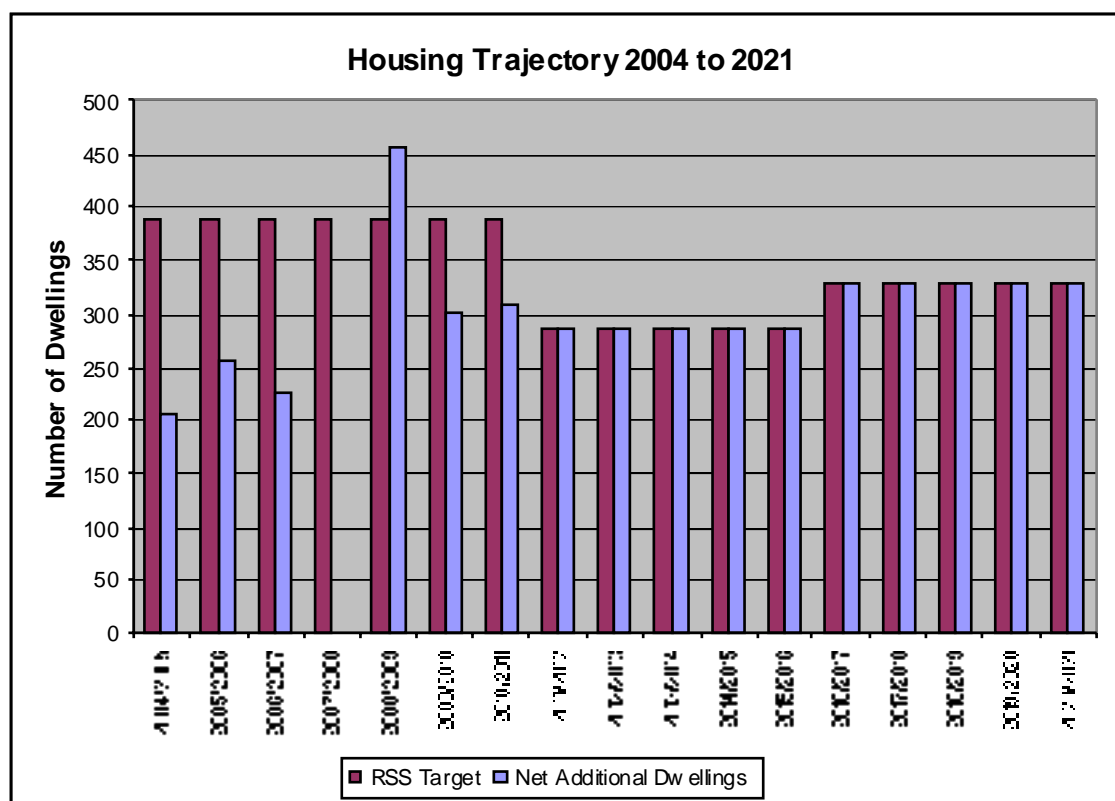
In relation to the RSS target; + denotes over delivery and – (minus) under delivery.

The Housing Trajectory Graph (Diagram 4.1, drawn from data on Table 4.6 above) shows the number of net housing completions since 2004 and projected net completions for the period to 2021 in relation to the average annual strategic housing requirements set by the Regional Spatial Strategy⁴. The revised housing trajectory (diagram 4.1) shows an overall housing supply amounting to about 5805 dwellings over the period 2004 to 2021.

Future net completions are estimated taking into account:

- anticipated completion rates on committed sites already under construction (including conversions) plus
- anticipated completion rates on most, but not all, sites and conversions with planning permission plus
- anticipated completion rates on major sites for which planning permission is pending, primarily the Victoria Harbour proposal, plus
- Anticipated completions from the SHLAA sites, plus
- anticipated completions on additional sites which it is anticipated are likely to come forward (e.g. social housing developments and redevelopments on future cleared sites), less
- anticipated demolitions of occupied dwellings (estimated to be 70% of actual demolitions of dwellings in the private sector and 97% of actual demolitions of dwellings in the public sector).

Diagram 4.1: Housing Trajectory 2004 to 2021



⁴ As set out in the Regional Spatial Strategy July 2008

Commentary

In 2010/2011, net additional dwellings are 309. This is 2 dwellings more than the previous year in which there were 307 net additional dwellings. In 2010 /11 the gross completions were 365, which is just under the RSS target. However, there were 56 demolitions (mainly on Housing Market Renewal sites) which brought the net additional dwelling figure down to 309. The new dwellings in 2010/2011 were distributed across a variety of housing sites, including the ongoing main developments at Middle Warren, the Housing Market Renewal (HMR) sites at the Headway and Charles Street.

Although net additional dwellings are slightly lower than the RSS target of 390 dwellings, next year, the figure is expected to meet the revised target of 285, which reflects the housing requirement in the Borough. Continuing commitments (at Middle Warren, Headway, Easington Road and Bellevue HMR sites, small Brownfield sites and the Hartlepool Marina) together with the proposed new housing sites on the western fringe of the town as outlined in the upcoming Core Strategy Publication DPD will account for a large proportion of proposed future housing supply over the next 15 years.

The Core Strategy Publication DPD which is expected to be adopted in the summer of 2012 will address the housing sites allocations to enable the strategic housing requirements in the Regional Spatial Strategy to be met. The Core Strategy Preferred Options DPD includes two new sites on the western edge of the town for housing development. These are included as a replacement for the large site at Victoria Harbour following the decision of Victoria Harbour land owners to concentrate development on energy renewables and port-related uses.

Sites assessed through the Strategic Housing Land Availability Assessment (SHLAA) that have been identified as being suitable for housing and ultimately deliverable, have been included in the housing trajectory for this year.

Local Plan objectives A7 and C10: to promote development on previously used sites where appropriate and to encourage the full use of empty or underused buildings and to ensure the appropriate enhancement of derelict, unused and under-used land and buildings

Related Policies

- Reclamation and re-use of derelict and disused land (GEP17);
- Acquisition of untidy sites (GEP16);
- Encouraging development on contaminated land (GEP18)

Encouraging residential conversions and the residential re-use of upper floors of properties (Hsg7 – Hsg8).

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

Brownfield Targets: The Local Plan targets for the proportion of housing development to be provided on previously developed land and through conversions of existing buildings is to be 75% by 2016. This year it is 58% (Table 4.7).

Table 4.7: The number of gross new dwellings being built upon previously developed land.

		Total Dwellings				
		2006/2007	2007/2008	2008/2009	2009/2010	2010/2011
H3	Gross	283	212	530	452	365
	% Gross on PDL	51.9	64.4	36.2	78.5	58

Commentary

The percentage of development on previously developed land this year has decreased to 58% from last year's 78.5%.

This decrease is due to more housing completions coming from Greenfield sites such as Middle Warren, Seaton Lane, Kipling Road and Wynyard. More Brownfield completions are expected next year from HMR completions and starts from Brownfield sites such as Headway, Easington Road and Bellevue.

It is important to note that due to the new National Planning Policy Framework (NPPF) that is currently being proposed by the government, the requirement to meet the Brownfield target with all new builds and conversions may no longer be required. The NPPF consolidates most current Planning Policy Statements (PPSs) and Planning Policy Guidance (PPGs). It has omitted the Brownfield target requirement and more information on this will be reported in the next AMR.

Local Output Indicator: Types of housing completed

Table 4.8: Types of Houses completed (gross): 2010/2011

Type		2010/2011		2009/2010		2008/2009		2007/2011	
		Subtotal	Total	Subtotal	Total	Subtotal	Total	Subtotal	Total
Whole houses or bungalows	1 bedroom	0	284	0	228	0	251	0	222
	2 bedrooms	90		44		88		72	
	3 bedrooms	115		137		111		82	
	4 or more bedrooms	79		47		52		68	
Flats, Maisonettes or Apartments	1 bedroom	1	81	4	162	35	279	50	107
	2 bedrooms	80		158		244		52	
	3 bedrooms	0		0		0		5	
	4 or more bedrooms	0		0		0		0	

Commentary

Provision of flats / apartments has continued to decline and whole houses and bungalows provision has continued to increase. There is no evident trend relating to housing type(in terms number of bedrooms) as this has fluctuated.

It has become evident that provision of 1-bedroom houses/bungalows, 3⁺ and 4⁺ bedroom flats or apartments has not been recorded in the last three years.

According to the Strategic Housing Market Assessment (2007); across Hartlepool, demand for 3 and 4 bedroom houses was strongest, equating to 65.6% of the general requirements from the survey and demand for bungalows exceeds supply. In line with this finding, this year has again seen an increase in the provision of whole houses or bungalows, at 67.5% compared to last year's 58.5%. This indicates that the c,Council is addressing the shortage of homes in this category as identified in the Strategic Housing Market Assessment (2007) and this is a positive development.

Core Output Indicator H5: Gross affordable housing completions

Table 4.10: Gross affordable housing completions 2006/2011

Year	Social rent homes provided	Intermediate homes Provided	Affordable homes total
2010/2011	120	61	181
2009/2010	89	33	122
2008/2009	98	58	156
2007/2008	30	29	59
2006/2007	10	0	10

Commentary

The Strategic Housing Market Assessment (2007) identified a gross shortfall of 393 affordable dwellings per annum in Hartlepool although this is an 'aspirational' target. This year has delivered a total of 181 affordable homes which is still below target.

The Council has now considered the issue of affordable housing through its Scrutiny process and has identified a range of positive actions to address shortage of affordable housing in the Borough. These include an assessment of council owned land that is suitable for housing development, the inclusion of Affordable Housing Policies in the upcoming Core Strategy DPD and on-going work in partnership with local Registered Providers to bring forward development proposals.

Commentary on Related Planning Policies

The housing market renewal programme has continued during 2010/2011. The Housing Market Renewal programme has completed demolition of the Easington road site (2.3 hectares) and the Belle Vue site (2.6 hectares). Construction work these HMR sites is expected to be completed in the next financial year and this will be reported in the next AMR. Construction on the 0.8 hectare site on Hucklehoven Way/Charles Street within the central area was completed this year. Construction work at Middle Warren and the HMR sites (Easington Rd, Headway and Bellevue) are expected to be completed next year. This is anticipated to have a significant effect on the housing trajectory next year. On another HMR site, Perth Street, a compulsory purchase order (CPO) inquiry has taken place, the outcome of which is expected in the next financial year.

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

Table 4.11: Number of gypsy and traveller pitches delivered.

	Permanent	Transit	Total
H4	nil	nil	nil

Commentary

Hartlepool currently has no identified sites for provision of Gypsies and Travelers pitches. However Policy Hsg14 of the 2006 Local Plan sets out criteria on which to assess any application for determining planning permission for a gypsy and traveler sites.

The Council, together with other Tees Valley Authorities has produced The Tees Valley Gypsy and Travelers Accommodation Needs Assessment (GTAA). This identifies the required number of pitches that will be needed to 2021. The GTAA report has been finalised and now forms part of the evidence base for the Local Development Framework. In time this Local Development Framework will replace Local Plan policy Hsg14.

Core Output H6: Housing quality – Building for Life Assessments

Table 4.12: The level of quality in new housing development

	No. of sites with a building for life assessment of 16 or more	No. of dwellings on those sites	% of dwellings of 16 or more	No. of sites with a building for life assessments of 14 to 15	No. of dwellings on those sites	% of dwellings of 14 to 15	No. of sites with a building for life assessment of 10 to 14	No. of dwellings on those sites	% of dwellings of 10 to 14	No. of sites with a building for life assessment of less than 10	No. of dwellings on those sites	% of dwellings of less than 10	Total No. of housing sites (or phases of housing) sites	No. of dwellings of 10 to 14
H6	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil

For the year 2010/2011, none of the housing associations have started rating the new build completions against the Building for life criteria.

C. ENVIRONMENTAL QUALITY

Local Plan objective A5: to ensure that there is an adequate infrastructure to serve new and existing development

Related Policies

- Allocation of site for sewage treatment works and criteria for improvements to existing plants (PU3);
- Requirement for adequate drainage and encouragement of sustainable drainage systems (PU1 - PU2);
- Safeguarding of road corridors (Tra11 – Tra13);
- Identification of access points for major development sites (Tra14).
- Identification of land for power generation (PU6)
- Criteria for renewable energy developments (PU7)
- Seeking contributions from developers for highway and infrastructure works (GEP9)

Core Output Indicator E1 : Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds

Table 4.13: Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds.

	Flooding	Quality	Total
E1	Nil	Nil	Nil

No planning permissions were granted contrary to the advice of the Environment Agency during the year 2010/2011.

Local Plan objective C9: to protect and enhance the biodiversity and geodiversity of the natural environment and ensure the careful use of natural resources

Related Policies

- Protection and enhancement of national and local sites of nature conservation and geological importance (WL1, WL2, WL3, WL5, WL7);
- Protection of species protected by law (WL4) and biodiversity generally (WL8);
- Seeking contributions from developers for works to enhance nature conservation features (GEP9);
- Seeking energy efficiency measures in new developments (GEP6)
- Safeguarding of Mineral resources (Min1);
- Encouraging use of secondary/recycled aggregates (Min2).

Core Output Indicator E2: Change in places of biodiversity importance

Table 4.14: Losses or additions to biodiversity habitat

	Loss	Addition	Total
E2 (ha)	NIL	0.1 ha	0.1ha

Commentary

This year 0.1ha of wildflower meadow at the new innovation centre has been created. Like in the previous year, there has been no change to the areas of designated international or national sites, or of priority habitats or number of designated local nature reserves. No priority species were affected by planning decisions during the year.

Core Output Indicator E3: Renewable energy generation

Table 4.15: The amount of renewable energy generation by installed capacity and type

E3	Wind onshore	Solar photovoltaics	Hydro	Biomass						Total
				Landfill gas	Sewage sludge	Municipal (& industrial) solid waste combustion	Co-firing of biomass with fossil fuel	Animal biomass	Plant biomass	
Permitted installed capacity in MW	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil
Completed installed capacity in MW	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil

E3 is not applicable as there are no stand alone renewable energy schemes in Hartlepool.

D. MINERALS AND WASTE

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

Related Policies

- Control of pollution (GEP4);
- Criteria to be considered in relation to the development of new mineral extraction sites, including the after use of sites and transportation of minerals (Min3 – Min5);
- Policies for waste recovery (Was2 and Was3);
- Criteria relating to proposals for waste disposal (Was4-Was6).
- Control of pollution (GEP4);
- Control of developments involving the use or storage of hazardous substances (Ind11);
- Protection of the aquifer (PU4);
- Control of electricity transmission facilities (PU5);
- Control on developments on or near landfill sites (Dco1);
- Control on development near intensive livestock units (Ru6);
- Identifying where is need for an environmental impact assessment (GEP5);
- Need for waste minimisation plans (Was1).

Core Output Indicator M1: Production of primary land won aggregates by mineral planning authority

Table 4.16: The amount of land won aggregate being produced

	Crushed rock	Sand and gravel
M1	Nil	Nil

Commentary

This information is not publicly available in respect of data for Hartlepool because of issues of business confidentiality.

Core Output Indicator M1: Production of secondary and recycled aggregates by mineral planning authority

Table 4.17: the amount of secondary and recycled aggregates being produced in addition to primary won sources in M1 above

	Secondary	Recycled
M2	Nil	Nil

Commentary

None recorded - although there is a waste transfer operation in the town which does produce some recycled aggregates as part of the operation. In this respect issues of business confidentiality prevent the publication of detailed figures

Core Out put Indicator W1: Capacity of new waste management facilities by waste planning authorities

Table 4.18: The capacity and operational throughput of new waste management facilities as applicable

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

There were no new waste management facilities provided during 2010/2011.

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

Table 4.19: The amount of household municipal waste arising and how that is being managed by type.

Indicator W2		Landfill	Incineration with E.F.W.	Incineration without E.F.W.	Recycled/ composted	Other	Total Waste Arisings
Amount of waste arisings in tonnes	2010/2011	5610.46	20444.49	Nil	17467.26	Nil	43522.21
	2009/2010	6164.00	20153.86	Nil	21763.64	Nil	48081.50
	2008/2009	4499.49	29058.77	Nil	19829.03	Nil	53387.29

Commentary

The introduction of Alternate Weekly Collection of recyclable / compostable and residual waste throughout most of the Borough has increased the tonnage of recyclable materials and the percentage and tonnage of compostable materials collected. Total waste arising this year is 43 522.21 tonnes and is lower than last year's (Table 4.19). Total waste arising has been steadily decreasing since 2008/2009 and this indicates that the Borough's waste policies aiming at reduction of waste in order to 'save' the environment and in order to ensure the appropriate restoration and after-use of land are actually effective.

The continuing reduction in total waste over the last three financial years could be due to: the continuation of recycling enforcement; the introduction of a meeter and greeter at the household waste recycling centre to encourage segregation; and continuation of segregation of waste at the waste transfer station.

E. QUALITY OF LIFE

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

Related Policies

- Setting out general principles for all new development (GEP1);
- Provision for access for all (GEP2);
- Encouraging crime prevention by planning and design (GEP3);
- Control on the location of food and drink developments (Com12) and on the location of late night uses (Rec13);
- Controlling other new developments to protect the amenities of residents (eg Com13 and Com14 - developments in residential areas, Hosg9 - residential developments, Rec11 - noisy outdoor sports and leisure activities, PU8 – telecommunications etc.);
- Controlling development in areas of flood risk (Dco2).

Development in the rural area

Local Plan objectives C2 and C7: to retain the compact form of the main urban area by preventing urban development extending into the countryside and to protect and enhance the character of the existing villages.

Related Policies

- Definition of Urban Fence and Village Envelopes (Rur1 – Rur3);
- Developments to accord with Village Design Statements (Rur4);
- Protection of rural services (Rur6).

Local Output Indicator: Planning decisions on proposals for development outside urban fence and village envelopes

Table 4.20: Developments approved outside Limits to Development 2006-2011

Developments Approved	2006/2007	2007/2008	2008/2009	2009/2010	2010/2011
Agricultural buildings	0	1	1	0	1
New dwellings – no agricultural justification	0	0	0	1	0
New dwellings associated with agricultural existing developments	0	0	1	0	0
Temporary residence in connection with rural business	0	1	1	1	0
Replacement dwellings	0	0	0	0	0
Residential conversions of rural buildings	0	0	0	0	0
Extensions of gardens	0	0	0	0	0
Recreational and leisure uses	4	1	2	0	1
Farm diversification schemes	0	1	0	0	0
Extensions and other works relating to existing businesses	1	0	1	2	0
Telecommunications developments	0	0	0	0	0
Other	2	0	1	1	1

Commentary

The information provided above relates to planning applications approved since 2006 for development on land outside the limits to development (urban fence and village envelopes).

There have only been three developments approved outside limits to development. Policies defining limits to development therefore continue to protect the open countryside from inappropriate development.

Access to the Countryside

Local Plan objective C8: to protect and enhance the countryside and coastal areas and to make them more accessible for the benefit of the residents of, and visitors to, the Borough

Related Policies

- Criteria for outdoor recreational developments in coastal areas (Rec1) and in the countryside (Rur16);
- Protection of agricultural land (Rur9);
- Protection of Special Landscape Areas (Rur20);
- Controls on housing in the open countryside (Rur12);
- Criteria for other development in the countryside including the re-use of rural buildings and farm diversification (Rur7 – Rur8 and Rur9 - Rur11),
- Provision for tree planting and other improvements in the area of the Tees Forest (Rur14);
- Identification of small Community Forest Gateway sites (Rur15);
- Provision of network of leisure walkways including the coastal walkway and other strategic recreational routes (Rur17 – Rur18)

Local Output Indicator 22: Improvements to rights of way / leisure walkways

Table 4.24: Walkways created, diverted, extinguished or improved

Walkways: (km)	2006/07		2007/2008		2008/2009		2009/2010		2010/2011	
	Public Rights of Way	Permissive Paths	Public Rights of Way	Permissive Paths	Public Rights of Way	Permissive Paths	Public Rights of Way	Permissive Paths	Public Rights of Way	Permissive Paths
Created	0.43	0	0.57	0	1	0	1.05	1.52	0	0
Diverted	0	0	0	0	0	0	0	0	0.465	0
Extinguished	0	0	0	0	0.27	0	0	0	0	0
Improved	0	0	9	0	5.25	0	4.07	0	2.173	0.045

Commentary

There has been no new rights of way created this year. However, there has been improvement works on the condition and access of 2.173 km of existing public rights of way and 0.465km has been diverted. There has also been 0.045km improvement works on permissive paths.

The percentage of rights of way open and easy to use is measured by the National Best Value Performance Indicator (BVPI) and this is useful in identifying how the rights of way network has been improving. It is important to note that the BVPI figures vary from year to year and its value depends on the days when the network was surveyed. The 2008 BVPI of 178 recorded 84.2% public rights of way as being open and easy to use and this is not far off the year's target of 87%. The main

reason for not reaching the set target is that a few rights of ways needed replacing and re-surfacing due to bad weather, wear and tear.

Since the beginning of 2008, BVPI 178 has been removed from the list of National Indicators. To reflect the importance of the indicator, it is still being used by the Council as a local performance indicator, measuring the same information (ACS PI 012). The only difference to the PI is its regularity of data collection. The survey is now carried out every month so that an up-to-date picture is available to interrogate and act on.

Continuous work is being carried out to improve the network of paths so that a more inclusive network will be available to a broader user base. Self-closing gates and 'Kissing' gates have been installed as replacements to stiles. These gates as well as 'A' Frames are used to assist in the reduction of illegal motorbike use.

Local Output Indicator 29: *Length of cycleways completed* (local output indicator)

Year	Length and name of cycleway
2006/2007	None
2007/2008	2.33km
2008/2009	1.1km (north Hart Farm to Middlethorpe Farm)
2009/2010	None
2010/2011	None

Commentary

Policy Tra5 of the 2006 Local Plan makes provision for the continued development of a comprehensive network of cycle routes linking the main areas of the Borough. This year there has been no new cycle routes created.

F. CONSERVATION & DESIGN

Local Plan objective C3: to preserve and enhance the quality, character and setting of Conservation Areas, Listed Buildings and areas of archaeological and historic interest

Related Policies

- Protection and enhancement of conservation areas (HE1 – HE4 and supplementary note 5);
- Review of Conservation Areas (HE5), review of Listed Buildings (HE11);
- Protection of Listed Buildings (HE7 – HE10) and locally important buildings (HE12);
- Withdrawal of PD rights (GEP11);
- Protection and enhancement of Registered Parks and Gardens (HE6);
- Protection of Scheduled Monuments, areas of historic landscape and other archaeological sites (HE13 – HE15).

Local Output Indicator 18: *Number of buildings at risk*

Table 4.22: Numbers of Buildings at Risk 2006-2011

Type of building at risk	2006/07	2007/2008	2008/2009	2009/2010	2010/2011
Grade 1 and Grade II* Listed Buildings	0	0	0	0	0
Grade II Listed Buildings	10	11	10	8	8
Non Listed Buildings in Conservation Areas	3	3	3	2	2

Commentary

The national Buildings at Risk Register does not include any buildings in Hartlepool. However, the Register only relates to grade I and grade II* Listed Buildings. Hartlepool Council conducts its own survey of other important buildings in the Borough, and currently identifies that 10 of these are at some risk through neglect and decay. 9 of the 10 buildings at risk have planning permission, but the existence of planning permissions does not necessarily mean that the buildings will cease to be at risk, as permissions may not always be implemented.

Within the Park Conservation Area Tunstall Court which is an unlisted building gives rise to concern. Morrison hall in the Headland is another unlisted building that gives rise to concern although the Council is taking proactive measures to secure new uses for these buildings. In addition, a Derelict Buildings and Sites Working Group has been established and is chaired by the Mayor. This Working Group includes several of these buildings at risk on its list of target buildings for improvements.

Local Output Indicator 19: *Conservation Area Appraisals undertaken*

Table 4.23: Targets

Year	Conservation Area Appraisals
2006/2007	1
2007/2008	1
2008/2009	1
2009/2010	3
2010/2011	1

Commentary

In line with the local target, one Conservation Area Appraisal has been undertaken during the year and it was for the Stranton Conservation Area. Work has commenced on an appraisal for the Church Street Area.

Local Plan objective C4: to encourage a high standard of design and the provision of high quality environment in all developments and particularly those on prominent sites, along the main road and rail corridors, and along the coast

Related Policies

- Setting out general principles for all new development (GEP1);
- Setting out design guidelines for new housing developments and for house extensions (Hsg9, Hsg10 and supplementary note4);
- Providing for high quality of design and landscaping along main approaches to Hartlepool and on the main frontages within industrial estates (GEP7, GN4);
- Encouraging the provision of public art (GEP10);
- Control on advertisements (GEP8);
- Intention to acquire sites to improve the local economy or general environment (GEP15).

Local Output Indicator 20: *Satisfaction with design of residential extensions*

No data for 2010/2011

Commentary

Whilst there is no data available for the current year, data is collected every few years on perceptions of how well residential extensions fit in with existing buildings. In 2003, the last year this question was asked in the annual Viewpoint questionnaire, 73% of residents considered that in most cases this was so, 21% considered that this was not so in all cases and 1% considered that it was never the case (the remaining 6% with no view or no response). The question will be asked again in a future Viewpoint questionnaire and the responses compared with the 2003 results in a future Annual Monitoring Report.

Other Significant Developments during 2010/2011

Tall Ships Event

Hartlepool Borough Council was proud to have won the opportunity to be the only UK, and the final host port in the internationally acclaimed Tall Ships Races on 7th to 10th August 2010. The Tall Ships Races are an annual competitive event organised by Sail Training International (STI) and held every summer in European waters. Each year between 70 and 100 vessels from 15 to 20 countries, crewed by some 5 to 6,000 young people from over 30 countries worldwide take part in this unique event that combines four days of activities in each port with racing or cruising-in-company between ports. The Tall Ships Races Hartlepool 2010 were led by Hartlepool Borough Council in partnership with PD Ports Ltd and Hartlepool Marina Ltd. The Council carried out an economic impact assessment of the event and this is reported at the end of the Business Development and Town Centres section of this report.

Hartlepool College of Further Education

The new Hartlepool College of Further Education opened to students at the beginning of the academic year in September 2011. However, further development is still in progress with the old building now closed and due to be demolished during next year.

Transport Interchange

Development of a new Transport Interchange within the town centre is now complete and was open in time for the Tall Ship Event in August 2010. Improvement works on the associated car parks and the waiting rooms continued during the year.

Endnote

Hartlepool has developed significantly over the last ten to fifteen years with major changes to the built environment, reduction in unemployment and diversification of the town's economic base. The improvement of outcomes such as those identified in this AMR needs to continue as the spatial planning function progresses in support of sustainable development objectives expressed for Hartlepool through the Local Area Agreement established by the Council and the Local Strategic Partnership with other key agencies.

The planning policies originally set out in the 1994 Hartlepool Local Plan provided a strong land use policy context for enabling this transformation. Issues which have arisen since the 1994 Local Plan was adopted, such as housing market failure, and new opportunities to be grasped such as the developments of the offshore renewable energy sector at The Port (also known as Victoria Harbour, Victoria Docks) continue to be addressed by the Council. The policies of the 2006 Local Plan have been robust and as a direct consequence have led to initiatives such as Housing Market Renewal which continues to be implemented.

A robust evidence base to inform preparation of development documents under the new Local Development Framework spatial planning system has been carried out and is now in place. As such, preparation of LDF documents such as the Hartlepool Core Strategy DPD, Tees Valley Minerals and Waste Core Strategy DPD, Tees Valley Minerals and Waste Site Allocations DPD, Green Infrastructure SPD and the Planning Obligations SPD are well underway. The Transport and Travel Assessment SPD has been adopted as of January 2010 and The Tees Valley Minerals and Waste DPDs are expected to be adopted in the summer of 2011.

Appendix 1 : Saved Policies from 13th April 2009

SCHEDULE

POLICIES CONTAINED IN HARTLEPOOL LOCAL PLAN (2006)

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

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

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

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CABINET REPORT

23RD January 2012



Report of: Director of Regeneration and Neighbourhoods

Subject: CORE STRATEGY PUBLICATION DOCUMENT

SUMMARY

1. PURPOSE OF REPORT

- 1.1 To present to Cabinet the draft Core Strategy Publication Document and seek authorisation to consult in line with statutory requirements, prior to submitting the final document to the Secretary of State for Communities and Local Government.

2. SUMMARY OF CONTENTS

- 2.1 The report sets out the background to the preparation of the Core Strategy, referring to the detailed report which was considered by Cabinet in September. The report sets out the next steps towards adoption of the plan which will include consultation on the draft Publication Document, submission to the Secretary of State, the holding of an Examination in Public and then formal adoption - subject to the plan being deemed to be 'sound'.
- 2.2 The report presents the draft Publication Document as an appendix, and highlights the key policy issues that are addressed in the Document. The report finally seeks authority to consult on the draft and delegated authority to make minor amendments if required that as a result of a Habitats Regulations Assessment and Sustainability Appraisal of the Document.

3. RELEVANCE TO CABINET

- 3.1 The Core Strategy sets the strategic planning framework for the Borough over the next 15 years and will impact across a number of portfolios.

4. TYPE OF DECISION

- 4.1 The Core Strategy forms part of the plans and strategies which together comprise the Development Plan and are part of the budget and policy framework

5. DECISION MAKING ROUTE

Cabinet 23rd January 2012 then refer to Council for approval on 9th February 2012

6. DECISION(S) REQUIRED

6.1 Cabinet is requested to:-

- i. approve the draft Core Strategy Publication Document for consultation purposes subject to minor editing
- ii. authorise the Assistant Director of Regeneration and Planning in consultation with the Cabinet member with responsibility for planning policy to make any necessary minor amendments resulting from the recommendations of the Sustainability Assessment and Habitats Regulations Assessment
- iii. subject to no substantive changes being required to the document following consultation, authorise officers to submit the Core Strategy to the Secretary of State for Communities and Local Government for independent Examination.

Report of: Director of Regeneration and Neighbourhoods

Subject: CORE STRATEGY PUBLICATION DOCUMENT

1. PURPOSE OF REPORT

- 1.1 To present to Cabinet the draft Core Strategy Publication Document and seek authorisation to consult in line with statutory requirements, prior to submitting the final document to the Secretary of State for Communities and Local Government.

2. BACKGROUND

- 2.1 The Core Strategy is the key Development Plan Document within the Local Development Plan Framework setting the spatial vision, strategic objectives and core policies for the town for the next 15 years. It will provide the delivery mechanism for the 2008 Sustainable Community Strategy and other plans and strategies of the Council in as far as they relate to the use and development of land and will provide the policy framework to support the development management and control process.
- 2.2 In September 2011, Cabinet received a report detailing feedback from formal consultation on the Revised Preferred Option stage of the Core Strategy process. Cabinet was also updated on recent and proposed changes to national policy which will influence policies within the Core Strategy and the evidence base which has been developed and which needs to be used to inform and support the policies included in the Plan. The report further highlighted some of the main issues to be considered in taking the Core Strategy forward, particularly in relation to housing land and employment allocations. At the meeting, Cabinet considered these issues in some detail, taking account of the representations received and the information presented by officers, and in the light of this expressed their views in relation to these key policy areas. The recommendations of Cabinet have been reflected in this draft Publication Document.

3. PROGRESSING THE CORE STRATEGY

- 3.1 In terms of progress towards adoption, the Core Strategy has previously been through the Issues and Options stage, and two Preferred Options consultations. The next step is to prepare the Publication Document. Having progressed through these previous stages and taken account of extensive feedback and comments from statutory bodies, stakeholders and the local community, the Publication Document represents the Council's agreed policy

position. Although it is subject to a further statutory period of consultation, policies would not be expected to change significantly after this.

- 3.2 Following consultation, the Publication Document will then be submitted to the Secretary of State who will appoint an independent Inspector to assess the plan for 'soundness' and consider representations and objections to the Plan. An Examination in Public (EIP) will be held to allow key policy proposals to be debated in greater detail with invited objectors and supporters being able to present their case.
- 3.3 In terms of indicative timescales, following Cabinet, the Publication Document will need to be endorsed by Council on 9th February as it forms part of the budget and policy framework. Following a 6 week consultation period, the Document will then be submitted to the Secretary of State for Communities and Local Government in March/April. The Secretary of State will then appoint an independent Inspector who will hold an Examination in Public (EIP). The EIP is anticipated to be held within 3 to 4 months of submission and if found to be 'sound', the Core Strategy could be adopted before the end of 2012.

4 SUPPORTING EVIDENCE AND ASSESSMENTS

- 4.1 As previously reported, policies within the Core Strategy must be informed by a strong evidence base otherwise it could be deemed to be 'unsound' by the Inspector. The evidence base that underpins Hartlepool's Core Strategy includes :-
 - Hartlepool and Tees Valley Strategic Housing Market Assessments (SHMAs)(2007 & 2008)
 - Strategic Housing Land Availability Assessment (SHLAA) (2010)
 - 5 Year Housing Land Supply (2009)
 - Housing Economic Viability Assessment (2009)
 - PPG17 Open Space Assessment (2008)
 - Employment Land Review (2008)
 - Tees Valley Green Infrastructure Strategy (2008)
 - Strategic Flood Risk Assessment (2007 & 2010)
 - Hartlepool Retail Study (2009)
 - The Central Area Investment Framework (2009)
 - Future Housing Provision in the Borough for the Next 15 Years (2010)
 - Executive Housing Need in the Borough (2010)
 - Housing Implementation Strategy (2010)
- 4.2 Some of these documents are currently being refreshed to ensure that the evidence is kept as up to date as possible, in particular the Tees Valley SHMA, the PPG17 Open Space Assessment and the latter three housing reports and the initial findings of these are reflected in the Publication Document.

- 4.3 The Publication Document must also be subject to a Habitats Regulations Assessment which will consider the impact of policies on internationally important nature sites, and also a Sustainability Appraisal which assesses the policies in terms of broader sustainability issues. These assessments are currently being carried out and the findings will be published on the Council's website prior to the Cabinet meeting. Should these assessments propose any recommendations with regard to amending or changing policies these will need to be made prior to the consultation period. It is therefore proposed that the Assistant Director of Regeneration and Planning be delegated authority to make such changes following consultation with the Mayor who has executive responsibility for planning policy.

5 THE PUBLICATION DOCUMENT

- 5.1 A copy of the draft Publication Document is attached at **Appendix 1**. The Document incorporates a total of 41 policies compared to the 29 which were identified in the second Preferred Options report. Whilst the same broad areas are covered, the Publication Document sub-divides or expands some of the policies identified at the previous stage. It also included some additional design-related policies which will provide support to the development management process and which will replace similar policies in the current Local Plan.
- 5.2 The key **locational policy** establishes a proposed development pattern based on compact urban growth which seeks to focus development primarily on sites within the existing urban area but with a strategic south west extension and a smaller, limited extension in the north west. In addition the Wynyard area is identified as a location for executive housing and prestige business development ; North Burn as a high quality employment site, and; the villages of Elwick and Hart for small scale housing developments.
- 5.3 In addition to the employment sites referred to above, the locational strategy allocates land for employment uses within the Port, Oakesway, Queen's Meadow and the Southern Business Zone. It also recognises the sites designated as Enterprise Zones, and safeguards land for a new nuclear power station.
- 5.4 The locational strategy incorporates policies which seek to protect and enhance the vitality of the town centre, establishing it at the top of a hierarchy for retail investment. It also priorities the town centre as a key location for regeneration (through the Innovation and Skills Quarter) and infrastructure improvements and, along with the marina, the Headland and Seaton Carew for tourism and leisure development.
- 5.5 The locational strategy seeks to maintain strategic gaps between the town and the surrounding villages and proposes enhancements to the green infrastructure network including new green wedges within the south west extension and at Golden Flatts.

- 5.6 In terms of **housing**, as well as allocating development sites, the Publication Document reflects the evidence of the various housing studies in identifying net and gross housing provision throughout the plan period. Reflecting the abolition of Regional Spatial Strategy through the Localism Act, the Plan identifies a gross housing provision between 2012 and 2027 of 5,400 new dwellings, which taking account of the anticipated 600 demolitions amounts to 4,800 net additional dwellings. The anticipated annual completion profile seeks to reflect current housing market conditions and projects 285 net additional dwellings in the early part of the plan period, rising to 345 in later years.
- 5.7 The Publication Document also incorporates policies relating to overall housing mix for each site, housing market renewal, affordable housing and housing design and restrictions on development outside of the development limits. There is also a separate detailed policy relating to the south west extension which establishes the overall development areas for housing and the strategic green wedge and requirements relating to a landscape buffer, community facilities and services and site access, specific details of which will be set out in a subsequent master plan for the site.
- 5.8 Policies relating to **employment and the economy** reflect the importance of Wynyard as strategic prestige employment location for the region as well as the Borough and also other important locations including Queens Meadow, Oakesway, the Southern Business Zone and the Port, the latter being identified as providing major opportunities for development associated with offshore renewable energy development. Locations for other specialist industries including chemicals, general employment and waste transfer and treatment (reflecting the approved Tees Valley Minerals and Waste DPDs) are also included in the Plan.
- 5.9 Other policies within the Document relate to adapting to climate change, energy efficiency and flood risk; strategic transport and improving connectivity across the Borough; securing contributions through planning obligations; use of compulsory purchase orders; leisure and tourism, and; protecting and enhancing the historic and natural environment.

6 RECOMMENDATIONS

- 6.1 Cabinet is requested to:-
- i. approve the draft Core Strategy Publication Document for consultation purposes subject to minor editing
 - ii. authorise the Assistant Director of Regeneration and Planning in consultation with the Cabinet member with responsibility for planning policy to make any necessary minor amendments resulting from the recommendations of the Sustainability Assessment and Habitats Regulations Assessment.

- iii subject to no substantive changes being required to the document following consultation, authorise officers to submit the Core Strategy to the Secretary of State for Communities and Local Government for independent Examination.

7. REASONS FOR RECOMMENDATIONS

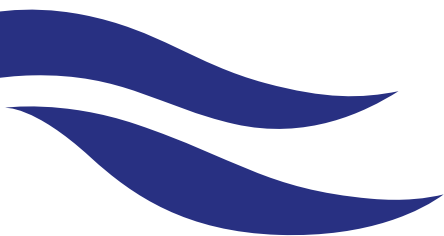
- 7.1 The Core Strategy is a statutory document which sets the strategic planning policy framework for the Borough for the next 15 years. The process of consultation follows a procedure which is laid down in statute. The Core Strategy must take account of issues raised in the Habitats Regulations Assessment and Sustainability Assessment.

8. BACKGROUND PAPERS

- 8.1 Cabinet Report 26th September 2011

9. CONTACT OFFICER

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Hartlepool Local Development Framework

Core Strategy Publication Document



February 2012



FOREWORD

As the elected Mayor of Hartlepool I am proud to endorse this Publication Core Strategy for the Borough. The Core Strategy is incredibly important as it will set the planning framework for the next 15 years. It contains policies that will help Hartlepool achieve its vision for future growth and prosperity with a wide range and choice of homes within a high quality environment.

Hartlepool has so much to offer, with its fantastic marina, a great coastline and a beautiful rural environment on our doorstep. In recent years there have been major achievements through regeneration, improvements to local communities and investment in housing and new businesses. The rebuilding of the Hartlepool College of Further Education and major investment in Cleveland College of Art and Design, the main shopping centre, the new transport interchange, and the walk-in medical centre, all in the heart of the town centre are positive signs of how the town is moving forward. There has also been significant investment in other areas such as Queens Meadow Business Park and in the replacement of obsolete houses around the town centre fringes.

Looking ahead the town is well placed to benefit from future growth in offshore wind and renewable energy and other 'green' industries and this Core Strategy will ensure that the planning framework supports this ambition through land allocations, and infrastructure provision. Although there was disappointment when the mixed-use regeneration scheme for Victoria Harbour was unable to proceed, this now opens up the opportunity for investment in these growth industries.

Having previously intended to build a large number of houses at Victoria Harbour, we have had to look at alternative options for addressing housing need and delivering housing growth. I believe that the proposal for compact urban growth involving a planned extension to the south west of the town is the right and most sustainable option and I will certainly be looking to secure the highest possible quality of design and environment for this development.

There are still many challenges that need to be tackled, in particular the issues of empty homes, affordable homes, unemployment, improving leisure facilities, vacant shops and environmental protection and enhancement. Hopefully this Core Strategy will contribute towards achieving these aims alongside other strategies which are in place.

Hartlepool has a strong tradition of working together in partnership with the local community and with the private and public sector and this has stood us in good stead in drawing together these planning policies. The Council has worked incredibly hard to gather and consider the views of the various stakeholders and this is reflected in the decision which was taken to review and re-consult on the Preferred Options stage. I believe that this Publication Draft Core Strategy provides a strong and effective planning policy framework that will help the town achieve its ambitions whilst providing protection to its most attractive and sensitive assets.

This document will be subject to one final stage of public consultation which will run between Monday 13th February and Monday 26th March 2012. It will then be submitted to Government for an independent review and Examination in Public.

Stuart Drummond
Mayor of Hartlepool

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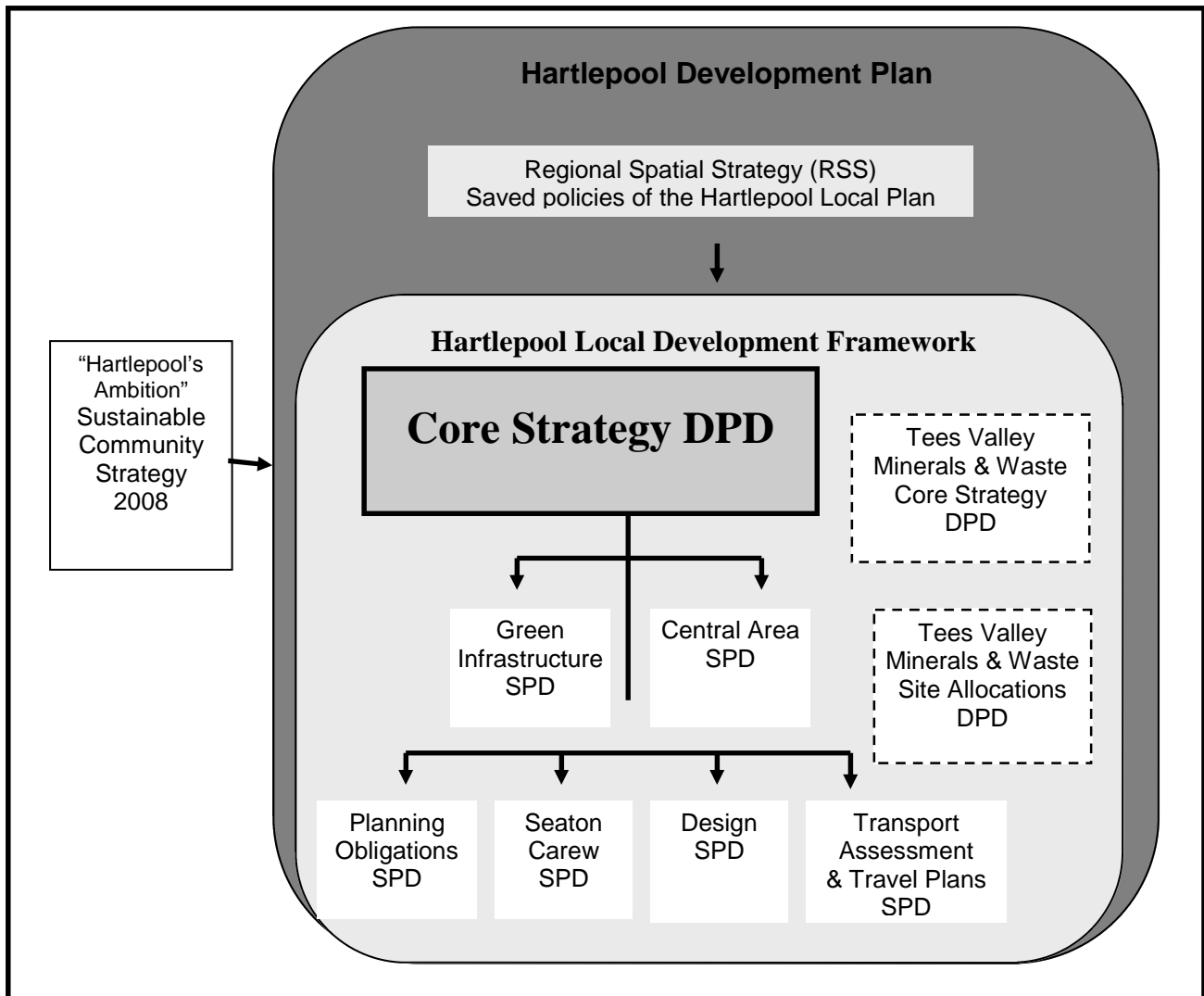
1. INTRODUCTION

- 1.1 In 2004 the Government introduced a new development planning system to replace the Local Plan system. The new system, termed the “Local Development Framework” involves the production of a series of documents that are more streamlined and flexible and able to respond more easily to change.

What is the Local Development Framework?

- 1.2 The Local Development Framework system brings together and integrates policies for the use and development of land with other policies and programmes which influence the nature of places and how they function. Documents within the Local Development Framework will ensure the most efficient use of land by balancing competing demands in accordance with a clear, distinctive and realistic vision of how the area will develop and change within a demonstrable context of sustainable development.
- 1.3 The Local Development Framework will comprise a number of documents as shown in Diagram 1 below. These documents known as Development Plan Documents (DPD`s) and Supplementary Planning Documents (SPD`s) form the statutory Development Plan for Hartlepool and will essentially replace the 2006 Hartlepool Local Plan.
- 1.4 The Development Plan Documents establish the main policy framework and must include:
- A Core Strategy setting out the spatial vision, spatial objectives and core strategic policies for the area;
 - DPDs containing waste and minerals policies; and
 - A Proposals Map which will be updated as each DPD is adopted.
- 1.5 Currently the Borough Council is working on a number of additional documents within its LDF which are intended to provide further advice and information. These include:
- Planning Obligations SPD
 - Green Infrastructure SPD
 - Residential Design and sustainability SPD
 - Seaton Carew Regeneration SPD
 - Central Area Regeneration SPD
- 1.6 The Borough Council has already adopted the following documents within its LDF:
- Statement of Community Involvement (SCI) (January 2010)
 - Local Development Scheme (LDS) (January 2012)
 - Annual Monitoring Report (AMR) (December 2011)
 - Tees Valley Joint Minerals & Waste DPDs (September 2011)
 - Transport Assessments & Travel Plans SPD (January 2010)

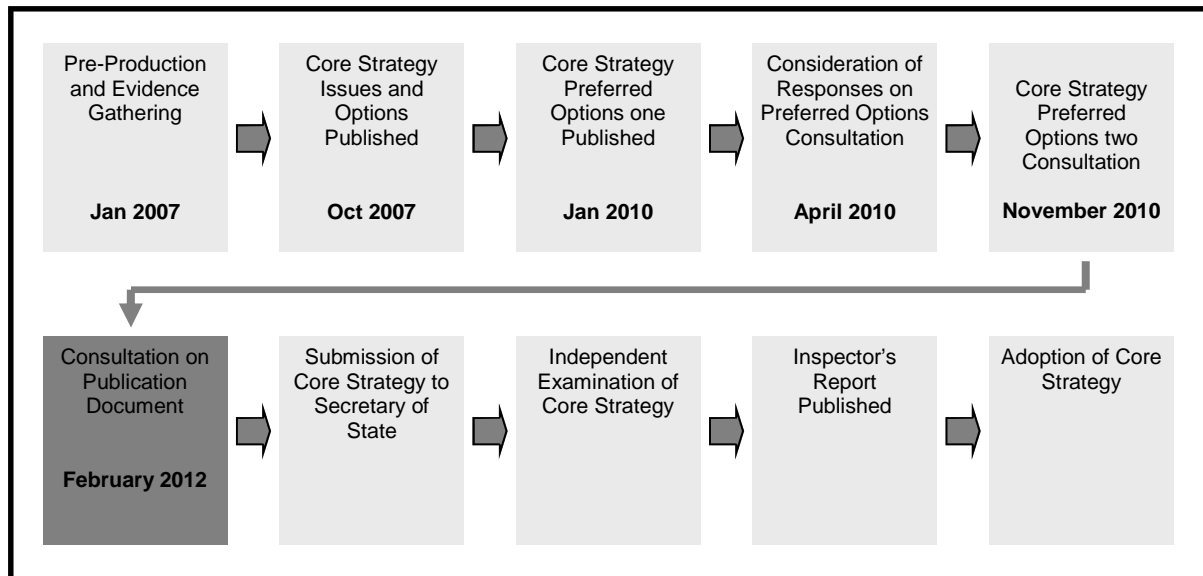
Chart 1: Local Development Documents



The Core Strategy

- 1.7 The Core Strategy is the key Development Plan Document within the Local Development Framework, setting out the spatial vision, strategic objectives and core policies for the Borough for the next 15 years. It has been produced following earlier consultation on the Issues and Options Discussion Paper in 2007 and Preferred Options documents in January and November 2010. This document sets out the Councils proposed policies and, following a final period of consultation will be submitted to the government for independent examination.

Chart 2: Key Stages Leading to the Adoption of the Core Strategy



- 1.8 The Publication Draft Core Strategy takes account of consultation responses from the above plan stages and also other key strategies and programmes, particularly the Sustainable Community Strategy “Hartlepool’s Ambition 2008”. The document also reflects national policy objectives including recent changes towards encouraging sustainable growth. In particular the Core Strategy seeks to build on the unique issues and opportunities facing the Borough of Hartlepool including expanding the town’s economy, providing a range and choice of housing and improving and enhancing its natural and heritage assets.
- 1.9 Hartlepool’s Core Strategy sets out broadly but clearly what kind of place the area will be in the future, the changes that will be needed to make this happen, and how this will be achieved. It defines the spatial vision for the Borough as it is anticipated to be by 2026. This has been developed from the vision of the Sustainable Community Strategy:
- “Hartlepool will be a thriving, respectful, inclusive, healthy, ambitious and outward-looking community, in an attractive and safe environment, where everyone is able to realise their potential.”*
- 1.10 The Core Strategy establishes a spatial strategy, objectives and planning policies which will contribute towards the delivery of this vision by setting the broad framework for development. The Core Strategy needs to strike a balance between providing a level certainty for development whilst retaining an element of flexibility to adapt to changing circumstances which may occur over the plan period. This document does not therefore identify all sites specifically, but does include the strategic development locations and main development sites. These will be identified on a Proposals Map, which will sit alongside the Core Strategy.

Supporting Documents

1.11 This Publication Draft Core Strategy document is supported by four accompanying documents:

- A **Sustainability Appraisal** which shows how the policies in the Core Strategy meet our sustainability objectives;
- A **Habitats Regulations Assessment** which assesses the impact of the Core Strategy on sites designated as of European importance for their nature conservation value;
- A **Local Infrastructure Plan** which demonstrates what infrastructure is required to support planned growth and development, how much it will cost, where the money will come from to provide infrastructure, and who will be responsible for its delivery;
- A **Consultation Statement** which outlines the consultation process undertaken previously to inform the preparation of this Publication Draft Core Strategy.

1.12 Copies of these documents are available at:

Bryan Hanson House
Hanson Square
Hartlepool
TS24 7BT

1.13 They are also available to view at the Civic Centre, Victoria Road, Hartlepool, TS24 8AY, at the Hartlepool Central Library on York Road or any of the branch libraries. Alternatively they can be viewed on the Council's website:

http://www.hartlepool.gov.uk/site/scripts/documents_info.php?documentID=108



How to Comment

- 1.14 The vision, objectives and policies set out in this Publication Core Strategy represent what the Council considers to be the most appropriate strategy for the Borough having compared these to other reasonable alternatives. This document will be open to a final stage of public consultation before being submitted to the Government for independent examination.
- 1.15 You can make comments on this Publication Core Strategy and its supporting documents in the following ways:
- Fill in one of the response forms that are located in all the above locations and available to download from the Council's website;
 - You can send your comments by letter to the Planning Policy Team at Bryan Hanson House, Hanson Square, Hartlepool, TS24 7BT; or
 - Email your comments to Planningpolicy@hartlepool.gov.uk

All comments should be received by 4pm on Monday 26th March 2012.

- 1.16 Information provided in response to this consultation, may be subject to publication or disclosure. All information will be handled strictly in accordance with the access to information regimes (these are primarily the Freedom of Information Act 2000 (FOIA), the Data Protection Act 1998 (DPA) and the Environmental Information Regulations 2004).



2. THE CORE STRATEGY IN CONTEXT

- 2.1 The Core Strategy has to reflect national policy and should also take account of other relevant policies including regional/sub-regional and local strategies. These form part of the evidence base and help inform the preparation of the Core Strategy.

National Planning Policy Context

- 2.2 Following the change in Government in May 2010 changes have been implemented or put in train which will impact significantly on planning policy at a national and local level. The Localism Act (2012) seeks to shift power from central government to local councils, communities and individuals. The Act gives local communities greater control over what happens in their area through the introduction of Neighbourhood Plans, Neighbourhood Development Orders and Community Right to Build. Such plans will need to be in general compliance with the Core Strategy and are expected to support growth rather than being used as a mechanism to prevent development. The Borough Council is embracing the concept of Neighbourhood Planning and as part of the Neighbourhood Planning Frontrunner Programme is working with local rural communities to support their Neighbourhood Plan.
- 2.3 The Localism Act proposes the revocation of Regional Spatial Strategies (RSSs). This will mean that local plans will no longer need to take account of the policies within the RSS. This has implications on certain Core Strategy policies, particularly in relation to housing targets, strategic site allocations and renewable and energy efficiency requirements. Local authorities are able to determine their own targets and policies, although these need to be backed up by local evidence. Although many of the principles of the RSS are embraced within the Core Strategy, in the case of housing targets Hartlepool Borough Council has re-assessed its housing evidence base which has led to a revision of its growth targets. These are explained in detail in the Housing Chapter of this document.
- 2.4 The Government is also promoting a strong 'Planning for Growth' agenda which seeks to encourage the planning system to support long term sustainable growth particularly in helping to deliver new housing and economic growth. A National Planning Policy Framework (NPPF), which is currently in draft form consolidates this aim and establishes a presumption in favour of sustainable development, encouraging local authorities to plan positively for growth. The NPPF seeks to consolidate and simplify planning policy guidance and will eventually replace current guidance, including Planning Policy Statements (PPSs) and Planning Policy Guidance (PPGs).
- 2.5 In further support of the economic growth agenda, in March 2010 the Government announced the introduction of a new generation of Enterprise Zones (EZs). Enterprise Zones aim to encourage business development by providing financial incentives and simplified planning regimes. As part of the Tees Valley Enterprise Zone, three sites within Hartlepool have approved EZ status and Local Development Orders will be prepared to provide a simplified planning process.

Sub Regional Policy Context

- 2.6 The five Tees Valley local authorities work closely together and alongside the Local Enterprise Partnership, Tees Valley Unlimited (TVU) on a range of issues including planning policy, economic regeneration, infrastructure provision, housing matters and green infrastructure.
- 2.7 The Tees Valley Economic Regeneration Statement of Ambition provides a framework for economic growth and sets out two over-riding ambitions which are to drive the transition to a high value, low carbon economy and to create a more diversified and inclusive economy. The Statement of Ambition identifies key growth sectors and highlights other conditions and infrastructure requirements that need to be addressed in order to achieve sub-regional growth.
- 2.8 The Tees Valley authorities and TVU have worked together to prepare funding bids including an Enterprise Zone submission, to produce sub-regional housing assessments, a green infrastructure plan and are currently working on a strategic infrastructure plan.
- 2.9 The Tees Valley authorities and TVU have also worked together to produce a joint Minerals and Waste Core Strategy and Site Allocations DPD. On an individual basis, neighbouring authorities are engaged in regular liaison as part of their duty to cooperate.

Local Policy Context

- 2.10 At a local level the Core Strategy has been informed by a range of policies, strategies and evidence base reports which are identified in Appendix 9. As referred to earlier, the Sustainable Community Strategy “Hartlepool’s Ambition 2008” sets the overarching framework and identifies the strategic policies and priorities to be pursued by the Council and its partners. The Sustainable Community Strategy sets specific aims and priorities for Jobs and the Economy, Lifelong Learning and Skills, Health and Well Being, Community Safety, Environment, Housing, Culture and Leisure and Sustainable Communities.
- 2.11 An Economic Regeneration Strategy (ERS) is in the course of preparation and is expected to be adopted in early 2012. The ERS responds to the Economic Assessment of the Borough which was completed in 2010 and provides a clear framework for economic growth, regeneration activities and skills development over the next 10 years. The ERS incorporates a 3 year action plan which takes realistic account of available resources and reflects the policies included in the Core Strategy.

3. THE BOROUGH OF HARTLEPOOL

Hartlepool in Context

- 3.1 Hartlepool is located on the north-east coast to the north of the River Tees. The Borough of Hartlepool covers an area of about 9400 hectares (over 36 square miles) and has a population of around 92,000. The Borough comprises the main town of Hartlepool, the seaside resort of Seaton Carew and an attractive rural hinterland within which lie the villages of Greatham, Hart, Elwick, Dalton Piercy and Newton Bewley.
- 3.2 To the south of Hartlepool is the Teesside conurbation which includes the boroughs of Middlesbrough, Stockton on Tees and Redcar and Cleveland, and which together with Hartlepool and Darlington makes up the Tees Valley sub-region. Bordering Hartlepool to the north is the administrative area of County Durham.
- 3.3 Hartlepool is relatively congestion free and is well connected to other parts of the region and beyond by road via the A689 and A179 and the A19 Trunk road, and by rail through a direct rail link to York and London as well as links to Newcastle, Sunderland and Middlesbrough.
- 3.4 Hartlepool has a long and proud history, with the original settlement of Hartlepool dating back to Saxon times. Originally an important religious settlement the town's early development resulted from the existence of a safe harbour and its role as a port for the city of Durham and subsequent grant of a Royal Charter from King John in 1201.
- 3.5 The main phase of Hartlepool's expansion took place from the mid 19th Century with the building of a new railway and docks to serve the export of coal. The town continued to expand over the next 100 years as port trade increased and the development of heavy industries including steel making, shipbuilding and manufacturing. Like most industrialised towns in the north of England, Hartlepool has suffered over the last half century from structural reform of these industries and the town has had to look for new opportunities to diversify the economy.
- 3.6 Over the past 20 years Hartlepool has experienced some transformational changes through public and private investment which was stimulated by the development of Hartlepool marina and investment in the town centre and continued with investment in the tourism infrastructure of the historic Headland and development of high quality and prestige business parks at Wynyard and Queen's Meadow. This success was recognised in the successful hosting of the Tall Ships Race in 2010. The town's regeneration is continuing with ongoing investment in housing renewal and the completion of flagship developments such as Hartlepool College of Further Education, the creation of a new transport interchange and a new walk-in health centre.

Looking Ahead

- 3.7 Hartlepool today is faced with a number of challenges and opportunities. Despite these achievements, unemployment levels have remained consistently above national levels and there remains a need to continue to explore opportunities for business development, growth, and investment. Key opportunities exist within the port area and the town's business parks to support large scale investment in growth industries such as offshore wind and renewable energy and other eco-industries.

The designation of three sites within Hartlepool as Enterprise Zones will help to realise these opportunities. The potential development of a new nuclear power station and availability of prime investment land within the marina and at Wynyard Business Park provide scope for significant economic growth.

- 3.8 The town centre remains a priority location for investment. It forms a key hub for economic and social activity and its appearance and well being can influence decisions of businesses, commercial investors and visitors. It is important that previous regeneration investment is built upon and refreshed and that commercial and retail and leisure facilities are consolidated and improved. A town centre strategy has been prepared which includes proposals for the development of an Innovation and Skills Quarter which would support recent investment by local colleges and promote the development of new business incubation units linked to the digital and creative industries sector. The strategy also highlights a need to improve connectivity across the town centre, particularly enhancing links between the main shopping centre and the marina.
- 3.9 Although Hartlepool is served by a good range of housing provision, there are specific issues relating to an oversupply of poor quality, low demand terraced housing, particularly surrounding the town centre, and a shortage of affordable and executive housing. There is also a need to provide new homes to meet the demands of growth in household formation and to support economic growth. Sites are available within the existing built up area of the town to meet some of this demand; however, there is a need for some expansion on green field land to meet these requirements, particularly as previous plans for a major mixed-use development of Victoria Harbour are no longer deliverable.

Hartlepool Facts and Figures

- 3.10 Table 1 on the following page gives an overview of the Borough in terms of key facts and figures and helps to highlight where the town stands in comparison to England and Wales as a whole.

Understanding our Strengths and Weaknesses

- 3.11 Recognising the Borough's strengths and weaknesses is important in setting the context for the spatial vision and overall policy framework. Table 2 illustrates the SWOT (Strengths, Weaknesses, Opportunities and Threats); reflecting the current situation within the Borough.



Table 1: Hartlepool Key Facts

Key Facts about Hartlepool	Hartlepool	England & Wales
Resident Population mid 2008	91,700	54,481,000
Population age 0-15 mid 2008	17,000 (18.5%)	10,242,400 (18.8%)
Population age 16-44 mid 2008	36,100 (39.4%)	21,792,400 (40%)
Population age 45-retirement mid 2008	23,800 (25.9%)	11,985,820 (22%)
Population age retirement and over	14,800 (16.1%)	10,460,350 (19.2%)
Number of Households (2010)	40,455	23,267,000
Area (hectares)	9,386	15,101,270
Population Density (persons per hectare)	9.8	3.6
Household tenure – owner occupied (2001)	63.0%	68.9%
Household tenure – Council rented (2001)	19.8%	13.2%
Household tenure – Private rented (2001)	7.4%	8.7%
Population working age (2008)	55,500	36,641,700
% economically active (2008)	75.8	78.8
% in employment (2008)	63.8	74.5
Median weekly earnings all full time adults (2008)	£461.7	£479.3
% of working age receiving key benefits (2008)	23.5	14.2
% of households with no car (2008)	39.3	26.8
Crimes per 1000 population – total offences (2008/09)	98.1	92.0
Obesity rates over 16 years	26%	23%
Life Expectancy		
Male	73.4	76.2
female	78.4	80.7
Causes of Death (2006-2008) per 100,000		
Cancer	241.7	174.6
Circulatory diseases	212.5	184.8
Respiratory diseases	36.7	26.8
Number of Students achieving NVQ1 and above	44%	32%
Number of Students achieving NVQ2 and above	26%	28%
Number of Students achieving NVQ3 and above	17%	20%
Number of Students achieving NVQ4 and above	9%	11%
No qualifications	8%	6%
Number of Conservation Areas	8	N/A
Number of Listed Buildings	201	N/A
Number of Scheduled Ancient Monuments	9	N/A
Protected wrecks	1	N/A
Number of cinemas	1	N/A
Leisure centres	4	N/A
Allocated green wedges	3	N/A

Table 2: Hartlepool SWOT Analysis

Strengths	Weaknesses	Opportunities	Threats
<ul style="list-style-type: none"> • Successful allocation of Enterprise Zones • Compactness of main urban area • Expanding population • Sense of community / belonging • Partnership working • Good track record in delivering physical regeneration • Diverse, high quality and accessible natural environment • Maritime, industrial and religious heritage assets • Availability of a variety of high quality housing • Successful housing renewal • High levels of accessibility by road • Lack of congestion • Good local road communications • Direct rail link to London • Good local rail services • Active and diverse voluntary and community sector • Positive community engagement • Successful event management • Small business and SME development • Growth of visitor market • High quality tourist attractions • High quality expanding educational facilities 	<ul style="list-style-type: none"> • Perceived image • Location off main north-south road corridor • High deprivation across large areas of the town • Low employment rates and high level of worklessness • Legacy of declining heavy industrial base • Small service sector • Imbalance in the housing stock • Shortage of adequate affordable housing • Poor health • Low level of skills • High crime rates • Exposed climate • Range and offer of retail facilities • Reductions in public resources have affected regeneration and employment levels 	<ul style="list-style-type: none"> • Young population, possible asset for future prosperity • Can improve the economy and the growing house choice thus improving the recent stabilisation of population levels • Availability of land to enable diversification of employment opportunities • Potential for development of major research, manufacturing and distribution facilities on A19 corridor • Potential for further tourism investment • Potential for integrated transport links • Major high quality employment opportunities at Victoria Harbour, Queens Meadow and Wynyard Park • Success of Tall Ships races and opportunity to bid for the event in the future • Plans for development of Tees Valley Metro • Established housing market renewal programme • New state of the art hospital site in Wynyard • Potential New Nuclear Power Station • Renewable Energy and Eco Industries • Developing indigenous business start-up and growth • New government guidance in the form of the NPPF and CIL regulations 	<ul style="list-style-type: none"> • Closure of major employer/s • Expansion of area affected by housing market failure • Climate change and rising sea levels • Lack of financial resources / budget deficits • Increasing car ownership and congestion • Loss of Tees Crossing Project • Access to New hospital • Competition from neighbouring out of town retail parks • Competition from outlying housing markets • Uncertainty in relation to Council cuts • Uncertainty in relation to government funding programmes

4. CORE STRATEGY SPATIAL VISION, THEMES AND OBJECTIVES

A Spatial Vision for Hartlepool

- 4.1 The Core Strategy sets out the vision of what Hartlepool will be in 2026 indicating the main patterns of development and the types and form of development that will help achieve this vision. The vision represents the spatial interpretation of the Sustainable Community Strategy for Hartlepool (Hartlepool's Ambition 2008) which states:

“Hartlepool will be a thriving, respectful, inclusive, healthy, ambitious and outward-looking community, in an attractive and safe environment, where everyone is able to realise their potential.”

- 4.2 Reflecting this vision the Core Strategy seeks to achieve:

- the creation of a healthy local economy (“thriving” and “ambitious” community),
- the creation of mixed communities with all services to hand (“respectful” and “inclusive” community),
- provision of opportunities for recreational activities (“healthy” community),
- improvement of transport links (“outward-looking” community)
- improvements to the quality and design of housing and other areas (“attractive environment”),
- reduction of the opportunities for crime and improvements in road safety (“safe environment”)

- 4.3 The Core Strategy vision is that:

“Hartlepool by 2007 will be a more sustainable community having achieved the substantial implementation of its key regeneration areas; raised the quality and standard of living; increased job opportunities; maximised housing choices and health opportunities for its residents. The built, historic, and natural environment will have been protected, managed and enhanced, and will contribute to making Hartlepool a safe and attractive place to live, and an efficient and sustainable transport network will integrate its communities within the Tees Valley City Region and beyond. The town will have become a focal destination for visitors and investment.”



How will the Core Strategy develop from Hartlepool's Ambition?

- 4.4 The eight themes of 'Hartlepool's Ambition' 2008 (the Sustainable Community Strategy for Hartlepool) provide the basis of the spatial objectives for the Core Strategy as shown in Table 3 on the following page.

Table 3: Core Strategy Objectives and Hartlepool's Ambition

'Hartlepool's Ambition' Themes	Spatial Objectives for the Core Strategy	Core Strategy Policies
Jobs and the Economy Lifelong Learning and Skills.	<ol style="list-style-type: none"> 1. To diversify the economic base of Hartlepool and promote an entrepreneurial culture to create more employment opportunities for local people. 2. To develop Hartlepool as a destination of choice for inward investment 3. To enhance the tourism offer. 4. To support the development of educational and training facilities that will develop a skilled workforce. 5. To facilitate development in the key investment areas in the Borough 	LS1, CC2, TR1, TR2, ND2, HSG2, EC1, EC2, EC3, EC4, EC5, EC6, RU1, RC1, RC2, RC3, RC4, RC5, RC6, RC7, RC8, RC9, LT1
Strengthening Communities Community Safety Housing Health and Wellbeing	<ol style="list-style-type: none"> 6. To make Hartlepool a safer place by reducing crime and the fear of crime and anti-social behaviour. 7. To improve the choice, quality and affordability of housing. 8. To strengthen social cohesion and reduce inequalities by protecting and encouraging access to local facilities. 9. To encourage healthier and more sustainable lifestyles. 	LS1, CC2, TR2, ND1, ND2, ND3, HSG1, HSG2, HSG4, HSG5, HSG6, LT1 NE1, NE2
Environment (excluding Transport) Culture and Leisure	<ol style="list-style-type: none"> 10. To protect, promote and enhance the quality and distinctiveness of the Boroughs natural, rural and built environment. 11. To protect and enhance the Boroughs unique cultural heritage and coastline. 12. To reduce the causes and minimise the impacts of climate change. 13. To maximise the re-use of previously developed land and buildings. 14. To ensure the efficient use of natural resources. 15. To provide a safe, attractive and well-designed environment. 	LS1, CC1, CC2, CC3, CC4, ND2, ND3, RU1, LT1, HE1, HE2, HE3, HE4, NE1, NE2
Environment (Transport)	<ol style="list-style-type: none"> 16. To ensure the provision of a safe, efficient and sustainable transport network, accessible to all. 17. To strengthen transport links with the Tees Valley sub-region, region and beyond. 	LS1, TR1, TR2, ND3

5. THE LOCATIONAL STRATEGY

- 5.1 One of the key characteristics of Hartlepool is that it is a vibrant community with development contained within a compact urban area, small villages and attractive rural and coastal areas. The Core Strategy seeks to maintain and enhance the attractiveness of Hartlepool and its setting as a quality place in which to live, work and visit.
- 5.2 For many years the strategy for the Borough has been based on compact urban growth. This has been secured by the strict control of development to locations within defined limits to development in the form of an urban fence around the main urban area, village envelopes around the villages and specific limits around the Wynyard area.
- 5.3 Keeping future development within these limits could protect the attractive open countryside around Hartlepool but might constrain the opportunities for providing a wide choice of housing, including affordable and high cost low density housing, leading to more high density development. If insufficient previously developed 'brownfield' sites cannot be identified this may result in development on areas of amenity greenspace and could lead to town "cramming".
- 5.4 In late 2009 it became apparent that the mixed use regeneration site at Victoria Harbour was not going to deliver (in the short to medium term) any significant housing numbers. The port owners have indicated their intentions to focus on port-related development including offshore wind and sustainable energy solutions. This is fully supported by the Council. The strategy in the previous development plan (Hartlepool Local Plan 2006) for delivering housing was based predominantly on the re-use of brownfield land and more particularly on Victoria Harbour in terms of delivery of housing growth.
- 5.5 Assessment of other alternative large brownfield regeneration sites indicated that there are few viable alternatives to Victoria Harbour brownfield site.
- 5.6 A number of smaller potential sites including the former Magnesia Works at Old Cemetery Road could contribute to some extent but not in sufficient numbers on which to base a viable and robust compact urban growth strategy. Clearly the existing strategy based on compact urban growth through the development of mixed use regeneration areas on brownfield land is no longer tenable.
- 5.7 The Council has conducted research into future housing need in its *Future Housing Provision over the next 15 Years Paper* (2010). This tasks the Borough Council to deliver 5,400 units between 2011 and 2026 compared to 6,730 identified in the RSS. Of these, only approximately 2,400 have current planning permission or are readily available for development under the 2006 Local Plan policies.
- 5.8 To ensure sustainable growth to 2026 the development of Hartlepool will be based on a strategy of maintaining a compact urban form with most expansion being concentrated in areas adjoining the existing built up area.

Constraints and Infrastructure

5.9 The Locational Strategy takes account of known and anticipated constraints. This includes the careful consideration of development on land close to:

- Areas of Flood Risk and Critical Drainage Areas
- Nuclear and Hazardous Industry Consultation Zones.
- High Voltage Overhead Cables
- Gas, Oil, Water, Ethylene Pipelines
- Internationally and National designated Nature Conservation sites
- National and locally protected Heritage sites
- High quality landscape features including Ancient Woodlands
- The best and most versatile agricultural land.
- Noisy or polluting sites

5.10 In terms of infrastructure, land should be capable of being adequately served with:

- An efficient and safe local transport network
- An adequate water supply system
- Adequate surface and foul mains drainage
- Easily accessible Utility Services
- Suitable Green Infrastructure

Urban Fence and the Limits to Development

5.11 In order to control development and to protect the countryside, it is necessary to define precisely limits to development around the main urban area of Hartlepool, Wynyard and the villages. These limits to development are defined as an “Urban Fence” on the key diagram.

Strategic Gaps

5.12 The western extension of housing development beyond the existing limits can be developed in a sustainable form, however it is imperative to maintain the strategic gaps between the town and the surrounding villages, particularly in the vicinity of Hart and Greatham villages.

New Housing Provision

5.13 The locational strategy is to prioritise, economically viable, brownfield land and other suitable and available sites inside the existing urban areas for new housing whilst allowing a controlled westward expansion of the town into greenfield land adjacent to the existing boundary of the built up area. In addition a very limited number of sites in the villages of Hart and Elwick are suggested together with a small element of executive housing at the western end of Wynyard Woods and three small distinct sites at Wynyard Park. This is to:

- provide a range and choice of locations,
- consolidate and integrate the existing and extended built up areas,
- support the planning and implementation of community facilities according to clear defined locations and principles,
- maintain the strategic gaps between the town and surrounding villages particularly in the vicinity of Hart and Greatham.

Employment Land for a Growing Local Economy

- 5.14 The Locational Strategy proposes to provide a varied range of employment sites at the right locations across the Borough to enable Hartlepool to develop a high value low carbon economy. This will include keeping parts of Wynyard as a Prestige Employment site for business development, maintaining higher quality sites and sites for general industry and specialist industry sites such as chemicals. The strategy also reflects the Tees Valley Minerals and Waste Core Strategy.

Supporting the Town Centre and Retail Centres

- 5.15 The strategy proposes to continue to protect the town centre in order to ensure its vitality and viability and support priorities for that area. The Core Strategy will ensure that the hierarchy of retail and commercial centres are maintained and that their role, function, vitality and viability are maintained and enhanced in the future.

Promoting Leisure and Tourism

- 5.16 The Location Strategy for Leisure and Tourism is to strongly encourage the growth of the now fast growing local tourism and leisure industry. Development will be focused in the key tourist areas, in the town centre, The Marina, Seaton Carew and the Headland.

Green Infrastructure

- 5.17 The strategy is to protect and enhance existing green wedges and to create new ones as part of development at the South Western extension and Wynyard. A new green wedge will be established on land formerly allocated for employment at Golden Flatts.

Safeguarding the Natural Environment

- 5.18 The Borough Council will look to protect, manage and actively enhance the biodiversity, geodiversity, landscape character and Green Infrastructure assets of the Borough.



The Historic Quay

LS1: Locational Strategy

The development of Hartlepool will be based on a strategy of maintaining a compact urban form with most expansion being concentrated in areas adjoining the existing built up area. Strategic gaps between the town and surrounding villages will be maintained. The introduction of multi functional Green Infrastructure as part of these proposals is essential to ensure high quality development that offers opportunities for recreational and leisure and mitigates against the potential effect on the landscape character.

The spread of the urban area outside of the limits to development as defined by the Urban Fence on the key diagram will be strictly controlled.

New development will be focused in areas of lower flood risk where possible and must comply with policy CC4.

New housing development will be located within (as shown on Diagram 1):

- The urban area with priority given to suitable and deliverable brownfield sites;
- A south west extension of the town of approximately 2500 new dwellings;
- A north west extension of the town at Upper Warren of approximately 150 new dwellings;
- Sites at Wynyard of approximately 300 new executive dwellings;
- Extensions of the villages of Elwick (approximately 25 dwellings) and Hart (approximately 15 dwellings).

Development for employment uses will be located at (as shown on the Diagrams 1 & 3):

- A Prestige Employment Location at Wynyard Business Park (including the Wynyard Hospital Site) as identified in Policy EC1;
- Higher Quality Employment sites at North Burn and Queen's Meadow as identified in Policies EC2 and EC3
- General Employment sites at the Southern Business Zone, North of Seaton Channel and Oakesway as identified in Policy EC4;
- Specialist industrial sites at The Port and parts of the Southern Business Zone as identified in policy EC6.

A strategic site will be safeguarded near to the existing power station for a potential new Nuclear Power Station as shown on diagram1.

The vitality and viability of centres in the Borough will be protected and enhanced. Depending on scale, new retail and commercial development will be directed towards the most appropriate centre in the hierarchy. The defined hierarchy and sequential preference of the centres in the Borough are detailed below and shown is Diagrams 4 & 5:

Policy Continued ...

- The Town Centre.
- The Marina
- Edge of Town Centre sites.
- Local Centres

The role of Hartlepool Marina as a regional, national and international visitor location will be supported and developed.

Major leisure and tourism developments which are likely to attract large numbers of visitors should be located within the following key tourist areas shown in Diagram 7:

- Town Centre;
- The Marina;
- Seaton Carew; or
- The Headland.

As a Borough with a rich maritime and Christian history and a fast growing tourism economy relating to this, protection and enhancement of built and natural heritage assets is a priority.

A network of new and existing Green Wedges will be protected from development, managed and enhanced (as shown on Diagram 1) as identified in policy NE1.

New development will be located or designed so as not to have either directly or indirectly an adverse impact on the integrity of Internationally designated nature conservation sites. The impact of a development must be considered both alone as well as in combination with other plans and programmes. Where impacts would otherwise have an adverse effect, mitigation measures will be required in advance that meet the Habitats Regulations.



The Port, Marina and Town Centre

Legend












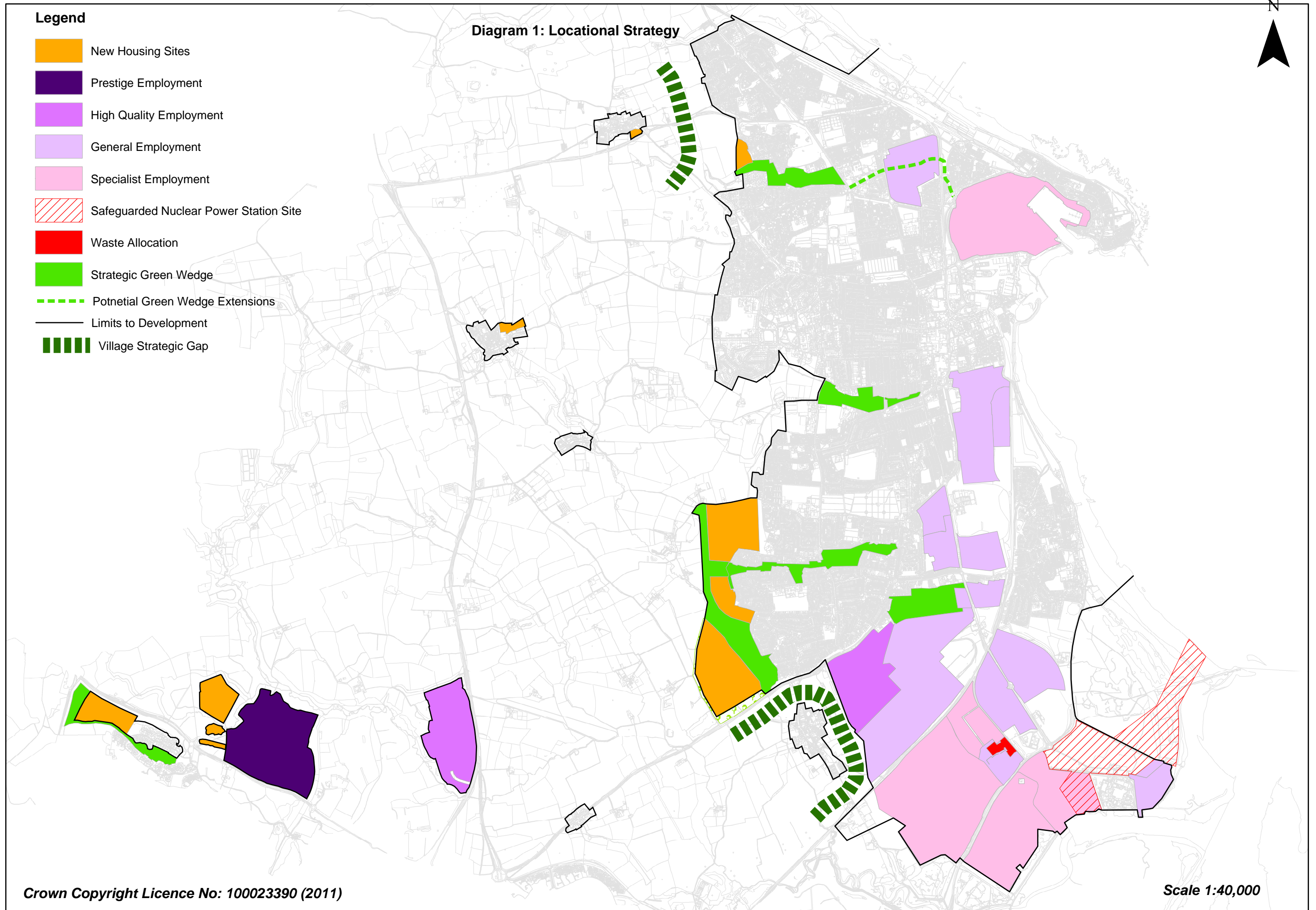
-  New Housing Sites
-  Prestige Employment
-  High Quality Employment
-  General Employment
-  Specialist Employment
-  Safeguarded Nuclear Power Station Site
-  Waste Allocation
-  Strategic Green Wedge
-  Potential Green Wedge Extensions
-  Limits to Development
-  Village Strategic Gap

Diagram 1: Locational Strategy



6. MINIMISING AND ADAPTING TO CLIMATE CHANGE

6.1 Climate Change is a serious global threat which could have a significant negative impact on people's lives. Problems that may occur in Hartlepool associated with climate change include coastal flooding and erosion linked to sea level rise; increased likelihood of storms and other severe weather events that may affect buildings, transport infrastructure and business activities; changes in agriculture and wildlife and plant habitats resulting in changes to our flora and fauna and more extreme weather with higher summer temperatures which could cause health problems for residents and wetter winters that could lead to an increase in flood events.

6.2 The Council understands that climate change is an important issue which requires pro-active partnership action. This is recognised in the Community Strategy 2008 which includes the following objective relating to climate change:-

"Hartlepool will be prepared for the impacts of climate change and will be working in partnership to secure local and global action to tackle it"
(Community Strategy 2008).

6.3 In seeking to deliver on this commitment, the Borough Council is taking a lead role in adapting the way it operates its services and in influencing the attitudes and actions of residents, and businesses. In 2009 the Council, signed up to the European Union's (EU's) Covenant of Mayors initiative, which is a written commitment to go beyond the EU target to reduce carbon dioxide emissions by 20% by 2020. Hartlepool Borough Council has produced a Sustainable Energy Action Plan (SEAP), which outlines the steps that may be taken to exceed the 20% target.

6.4 The Council has adopted a Sustainable Construction Strategy which looks at all stages of construction from design and planning through to renovation and demolition, and covers buildings and infrastructure such as highways. The Council has already carried out substantial work to improve the energy efficiency of its buildings including the use of solar panels and optimisation units at a range of locations. The council is also working hard to change the behaviour of residents through awareness raising events, activities and communications. It has a well established service for domestic recycling including doorstep collection of paper, glass, plastics, cardboard, cans and garden waste. The Council will continue to work with partners to introduce new initiatives to address climate change and encourage and help achieve or preferably exceed national targets.

Meeting the Challenge of Climate Change

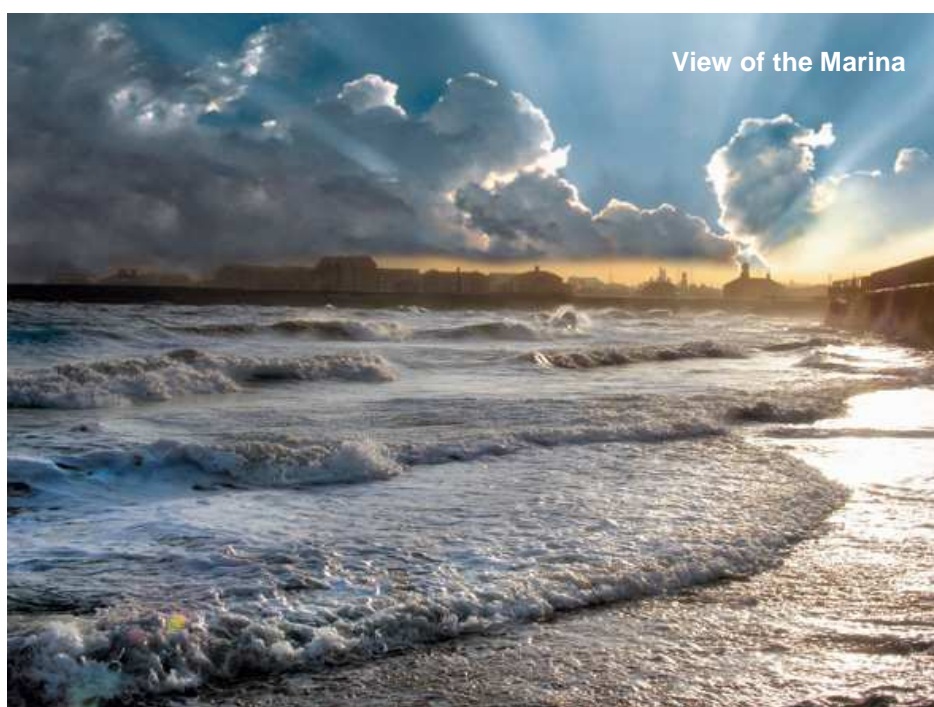
6.5 Planning policy has a major role to play in helping to adapt to and reduce the environmental, social and economic impacts of climate change. The Core Strategy adopts this as a fundamental principal and incorporates a range of policy measures to help ensure that development takes place in the most achievable, sustainable manner. For example planning decisions will take into account the location, distribution, design, energy efficiency and layout of new development proposals.

6.6 In terms of location, although there is an unavoidable need to build on greenfield sites in order to meet the needs of housing and business growth, priority is given to the development of brown field land in locations within the built up area of the town.

- 6.7 A reduction in the number of car journeys can contribute to the reduction in CO² emissions and on new development sites, particularly those in less sustainable locations, the introduction of more sustainable travel options such as public transport, electric vehicle charging points and cycle routes will be encouraged.
- 6.8 Increased rainfall, rises in sea level and more frequent flooding events are potential consequences of climate change. New development should therefore avoid those areas which are most vulnerable to flooding such as flood plains and unprotected coastal zones.
The Environment Agency has established a three tier flood zone hierarchy, with Flood Zone 3 being the most susceptible to flooding. Development will not be encouraged in higher risk flood zones, unless there are outweighing social, economic and/or regeneration benefits and in such cases appropriate design solutions should be adopted to minimise the impact of flooding.
- 6.9 New development can contribute to flooding by reducing the amount of permeable land and increasing the level of surface water run off into drainage systems and water courses. Measures to reduce this impact, such as the use of Sustainable Urban Drainage Systems (SuDS) or alternative water retention or recycling schemes will be encouraged where appropriate.
- 6.10 The Boroughs natural environment and habitat networks are multifunctional. The natural environment is a vital resource, acting as both a carbon store and helping to mitigate against the effects of heavy rainfall. The natural environment can help reducing the rate of surface water run off and the intensity of flood events thereby protecting people, their homes and businesses. Green infrastructure by providing shade and absorbing heat can also help moderate temperatures in urban areas, helping to create a comfortable outside environment for residents. New developments will be required to incorporate appropriate provision of green space within the development and where appropriate contribute to the wider strategic green infrastructure network.
- 6.11 Hartlepool has an extensive and varied coastline incorporating a rocky headland, a harbour, sandy beaches, sand dunes and a river estuary. The coastline is important for economic, recreational, heritage and habitat reasons and includes areas designated as Ramsar, Special Protection Areas (SPA) and Sites of Special Scientific Interest (SSSI). As a maritime authority the Council has to consider any impacts that 'coastal squeeze' may have on the Borough, where rises in sea level and the desire to protect urban coastal areas affect the coastal margins and beaches. The Council aims to protect and enhance the Borough's coastline but recognises that there can be conflict between the need to protect urban areas from coastal flooding and the need to protect the integrity of the SPA and Ramsar site from coastal squeeze. In some instances natural erosion may be the best option to protect the integrity of the SPA and Ramsar site from coastal squeeze but in other instances sea defences may be required. The Council will work closely with key agencies including the Environment Agency and Natural England to ensure that appropriate solutions are identified to address such issues.
- 6.12 Recycling in its many forms is important as a means of reducing waste, making more efficient use of resources and minimising impacts on the natural environment. Harmful chemicals and greenhouse gasses are released from rubbish in landfill

sites; habitat destruction and global warming are some the effects caused by deforestation; recycling reduces the need for raw materials and recycling is more energy efficient and leads to preservation of natural resources.

- 6.13 In support of these benefits, recycling facilities and the use of sustainable construction methods which result in the reduction, re-use, sorting, recovery and recycling of waste will be encouraged. In terms of recycling facilities, appropriate locations and policies are set out in the Tees Valley Joint Minerals and Waste Development Plan Documents (2011)
- 6.14 Re-using vacant buildings can also be seen as a recycling measure and is often a more environmentally efficient in terms of preserving natural resources than demolition and rebuilding. Whilst it is not always viable to do so, where appropriate the Council will encourage and support the re-use and refurbishment of vacant and under-used buildings.
- 6.15 The provision of renewable energy will help meet the Government targets and reduce impacts on climate change. Whilst at a macro-economic level the Council is actively encouraging .growth and investment in renewable energy provision and construction, small scale renewable energy projects can also have a significant cumulative impact. In particular, the provision on major new developments of a proportion of the energy supply from decentralised and renewable or low carbon sources would significantly contribute towards carbon reduction targets. The Council recognises that this requirement should not overburden developers to the extent that it impacts on the viability of development. Such measures may add little to the overall costs and may have long term benefits in terms of property values. The Council will therefore require, where the building/s allow, major developments to secure a minimum of 10% of their energy supply from decentralised and renewable or low carbon sources. Should specific site constraints prevent this provision from being achieved on site, then a contribution to a carbon management fund will be required, to be invested in off site renewable energy efficiency projects within in the Borough.



CC1: Climate Change

The Borough Council will work with partner organisations to help minimise and adapt to climate change by:

- 1) Encouraging development, on suitable brownfield sites within the urban limits, and other areas that are, or have the potential to be, well served by sustainable forms of transport.**
- 2) Locating development in areas of low flood risk wherever possible and incorporating appropriate measures to minimise flood risk such as sustainable drainage systems, water retention and recycling.**
- 3) Encouraging environments that are resilient and adaptive to the effects of climate change and protect, promote and enhance biodiversity including maintaining and enhancing habitat networks and green infrastructure, and preventing coastal squeeze.**
- 4) Encouraging the re-use, adaptation and respectful repair of existing buildings and vacant floors wherever possible.**
- 5) Encouraging the reduction, reuse and recycling of waste, and the use of locally sourced materials.**
- 6) Encouraging developments that generate renewable energy, in line with policy CC3; that utilise technologies including solar panels, biomass heating, wind turbines, photovoltaic cells and combined heat and power; and encourage developers to provide infrastructure for provision of renewable energy and local services at the earliest possible stage.**
- 7) Requiring that major new developments (either new build or conversion) of 10 dwellings or above or 1000m² or above of non residential floor space should secure, where viable and where the building/s allows, a minimum of 10% of their energy supply from decentralised and renewable or low carbon sources and other appropriate design measures. Where it can be demonstrated that it is not appropriate to incorporate such provisions within the development, an off site scheme, or a contribution to a carbon management fund will be required, to be invested in off site renewable energy and efficiency projects within in the Borough. The renewable or low carbon energy technologies must be made operational before any new or converted buildings are occupied.**

Where specific opportunities exist, development will be encouraged to connect to existing decentralised and renewable or low carbon sources.

Energy Efficiency

- 6.16 Improving the energy efficiency of buildings can play an important roll in reducing levels of carbon emission. All new development should help to achieve the Government and the Council's commitment to reducing CO² emissions. Developers will be encouraged to incorporate within the design of their scheme, energy efficiency measures which help to minimise carbon emissions and the use of energy and natural resources. The incorporation of 10% minimum on site renewable or decentralised energy provision in line with policy CC1 will be required. Other measures including water recycling, waste minimisation and use of recycled or locally sourced materials will also be encouraged along with use of solar energy, passive heating and cooling, natural light and natural ventilation and efficient design solutions including layout and design of new developments which minimise energy consumption.
- 6.17 The Council is prepared to work flexibly with developers and will promote a range of technologies appropriate to the type, scale and nature of the development. In identifying suitable energy efficiency measures it acknowledges that new technologies continue to emerge and the Council will endeavour to provide further guidance as appropriate.
- 6.18 There are a variety of tools in place to measure and improve the energy efficiency of homes and other buildings. The principal tools driving this Core Strategy are Building Regulations 2000 (as amended), the Code for Sustainable Homes (2006) and The Building Research Establishment's Environmental Assessment Method (BREEAM). Although these tools may change over the plan period, as a guiding principle the Council will adopt as a minimum the Government's standard efficiency standards prevalent at the at the time although will encourage developments to exceed such requirements.



CC2: Energy Efficiency

The Council will seek to ensure high levels of energy efficiency in all new developments. All new developments, unless the nature of the use prevents this and subject to viability, will be required to:

- 1) Achieve a high standard of energy efficiency and make the best use of solar energy, passive heating and cooling, natural light and natural ventilation,**
- 2) Ensure that the layout and design of new developments minimise energy consumption,**
- 3) Be designed to minimise water consumption and maximise water re-cycling,**
- 4) Incorporate sustainable construction and drainage methods, and;**
- 5) Be built to the appropriate level of the national sustainable building standards applicable at the time.**

Developers will be required to submit a sustainability statement with a planning application if the proposed development involves 10 or more dwellings or is over 1000 m² of floorspace. This statement should show how the sustainability standards are to be achieved on the development.

Any renewable or low carbon technologies must be operational before any new or converted buildings are occupied.

Further guidance on how this policy will be implemented, including further guidance and illustration of what constitutes a clear contribution, will be in a forthcoming SPD.



Energy Efficient Homes at Easington Road

Renewable Energy Developments

- 6.19 Renewable energy which covers energy flows that occur naturally and repeatedly in the environment can include energy from wind, the fall of water, the movement of the oceans, heat from the sun and also biomass. They can help provide clean energy for the UK and reduce CO² emissions that are associated with electricity from coal, gas and oil. Hartlepool is already helping the country meet its UK targets with the existing three wind turbines that are located within the Borough at High Volts and the five permitted, but as yet unimplemented, turbines at Red Gap.
- 6.20 The planning system has sought to balance the environmental and economic benefits of renewable energy installations. The Borough Council will seek to ensure that the most appropriate renewable energy installation is provided within sites and is appropriately located so that they do not have a detrimental impact on residents and the landscape quality of the Borough.
- 6.21 Solar panels are often an appropriate use on homes and businesses as they can be incorporated into roof design. Wind turbines are often the most prominent renewable energy installations; they may be acceptable in some locations as an important source of renewable energy. However in other locations wind turbines may alone or in combination be intrusive in the landscape, may be visually prominent, a source of noise, shadow flicker, electromagnetic interference, have significant impacts on the ecology of the area and adversely affect neighbouring residents and wildlife.
- 6.22 Some applications may need to be accompanied by an Environmental Statement indicating the likely effect of the development on human beings, flora, fauna, soil, water, air, climate, the landscape, material assets and the cultural heritage. Any applications for wind turbine installations should include details of associated developments and infrastructure; giving the Borough Council the opportunity to assess any likely impact upon the environment can be assessed and mitigated against.



CC3: Renewable Energy Developments

The Borough Council will encourage appropriate renewable energy developments that are in accordance with policies LS1, CC1 CC2, ND3.

In determining applications for renewable energy projects significant weight will be given to the achievement of wider environmental and economic benefits.

Applications will be approved provided that the developer satisfactorily addresses the following on an individual case by case basis taking into account cumulative impacts within and outside the Borough upon:

- 1) The use of the most appropriate technology for the site,**
- 2) The location of the renewable energy installation on the land or building**
- 3) The visual appearance, topography and character of the area,**
- 4) The amenity of local residents including visual intrusion, air, dust, noise, odour, traffic generation, recreation and access,**
- 5) The ecology of the area, in particular important international, national and local wildlife sites,**
- 6) The impact of the development on air traffic operations, radar and air navigational installations and;**
- 7) Provision for the protection, preservation and/or mitigation for any features of strategic, cultural, agricultural, ecological, historic and/or archaeological importance, including landscape character, where relevant.**

Proposals should include details of associated developments including access roads, transmission lines, pylons and other ancillary buildings.

Proposals should include details of measures to mitigate any adverse effects on the amenities of occupiers of nearby properties during the construction, operational lifespan and decommissioning of the equipment/infrastructure;

For renewable energy development applications developers will need to include a satisfactory scheme to restore the site to a quality of at least its original condition once operations have ceased.

Reducing and Mitigating Flood Risk

- 6.23 Due to Hartlepool's coastal location the primary source of flood risk comes from tidal flooding from the North Sea. Other sources of flooding include fluvial flooding from the main river and ordinary watercourses such as the Burn Valley, highway drainage and discharging sewerage systems and overland flow/groundwater sources.
- 6.24 Hartlepool has taken a pro-active approach to the long term reduction of flood risk through development based on the sequential approach to managing flood risk. The Council commissioned a Strategic Flood Risk Assessment Level (SFRA) 1 in 2009 that was completed in 2010. The findings of this level 1 study led to the commissioning of a Level 2 study that focused on providing more detailed information regarding proposed development areas situated within areas at greater risk including the tidal flooding area between the Tees Estuary and Seaton Carew. This work also provided more detail on assessment and confirmation of critical drainage areas.
- 6.25 Using the SFRA and other key parts of the evidence base such as the Strategic Housing Land Availability Assessment (2010) and Employment Land Review (2008) Hartlepool has used the sequential approach to flood risk to allocate sites for development. This takes into account all sources of flood risk and aims to locate development in ascending order from areas of lowest risk to areas at highest risk. On larger sites where there are small areas of higher flood risk present within the site this includes locally adopting these areas for green infrastructure or other water compatible uses within or integrated within the wider site use.
- 6.26 More vulnerable development, such as housing will be located outside of areas of flood risk and this is a key part of the sequential test for all the proposed new residential allocations. Any areas of higher flood risk have been incorporated into Green Infrastructure projects such as the Green Wedge at the Strategic South Western Extension which includes Greatham Beck and its associated areas of flood risk.
- 6.27 Developments in higher risk areas will only be supported where it is essential to meet the Borough's strategic regeneration priorities and be compliant with the national sequential and exceptions tests (PPS25) or appropriate legislation applicable at the time.
- 6.28 Critical Drainage Areas are identified in the SFRA. Surface water drainage must be considered for new development as well as the effect on existing sewers and watercourses. This must form part of any detailed flood risk assessments that are required. Any increased flood risk must be managed and the Council will encourage management of this through the use of Sustainable Drainage Systems (SuDS) and the opportunity for Green Infrastructure. Suggested opportunities for Green Infrastructure and more details on SuDS can be found in the SFRA.

CC4: Flood Risk

The Borough Council will seek to ensure that new development will be focused in areas of lower flood risk where possible, that is Flood Zone 1.

In areas of higher flood risk the extent and impact of flooding will be assessed and reduced by requiring developers to provide evidence that the sequential and exceptions test can be passed where appropriate.

Where relevant the sequential approach should be applied within individual sites and through a detailed Flood Risk Assessment demonstrated how the development will make a positive contribution to reducing or managing flood risk and surface water drainage. To manage surface water drainage and to reduce surface water run-off and sewer flooding from the development the use of Sustainable Drainage Systems (SuDS) will be actively encouraged.

Exceptionally, developments may be permitted in higher flood risk areas to meet strategic regeneration objectives or to provide essential infrastructure. Where necessary mitigation measures would have to be identified through a detailed Flood Risk Assessment.



7. TRANSPORT

- 7.1 The development and implementation of transport policies for roads and public transport greatly influence development proposals relating to other major land uses such as business and industry, retail, housing, leisure and recreation. The need for an efficient sustainable transport network both locally and regionally is a key factor in the overall economy and environment of the town.

7.2 *Road Network*

Hartlepool benefits from a road network which makes the town centre accessible by a dual carriageway (A689 & A179) from both the north and south, providing good links to the A19 and the A1 for people living, working or visiting the town.

- 7.3 Traffic flows have increased steadily over recent years, particularly on the principal road network and in urban areas. Congestion is now starting to be experienced in the town centre during peak hours where the network is operating near to capacity. This congestion is starting to affect the punctuality of bus services, the reliability of freight movement, the safety of pedestrians and cyclists and air quality.

- 7.4 The Highways Agency has undertaken an assessment of the likely transport implications associated with the Core Strategy's development proposals through use of the Agency's Traffic Impact Assessment Tool (TIAT). Currently it identifies that there are potential issues at the Strategic Road Network (the A19 and its junctions with the A689 and A179) as a result of the proposed development. The Area Action Plan (AAP) computer traffic modelling was undertaken on a Tees Valley level and has indicated significant future traffic growth with increased demand and increased distances for travel in line with Hartlepool's continued economic growth and regeneration. This would result in congestion affecting a much larger part of the Borough's road network in the future. Left unchecked this congestion could threaten Hartlepool's continued economic growth and prosperity, increase road danger and affect the environment and wider quality of life for communities. The Local Infrastructure Plan addresses the areas where pressures on the Strategic Network and the Local Network may occur as a result of development proposed within the Core Strategy and highlights where improvements to the road network will be required.

Green Transport Networks

- 7.5 The creation of new networks of pedestrian and cycle links in the Borough is a key aspiration of the Borough Council. Over recent years a large amount of investment has been aimed at providing a network of good quality coastal, rural and urban routes which inter connect and offer a variety of options to users. It is recognised that having this network in place not only benefits recreational users but plays an invaluable role in creating opportunities for sustainable ways of travel and of reducing the need to travel by car.

Bus Network

- 7.6 Central to transport in the Tees Valley is the bus network which, despite an overall reduction in passenger numbers over the past ten years, remains the most important mode of public transport, in terms of number of passengers carried and kilometres covered. Buses are key to providing people with a means to access jobs, education, health care and leisure activities without the need for a car. The Tees Valley Bus Network Improvement project will not only provide longer term stability

within the Tees Valley bus network but, by allowing other funding streams to be concentrated on the Tertiary and Rural routes, will offer a 'step change' in public transport provision to the passenger in terms of frequency, reliability, quality and convenience, with a coordinated approach to public transport provision across the Tees Valley.

Rail Services

- 7.7 It is important that existing rail services are maintained and improved to Hartlepool and Seaton Carew stations ensuring adequate links to the regional and national networks. Both passenger and freight rail are modes of transport which are likely to increase in popularity over the coming years given the rising cost of fuel and the rising congestion on the roads, and as such will play a significant role in the future of public transport.
- 7.8 It is therefore vital that the frequency and reliability of services is of a high standard for Hartlepool. In collaboration with Network Rail and the train operating companies the Borough Council will work to improve and provide facilities to cater for this increased popularity and to help reduce reliance on the private car. The creation of the transport interchange within the centre of Hartlepool has helped to improve the profile and attractiveness of public transport and the establishment of a direct route to London which makes Hartlepool more accessible to other parts of the country.

Port Facilities

- 7.9 The Port and Graythorp Yard are vital to Hartlepool in placing business in the position to be able to import and export goods by sea. The Borough Council will continue to support the development of these sites and opportunities that arise, which will help to strengthen the ability of Hartlepool to attract business and encourage the growth of the economy.

Planning for a Sustainable Strategic Transport Network

- 7.10 The strategic context for the development of transportation policies and proposals in the Core Strategy is provided by a number of strategies and initiatives, principally:
- Regional Transport Strategy
 - Regional Economic Strategy
 - Tees Valley City Region Development Plan
 - Hartlepool Local Transport Plan
 - Hartlepool Local Infrastructure Plan.
- 7.11 In 2008 approximately 39.3% of households in Hartlepool did not have the use of a car. This figure is well above the national average of 26.8% (England & Wales, 2007 ONS). It is therefore important that appropriate and accessible provision is made for modes of transport other than the private car. This includes public transport (bus and rail services) and personal transport (for cyclists and pedestrians).
- 7.12 Traffic congestion should be tackled by improving accessibility through the provision of effective alternatives to, rather than restricting, the use of the private car. Such improvements will enable people who do not have access to a car to get to the services and facilities that they need and provide those people do have a car with an alternative so that they can, if they chose, reduce their dependence on it. Demand management measures that are consistent with the needs of the local

economy and regeneration aims will continue to be used. These measures will include controlling car parking through availability and cost, promotion of smarter choices as well as influencing the location of future development to manage the demand for travel. Improved management of the existing highway network and road and junction improvements will also be used to unlock under-used capacity of existing road links and junctions, these measures can be coupled with other improvements in related infrastructure including improving access to bus stops, railway stations and charging points for electric cars.

- 7.13 The Borough Council recognises that it has a crucial role to play in managing or mitigating the impact of congestion at the local level to implement the network management duty.
- 7.14 One particular area of concern on the transport network is the A19 and A689 junction which, despite being outside the local authority's boundary, is a pivotal point on the strategic network which all future major developments, especially in the south of the Borough, are likely to affect.
- 7.15 The creation of a western distributor road which would run along the western fringe of the town between the A689 in the south and the A179 may help to relieve traffic congestion on the local network in the longer term, especially the A19/A689 junction and Catcote Road. Investigations into the requirement and feasibility of such a proposal will therefore be undertaken by the Borough Council in cooperation with stakeholders, including the Highways Agency. Within the Plan period the new access road into the South West Extension development will be required to be built to a standard and design which could in the future allow it to form part of the western distributor road.
- 7.16 In terms of improving connectivity by rail, the Tees Valley Local Enterprise Partnership are continuing to promote and seek support for the development of a Tees Valley light rail metro system. The proposed scheme identifies a first phase linking Darlington, through Stockton and Middlesbrough, to Saltburn. The second phase would provide a north- south link which would extend the service to Hartlepool. This phase will see investment in the rail network, helping to improve the quality of stations, services, facilities and the frequency of the trains. As part of the proposals it is the potential for a new station at Queens Meadow will be investigated and may offer the opportunity for park and ride facilities to be provided in this location.
- 7.17 In addition to the metro link, as part of possible long term future improvements to the rail network in Hartlepool and to support economic growth, land will continue to be reserved for an extension of the railway line from the Seaton Snook branch line to Seal Sands. Development proposals which would impact on this route would be required to identify alternative, feasible options to achieve this long term aspiration. Any development in this area would need to be mindful of the sensitive landscapes and wildlife habitats which exist in this area and may be required to carry out mitigation works to limit their impact.
- 7.18 Green transport networks play an important role in the generation of high quality green infrastructure in Hartlepool. At a sub-regional level the Tees Valley Green Infrastructure Strategy highlights key elements of existing green infrastructure and helps to illustrate where there are deficiencies in provision which need to be

addressed. This information along with aspirations set out in the Local Transport Plan and the Rights of Way Improvement Plan will help to focus future investment in green networks in Hartlepool. A Green Infrastructure SPD for Hartlepool will be produced to help ensure a strategic approach to the delivery of green infrastructure in the town.

TR1: Strategic Transport Network

The Borough Council will work with key partner organisations and neighbouring local authorities to deliver an effective, efficient and sustainable strategic transport network. Where considered appropriate development will contribute to the delivery of a sustainable transport network which whilst reducing the need to travel, will:

- 1) Improve connectivity within and beyond Hartlepool, including between Hartlepool and the wider Tees Valley, with Durham Tees Valley Airport and with Durham and Tyne and Wear;**
- 2) Improve accessibility for all;**
- 3) Facilitate and support the locational strategy identified in Policy LS1;**
- 4) Foster economic growth and inward investment;**
- 5) Promote Hartlepool town centre as a strategic public transport hub through continued investment within and linking to the public transport interchange;**
- 6) Improve the quality and reliability of the bus network;**
- 7) Promote alternative sustainable modes of transport other than the private car;**
- 8) Deliver significant improvements to the rail network; and**
- 9) Protect, manage and enhance an integrated network of cycle and pedestrian routes.**

TR2: Improving Connectivity in Hartlepool

The aims of TR1 will be achieved through a balanced package of measures that seek to maximise the level of sustainable access to areas of new development, particularly through public transport and pedestrian and cycle routes. Where strategic and local road network improvements are necessary to enable development, or to minimise the impact on the existing network, these improvements will need to be delivered through CIL as well as appropriate legal agreements and/or conditions. The Strategic and Local road network improvements which are considered to be likely within the Plan period are set out in detail in the Local Infrastructure Plan (LIP).

The LIP also considers improvements which will be made to the bus and rail network as well as to the pedestrian and cycle environment in order to improve sustainable access to new and existing developments. The delivery of schemes identified within the LIP will need to be delivered in conformity with Policy LS1.

No permanent development will be permitted within the corridors of land shown on the Proposals Map which are reserved for the following road improvement schemes:

- A19 North Burn Access
- B1277/A178 Brenda Road / Tees Road, and
- A179 (Powlett Road)

New developments with the potential to have an impact on the transport network within the Borough may be required to produce Transport Assessments or Travel Plans. Planning Conditions or legally binding agreements will be used to secure any improvements necessary to the transport network as a result of a development. Such improvements may require financial contributions from developers.



The Transport Interchange

8. NEW DEVELOPMENT

8.1 In order to ensure that new developments do not detrimentally affect the existing amenity and infrastructure of the town careful consideration should be given to the impact that the policies in the Core Strategy could have in the future. Where developments have the potential to create negative impacts appropriate mitigation measures will be required to ensure that the infrastructure system and related facilities are able to cope with the stresses that new developments cause.

8.2 The Core Strategy therefore incorporates policies which seek to address these potential concerns by facilitating the delivery of new and improved infrastructure such as better quality roads, sewage treatment and the related network of infrastructure, green spaces, play areas and community facilities including schools, leisure facilities and community centres.

Planning for Sustainable New Development

8.3 The Borough Council will continue to use planning conditions as part of the planning application process to ensure that new developments in the Borough are well designed and attractive and will have a positive impact on the townscape and landscape of Hartlepool. New development however, often puts pressure on already over-stretched infrastructure and it is generally expected that developers will mitigate or compensate for the impact of their proposals by way of 'Planning Obligations'.

8.4 Planning Obligations normally relate to an aspect of a development that cannot be controlled by imposing a planning condition or by other statutory controls. New regulations came into force from 6 April 2010 which places three tests on the use of planning obligations. In determining an application, it is unlawful to take into account a planning obligation that does not meet all three tests, which are that the obligation is:

- (a) Necessary to make the development acceptable in planning terms;
- (b) Directly related to the development; and
- (c) Fairly and reasonably related in scale and kind to the development

8.5 Circular 5/05 reiterates previous guidance that planning obligations should only be sought where they meet the following tests:

- (i) Relevant to planning;
- (ii) Necessary to make the proposed development acceptable in planning terms;
- (iii) Directly related to the proposed development;
- (iv) Fairly and reasonably related in scale and kind to the proposed development; and
- (v) Reasonable in all other respects.

8.6 Circular 05/05 is expected to be replaced in the near future and the tests set out in 8.4 will supersede those in Circular 05/05.

8.7 In 2010 the government introduced the Community Infrastructure Levy (CIL) which aims to provide a more understandable charging system for contributing towards wider infrastructure provision. Whilst Planning Obligations will still remain, their use will be restricted to the criteria set out in paragraph 8.4 and the ability to 'pool'

contributions from a number of developments towards specific infrastructure will be limited. Pooling is used where individual developments will have some impact, but on its own would not be sufficient to justify a specific piece of infrastructure.

- 8.8 Instead the Community Infrastructure Levy (CIL) is intended to form the main mechanism for delivering wider infrastructure needs the contributions towards which will be established through local charging schedules. Whilst the CIL rate will relate to the overall cost of identified infrastructure required in the area, CIL revenue may be spent on any infrastructure needed within in the Borough, not necessarily in the vicinity of any particular development.
- 8.9 Hartlepool Borough Council recognises the need to support new development as a means of supporting economic growth, addressing housing need and improving the range and quality of amenities for its residents. The Council is also mindful that there has to be an appropriate balance between the wider infrastructure needs and ensuring that development remains viable. The Council has yet to decide whether it wishes to adopt CIL or to rely on the more restricted pooling mechanism to support the provision infrastructure. Depending on the outcome of this, the developer contributions will determined through either an SPD in the case of planning obligations or a CIL charging schedule.



Rossmere Park Play Provision

ND1: Planning Obligations and Compulsory Purchase Orders

The Borough Council will seek contributions from developers, where viable and deemed to be required as a result of the development. The calculation of planning contribution requirements or a CIL levy will be determined through the SPD on Planning Obligations or through a CIL charging schedule. Contributions may be required for the following:

- Affordable housing.
- Housing market renewal.
- Transport Provisions.
- Open space, outdoor sport/recreation and play facilities.
- Built sport facilities.
- Community facilities, including educational facilities.
- Green infrastructure and biodiversity (included flood protection measures such as Sustainable Urban Drainage Systems (SuDS)), landscape and geodiversity.
- Other necessary flood protection measures.
- Training and local employment.
- Public art.
- Renewable energy and low carbon infrastructure.
- Historic environment and heritage assets.
- Infrastructure and Utilities.

Any contributions will be secured by developers entering into a Legal Agreement with the Borough Council.

Where it is considered appropriate, the Borough Council will use Compulsory Purchase Powers where the overall delivery of a specific aim is dependant on the acquisition of property or land in a specific location.



Community Facilities, Services and Utilities

- 8.10 Community facilities including schools, community centres, libraries, health care facilities and indoor sports facilities contribute to the quality of life, prosperity and well being of local residents and are important factors which influence people's decisions to live or invest in the town. The provision of major facilities serving the town as a whole is important and many of these will be based in or around the town centre. It is also important, to ensure that more locally based and accessible facilities are provided, and where appropriate enhanced, within local communities. Where there are plans for new major residential developments these should incorporate new facilities and utilities at an appropriate scale to reflect the expanding population.
- 8.11 The Core Strategy and associated evidence base will ensure infrastructure needs are effectively planned to ensure the necessary physical, social and green infrastructure is provided to facilitate the amount of development proposed for the Borough.

Utilities

- 8.12 The network of public utility infrastructure which provides for developments such as sewers and telecommunications is vital. Many areas of the town are currently at capacity in terms of the sewerage system and further developments which are linked into the system could consequently cause overflowing in some areas. New development which will impact on the infrastructure of surrounding areas will need to be carefully assessed. The Local Infrastructure Plan considers the impacts that the developments within the Core Strategy are likely to have on the infrastructure and utilities within the Borough and this will enable the Borough Council to ensure that the potential impacts of new developments are considered at an early stage and will require enhancements to the network where necessary. These improvements will be secured through planning obligations or conditions.

Education Facilities

- 8.13 Developments that are likely to generate an increased demand for school places will need to contribute towards expanding existing education facilities where the development is not of a sufficient size to sustain a new school.
- 8.14 There is concern regarding the quality and condition of secondary schools in Hartlepool; as most of these are in need of modernisation. Dyke House Secondary School was remodelled in 2010/11; however, there is a current need for major investment in the other four secondary schools. In terms of primary provision a new school has been built at Jesmond Road to replace a nearby obsolete facility, and Rossmere School has recently been refurbished. Most of the other primary schools within the Borough are, however, in need of improvement.
- 8.15 Over the Core Strategy period the Borough Council will continue to investigate and support future opportunities for investment in improving these schools. It will be important that the Core Strategy takes account of the implications and pressures that new developments will put upon existing schools and ensures that funding towards school improvements is secured as part of any new developments.
- 8.16 Based on current pupil projections the Local Education Authority (LEA) is confident that there are sufficient secondary school places available across the town to accommodate the expected population growth arising from the proposed housing

sites. Every year the Council reviews the arrangements on admission numbers for schools, taking into account pupil projections, parental preference and net capacity of the schools. From this information the Council sets the admission limits. At this point the Council also reviews current admission zones and criteria to decide whether they remain suitable for effective education provision. These can both be changed following consultation. This process enables the LEA to plan for future school provision.

- 8.17 For the strategic South West Extension a primary school site will need to be safeguarded by the developer. The need for this primary school will be assessed as the development progresses and if a new school is needed, the developer will be expected to contribute towards the cost of construction of the educational facilities, which would be built to the Borough Council's design and specification.
- 8.18 Other major developments may be required to contribute towards school enhancements or provision on the basis of the cumulative impact the development may have on the school/s in that locality.

Health Care Provision

- 8.19 The provision of vital healthcare facilities as part of new developments will be pivotal in ensuring sustainable and healthy communities. Facilities such as doctors, dentists and health clinics will be sought as part of any large residential or mixed use developments in the Borough. The proposed new hospital at Wynyard would have a significant effect on how some health care is provided with re-arrangement and enhancement of some facilities within the town itself.
- 8.20 The Borough Council will ensure these types of critical community facilities are provided through Policy ND2, Community Facilities, Services and Utilities.

Indoor Sports Facilities

- 8.21 The Borough is well served by a wide range of indoor sports facilities which are invaluable to the health and wellbeing of residents. As well as the Mill House Leisure Centre and swimming pool there is also the Headland Sports Centre and the Belle Vue Leisure Centre available to the public during the day with a range of other facilities available to the public at a number of schools on an evening. It is vital that these facilities are maintained and where possible enhanced to ensure that the residents of Hartlepool have a wide choice of good quality indoor sports facilities. The Mill House Leisure Centre in particular is coming towards the end of its effective life and the Council is exploring alternative funding and delivery options to ensure that the level of provision is maintained and enhanced. This requirement is reflected in the Local Infrastructure Plan.

Providing Sustainable Community Facilities

- 8.22 The Borough Council has a duty to ensure that the residents of Hartlepool are provided with a range of quality utilities and community facilities which will meet their expectations both now and in the future. Any future developments that occur within Hartlepool must not unduly put pressure onto existing utilities, infrastructure or community facilities. Where improvements are necessary to cope with the additional pressure of new development, these will need to be delivered as part of the development.

ND2: Community Facilities, Services and Utilities

The Borough Council will seek to ensure, in accordance with the spatial vision of this plan, that everyone now and in the future has access to community facilities which meet the Borough's infrastructure, educational, social, leisure and health needs. This will involve the maintenance and improvement of existing facilities, where practicable and also the provision of new facilities in the future to complement new developments and to improve their sustainability.

As part of the strategic South West Extension the developers will be required to safeguard a site for a Primary School. The need for a school will be continually monitored as the site builds out. If required the developers will be expected to contribute towards the construction costs. The Borough Council will work in partnership with the developers and the school will be designed and built to the Borough Council's design and specification requirements.

A local centre will need to be provided by the developers at the South West Extension which will be expected to incorporate community facilities to enhance the sustainability of the development.

When considering the provision of new community facilities, health facilities, schools or indoor sports facilities as part of a new development, regard will be had to the following criteria:

- 1) The capacity and proximity of similar nearby community facilities.
- 2) The adequacy of quantity, quality and accessibility of sports facilities in line with the standards set within the Open Space, Sport and Recreation Assessment.
- 3) The need or scope to incorporate other related educational and community initiatives within the proposed development.
- 4) Conformity with Policies LS1, CC1, TR2, ND3, RC2, RC7 and LT1.

The Local Infrastructure Plan considers the potential impacts of new developments and requires enhancements to infrastructure and utilities where necessary to ensure that there is no detrimental impact on surrounding areas as a result of the new development. Planning Conditions or legally binding agreements will be used to secure any improvements necessary to infrastructure and utilities network as a result of a development. Such improvements may require financial contributions from developers in line with Policy ND1.

Design of New Development

- 8.23 Since the early 1990s many parts of Hartlepool have undergone major physical transformation as a result of concentrated regeneration work and housing and economic growth. Whilst much of this development has been of high quality and has helped to transform the image of Hartlepool as an industrial town, other developments have not been to such a high standard. This inconsistency has in part reflected the prevailing economic conditions, where development values at times have been marginal, and has in part reflected the fragmented ownerships and developer interests. This has made it difficult to secure high quality design solutions on a comprehensive scale.
- 8.24 Good building design and high quality townscape and landscaping, together with the integration of the local heritage helps create a vibrancy and quality of place, which can instil a sense of pride in the local community and provide a framework for high quality sustainable private investment. There have been some very obvious high profile developments which have produced well designed exemplar schemes including the One Life Centre on Park Road, the remodelling of Hartlepool Sixth Form College and the new Hartlepool College of Further Education, the refurbishment of the Leadbitter Buildings by Cleveland College of Art and Design, the restoration of the former Co-op Central Stores and a range of new housing developments including the innovative volumetric homes at Easington Road.
- 8.25 Conversely the existence of derelict and untidy buildings and sites can have a hugely negative impact on the surrounding area, deterring investment and affecting peoples living environment. The Borough Council has a ongoing commitment to tackling this problem. To date the Council has helped secure the refurbishment and re-use of a number of prominent buildings, including Titan House, the former Co-op Central Stores and Christ Church in the town centre and the Carnegie Building, St Andrews Church and Victoria Buildings at the Headland.
- 8.26 The Council has expressed its commitment to tackling unsightly buildings in the Borough by establishing a working group, drawing up a list of problem buildings, and working with the public and private sector to bring forward solutions for those buildings. Crown House was an unsightly building within the town centre which the Council acquired and demolished and is now developing proposals to redevelop the site as a business incubation centre
- 8.27 Additionally, the Council has for some time been actively pursuing, and where possible, supporting owners of problem buildings and sites in order to secure improvements and new uses. This support has included financial assistance in the form of grants. The Council will continue to do this where resources allow, whilst utilising available planning and compulsory purchase powers where necessary.
- 8.28 The Borough Council will seek to ensure that all new development is carried out to a high standard of design and will work with partner organisations including the Homes and Communities Agency (HCA), English Heritage (EH) and the Commission for Architecture and the Built Environment (CABE) to help achieve this. The Borough Council will look to produce a Design SPD and will prepare design briefs for important sites. Developers will also be encouraged to engage in pre-application discussions to discuss proposals at an early stage.

- 8.29 Development proposals will need to satisfy a set of general design and sustainability requirements the components of which contribute to achieving good quality design. Whilst these requirements will be set out in detail in the Design SPD some of the key principals are highlighted in subsequent paragraphs.
- 8.30 The location and access arrangements of development sites can make important contributions to achieving sustainable communities. Whilst location is largely determined by land availability and allocations within the Plan, new development should be designed to accommodate and encourage access for all by a variety of modes of transport, including sustainable transport methods to key services. On major development sites in particular, well designed schemes should provide good accessibility to local shops and services.
- 8.31 Design and layout of highway networks should be in accordance with appropriate highway design guidance relevant at the time. Transport networks should be designed to minimise conflict between the various users and modes of transport.
- 8.32 The location and provision of infrastructure, including transport, utilities and drainage can assist in creating sustainable communities and ensure that some impacts of climate change such as flooding are considered. All new development should be well served by adequate infrastructure that takes into account the future demands of users.
- 8.33 Inclusion of strategic green infrastructure within the design of the scheme should incorporate accessible pedestrian and cycle links. Green infrastructure should normally be designed to serve a range of functions including supporting and enhancing biodiversity, providing play and incidental open space and where appropriate contribute to flood risk mitigation and sustainable drainage solutions.
- 8.34 Developments should be of a scale and character in keeping with their surrounding and should not have a detrimental effect on the occupiers of adjacent or nearby properties or on the environment generally. Tandem development, where one house is located behind the other sharing the same access or having an access very close to the frontage house, is unlikely to achieve appropriate standards of design, privacy and access and will not be supported by the Council.
- 8.35 The density of development should be appropriate to its location with higher densities more likely to be appropriate around transport hubs, areas with good walking and cycling links and areas served by a range of local facilities such as shops, play parks or green open spaces.
- 8.36 Creating safe environments and reducing crime and the fear of crime are priorities which should be incorporated into the design of schemes. New developments should be designed to reflect these priorities and incorporate secured by design principals, where possible, including adequate street lighting, appropriately located car and cycle parking provision and bus stops and well designed landscaping.
- 8.37 The historic and cultural remains of the Borough are important for educational purposes, for realising our past and cultural heritage and helping the economy within the Borough. New development proposals should consider any archaeological significance that the locality may have, and where possible should

sympathetically preserve or incorporate such remains into the development or provide appropriate interpretation.

- 8.38 Residents and visitors should not be burdened by pollution (noise pollution, dust, fumes or odour) or poor air quality. The siting and design of new developments should have due regard to minimising the impacts of pollution. The presence of any contamination on the land should also be considered, if any contamination is present then remediation measures should be put in place.
- 8.39 New development should have due regard to existing constraints that may be present on site such as, air traffic and radar systems, any overhead cables and high pressure pipelines and flood zones. In addition the statutory consultation zone pertaining to hazardous industries and the nuclear power station can place constraints on development. In this respect statutory consultees play an important role within the planning system and early discussions with statutory consultees is encouraged in order to avoid problems later in the design process.

ND3 : Design of New Development

The Borough Council will seek to ensure developments are of a high quality design. All new developments should be designed to take into account, where relevant, the following:

- 1) The provision of access to a range of transport options, including walking and cycling and access to shops, services and green infrastructure.**
- 2) A density that is reflective of the surrounding area, services and facilities. Higher densities may be acceptable around transport hubs and areas close to a range of facilities.**
- 3) The layout, scale, massing and height, which reflects and enhances the distinctive features and character of the area and improves the environment they are located within.**
- 4) The relationship with existing and proposed neighbouring land uses and the amenity of occupiers of adjoining or nearby properties by way of general disturbance, loss of privacy, visual intrusion and light pollution. Tandem development will not be permitted.**
- 5) The layout and use of materials, ensuring that they do not exacerbate flood risk.**
- 6) The adequacy of infrastructure, including improvements as required to transport infrastructure, cycle ways, the water supply system and the provision of surface and foul main drainage.**
- 7) Be developed in a way that minimises crime and the fear of crime, incorporating Secured by Design standards, as appropriate.**

Policy Continued ...

- 8) The provisions of safe, appropriate and convenient access for all.**
- 9) Highway safety including any traffic calming where appropriate/deemed necessary, the provisions of or improvements to Public Rights of Way and countryside access.**
- 10) The provision of adequate car and cycle parking, servicing arrangements and highway safety provisions in line with the highway design guide and specification guide at the time.**
- 11) The provision of private amenity space commensurate to the size of the development.**
- 12) Biodiversity and geological conservation interest features, and the incorporation of additional biodiversity opportunities, where practical and viable and in accordance with Policy NE2.**
- 13) The effect on wildlife, natural habitats, existing trees, hedgerows, local landscape character and other landscape features, and the incorporation of additional opportunities, including Biodiversity Action Plan habitat, where practical and viable and in accordance with Policy NE2.**
- 14) The historic environment and the heritage assets, including archaeological remains, and their settings.**
- 15) The effects on or impact of general disturbance including noise, vibration, dust, fumes, smell and air quality.**
- 16) The presence of any contaminated land within the site and its appropriate remediation.**
- 17) The location of any high voltage overhead cables and gas, oil, water and other high pressure pipelines.**
- 18) The operation of air traffic and radar systems**
- 19) The requirement to satisfy the relevant planning requirements of statutory consultees applicable at the time.**
- 20) Flexibility to changing needs of residents and by 2013 be in accordance with life time homes standards.**

The Borough Council will produce a Design SPD to guide residential design.

9. HOUSING

- 9.1 In order to grow and prosper as a town and in order to meet existing needs and aspirations of its residents, Hartlepool needs to provide a range of quality and choice of housing where people want to live. The Government's overall ambition is to increase housing supply and has established the principle of a presumption in favour of sustainable development. Within Hartlepool there is a locally identified need for an increase in housing supply to cater, in particular for an increase in household formation of the existing population and to support the economic growth aspirations by providing housing for executives and migrant workers.
- 9.2 The Core Strategy sets out how Hartlepool intends to address this challenge through provision of housing in a variety of locations. Whilst much of this is intended to be provided on brown field sites within the urban area, some green field land has been allocated in order to meet the overall need as set out in the Locational Strategy.
- 9.3 Whilst supply of land is not a specific issue for Hartlepool, the quality of housing in some areas particularly around the edges of the town centre is a matter of concern. Many of these properties, particularly terraced properties, do not meet current day aspirations and are suffering from low demand and poor physical condition. Over recent years the Council has embarked on a selective programme of housing market renewal involving clearance and redevelopment of the worst areas and refurbishment of others. It is intended to continue this programme in future years utilising available resources.
- 9.4 A further issue is the need to address a shortage of affordable housing. Although house prices in Hartlepool are well below the national average there is a recognised shortage of affordable housing in certain areas within the Borough. The Borough Council has in recent years worked proactively with local Registered Providers and other partners to secure additional affordable housing, and the Core Strategy will incorporate policies which seek to ensure that further provision is made.

Planning for Sustainable New Housing Provision

- 9.5 There is an established need for new housing to be provided in the Borough over the next 15 years which is confirmed in the document "*Future Housing Provision in the Borough for the Next 15 Years*". This document has been produced by Hartlepool Borough Council and forms part of the LDF evidence base. This need is primarily driven by:
- An increase in new household formation amongst the existing population;
 - In-migration from adjoining boroughs;
 - The need to retain the young and working age people;
 - Improvements and diversification of the local economy and;
 - The ongoing replacement of obsolete housing stock.
- 9.6 The future housing need in the Borough cannot be met by the existing housing stock and therefore a greater quantity and mix of housing needs to be provided in the future. Over the next five years a large proportion of the additional dwellings could be accommodated on sites which benefit from existing planning permissions and/or are already earmarked for development. There is, however, insufficient capacity in these existing identified housing sites to meet the housing need over the

next 15 years. The Council can not therefore rely solely on these identified sites to deliver housing in the short term let alone the medium to long term. Additional new housing sites, including a large strategic housing site have therefore been identified which can provide a phased housing supply over the next fifteen years with the capacity to make up any potential shortfall and to provide a range and choice of house densities, types and tenures.

Future Housing Provision in the Borough for the Next 15 Years

- 9.7 The previous housing targets established in the Regional Spatial Strategy no longer need to be planned for as the Localism Act has abolished the RSS. The Borough Council has now set its own locally derived future housing provision following a review based on national and local evidence.
- 9.8 The baseline housing provision over the next 15 years takes into consideration the overall ambition of the Government and the additional housing need arising from newly forming households over the next 15 years. The Council's ambition and desire to meet the housing need is tempered to some extent by the current capacity of housebuilders in the Borough and the current weak national and local housing markets in its phasing and overall housing numbers. This ensures that the housing provision advocated, will be achievable and ultimately deliverable over the next 15 years.
- 9.9 Table 4 below provides an indicative phasing of the housing provision over the next 15 years broken down into gross and net additional dwelling requirements.

Table 4: Housing Need Provision Over the Next 15 Years

Year	Gross Additional Dwellings	Planned Demolitions	Net Additional Dwellings
2012/13	325	-40	285
2013/14	325	-40	285
2014/15	325	-40	285
2015/16	325	-40	285
2016/17	325	-40	285
2017/18	370	-40	330
2018/19	370	-40	330
2019/20	370	-40	330
2020/21	370	-40	330
2021/22	370	-40	330
2022/23	385	-40	345
2023/24	385	-40	345
2024/25	385	-40	345
2025/26	385	-40	345
2026/27	385	-40	345
Totals	5,400	-600	4,800

9.10 The provision requires a total of 5,400 new dwellings to be built during the plan period, equating to an average of 360 each year. Taking planned future demolitions and losses into consideration this means a net additional dwelling requirement of 4,800, equating to an average of 320 each year.

9.11 The Borough Council needs to identify and, where appropriate, allocate enough housing land to cater for approximately 5,400 new dwellings over the next 15 years.

Housing Implementation Strategy

9.12 Having established the future housing provision required in the Borough over the next 15 years appropriate housing sites have to be identified to accommodate the new housing growth. The future housing supply, phasing and distribution is detailed and discussed in the document “*Housing Implementation Strategy*” produced by the Borough Council, which also forms part of the LDF evidence base and should be read alongside this document. The following paragraphs summarise the key supporting evidence from this document.

9.13 The Strategic Housing Land Availability Assessment (SHLAA) represents an evaluation of sites throughout the Borough which could potentially be allocated for housing. These include a variety of sites of varying sizes within the urban area and also large strategic sites that have the ability to provide new housing over the next 15 years.

9.14 The SHLAA considered potential housing sites and assessed their suitability, availability and achievability to determine when an identified site could realistically be expected to be developed. Based on this technical information and housing need preferred sites emerged, including:

- An existing “stock” of planning permissions and other suitable urban brownfield sites;
- A strategic South West Extension;
- An extension to Middle Warren;
- Extensions to the existing Wynyrd area and;
- Small sites at Elwick and Hart villages.

9.15 As detailed in the “*Housing Implementation Strategy*” document, the future supply of new housing in the Borough will come from a variety of sources phased over the next 15 years. Table 5 sets out how the future housing supply will be distributed across the Borough.

9.16 The approximate 2,400 total dwelling capacity identified for the existing urban area is estimated through an assessment of existing planning permissions and typical housing densities on sites where housing would be considered suitable. The approximate 3,000 total dwelling capacity for the newly identified greenfield sites is estimated through consideration of typical housing densities in adjacent or nearby residential areas. These densities also reflect the Council's desire to raise the standard and quality of the residential environment as set out in other policies within the Core Strategy. Bearing this in mind each individual site has a tailored maximum dwellings per hectare threshold which equates to a maximum dwelling provision on each site. Although individual sites differ, reflecting their location and the type of housing expected to be provided on the site, the overall average density is approximately 25 dwellings per hectare.

Table 5: Future Housing Supply over the Next 15 Years

Housing Site Source	Maximum Additional Dwellings	Land Type	%
Existing Urban Area			
Existing Planning Permissions	1,269	Mixed	23%
Identified Urban Sites	1,123	Brownfield	21%
Existing Urban Area Sub Total	2,392	Brownfield	44%
Urban Edge Extensions			
South West Extension	2,500	Greenfield	46%
North West Extension	150	Greenfield	3%
Urban Edge Extensions Sub Total	2,650	Greenfield	49%
Wynyrd Extension			
Wynyrd Park	200	Greenfield	4%
Wynyrd Woods West	100	Greenfield	2%
Wynyrd Extension Sub Total	300	Greenfield	6%
Villages			
Elwick	25	Greenfield	<1%
Hart	15	Greenfield	<1%
Villages Sub Total	40	Greenfield	1%
Total Dwelling Delivery	5,382		

- 9.17 Table 6 and Graph 1 provide an indicative phasing matrix which illustrates how the housing sites could be phased and delivered over the next 15 years. It is anticipated that the majority of the new housing in first 5 years is expected to be delivered through existing planning permissions and sites identified in the SHLAA as being deliverable within five years. These sites will be focussed within the urban area and the majority will be on previously developed land.
- 9.18 The South West Extension is of strategic importance for the future delivery of housing in the Borough over the next 15 years. Significant infrastructure works, including a new access to the A689, utilities and services will be required and will be supported by the housing development. The development of this strategic site will be guided by a master plan. An early start, within the first 5 years, is anticipated in order that the scheme can be delivered in a coordinated manner across the plan period.
- 9.19 For the second and third 5 year periods the bulk of delivery is expected to switch to strategic sites on the edge of the urban area which will be predominantly on greenfield sites; however it is anticipated that some urban sites will contribute to the delivery. The Borough Council will continually monitor the delivery of housing over the plan period. If insufficient additional housing delivery is achieved over the plan

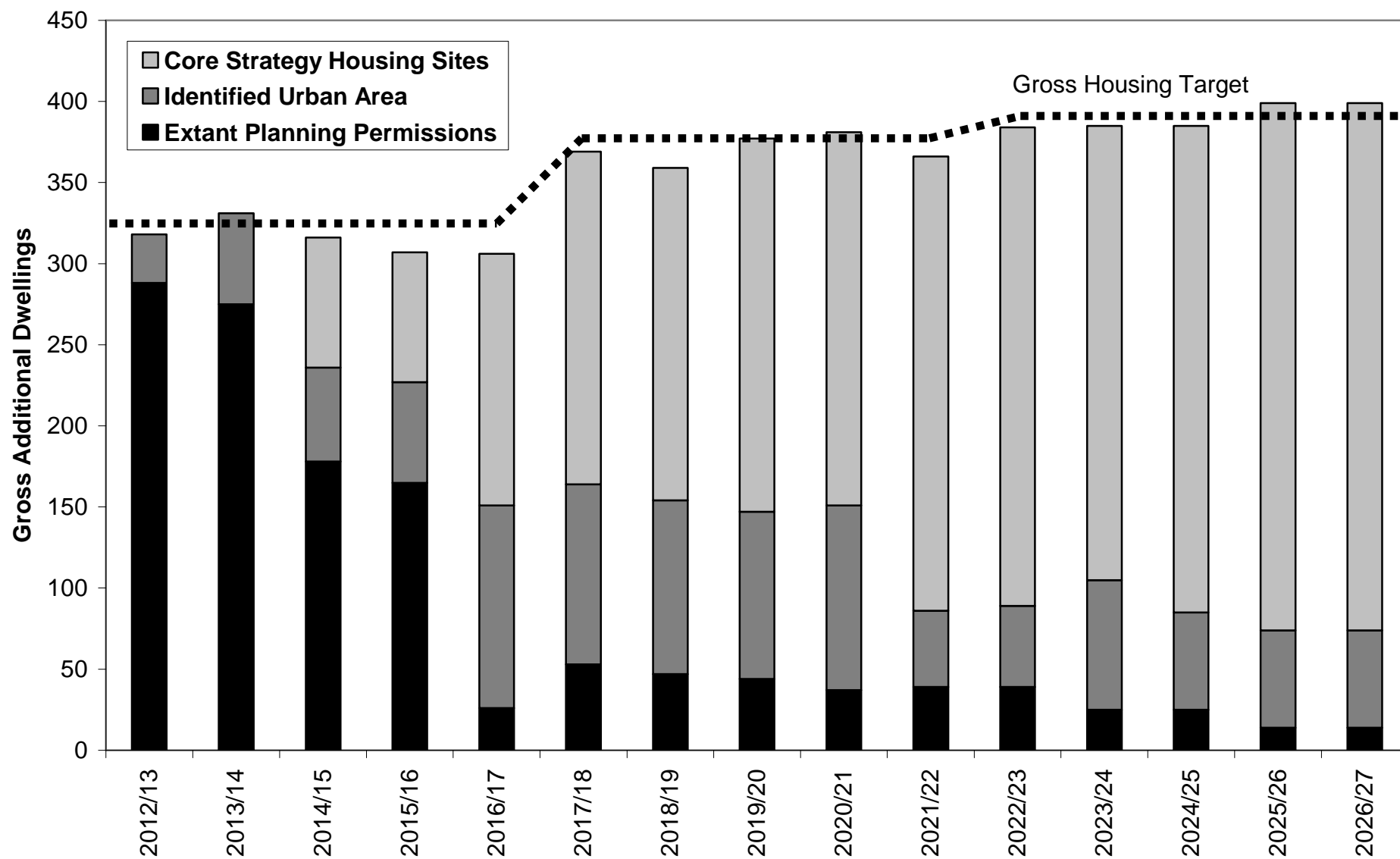
period this may trigger a review of the housing policies contained in Core Strategy and review of the housing sites identified in this plan.



Table 6: Indicative Phasing of Housing Sites over the Next 15 Years

	Housing Delivery Source	2012/13	2013/14	2014/15	2015/16	2016/16	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27
Existing Urban Area	Extant Planning Permissions	288	275	178	165	26	53	47	44	37	39	39	25	25	14	14
	Identified Urban Area	30	56	58	62	125	111	107	103	114	47	50	80	60	60	60
Urban Edge Extension	South West Extension			50	50	100	150	150	175	175	225	225	250	300	325	325
	North West Extension						25	25	25	25	25	25				
Wynyard Extension	Wynyard Park			20	20	20	20	20	20	20	20	20	20			
	Wynyard Woods West			10	10	10	10	10	10	10	10	10	10			
Villages	Elwick					25										
	Hart											15				
Annual Gross Delivery		318	331	316	307	306	369	359	377	381	366	384	385	385	399	399

Graph 1: Indicative Phasing Trajectory of Housing Sites over the Next 15 Years



- 9.20 The Borough Council will not seek to control housing delivery through policies in the Core Strategy according to the timetables illustrated in Table 6 and Graph 1; each housing site identified will deliver according to the housing market at the time.
- 9.21 Table 7 illustrates how the above phasing scenario is split between brownfield and greenfield land. In the short term it is anticipated that brownfield development will be well in excess of 60%; however as more of the strategic housing sites develop the brownfield contribution will be reduced. In the last 5 years of the plan as brownfield sites are developed out it is anticipated that brownfield delivery will be below 20%. The average delivery over the next 15 years would equate to approximately 40% on brownfield land.

Table 7: Indicative Phased delivery on Brownfield Land

	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27
Greenfield	87	38	131	134	197	205	240	252	255	280	295	280	300	325	325
Brownfield	231	293	185	173	109	164	119	125	126	86	89	105	85	74	74
% Brownfield	73	89	59	56	36	44	33	33	33	23	23	27	22	19	19



HSG1: New Housing Provision

The Borough Council will seek to ensure that new housing provision in the Borough will be delivered through housing sites that have already been identified in the urban area, newly identified sites on the edge of the urban area and villages and elsewhere in the Borough in accordance with policies LS1, CC1, ND3 and HSG4. All sites are available, suitable and achievable and are illustrated below:

Existing Urban Area	Approximate Dwelling Provision
Extant Residential Planning Permissions	1,270
Identified Urban Area	1,125
Total New Provision	2,400

Edge of Urban Area	Maximum Dwelling Provision
South West Extension	2,500
North West Extension	150
Wynyard Park	200
Wynyard Woods	100
Elwick Village	25
Hart Village	15
Total New Provision	3,000

New housing provision in the Borough will be phased and delivered over the next 15 years as summarised in the trajectory below, working towards meeting the overall brownfield development target of 40%:

Years	Gross Annual Additional Dwellings	Estimated Annual Demolitions	Net Annual Additional Dwellings	Brownfield Development Target
2012 – 2017	325	-40	285	70%
2017 – 2022	370	-40	330	30%
2022 – 2027	385	-40	345	15%

Specific site requirements will be detailed in additional SPDs and/or master plans.

The South West Extension

- 9.22 The South West Extension is the strategic housing site within the Borough, delivering the majority of the new planned housing over the next 15 years. Significant infrastructure works, including a new access onto the A689, new interconnecting roads, cycleways and footpaths, utilities and services are required for the development to start in the short term and delivery is expected to start within the first 5 years in order to ensure that housing delivery occurs and continues to deliver over the Plan period. The development of the site will be supported by a masterplan which will guide the development of the scheme and set out in detail the main components of the scheme.
- 9.23 The South West Extension will offer a broad housing mix of types and tenure that will cater for a general Borough-wide housing need. The approximate 2,500 total dwelling capacity for the site takes account of densities of adjoining and nearby residential areas of the Fens and Owton Manor and the Council's desire to create a high quality exemplar residential environment. Although individual sites differ the overall average density is approximately 25 dwellings per hectare.
- 9.24 The South West Extension will incorporate appropriate facilities that will meet the needs of local and Borough wide residents. Local Centres, including education provision, retail provision, health facilities and leisure facilities that meet the local needs, will be required as part of the South West Extension. As well as the incidental open space provided as part of the exemplar residential environment, a multifunctional strategic green wedge will be created and managed in the future as part of the South West Extension. The green wedge will incorporate recreation, leisure, biodiversity and flood mitigation features which benefit the existing local residential area and also the newly created residential areas. Details of these provisions including specific boundaries and treatments to the green wedge, strategic buffers and housing sites will be set out in the master plan.



View from Greatham of the South West Extension Site

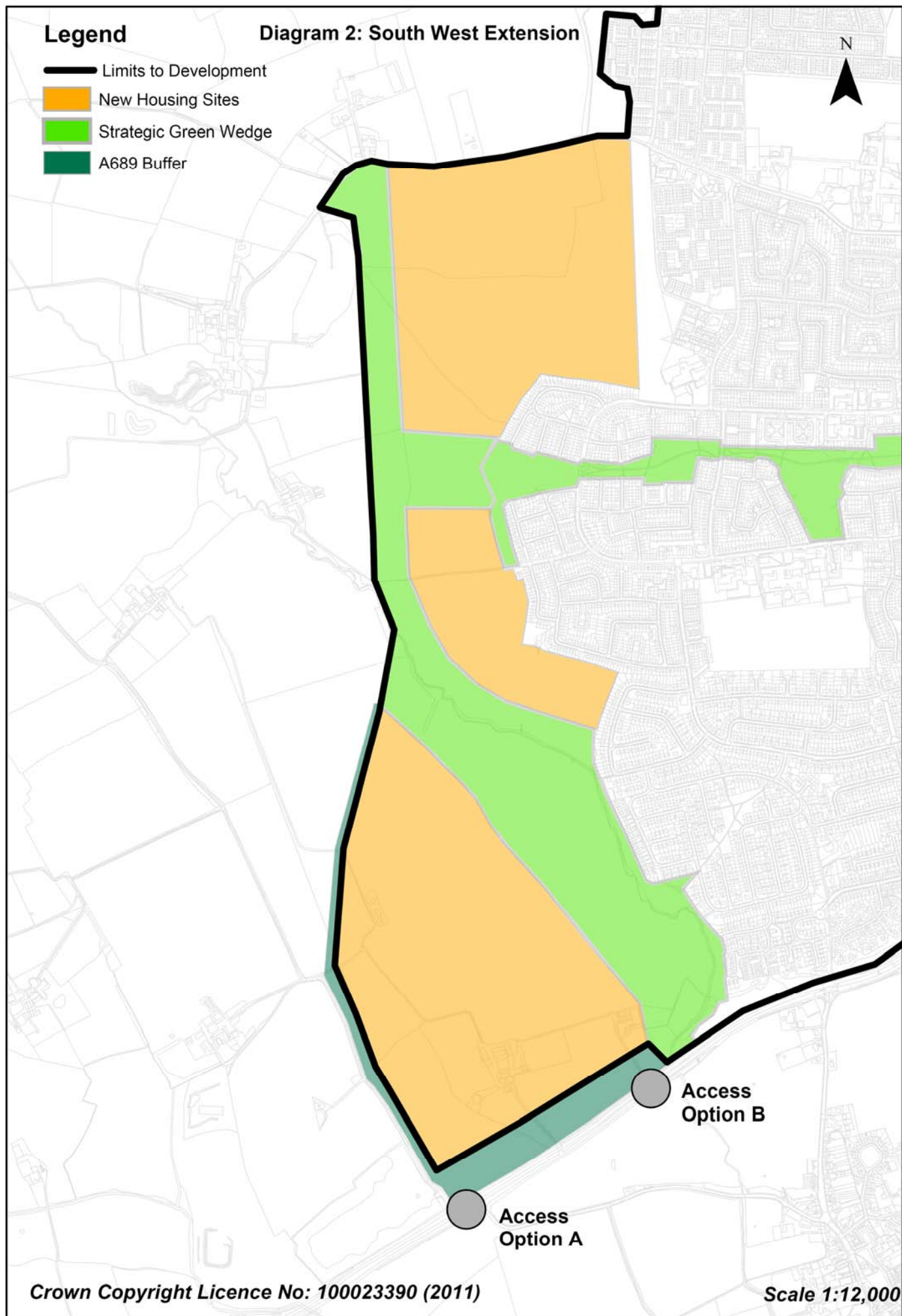
HSG2: The South West Extension Strategic Housing Site

The Borough Council will ensure that the South West Extension identified in policy HSG1, with the site boundaries and infrastructure defined on Diagram 2, and covering approximately 145 hectares, will be phased over the plan period and will be developed in strict accordance with the following criteria.

- 1) No more than 100ha of land will be developed for new housing and associated infrastructure including Community Facilities and Transport Access;**
- 2) Approximately 2,500 dwellings will be developed on the site.**
- 3) Land will be set aside and allocated, within the 100ha of housing land, for the following neighbourhood facilities:**
 - Education provision in accordance with policy ND2, and;**
 - Local Centre(s) including retail provision to meet the local needs, health facilities, leisure facilities and any other community needs.**
- 4) An access road through the site connecting the A689 and Brierton Lane with appropriate vehicular, pedestrian and cycle linkages to the adjoining urban area will be provided.**
- 5) Approximately 45ha of multifunctional green infrastructure including formal and informal leisure and recreational facilities will be allocated, developed and managed as a strategic green wedge, as defined by the site boundaries and in accordance with policy NE1.**
- 6) A landscape buffer, as defined by the site boundaries on Diagram 2 will be created between the site and the A689, Dalton Back Lane and the rural fringe.**

Notwithstanding the above criteria, any development on the site must be in accordance with policies ND1, HSG5, CC1, CC2 and ND3.

Specific site requirements, including design, access arrangements and development phasing will be detailed in the masterplan and secured through planning conditions and legal agreements.



New Dwellings Outside of Development Limits

- 9.25 Most of the land in the Borough which falls outside of development limits can be characterised as being “countryside”. Therefore most dwellings proposed outside of the development limits will be, by definition: development in the countryside.
- 9.26 The Core Strategy allocates sufficient land within the development limits to accommodate the anticipated housing need over the next 15 years; therefore there will be no need for additional dwellings to be provided outside of the development limits. Bearing this in mind, the need for new additional dwellings outside of development limits will need to be given special and detailed consideration prior to planning permission being granted.
- 9.27 The Borough Council will seek to control the development of new dwellings outside of development limits. As a result, new houses outside of the development limits will require special justification for planning permission to be granted. Occupancy conditions will be imposed where justified on permissions for agricultural dwellings, and will not be removed without realistic assessment of needs.



Residential Development in the Rural Area

HSG3: New Dwellings Outside of Development Limits

The Borough Council will ensure that new dwellings outside of development limits will not be permitted unless it can be demonstrated that:

- 1) There is a clearly established functional need and that they are essential for a full time rural worker(s) to live permanently at or near their place of agricultural, forestry or other rural based enterprise considered acceptable by the Borough Council, and;**
- 2) The agricultural, forestry or other rural based enterprise considered acceptable by the Borough Council has been established for at least three years, has been profitable for at least one of them, is currently financially sound and has a clear prospect of remaining so, and;**
- 3) The need could not be met by another existing dwelling nearby, and;**
- 4) The dwelling(s) proposed is of a size commensurate with the size/value of the agricultural or forestry business it is supporting.**
- 5) Proposals are in accordance with policies ND2, ND3 and NE2.**

Notwithstanding the above criteria, in exceptional circumstances, new dwellings outside of development limits may be permitted where the design:

- 6) Is truly outstanding, groundbreaking and innovative, for example in its use of materials, methods of construction or its contribution to protecting and enhancing the environment, and;**
- 7) Reflects the highest standards in architecture, and;**
- 8) Significantly enhances the immediate setting, and;**
- 9) Is sensitive to the defining characteristics of the local area, and;**
- 10) Is an exemplar of sustainable construction.**

Proposals for replacement dwellings outside of development limits will only be approved where:

The existing dwelling no longer meets modern standards and is incapable of economic repair or adaption, and the scale of the proposed development is similar to original and the form, scale, massing and general design is such to minimise visual intrusion.

Housing Mix

- 9.28 Balancing the supply and demand of housing to meet local aspirations is a key element of the Sustainable Community Strategy and the Hartlepool Housing Strategy. There are several sources of information that form the evidence base for current and future housing need. Analysing this evidence enables the Borough Council to reach a future requirement framework of housing mix on all new developments.

Tees Valley Strategic Housing Market Assessment 2012 (TVSHMA)

- 9.29 Previous Strategic Housing Market Assessments (SHMAs) have been completed at a local level in 2007 and at the Tees Valley level in 2009, previous to the most recent Tees Valley assessment being completed in 2012. All previous SHMAs identified an imbalance of house types in the Borough; with a strong demand for semi detached houses, detached houses and bungalows and less demand for terraced houses and apartments. The 2012 TVSHMA, made the following observations of the current housing market in the Borough:

- There is a need and demand for more private housing across the Borough.
- Dwelling types in most demand are 3 and 4 bedroom houses.
- Strong unmet demand for detached houses.
- Strong unmet demand for bungalows.

Continuing Monitoring

- 9.30 The Borough Council continually monitors housing planning permissions, starts and completions which provide an accurate overview of the future housing supply at any given time. The following information is pertinent to the issue of current and future housing mix:

- There are in excess of 1,000 extant planning permissions that are assessed as being deliverable over the plan period; nearly 50% are for apartments, mainly located at the Marina.
- Of the deliverable planning permissions in the Borough only 2% are for bungalows.

- 9.31 Table 8 below illustrates the current housing stock mix in the Borough.

Table 8: Housing Stock Mix in the Borough

House Type	Housing Stock (2007)	Housing Stock % (2007)
Detached House	5,616	14.3%
Semi Detached House	11,506	29.3%
Terraced House	14,530	37%
Bungalow	3,495	8.9%
Apartments	3,848	9.8%
Other	275	0.7%

- 9.32 Table 8 indicates that there is a comparative oversupply of terraced houses and a relative undersupply of detached houses and bungalows in the Borough compared to the other house types. The current extant planning permissions are heavily weighted in the provision of apartments and there is, again, an under provision of bungalows.
- 9.33 Evidence suggests that there is a substantial under-representation of executive housing in the housing stock in the Borough. It is estimated that less than 4% of the housing stock in the Borough can be classified as being executive in nature. The *Executive Housing Need* document, which is part of the LDF evidence base demonstrates a sub-regional and local need for executive housing.

Future Housing Need

- 9.34 As demonstrated by the evidence of need in the SHMAs and continuing monitoring the current commitments in planning permissions would not on their own provide an appropriate housing mix to meet the needs of the Borough. Any future strategic housing provision must seek to balance these needs with an appropriate mix of house types and tenures in diverse locations. As previously stated the future housing need is for a full range of house types, with a specific emphasis on family homes and elderly person's accommodation, incorporating bungalows. The main proposed future housing types required to meet the future housing need are defined in table 9:

Table 9: Housing Mix Definitions

House Mix Type	Description
Executive Housing	Of high quality design; Be predominantly detached dwellings; Having 4 or more bedrooms; Set in generous grounds; In an attractive setting, and; The overall development is of a low density no greater than 10 dwellings per hectare.
Full Range of House Types	A genuine mix of housing that caters for the overall housing need. This will include affordable dwellings, starter homes, family dwellings, elderly persons housing and executive dwellings.

- 9.35 Whilst Table 9 provides the overall criteria for housing mix it may be acceptable for some minor variations within the overall development particularly on larger schemes.
- 9.36 The Borough Council's will seek to create sustainable residential communities, throughout the Borough by providing a mix and balance of good quality housing of all types in line with the evidence from the SHMAs and ongoing monitoring. To do this the Borough Council will seek to control the future supply of apartments and increase the provision of family homes, bungalows, elderly person's accommodation and executive houses in the Borough.

HSG4: Overall Housing Mix

The Borough Council will ensure that all new housing and/or the redevelopment of existing housing areas will be required to contribute to achieving an overall balanced housing stock that meets local needs and aspirations, both now and in the future. Proposals that do not reflect this need will not be permitted.

Given the current oversupply of apartments, there will be a general presumption against the development of further apartments, unless they cater for an identified need and/or help support regeneration objectives.

New housing provision identified in policy HSG1, below and on Diagram 1 will be required to deliver a suitable range and mix of house types which are appropriate to their locations and local needs as follows:

New Housing Site	House Type Required
South West Extension	Full Range of House Types
North West Extension	Full Range of House Types
Wynyard Park	Executive
Wynyard Woods	Executive
Elwick Village	Full Range of House Types
Hart Village	Full Range of House Types

Specific site requirements may be detailed in additional SPDs and/or master plans.



Affordable Housing Provision

- 9.37 Affordable housing is housing designed for those whose income generally denies them the opportunity to purchase houses on the open market. Affordable housing should meet the needs of eligible households including availability at a cost low enough for them to afford, determined with regard to local incomes and local house prices. Affordable housing must include provision for the dwelling to remain at an affordable price for future eligible households. Affordable housing in Hartlepool can be delivered in three ways, as detailed in table 10.

Table 10: Affordable Housing Definitions

Affordable House Type	Description
Social Rent	Rented housing owned and managed by Registered Providers, for which guideline target rents are determined through the national rent regime.
Affordable Rent	The same characteristics as social rented housing except that it is outside the national rent regime, but is subject to other rent controls that require it to be offered to eligible households at a rent of up to 80% of local market rents.
Intermediate	Housing which is part owned and rented by Registered Providers to the tenant. This can take the form of Shared Ownership or Equity Share schemes.

- 9.38 Affordable housing can be delivered either as a 100% affordable development or as part of a private market housing development where a smaller percentage of the overall dwellings are affordable in tenure and the majority are private.
- 9.39 In the future it may be difficult to secure grant funding for subsidised 100% affordable housing and as a result other mechanisms need to be utilised to secure ongoing affordable housing provision. Securing affordable housing as part of private residential developments provides perhaps the most realistic way of securing new affordable housing developments in the future.

Hartlepool Strategic Housing Market Assessment 2007

- 9.40 The assessment concluded that market demand was exceeding supply in most areas and that a degree of pressure in the current housing market was a result of considerable uplift in house prices across the Borough over the past five years. A shortfall of affordable units was identified, this affordable need was heightened by the limited capacity of the social rented sector with low vacancy rates and a healthy waiting list. The report suggested a target for affordable housing on new developments of 30%.

Tees Valley Strategic Housing Market Assessment 2009

- 9.41 The assessment supported the affordable housing need identified within the Hartlepool SHMA. In addition to this it suggested a 10 to 20% affordable housing requirement for housing developments across the Tees Valley. The 10 to 20% was viewed as an achievable and reasonable figure across the Tees Valley.

Tees Valley Strategic Housing Market Assessment 2012 (TVSHMA)

- 9.42 Previous SHMAs identified an affordable housing need in the Borough with annual delivery targets of 30% and 20%. The 2012 TVSHMA continues to identify areas of affordable housing need in the Borough however the assessment advocates an overall target of 10%. The 10% target reflects the changes to the current housing market and that housing is becoming more affordable in the Borough.

Hartlepool Affordable Housing Economic Viability Assessment (2009)

- 9.43 Although the evidence identifies a significant level of affordable housing need, the Council appreciates that providing an element of affordable housing as part of private development affects the economic viability of schemes. Bearing this in mind it is necessary to ensure that affordable housing is provided at a level that is economically viable and does not prevent development from taking place.
- 9.44 To provide guidance in assessing site viability the Council commissioned an Affordable Housing Economic Viability Assessment which assessed the viability of a range of sites across the Borough. The results of the economic viability assessment show that in current market conditions the development of residential property is generally economically unviable, regardless of affordable housing. The results suggest that any policy put in place will need to be flexible and perhaps have built in trigger points or similar mechanisms which enable more affordable housing to be delivered as market conditions improve.
- 9.45 The assessment states that setting a policy at 0% based on the results of the baseline analysis would be unsustainable across the course of the Plan period and will not meet the identified housing need of people across the Borough. In order to ensure that any future developments are viable and not stifled by an onerous affordable housing requirement, the policy should be flexible enough to have regard to prevailing market conditions. This method will allow both for the maximisation of affordable housing on site and the viability of schemes aiding delivery in the long term.
- 9.46 The assessment shows that on the sites assessed, in certain market conditions, schemes including 10% affordable housing are likely to be viable. The Council wishes to maximise the number of affordable homes delivered across the Borough in support of its aim to create sustainable residential communities. Securing affordable housing as part of economically viable private residential developments provides the most realistic way of securing new affordable housing developments in the future therefore a policy which builds in both some certainty for landowners and developers and flexibility to account for differing market conditions and allows for the establishment of viability on a scheme by scheme basis would be the best way of meeting this role.
- 9.47 The Borough Council will seek, on all residential developments of 15 dwellings or more, an affordable housing requirement to be delivered as part of the development. It is expected that all new affordable housing provision will be delivered on-site and where appropriate be pepperpotted. However in certain circumstances it will be acceptable for provision to be made off-site. Where off-site provision is deemed acceptable a commuted sum mechanism could be used. The established process as to how an appropriate commuted sum is calculated is detailed in appendix 12.

HSG5: Affordable Housing Provision

The Borough Council will ensure that affordable housing will be required on all applications or proposals for residential developments that consist of a gross addition of 15 dwellings or more. These include residential new build, renewal of lapsed unimplemented planning permissions, changes of use and conversions.

An affordable housing target of 10% will be required on all sites. The affordable provision and tenure and mix will be negotiated on a site-by-site basis, having regard to the economic viability of the development and the most up-to-date evidence of housing need, aspiration and the local housing market.

It is expected that affordable housing will be delivered through on-site provision and where appropriate, be pepperpotted. However in certain circumstances it will be acceptable for provision to be made off-site, where:

- **Applicants can provide sound, robust evidence why the affordable housing cannot be incorporated on-site, and/or**
- **The Borough Council is satisfied that off site provision or a commuted sum will benefit the wider housing regeneration agenda in the Borough.**

Unless in exceptional circumstances all affordable units will be delivered in partnership with a Registered Provider by means of a Legal Agreement, and appropriate provision to secure long term availability.



New Affordable Housing at Trinity Square

Housing Market Renewal

- 9.48 In some parts of the town there are concentrations of housing where there is an imbalance between supply and demand. This housing market failure, or weakness, manifests itself in a number of ways including: significantly lower than average house prices; concentrations of vacant/void properties; housing demand dominated by investors and private landlords; absence of owner-occupiers (including first-time buyers) and anti-social behavior.
- 9.49 The Council recognises that a holistic approach is required to tackle the problems of low demand and abandonment and redress this imbalance. Over recent years the Council and its partners have embarked on a housing market renewal programme which has sought to clear and redevelop the worst affected areas and refurbish other adjacent areas through a combination of physical improvements to buildings and the surrounding environment, improved management such as landlord accreditation and community support measures. The housing clearance programme has been backed up by studies and consultation which helped identify the worst affected areas and with a mix of public and private sector funding supported by the use of Compulsory Purchase procedures where required, significant progress has been made.
- 9.50 The Council acknowledges that housing clearance is not the only tool for addressing housing market failure and with restricted budgets there will be less opportunity particularly in the short term to fund such interventions. The Council's Housing Strategy establishes a broad plan of action to tackle the various housing issues in the town involving working with key partners and service providers active in the Borough. The Housing Strategy document identifies the specific areas in the town where existing and future housing regeneration will be required; specific locations are not identified in the Core Strategy.
- 9.51 The Borough Council will seek to improve the existing housing stock in the Borough through tackling the established problems of low demand, housing market failure and weakness and increasing vacancy in the Borough in areas identified in the Council's Housing Strategy.

HSG6: Housing Market Renewal

The Borough Council will seek to tackle the problem of the imbalance of supply and demand in the existing housing stock through co-ordinated programmes including Housing Market Renewal.

Priority will be given to the housing regeneration areas in central Hartlepool identified in the Hartlepool Housing Strategy.

Extensions to Existing Dwellings

- 9.52 Many householders in seeking to acquire more living space and additional facilities choose to extend their existing homes rather than move to a new house. If, however, extensions are inappropriately designed they can cause problems for immediate neighbours in terms of loss of privacy and overlooking. They can also affect the amenities of the wider area, particularly where there may be a proliferation of extensions concentrated in small areas, or where a terracing effect is being created by the erection of side extensions to semi-detached or detached dwellings.
- 9.53 The Borough Council will seek to control inappropriate proposals for residential extensions in order to ensure that the residential amenity of neighbours and the wider area is not compromised.

HSG7: Extensions to Existing Dwellings

The Borough Council will ensure that proposals for extensions to existing dwellings will only be permitted where it can be demonstrated that development:

- 1) Is of a size, design and uses materials that are sympathetic to the exiting dwelling, and;**
- 2) Does not adversely affect the character of the surrounding residential area, and;**
- 3) Does not significantly affect the amenities of the occupiers of adjacent or nearby properties through overlooking, overshadowing or by creating a poor outlook, and;**
- 4) Does not deny the existing and future occupiers of the dwelling to be extended, reasonable outdoor space for normal domestic needs or adequate parking space within the curtilage, and;**
- 5) Does not obstruct visibility for pedestrians or drivers of motor vehicles or otherwise prejudice road safety.**

The Borough Council will produce a Design SPD to guide residential design.

Residential Annexes

- 9.54 The accommodation needs of families can change over time and there is often a desire for accommodation for relatives to be provided adjoining the main family home. Usually this is in the form of an extension to the property, but sometimes a separate structure within the curtilage of the property can be converted, or very rarely, a new building erected in the curtilage of the property.
- 9.55 The Borough Council will seek to control inappropriate proposals for residential annexes in order to ensure that the residential amenity of neighbours and the wider area is not compromised. It is important to ensure that all residential annexes, especially those where separate accommodation is provided are capable of being incorporated back into the extended dwelling. The Borough Council will seek to control residential annexes that have the potential to be used as a separate dwelling in the future.

HSG8: Residential Annexes

The Borough Council will ensure that proposals for residential annexes will only be permitted where they are in accordance with HSG7, designed so that it will serve an ancillary function to the existing dwelling, and it can be demonstrated that development can be incorporated into the existing dwelling when no longer required

Where it is demonstrated that a residential extension cannot be effectively achieved for design reasons, conversion of an outbuilding, or in exceptional circumstances a new building will only be permitted where development is:

- 1) Of a satisfactory scale, location and design in relation to the existing dwelling, its curtilage and surrounding properties, and;**
- 2) It is designed so that it will serve an ancillary function to the existing dwelling and is not of a form that would encourage its occupation as a separate dwelling when no longer required.**

For all residential annexes planning conditions or legal agreement (as appropriate) will be applied that bind the occupation of the accommodation provided to the occupation of the host dwelling.

The Borough Council will produce a Design SPD to guide residential design.

10. STRENGTHENING THE LOCAL ECONOMY

- 10.1 The Borough Council is committed to supporting the growth of its local economy, improving global competitiveness and developing local enterprise in order to improve the prosperity and sustainability of Hartlepool and to provide jobs for local people. The Borough Council will continue to adopt positive approaches and policies that promote economic growth and attract investment. This will involve a range of measures including the provision of business advice and support, pursuing opportunities to secure financial incentives, promoting workforce training programmes, physical regeneration activities, providing appropriate housing accommodation, providing a high quality environment and a range and choice of employment sites.
- 10.2 Significant strides have been made over recent years towards diversifying the town's economic base particularly through the development of the marina, and growth in tourism related activities, finance and business services, public administration/other services and to a lesser extent distribution, warehousing and hotels. The development of a business incubation strategy has also facilitated a growth in new and indigenous businesses. Although there has been a reduced dependence on the manufacturing sector from 29.6% in 1996 to 15.3% by 2008 (Office of National Statistics) the manufacturing sector still represents an important element in the local economy and offers opportunities for growth as the sector moves towards low carbon processes.
- 10.3 Reducing reliance on the public sector and increasing private sector employment together with emerging opportunities for major investment in the offshore wind, renewable energy and renewable/ eco-industries sector will impact further on the structure of the town's economy and associated land requirements.
- 10.4 In March 2011 the Government announced that the Tees Valley is one of 12 areas to benefit from Enterprise Zone status. The purpose of the Enterprise Zones is to stimulate business and job growth in the private sector by concentrating on the opportunities offered by the potential growth sectors of the local economy. This will be achieved through a combination of financial incentives to businesses that locate or develop within the designated areas and through the introduction of simplified planning processes. The Tees Valley scheme includes three locations within Hartlepool: parts of Queen's Meadow, parts of the port estate at Victoria Harbour and Oakesway Business Park. The financial incentives will be specific to each area and will either on the basis of business rate relief or enhanced capital allowance on plant and machinery. These incentives will be time limited. The simplified planning regimes will also be time limited and the details of these will be set out in Local Development Orders for each individual site. Development within these Zones will be expected to be in compliance with the policy requirements of the Core Strategy.
- 10.5 The Core Strategy seeks to provide a broad range and choice of employment land in the right locations in order to promote a diverse, strong, stable and productive economy that aims to bring jobs and prosperity for all. Strategic sites such as Wynyard, North Burn and Queens Meadow will underpin future economic growth in the Borough through the provision of modern, high quality business premises. The Port, Oakesway and parts of the Southern Business Zone offer major opportunities to support offshore manufacturing, low carbon industries and supply chain businesses. The identification by the Government of Hartlepool as one of eight

potentially suitable sites for a new nuclear power station and the designation of three sites within the Borough as Enterprise Zones will also offer significant future employment and business growth opportunities.

- 10.6 An important contribution to economic growth can also be achieved through increasing business start-up rates and expanding the business stock; attracting more high value businesses and moving existing businesses up the value chain. Within Hartlepool, increasing value is being pursued through the development of knowledge driven businesses, cultural industries and the digital economy. The promotion of the town centre Innovation and Skills Quarter in association with the local further and higher education establishments will encourage growth of creative and digital industries and help reinforce the town centre economy.
- 10.7 The strategic policy framework for the employment policies is established in a number of strategy documents, primarily:
- Regional Economic Strategy (2006-16)
 - Employment Land Review (ELR) (2008)
 - North and South Tees Industrial Development Framework (2009)
 - Tees Valley Minerals & Waste Core Strategy (2011)
 - Southern Business Zone Study (2008)
 - Local Economic Impact Scenarios Arising from Decommissioning and Potential New Build of Hartlepool Nuclear Power Station (2000)
 - Hartlepool Central Investment Framework (2008)
- 10.8 The Employment Land Review highlighted an oversupply of employment land in terms of gross hectares but acknowledged that a significant proportion of this land is held as expansion space for existing specialist industries in locations which are unsuitable for other non-employment uses. Some sites have, however, been deallocated from employment use, in particular the industrial sites at Golden Flatts, Century Park (Former RHM Site) and Brenda Road East (southern part) comprising a total area of approximately 38 hectares.
- 10.9 Most of the employment land is located towards the south of the Borough, within the Southern Business Zone and at Wynyard and North Burn, although there are important sites to the north of the town centre at the Port and Oakesway Business Park. Overall these allocations provide a diverse range and mix of sites in terms of location, size and quality and provide opportunities for consolidation and expansion of existing and development of new businesses.
- 10.10 Reflecting the broad range of uses and respective businesses, the Core Strategy identifies the following categories and locations of employment land in the Borough (Diagram 3):
- Prestige Employment Site close to the A19 corridor (Wynyard Business Park),
 - Higher Quality Business Parks (North Burn and Queens Meadow),
 - General industrial and business sites within the Southern Business Zone and Oakesway,
 - Specialist port-related, offshore energy and renewable energy manufacture and supply chain uses (Victoria Harbour)

- Specialist industrial sites retained for chemical and potentially polluting & hazardous industry
- A safeguarded site for a potential new nuclear power station.

10.11 A strong local economy is vital to improving living standards and quality of life for local people. The Borough Council is committed to supporting the growth of its local economy, improving global competitiveness and developing local enterprise in order to improve the prosperity and sustainability of Hartlepool. By widening its economic base the Borough will continue to increase the number and quality of jobs for its residents across all sectors and increase wage levels. The Core Strategy seeks to provide a broad range and choice of employment land at the right locations in order to promote a diverse, strong, stable and productive economy that aims to bring jobs and prosperity for all.

10.12 Towards these objectives Hartlepool stands to benefit from encouraging investment in the expanding green economy sector. The Economic Strategy for the Tees Valley prioritises the need to drive the transition from a high value, high carbon economy to a high value, low carbon economy focussed on the reduction of the carbon footprint of existing industries and promoting growth of a sustainable green economy.

10.13 A green economy is one that is based on the principles of sustainable development and it can result in improved human well-being and social equity while significantly reducing environmental risks and ecological scarcities (United Nations Environmental Programme, 2010). The green economy approach has recently been applauded as one major way of tackling or mitigating against climate change effects through adopting greener, cleaner ways of running certain activities such pollution and resources management.

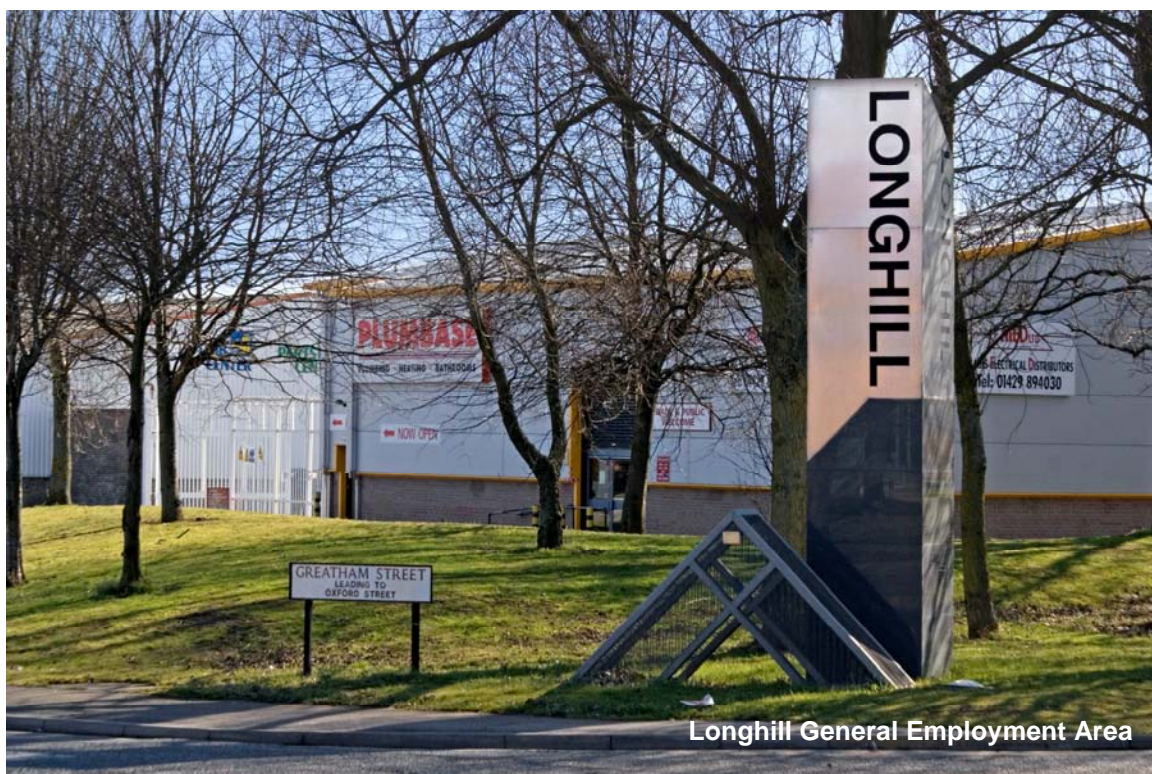
10.14 The green economy can be broadly defined and ranges from processes involving waste management and treatment including reclamation and re-use to highly technical environmental research, process management or manufacturing processes. The recent trend in the growth of eco-industries within the EU indicates that more businesses are gradually adopting the green economy approach in running their businesses.

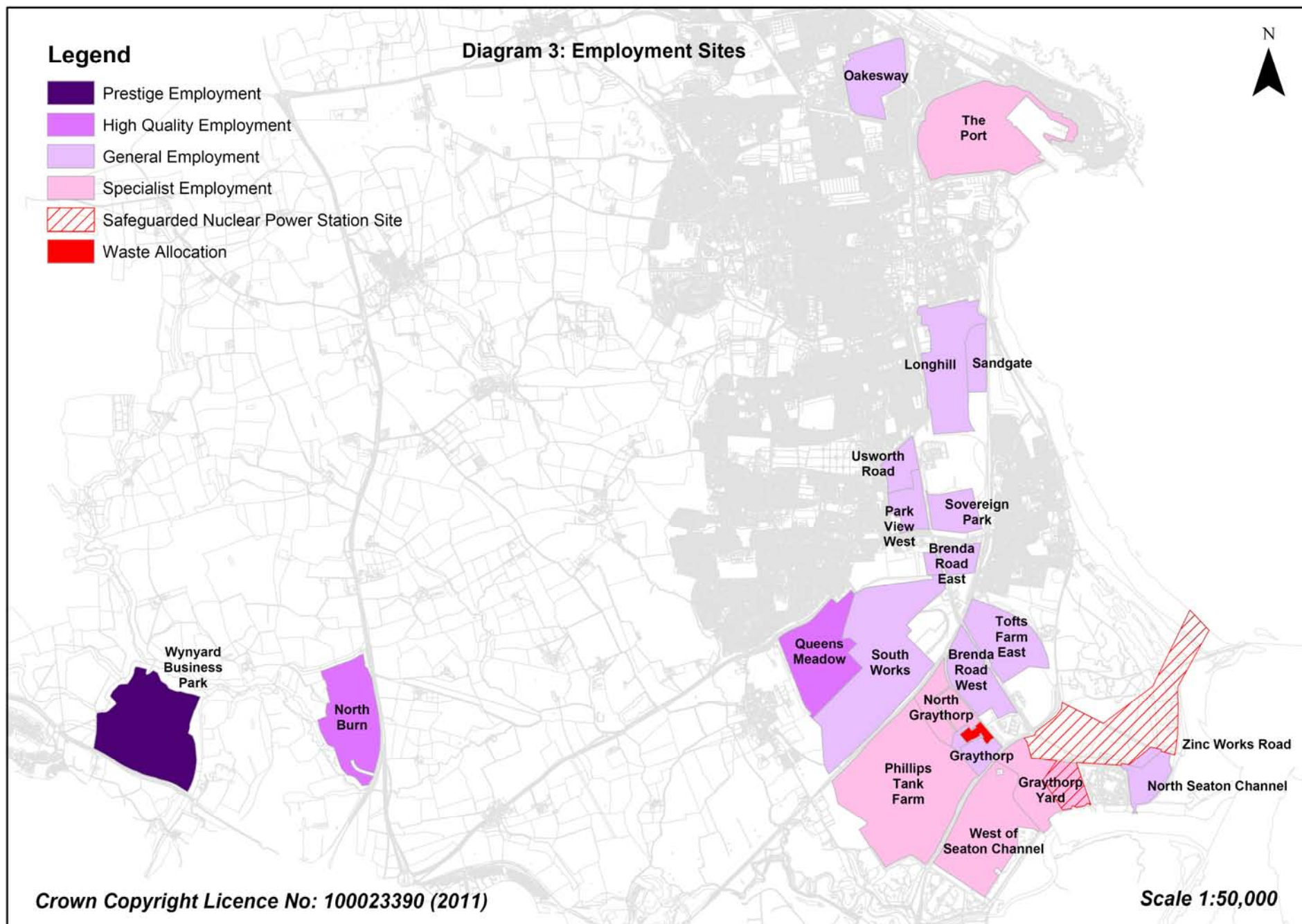
10.15 Eco-industries are:

“Activities which produce goods and services to measure, prevent, limit, minimise or correct environmental damage to water, air and soil, as well as problems related to waste, noise and eco-systems. This includes cleaner technologies, products and services that reduce environmental risk and minimise pollution and resource use”

(The Environmental Goods and Services Industry – Manual for Data Collection and Analysis” (OECD/Eurostat, 1999).

- 10.16 The Borough Council is particularly keen to promote the development and expansion of eco-industries including the development of green technologies. Given the broad range of potential activities within the sector and diverse impacts the Council will seek to ensure that uses are appropriately located and, where necessary, restrictions and conditions imposed in order to mitigate against adverse environmental impacts and to protect the amenity of adjacent or nearby businesses and residents.





Sustainable Economic Growth at Wynyard Business Park

- 10.17 Wynyard Business Park is identified as a prestige employment site and is an established business location of regional significance. A Prestige Employment Site is defined as one that has a particularly high standard of design, low density development and has capacity of attracting major national and international companies.
- 10.18 Wynyard Business Park has a proven record of attracting major high quality investment into the region including high performing national and international companies. Its success is due in no small measure to its location close to the A1 and A19 trunk roads and to the high design standards associated with the development. Although separated from the main urban core of Hartlepool the economic benefits associated with job creation, attracting wealthy executives and the investment opportunities it provides, justify its allocation for prestige employment use.
- 10.19 The Core Strategy seeks to achieve the Council's overarching aspiration for Wynyard Business Park to ensure that its prestige status is maintained and continually enhanced.
- 10.20 The frontage on the A689 at Wynyard is of critical design importance for this prestigious site and will be exclusively reserved for B1 uses only. In addition, to ensure that its prestige status and design quality are maintained, the allocation will include controls on densities and uses in other parts of the site.
- 10.21 Part of Wynyard Business Park has planning consent for a new hospital development which would replace existing hospital facilities within Hartlepool and Stockton on Tees. Development of the hospital could provide opportunities for the development of new businesses linked to the medical sector.
- 10.22 The Core Strategy also allocates a small area of Wynyard Business Park for high quality executive housing to address a sub-regional need for this type of accommodation. Details of this allocation are set out in the housing chapter.



EC1: Prestige Employment Site Wynyard Park

The Borough Council will allocate land at Wynyard for a Prestige Business Park.

Subject to compliance with policies LS1, CC1, CC2, TR1, TR2 and ND3, proposals for business development (falling within class B1 of the town and country planning (Use Classes) Order 1987 as amended) will be permitted in the Wynyard Business Park provided that:

- 1) The buildings are of an exceptionally high quality design standard**
- 2) High quality landscaping restoration, creation or enhancement of habitats and/or woodland planting are provided as appropriate to the surrounding natural environment**
- 3) There is no more than a 25% coverage of each developable site by buildings**
- 4) Car parking areas are landscaped and outside storage is adequately sited and screened**

Proposals for general industrial developments and warehousing (falling within classes B2 and B8 of The Town and Country Planning (Use Classes) Order 1987 as amended) will be permitted where they meet the above criteria and provided that the development:

- 5) Is not on the A689 frontage**
- 6) Does not have a significant detrimental effect on the amenities of the occupiers of adjoining or nearby properties,**
- 7) Does not prejudice the development of adjacent sites.**

In this respect, planning conditions and/or legally binding agreements may be imposed to restrict general industrial developments.



Sustainable Economic Growth at North Burn and Queens Meadow

- 10.23 Sites at North Burn and Queens Meadow Business Park are allocated as higher quality business parks. Higher quality business parks are characterised by development densities slightly higher than that of the prestige site at Wynyard; less restrictions on the range and type of uses and are more likely to have a local and/or regional attraction base as opposed to Wynyard Business Park which is more likely to attract national and international investments. However to ensure an attractive environment proposals still require high standards of design quality particularly on developments on the frontages of the main roads including the A19 for North Burn and A689 for Queens Meadow.
- 10.24 The Tees Valley Enterprise Zone Scheme includes parts of Queen's Meadow as an enterprise zone. Developments at Queens Meadow will therefore need to be mindful of the enterprise zone status of parts of the business park and should adhere to the relevant Local Development Order which outlines types of developments that will be allowed on the EZ site.
- 10.25 The Core Strategy identifies North Burn Business Park as having potential to provide for new and emerging development opportunities such as high value supply chain businesses related to offshore wind development, distribution and warehousing, provided they are of a suitable design quality.
- 10.26 Developments at North Burn Business Park should be mindful of the proximity of a Scheduled Ancient Monument (SAM) at the former High Bruntoft Farm to the north western corner of the business park. Developments will also need to be mindful of the ecological and landscape value of North Burn Valley located on the western edge of the site. The valley is of high landscape value based on its geomorphology, the natural appearance of the stream and the ancient hedges and has the potential to be a significant link in the ecological networks of Hartlepool.
- 10.27 Development in the vicinity of these important assets will be required to ensure that they are appropriately protected and enhanced. The Borough Council will seek to ensure, through appropriate design, that access to and the environmental value and quality of these features are enhanced. Such enhancements may involve introduction of interpretation, enhancement to the ecological network, public footpaths and some limited parking provision.



EC2: North Burn Business Park

The Borough Council will allocate land at North Burn Business Park for higher quality employment development as defined on diagram 3.

Subject to compliance with policies LS1, CC1, CC2, TR1 and TR2 and ND3, proposals for business development (falling within class B1 of the Town and Country Planning (Use Classes) Order 1987 as amended) will be permitted at North Burn provided that:

- 1) The buildings are of a high design standard.**
- 2) There is no more than 35% coverage of each plot by buildings.**
- 3) Substantial high quality landscaping, a biodiversity action plan, habitat restoration, creation or enhancement and/or woodland planting are provided as appropriate to the surrounding natural environment, particularly on the main road frontages adjacent to the A19.**
- 4) Car parking areas are landscaped and outside storage is adequately sited and screened.**
- 5) Adequate highway access is provided to the site. In accordance with Transport policy**

The overall site design shall:

- 6) Ensure that the integrity of the Scheduled Ancient Monument (SAM) at High Burntoft is protected.**
- 7) Protect and enhance the ecological and landscape value of the North Burn Valley.**

Proposals for general industrial development and warehousing (falling within classes B2 and B8 of The Town and Country Planning (Use Classes) Order (as amended) will only be allowed on sites away from the A19 frontage where they meet the above criteria and do not have a significant detrimental effect on the amenities of the occupiers of adjoining or nearby properties or prejudice the development of adjoining sites. In this respect, planning conditions will be imposed to restrict general industrial developments to appropriate operations within the B2 and B8 use classes.

EC3: Queens Meadow Business Park

The Borough Council will allocate land at Queens Meadow for higher quality employment development as defined on diagram 3.

Subject to compliance with policies LS1, CC1, CC2, TR1, TR2 and ND3, proposals for business development (falling within class B1 of the Town and Country Planning (Use Classes) Order 1987 as amended) will be permitted in the Queens Meadow Business Park provided that:

- 1) The buildings are of a high design standard
- 2) There is no more than 35% coverage of each developable site by buildings
- 3) High quality landscaping, restoration, creation or enhancement of habitats and/or woodland planting are provided as appropriate to the surrounding natural environment, particularly on the main road frontages and along the boundary closest to Greatham village
- 4) Car parking areas are landscaped and outside storage is adequately sited and screened

Proposals for general industrial development and warehousing (falling within classes B2 and B8 of The Town and Country Planning (Use Classes) 1987 Order as amended) will only be allowed on sites to the rear of the Business Park, away from the A689 and Greatham Village frontages where they meet the above criteria and do not have a significant detrimental effect on the amenities of the occupiers of adjoining or nearby properties or prejudice the development of adjoining sites. In this respect, planning conditions will be imposed to restrict general industrial developments to appropriate operations within the B2 and B8 use classes



Planning for Sustainable General Employment Growth

- 10.28 Land allocated for general employment will allow for greater flexibility in terms of permitted uses and higher development densities compared to prestige and higher quality employment sites. High design standards will still, however, be required for general employment land developments in accordance with policies set out in the Environment Chapter.
- 10.29 With the exception of Oakesway Industrial Park which is located north of the Borough and a confirmed enterprise zone site, the Borough's general employment land lies within the Southern Business Zone, (SBZ) an area which stretches from the southern edge of the town centre southwards to the Borough boundary. The SBZ comprises 15 separate industrial estates and business parks and covers an area of about 170 hectares in the south of the Borough. It is home to approximately 170 companies who between them employ approximately 5,000 people making it a key employment area as well as a major driver of economic prosperity for both Hartlepool and the wider Tees Valley sub-region.
- 10.30 The SBZ consists of a mix of different types of industry ranging from retail units in the north through to more heavy industrial uses in the south. The present SBZ business community includes a nuclear power station, a large call centre, a steel works, and a variety of large chemical companies as well as a relatively high number of technology related businesses.
- 10.31 Policies within the Core Strategy seek to protect the integrity of individual functional zones within the SBZ in particular to reflect the requirements and potential impacts of the specialist industries. There are opportunities within individual industrial estates and business parks for expansion and for infrastructure improvements. The Borough Council will encourage investment in appropriate uses and measures such as environmental improvements, high standards of design and landscaping which will support and attract more investment into the Borough.
- 10.32 The southern parts of the SBZ borders on areas of special nature and wildlife conservation value of international, national and local significance. These include Ramsar sites, Special Protection Areas (SPA's), Sites of Special Scientific Interest (SSSI's), National Nature Reserves (NNRs) and Local Nature Reserves (LNRs). These sites are required to be protected against the impact of development and development in or near these areas may be restricted or required to provide mitigation and/or compensatory measures.



EC4: General Employment Land

The Borough Council will allocate land in the following industrial areas for General Employment uses:

- **Oakesway Industrial Park.**
- **Longhill / Sandgate.**
- **Usworth Road.**
- **Sovereign Park**
- **Park View West**
- **Brenda Road East.**
- **South Works.**
- **Tofts Farm East/Hunter House.**
- **Brenda Road West.**
- **Graythorp Industrial Estate.**
- **Graythorp Yard.**
- **Zinc Works Road**
- **North Seaton Channel**

Subject to compliance with policy LS1, CC1, CC2, ND3, proposals for business uses and warehousing (included within classes B1 and B8 of the Town and Country Planning (Use Classes) Order 1987 (as amended) will be permitted.

Proposals for general industrial development (included within class B2 of the Town and Country Planning (Use Classes) Order 1987 as amended) and for other uses which are complementary to the dominant use of a development will be approved where the Borough Council is satisfied that they will not have a significant detrimental effect on the amenities of the occupiers of adjoining or nearby properties or prejudice the development of adjacent sites. In accordance with LS1, CC1, CC2, ND3.

In this respect planning conditions may be imposed to restrict general industrial developments to appropriate operations within the B2 use class but excluding waste operations in accordance with policy EC5. A particularly high quality of design and landscaping will be required for development fronting the main approach roads and estate roads and where relevant, adjacent to the main railway network.

Some of the above general employment sites lie adjacent to or are within the proximity of protected landscapes and nature conservations sites. Where appropriate, proposals will need to demonstrate that there will be no significant adverse impact on the integrity of the Teesmouth and Cleveland Coast SPA and Ramsar site, or other European designated nature conservation sites either alone or in combination with other plans and programmes. Any necessary mitigation measures must be secured in advance of the development in order to meet the requirements of the Habitat Regulations.

Planning for Sustainable Waste Management

- 10.33 The 2011 Tees Valley Joint Minerals & Waste Core Strategy DPDs includes a single site allocation for waste management facilities within the Graythorp Industrial Estate to meet an identified need for commercial and industrial waste. The evidence supporting this DPD confirms that beyond this allocation there will be no further need for new waste operations within the Borough over the lifetime of the Core Strategy. Development of such facilities at Graythorp will need to be in compliance with the policies set out in the Minerals and Waste DPD. The Council is mindful that this site at Graythorp lies within the proximity of residential properties at Greatham and Seaton Carew and the internationally designated nature conservation sites along the coast. The Council will therefore impose stringent restrictions on any proposals for waste management facilities and processes.
- 10.34 The Council acknowledges that there are a number of existing waste management and transfer facilities elsewhere in the Borough and, whilst the intention is to restrict further new development beyond that identified in the Minerals and Waste DPD, some proposals may come forward to extend or expand existing facility. In such circumstances, the Borough Council will seek to impose conditions which protect and enhance the amenity of the surrounding environment and adjacent users.
- 10.35 The evidence that support the Minerals and Waste DPDs confirm that there is sufficient capacity for the landfilling of municipal solid, commercial and industrial waste over this plan period and no additional provision needs to be made within this the DPDs or this Core Strategy.



EC5: Waste Operations

The Borough Council has allocated, through the Tees Valley Minerals & Waste DPDs, a site at Graythorp Industrial Estate, for facilities to manage and recycle commercial and industrial waste which will meet expected need within the plan period. Beyond this allocation no further new facilities, to manage and recycle waste, will be approved.

All proposals within the allocated Graythorp Industrial site as defined in The Tees Valley Minerals & Waste DPDs and such uses should be in conformity with the waste policies of these DPDs and with policies with LS1, CC1, CC2, ND3 and NE2.

Proposals for new waste facilities at the allocated Graythorp site will be required to meet the following criteria:

- 1) All waste processes and operations must be contained, processed and managed within buildings;
- 2) There should be no significant nuisance to adjacent premises or highway users by virtue of dust, odour, vibration, smoke, noise, mud or slurry;
- 3) The site should not be visually prominent from a main access road or from the railway;
- 4) The site should be adequately screened, and;
- 5) The new development will not have adverse visual, health, safety or noise impacts on residents, neighbours and occupiers within the proximity of the development.

Graythorp Industrial Estate lies within close proximity to protected landscapes and nature conservations sites. Where appropriate, proposals will need to demonstrate that there will be no significant adverse impact on the integrity of the Teesmouth and Cleveland Coast SPA and Ramsar site, or other European designated nature conservation sites, either alone or in combination with other plans and programmes. Any necessary mitigation measures must be secured in advance of the development in order to meet the requirements of the Habitat Regulations.

Planning for Sustainable Specialist Industries

- 10.36 Specialist Industries are characterised by specific types of industrial use including heavy chemical, potentially polluting and hazardous, nuclear power, port-related, offshore construction and renewable energy equipment manufacture.
- 10.37 The Port offers a unique opportunity for Hartlepool and the wider Tees Valley area to benefit from growth in the offshore and renewable energy sectors. With easy access to the North Sea, the benefits of an operational port, about 75 hectares of developable land and established offshore construction and supply chain businesses such as Heerema and CDL Cables on site, Victoria Harbour, also referred to as the Port, is well placed to become a focal location for investment in these expanding sectors leading to significant job creation and on and off-site supply chain business opportunities.
- 10.38 A site in Hartlepool within the Southern Business Zone has been identified as one of the eight sites in England and Wales that are potentially suitable for a nuclear power station. This will provide economic benefits not only to Hartlepool but to the north east region as a whole. The Government acknowledges the contribution nuclear power can make to increased security of energy supplies and reduced carbon emissions. The Borough Council will therefore, safeguard land for the provision of a new nuclear power station.
- 10.39 Developments within the vicinity of nuclear power stations are subject to certain constraints depending on the nature of the development and its proximity to the nuclear installation. The above constraints are intended to ensure that residential industrial and commercial developments are so controlled in an attempt to preserve and maintain the general characteristics of the site similar to those that existed at the time of licensing throughout the entire life cycle of the nuclear installation. For proposals within identified safeguarding zones the office of Nuclear Regulation (ONR) will need to be consulted.
- 10.40 Many Specialist Industries in the Borough are located adjacent to or within close proximity to areas of special nature and wildlife conservation value of international, national and local significance. These include Ramsar sites, Special Protection Areas (SPA's), Sites of Special Scientific Interest (SSSI's), Teesmouth, National Nature Reserves (NNRs) and Local Nature Reserves (LNRs). These sites are required to be protected against the impact of development, and development in, or near, these areas may be restricted or required to provide mitigation and/or compensatory measures in order to meet the requirements of the Habitat's Regulations.
- 10.41 Policies within the Core Strategy seek to protect the integrity of individual functional zones within the Southern Business Zone and also ensure that all developments, either alone or in combination with other plans and programmes will have no significant adverse impacts on the integrity of designated nature conservation site.

EC6: Specialist Industries

The Borough Council will allocate land to accommodate the following specialist uses as shown on Diagram 3:

- Appropriate port-related and offshore renewable energy related development at the Port, and;
- Heavy chemical, potentially polluting and hazardous industry.

The Borough Council will safeguard land to accommodate a new nuclear power station, as shown on Diagram 3.

Subject to conformity with policies with LS1, CC1, CC2 and NE2 proposals will be permitted where they meet the following criteria:

- 1) The new development will not have a significant adverse visual impact, noise impacts, air quality, health or safety risk to people in the surrounding area and also to existing and proposed land uses and be in conformity with ND3, and;
- 2) The presence of hazardous substances, or the further extension of safeguarding zones around installations will not inhibit the full opportunities for development of other sites in the vicinity.

All proposals for specialist industry will need to demonstrate that there will be no adverse impact on the integrity of the Teesmouth and Cleveland Coast SPA and Ramsar site, or other European designated nature conservation sites, either alone or in combination with other plans and programmes. Any necessary mitigation measures must be secured in advance of the development in order to meet the requirements of the Habitat Regulations.



11. THE RURAL AREA

- 11.1 The countryside of Hartlepool covers approximately two thirds of the Borough's land area although the population of the rural area is very small. There are five villages in the Borough; Elwick, Hart, Greatham, Dalton Piercy and Newton Bewley. Whilst Elwick and Greatham have some amenities such as a shop and a school the other villages are lacking in basic facilities and an adequate bus service.
- 11.2 The rural area is an important asset for the Borough in terms of its role in supporting the local economy, the environment, eco systems and tourism. The rural area provides local employment which in turn helps to sustain other parts of the local economy including local services. The proximity of the villages to the main settlement of Hartlepool means that many of residents who live in the villages will work, do their shopping and use the range of amenities available within Hartlepool which impacts on the sustainability of local village services.
- 11.3 Whilst it is important to protect the open countryside to ensure that the natural habitat and landscape character of the countryside is not lost there is a need to ensure there is a balance between protecting and enhancing the rural area and providing a socially, economically and sustainable environment for residents. There are existing conservation areas at Elwick and Greatham villages and heritage assets including listing buildings across the rural area. Some development may be acceptable within the rural area, such as farm diversification, employment provision and tourism accommodation which can help to support the rural economy and encourage sustainable communities. It is important, however, to ensure that such developments are of a suitable scale and nature and appropriate to their surroundings.
- 11.4 Renewable energy projects have a growing role to play in the changing rural economy. The rural area contains built and permitted wind turbines and it is in the countryside where there may be scope for further such development. Careful consideration must be given to the impact of such development on the landscape character of the rural area.
- 11.5 The Borough Council will seek to promote development that supports sustainable growth of the rural economy and its associated communities. The Council will, however, try to maintain an appropriate balance between development opportunities and the need to protect the rural area in order to maintain the attractiveness of the countryside.
- 11.6 New development should primarily aim to meet local need and support the development and maintenance of local services helping to provide a vibrant and diverse community. Diversification should lead to the provision of a range of sustainable jobs and support the rural economy and where appropriate the local tourist trade.
- 11.7 Any new developments should be located near the village centres of Elwick, Hart and Greatham to help retain, or enhance, the facilities found in these villages. Development that ensures the future of a building of architectural or historic interest or that reuses redundant or disused buildings will be considered, particularly if their development leads to the physical improvement of the immediate setting and also enhances the quality, character and distinctiveness of the local area. New

development should include sustainable access to complement long term future development.

- 11.8 There is increasing pressure for new dwellings in the rural area and it is acknowledged that some limited expansion can help to sustain the rural economy. Proposals for new dwellings outside of the development limits will be assessed by policy HSG3.

RU1: The Rural Area

The Borough Council will encourage activities in the countryside that support the rural economy and encourage sustainable communities provided that they are of a scale and nature that is suitable to a rural location. The Borough Council will also seek to ensure that the open countryside is protected and enhanced to ensure that its natural habitat, cultural heritage and landscape character are not lost. Farm diversification will be supported provided that the highest quality agricultural land is not lost and that it is appropriate in scale and nature for a rural location.

New development in the countryside should:

- **Where possible be located in or near to the villages;**
- **Not have a significant detrimental impact on neighbouring users;**
- **Enhance the quality, character and distinctiveness of the immediate area, villages and landscapes;**
- **Where possible create and improve sustainable access so as to compliment any future development;**
- **Where possible re-use existing buildings and/or materials.**

Proposals should also be in conformity with Policies LS1, CC1, CC2, CCS3, CC4, ND3, TR2, LT1 and NE2.



12. RETAIL AND COMMERCIAL DEVELOPMENT

- 12.1 Retail and commercial activities are major components of the economy of the Borough. The town centre is one of the Borough's key assets generating considerable turnover and wealth, employing thousands of people and providing a range of social, leisure and other services. Hartlepool is a fairly self-contained town, drawing most of its custom from within the Borough itself. With the development of other retail and commercial centres, particularly Middlesbrough as the sub-regional retail centre, and further afield the Metro Centre and Newcastle, there is only limited capacity for the town to grow its retail and commercial offer.
- 12.2 The Council is mindful of the need to protect and enhance the vitality of the town centre and therefore it sees it as important that the retail and commercial focus of the central area is protected. In recognition of this the Borough Council continually monitors the economic drivers that affect the retailing and commercial business sector in the Borough and the resulting health and vitality of the retail and commercial centres in the Borough.
- 12.3 The Hartlepool Retail Study (2009) provides comprehensive assessment of retail activities and includes an assessment of the need for further retail development. It also identifies deficiencies in current provision and the capacity of existing centres to accommodate new development. Although carried out during a period of recession, the study raised a number of major concerns with regards to the health of the town centre and the future provision of retailing floorspace needed over the plan period.
- 12.4 The Study estimated that there is a £40 million deficit in convenience goods expenditure and there is insufficient expenditure to justify further floorspace in the foreseeable future. Even taking an ultra long term view with regard to comparison goods expenditure the study suggests that there is insufficient demand to support further significant comparison goods retail floorspace. As a result the study advocates that extreme caution should be exercised in permitting new floorspace outside of existing defined centres the Borough.



Retail and Commercial Centre Hierarchy

- 12.5 The Borough has a defined and established hierarchy of retail and commercial centres. The sequential hierarchy of the different centres are detailed below:

Table 11: Retail and Commercial Centre Characteristics

Rank	Centre Hierarchy	Centre Character
1	Town Centre	Principle retail/shopping area in the Borough. Primary shopping area Leisure facilities. Commercial business including offices.
2	The Marina	Complimentary retail/shopping area to the town centre including retail warehousing. Leisure and tourism businesses. Commercial business including offices.
3	Edge of Town Centre Locations	Complimentary retail/shopping area to the town centre Well connected to and within easy walking distance of the town centre. Commercial business including offices.
4	Local Centres	Discrete collection of small shops which meet the day-to-day needs of the local community.

- 12.6 Hartlepool has a self contained town centre focussed around the Middleton Grange shopping centre and York Road shopping area. Immediately surrounding and radiating out from the town centre, are defined edge of town centre areas including the Marina. Away from the centre of the town, within existing residential areas and villages, are numerous local centres, which provide for the day-to-day needs of local communities.
- 12.7 The average size of retail units in the town centre is approximately 250m² (not including the retail warehousing). In the edge of town centres and local centres across the Borough the average is approximately 100m². This reflects the hierarchical nature of these centres.
- 12.8 The evidence suggests that there is insufficient expenditure within the Borough to justify further floorspace in convenience and comparison goods. The Council considers it important to ensure that new retail development is restricted to existing centres in order to protect and retain their vitality. Any new retail floorspace granted permission outside of the defined centres would be likely to draw expenditure away from the existing centres and put them at risk.
- 12.9 Most local centres offer a wide range of services and many have an “anchor” unit; typically a convenience shop such as a supermarket. In the local centres these anchor units vary in size from small 100m² units, to larger units in excess of 300m². If facilities of this type and scale of unit were to be granted permission outside of a sequentially preferable centre they would potentially harm the vitality and viability of

the established local centres including smaller shops and the other services they provide to their local community.

- 12.10 The Borough Councils will seek to ensure that the hierarchy of retail and commercial centres are maintained and that their role, function, vitality and viability are maintained in the future. The Council will also, before granting planning permission, need to be satisfied that proposals for main town centre uses are located in a sequentially preferable centre and that proposals do not impact on the function of the main town centre.

RC1: Retail and Commercial Centre Hierarchy

The Borough Council will identify and define a hierarchy of retail and commercial centres that will offer a variety of sites that are economically attractive, diverse and in appropriate sustainable locations throughout the Borough.

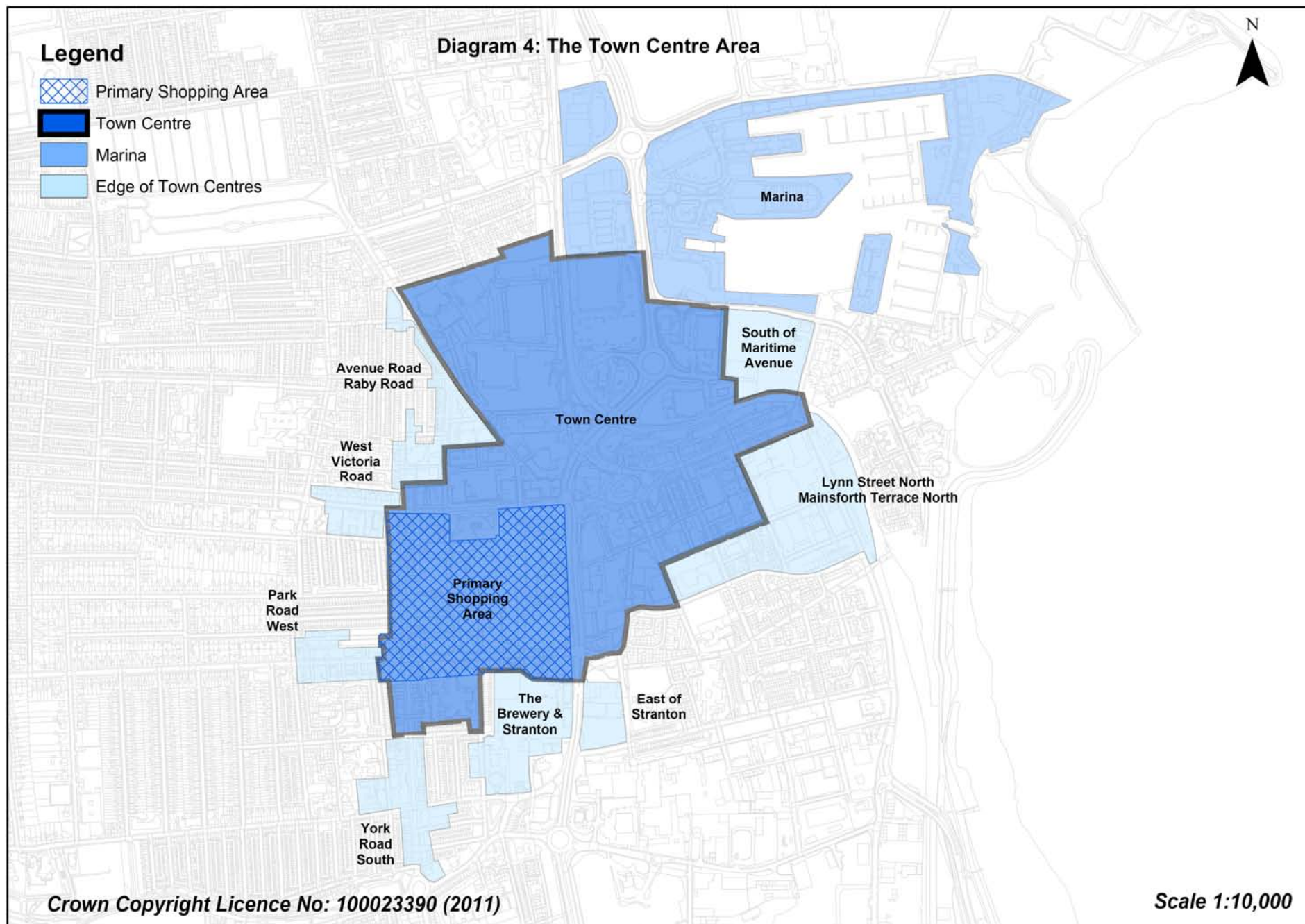
The defined hierarchy and sequential preference of the centres in the Borough are identified on diagrams 4 and 6 detailed below:

- 1) The Town Centre, then;**
- 2) The Marina, then;**
- 3) Edge of Town Centre Sites, then;**
- 4) Local Centres.**

Proposals for main town centre uses in excess of 200m² gross floorspace, not located in the town centre or a sequentially preferable centre, will be required to provide a robust sequential assessment. Where it is established that no suitable sequentially preferable centres are available to accommodate the proposals an appropriate location would be a location accessible by a choice of means of transport and/or which offer significant regeneration benefits.

Proposals for main town centre uses in excess of 500m² gross floorspace, not located in the town centre or a sequentially preferable centre, will be required to provide a robust retail impact assessment unless otherwise agreed in writing by the Borough Council.

Proposals not located in a sequentially preferable centre which would have the potential to undermine a centre's vitality and viability will not be permitted.



Planning for a Sustainable Town Centre

- 12.11 The Council recognises that the heart of the town and the Borough is the town centre. Hartlepool has a relatively self contained town centre serving the immediate local area and the adjoining areas of south east Durham and Billingham. The town centre is the main shopping, commercial, educational and social centre of Hartlepool supporting the Middleton Grange shopping centre which is the third largest covered retail area in the North East.
- 12.12 Relatively close to the Middleton Grange Shopping Centre and within the town centre area are the supermarkets of Morrisons and Asda together with the more traditional shopping and leisure areas of York Road and Church Street.
- 12.13 The Hartlepool Retail Study raised a number of major concerns with regards to the town centre. There is a higher than average number of vacant units in the centre. The observed increase in the number of vacancies arising in Hartlepool's Primary Shopping Area (most notably Middleton Grange) is of particular concern. Over a ten year period, Hartlepool's standing within the hierarchy of retail centres has declined and both South Shields and Stockton on Tees have overtaken Hartlepool in terms of their overall positioning. As a result the study advocates that extreme caution should be exercised in permitting new floorspace outside the town centre.
- 12.14 At the heart of the town centre is the Primary Shopping Area located around York Road and the Middleton Grange Shopping Centre. Whilst retail uses predominate in the primary shopping area, other uses such as banks, building societies, estate agents, solicitors, cafes, restaurants, amusement centres, hotels and public houses providing services and activities for shoppers are also found within the area, primarily outside the Middleton Grange Shopping Centre. The Borough Council will seek to control the amount of non-retail uses within primary shopping area in order to safeguard its existing character and function as the focus of town centre shopping activity. It will be important to maintain visual interest within the primary shopping area as a whole and therefore conditions may be attached to planning permissions for non-retail uses to require display windows to be provided.
- 12.15 The Retail Study highlighted that physical integration between the Middleton Grange Shopping Centre and the rest of the town centre appears to be a major obstacle to increased vitality and ongoing viability. Architecturally the Middleton Grange Shopping Centre turns its back on the surrounding shopping streets, presenting unsightly views of the rear of the centre (including service yards and access areas) and providing links via large areas of surface car parking, neither of which provides a particularly attractive shopping environment. The owners of the shopping centre acknowledge this as a problem and have recently invested in environmental improvements to enhance the external elevations of the centre.

- 12.16 The Council has prioritised the regeneration of the town centre in support of its economic regeneration strategy. The Central Area Investment Framework (CAIF) was commissioned by the Council to identify specific regeneration interventions that will support the overall strategy. The CAIF recognised that the central area of Hartlepool, including the town centre and the edge of town centre to the south east, is a key economic driver for the town but that it needs to contribute more significantly to economic diversity. The CAIF identifies weaknesses with the environmental quality and public realm in and around the town centre and also the connectivity between parts of the town centre, particularly Church Street, The Marina and the Middleton Grange Shopping Centre. The CAIF includes specific proposals for improving the quality of the public realm, enhancing the links between areas of the town centre and the development of an Innovation and Skills Quarter which build on recent investment in the town centre colleges.
- 12.17 The Mill House area is another part of the town centre that is in need of significant regeneration. The main uses in the area are leisure related and these include the Mill House Leisure Centre, Hartlepool Indoor Bowls Club and Hartlepool United Football Club. The Leisure Centre and Bowls Club are reaching the end of their physical lives and the Council are considering options for future provision of these or similar facilities. As part of this work the Council is exploring redevelopment opportunities for the wider Mill House area. Any proposals would need to reflect the role of, and support the vitality of the town centre.

RC2: The Town Centre

The town centre as defined on Diagrams 1 and 4 will continue to be the primary commercial centre in the Borough. In accordance with policy RC1 the Borough Council will seek to diversify, support and protect the town centre as the sequentially preferable location for main town centre uses, including:

- **Shops (A1)**
- **Financial and Professional Services (A2)**
- **Restaurants and Cafes (A3)**
- **Drinking Establishments (A4)**
- **Hot Food Takeaways (A5)**
- **Offices (B1)**
- **Hotels (C1)**
- **Museums, Art Galleries , Education and Training Centres (D1)**
- **Cinemas, Bingos, Leisure Facilities (D2)**
- **Theatres and Nightclubs (Sui Generis)**

The above uses, and other appropriate uses including residential, will only be permitted providing that they do not adversely affect the character, appearance, function and amenity of the area and that they are in accordance with policy ND3.

Within the town centre, the primary shopping area, as defined on the Diagram 4, will be the sequentially preferable location for existing and

Policy Continued ...

new A1 shopping development. Other uses will only be permitted in the primary shopping area where it is demonstrated that they do not impact on the retail function of the primary shopping area.

The reuse of upper floors above existing commercial buildings, for appropriate uses, including residential purposes, will be encouraged providing they do not impact on the retail and commercial function of the area and are in accordance with ND3 and LT1.

The Council will seek to enhance the vitality and viability of the town centre through a range of improvement and enhancement schemes. All new plans, strategies and development proposals within the town centre should be in conformity with policy TR2 and facilitate, where appropriate, improvements to:

- **Connectivity to the Marina and other edge of town centre areas;**
- **The overall environment and appearance of the area;**
- **Public transport provision;**
- **Sustainable pedestrian and cycleway provision, and;**
- **Areas of public realm.**

More detailed guidance will be provided in a subsequent Central Area SPD.



Planning for a Sustainable Marina

- 12.18 Hartlepool Marina is located to the north east of the town centre. Over recent years the Marina area has been substantially re-developed for a wide range of uses primarily including retail warehousing, offices, leisure and tourism and residential; forming a significant complimentary retail and commercial function to the town centre.
- 12.19 The Hartlepool Retail study states that the retail offer in the Marina area is of a general high quality and most units appear to be performing well, however, the undeveloped Trincomalee Wharf and the now vacant specialist retail outlet at Jacksons Landing indicate that the Marina is not the type of retail environment that can successfully support small scale, specialist retailers. Instead it relies on the critical mass of large scale, national multiple retail warehouse occupiers that exist at present.
- 12.20 Furthermore, it was noted that there has been a relative decline in the overall comparison goods offer at the adjacent Highlight Retail Park. Indeed, since the Retail Study in 2005, a number of units have been vacated, one of which in particular showed little prospect of being re-let in the immediate future. Recently, new businesses locating at the Marina have tended to be of a lower order retailer.
- 12.21 The Marina is the next sequentially preferable location after the town centre for main town centre uses along with leisure and tourism orientated development. The Marina will continue to be developed for a mixture of uses which will enhance its value as a major attraction for both residents and visitors. The uses include tourist related developments and other retail and leisure uses together with offices and residential accommodation. The redevelopment of the Jackson Landing which has been vacant for some time, is identified as a priority because of its prominent location and its potential to stimulate further investment within the Marina area.
- 12.22 As highlighted earlier in this section there is a need to improve the physical links between the marina and other parts of the town centre. There are identified infrastructure problems with specific regard to sewerage provision at the Marina. The Council will therefore seek to ensure that new development contributes to the improving connectivity both within the Marina and to adjacent areas and where appropriate contribute to other infrastructure improvements. .



RC3: The Marina

The Borough Council will seek to support, protect and enhance the Marina. In accordance with policy RC1, after the town centre, the Marina, as defined on Diagram 4, will be the next sequentially preferable locations for:

- Shops (A1)
- Financial and Professional Services (A2)
- Restaurants and Cafes (A3)
- Drinking Establishments (A4)
- Hot Food Takeaways (A5)
- Offices (B1)
- Hotels (C1)
- Museums, Art Galleries (D1)
- Cinemas, Bingos, Leisure Facilities (D2)
- Theatres and Nightclubs (Sui Generis)

The above uses, and other appropriate uses including residential, will only be permitted providing that they do not adversely affect the character, appearance, function and amenity of the area and that they are in accordance with ND3 and LT1.

The reuse of upper floors above existing commercial buildings, for appropriate uses, including residential purposes, will be encouraged providing they do not impact on the retail and commercial function of the area and are in accordance with ND3 and LT1.

The Council will seek to enhance the vitality and viability of the Marina through a range of improvement and enhancement schemes. All new development and general proposals for revitalisation and redevelopment within the Marina should be in conformity with policies TR2 and ND3 and facilitate, where appropriate, improvements to:

- Connectivity to the town centre, the Marina and other edge of town centre areas,
- The overall environment and appearance of the area,
- Public transport provision,
- Sustainable pedestrian and cycleway provision,
- Areas of public realm.
- Sewerage infrastructure.

More detailed guidance will be provided in a subsequent Central Area SPD.

Planning for Sustainable Edge of Town Centre Locations

12.23 Immediately around the town centre are a number of areas suitable for a range of uses which could enhance the variety of facilities and support the vitality and viability of the town centre. These edge of town centre locations are well integrated and relate well to the town centre providing complementing retail, business and other services that cannot be accommodated in the town centre but require a central location. Uses may include certain types of retail, assembly and leisure, business, light industrial and training facilities. As previously highlighted, the Retail Study states that extreme caution should be exercised in permitting new retail floorspace outside of existing defined centres the Borough. Most of the edge of town centres are currently in good health and offer a complementary role to the town centre. The edge of town centre areas are as follows and are shown on diagram 4:

- Avenue Road/Raby Road
- West Victoria Road
- Park Road West
- York Road South
- The Brewery and Stranton
- East of Stranton
- Lynn Street North/Mainsforth Terrace North
- South of Maritime Avenue

12.24 The edge of town centre areas commonly incorporate a higher proportion of residential uses compared to the town centre. These areas often provide a transition between commercial and residential areas, and it is important to ensure that the residential amenity of people living in these areas is not unduly affected by new commercial development.

12.25 Certain uses, including A4 drinking establishments and A5 hot food takeaways can have a detrimental impact on nearby residential properties. In order to protect the amenity of the occupiers of these residential areas A4 and A5 uses need to be effectively controlled. Therefore, the only suitable location for new drinking establishments and hot food takeaways outside of the town centre is the Marina. Location of such facilities in other edge of town centre areas will be resisted in order to protect residential amenity.



RC4: The Edge of Town Centre Locations

The Borough Council will seek to diversify, support and protect edge of town centre locations. In accordance with policy RC1, after the town centre and the Marina, then other edge of town centre areas, as defined on the Diagram 4 will be the next sequentially preferable locations for:

- Shops (A1)
- Financial and Professional Services (A2)
- Restaurants and Cafes (A3)
- Offices (B1)
- Hotels (C1)
- Museums, Art Galleries, Education and Training Centres (D1)
- Cinemas, Bingos, Leisure Facilities (D2)

The above uses, and other appropriate uses including residential, will only be permitted providing that they do not adversely affect the character, appearance, function and amenity of the area and that they are in accordance with policy ND3.

New development for Drinking Establishments (A4) and Hot Food Takeaways (A5) will not be permitted in the following edge of town centre locations:

- Avenue Road/Raby Road
- West Victoria Road
- York Road South

The re-use of upper floors above existing commercial buildings, for appropriate uses, including residential purposes, will be encouraged providing they do not impact on the retail and commercial function of the area and are in accordance with ND3 and LT1.

The Council will seek to enhance the vitality and viability of the edge of town centre areas through a range of improvement and enhancement schemes. All new development and general proposals for revitalisation and redevelopment within edge of town centre areas should be in conformity with policies TR2 and ND3 and facilitate, where appropriate, improvements to:

- Connectivity to the town centre, Marina and other edge of town centre areas;
- The overall environment and appearance of the area;
- Public transport provision;
- Sustainable pedestrian and cycleway provision, and;
- Areas of public realm.

More detailed guidance will be provided in a subsequent Central Area SPD.

Planning for a Sustainable Innovation and Skills Quarter

- 12.26 Part of the town centre and the adjacent edge of centre area has been identified as an Innovation and Skills Quarter (ISQ). The ISQ area which is bounded by Church Street, Huckelhoven Way, Stockton Street and Mainsforth Terrace is identified on Diagram 5.
- 12.27 Guided by recommendations included in the Central Area Investment Framework (CAIF) the ISQ is designed to address the key economic and property market challenges that are a barrier to development in the area. The ISQ will build on recent investment in the Hartlepool College of Further Education and the Cleveland College of Art & Design by creating a focus for new small business development, particularly relating to the creative and digital industries sector. In support of this investment the Council will pursue opportunities for high quality investment in the public realm which will help improve connectivity across the area and provide a stimulus for investment in businesses and key development sites within the area.

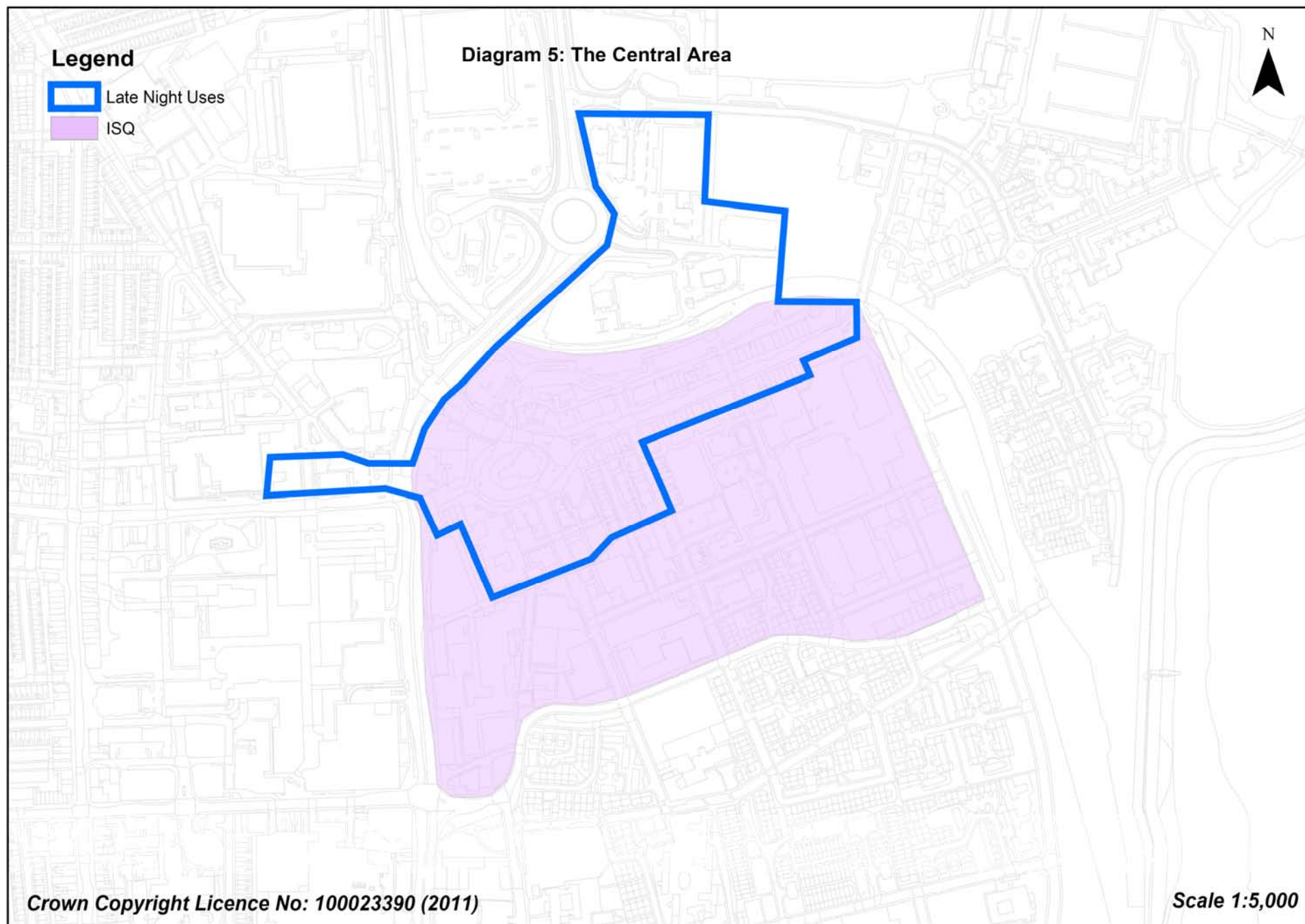
RC5: Innovation and Skills Quarter

In the area identified on Diagram 5 the Borough Council will continue to encourage and promote the development of an Innovation and Skills Quarter.

More detailed guidance will be provided in a subsequent Central Area SPD.



Lynn Street / Church Street in the ISQ Area



Planning for a Sustainable Night Time Economy

- 12.28 Some leisure activities can have a detrimental effect on the amenities of the surrounding area. Amusement arcades and bingo halls, for example, generate a certain amount of noise and their proliferation in an area can have an inhibiting effect on other businesses. Similarly hot food take-away food establishments, wine bars and other licensed premises can also give rise to different types of 'nuisance' and should generally be located away from residential areas.
- 12.29 Licensing laws enable such uses, as well as night clubs and premises selling alcohol, to open up to twenty four hours a day, every day. This could exacerbate the potential for disturbance during the time when most residents would normally expect peace and quiet. Most disturbance in this respect is caused by users once they are outside the premises. The Borough Council will continue to work in partnership with Cleveland Police in seeking to remedy the associated problems.
- 12.30 The Borough Council will normally attach planning conditions to permissions restricting hours of opening in order to protect the amenities of nearby residents. There are certain parts of the town however that are away from residential areas where longer opening hours may be acceptable due to historical development and the existing uses operating in those areas. The Church Street area of the town centre and the south western part of the Marina edge of town centre area are such locations. It is important however that these areas do not lose their respective character and function as mixed use areas.
- 12.31 The Hartlepool Retail Study identifies Church Street and the Marina as key night-time destinations that have a positive effect on the economy; specifically the night time economy of the town. The Borough Council will therefore aim to ensure that developments operating after midnight are only located in the Night Time Economy area. The Borough Council will seek to ensure new development in this area does not have a detrimental effect on the amenity of neighbours, overall appearance, function and character of the area.



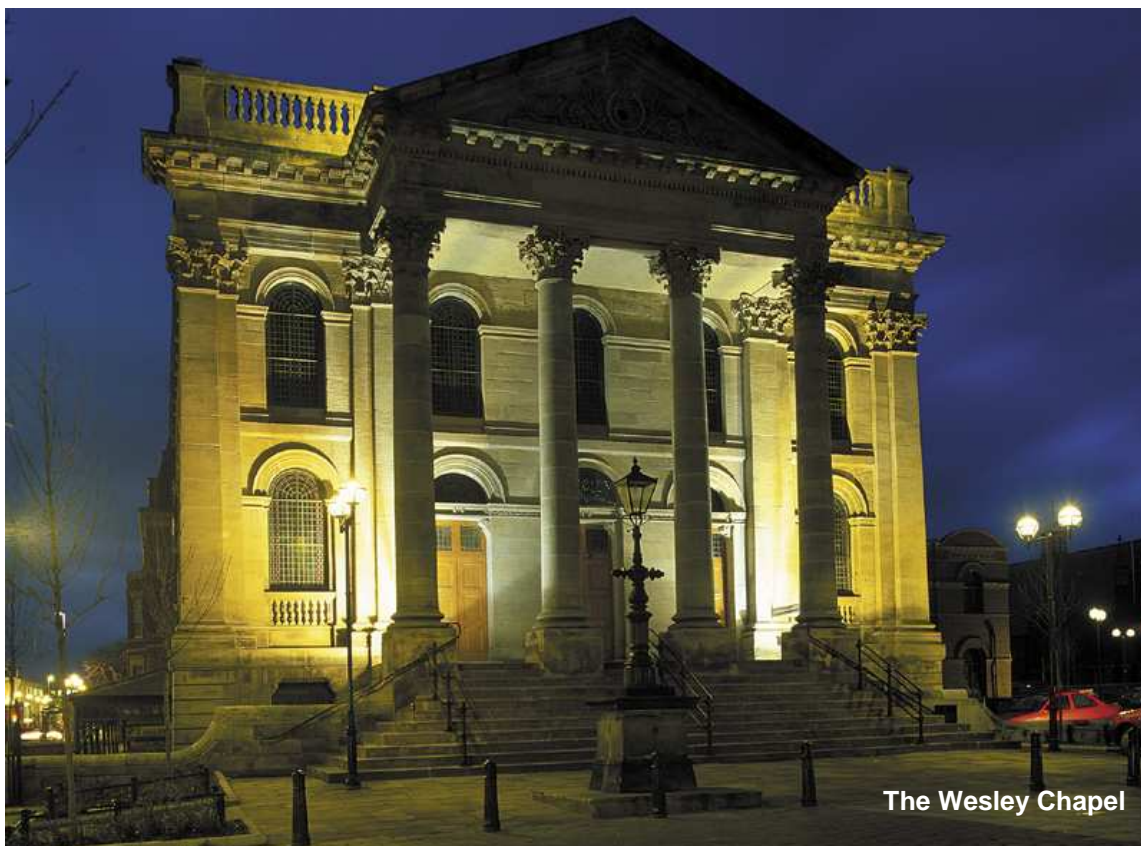
RC6: Night Time Economy

The Borough Council will support development in appropriate locations that contribute positively to the night time economy in the Borough.

For businesses operating after midnight the Church Street/Marina area identified on Diagram 5 will be the only appropriate location in the Borough for:

- **Restaurants and Cafes (A3)**
- **Drinking Establishments (A4)**
- **Hot Food Takeaways (A5)**
- **Assembly & Leisure (D2)**
- **Nightclubs (Sui Generis)**

In order to adequately develop the immediate Church Street/Marina area and protect the immediate and adjoining areas, permission will only be granted where proposals are in accordance with policy ND3 and the overall appearance, function and character of the night time economy area is not prejudiced.



The Wesley Chapel

Planning for Sustainable Local Centres

- 12.32 Away from the town centre and edge of town centre areas and commonly located in existing residential areas are the local centres identified on Diagram 6. Many of the local centres are in the form of small purpose built shopping parades, although some are in the form of small shops located in traditional streets providing local shops and services. The scale, function and character of local centres are typified by centres that provide the day to day shopping and other local needs of the community, particularly those who are less mobile.
- 12.33 The Hartlepool Retail Study (2009) confirms that local centres across the Borough are all relatively small scale, the majority of which serve the basic shopping and service requirements of the local residential areas with which they are associated. The local centres appear to be functioning effectively at their level in the local retail hierarchy, although some to a lesser extent than others.
- 12.34 The Borough Council continually monitors the health, vitality, viability and character of the local centres in Hartlepool. Of concern resulting from this monitoring is the increasing numbers of hot food takeaways that are being granted permission in local centres. Where such uses come to dominate local centres it can have a serious impact on range of other services available locally. This in turn can affect the vitality of the centre as a whole and individual shops which may rely on there being a range different types of shop to attract customers.
- 12.35 To help preserve the integrity and vitality of centres the Council will seek to refuse inappropriate development of shops outside of the defined local centres. The Council will also seek to control the proliferation of hot food takeaways within individual parades, areas and streets.

RC7: The Local Centres

The Borough Council will seek to diversify, support and protect local centres in recognition of the important service they provide to their local communities. In accordance with policy RC1 local centres as identified on Diagram 6 will be the sequentially preferable location for local:

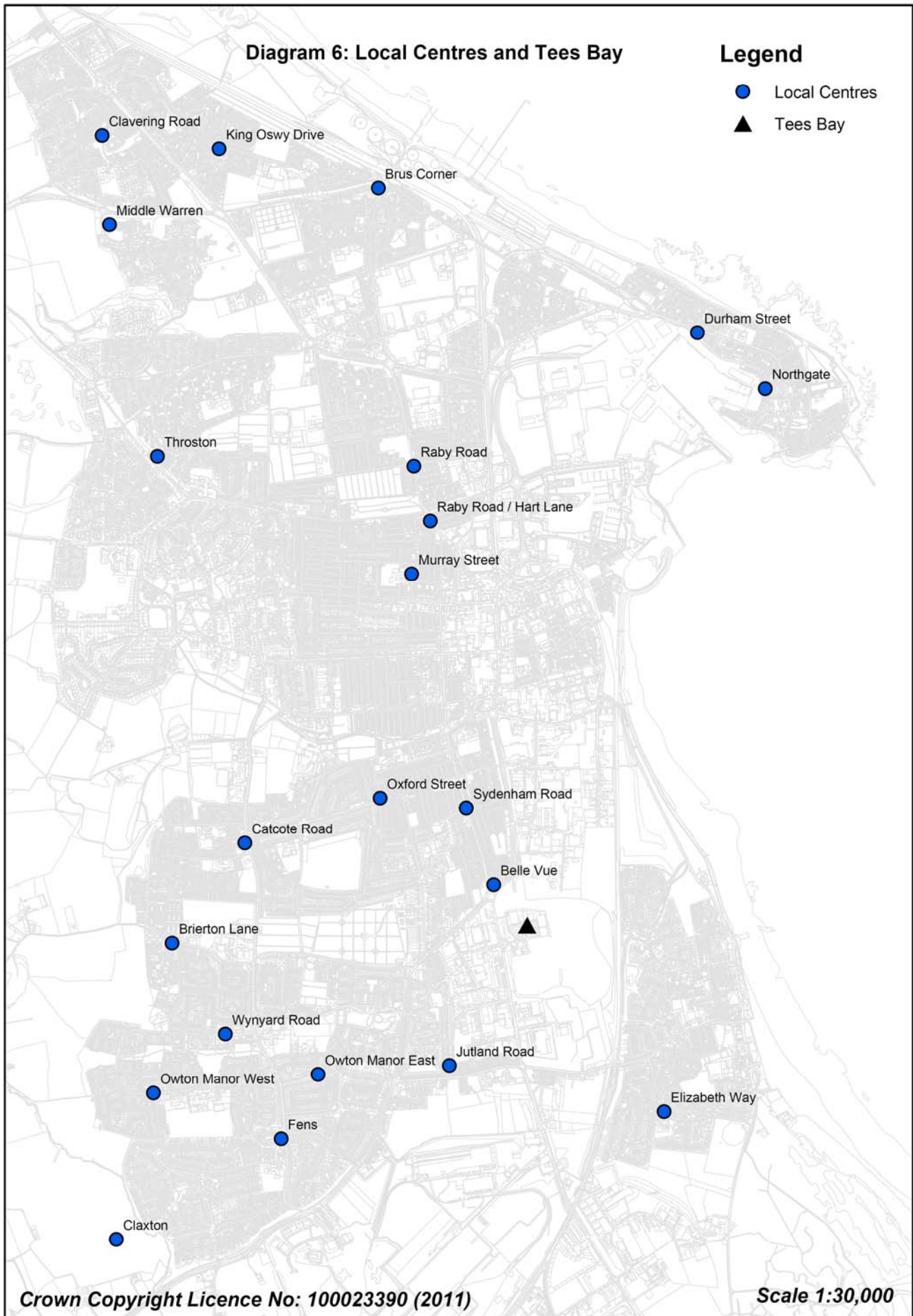
- **Shops (A1)**
- **Financial and Professional Services (A2)**
- **Restaurants and Cafes (A3)**
- **Drinking Establishments (A4)**
- **Hot Food Takeaways (A5)**
- **Community Facilities (D1)**

The above uses and other appropriate uses including the re-use of upper floors above existing commercial buildings for residential will only be permitted providing that they are in conformity with policy ND3 and it is demonstrated that the scale, function, character and appearance of the local centre is maintained and that there are no significant impacts on the residential amenity of the local area.

Diagram 6: Local Centres and Tees Bay

Legend

- Local Centres
- ▲ Tees Bay



Planning for a Sustainable Tees Bay Retail Park

- 12.37 The Tees Bay Retail Park is in an out of centre location. The retail park was initially constructed in the mid to late 1980s under the terms of the enterprise zone scheme. The development is relatively remote from the residential areas of the town and not particularly convenient for shoppers in terms of encouraging travel by modes of transport other than the private car.
- 12.38 Reflecting its location, design and existing accommodation, Tees Bay Retail Park is considered suitable for the sale of bulky goods, retail warehousing and appropriate leisure uses. Due to its relative remoteness away from any existing centres the Tees Bay site is not, however, a sequentially preferable location for the location of main town centres uses. In view of this, any main town centre use proposing to locate at Tees Bay will have to demonstrate need and that a sequential approach in accordance with policy RC1 has been followed.

RC8: Tees Bay Retail Park

The Borough Council will continue to support appropriate retail and leisure development at the Tees Bay Retail Park, however due to the out of centre location any new proposals will need to be in accordance with policies TR2, ND3 and RC1.



Main Town Centre Uses on Employment Land

- 12.39 In order to protect the vitality and viability of the town centre the Borough Council would wish to avoid the development of retail uses in employment areas. The Borough Council will seek to concentrate main town centre uses on sequentially preferable sites, in most cases, those that are readily accessible to the public by means of transport other than the private car. Most employment sites are either set apart from or on the periphery of residential areas and are therefore not conveniently accessible.
- 12.40 Locating main town centre use development on allocated employment land could have the potential to prejudice the types of industrial developments that could be located in its vicinity. Some retail uses, however, such as those serving an ancillary function to the working population of the immediate area may be appropriately located in industrial areas. In appropriate circumstances therefore ancillary retail uses may be permitted on employment land. Other retail uses, notably motor vehicle dealerships, petrol filling stations and car washes may not be conveniently located within the town centre and may therefore be suitably located on employment land.

RC9: Main Town Centre Uses on Employment Land

The Borough Council will seek to ensure that main town centre uses are only permitted on employment land where it can be demonstrated that development is in accordance with policy RC1 and:

- 1) Is ancillary to the main use, or;**
- 2) Primarily serves trade customers, and;**
- 3) Is an appropriate use in an industrial area providing it is in accordance with policies EC1, EC2, EC3, EC4, EC5 and EC6.**

Where the Borough Council is satisfied proposals falling into the A3 use class may be appropriate on employment land providing the development predominantly serves the people working in the immediate area and is in accordance with policy ND3.



13. LEISURE AND TOURISM

- 13.1 Hartlepool's growth and development has been strongly influenced by its coastal location. Much of the Borough's coastline is important for its wildlife and historic interest but it is also an important asset in terms of providing opportunities for leisure and tourism. These opportunities include active outdoor pastimes associated with the coast including water based activities such as sailing and windsurfing and land based pursuits such as fun parks and rides. They also include more passive outdoor pursuits associated with the quiet enjoyment of the natural environment.
- 13.2 The value of leisure and tourism in today's society cannot be underestimated. It plays an important role in mental and physical health, the economy, social inclusion and well being. The provision of such facilities benefits residents and makes the area more attractive to visitors and investors. Culture, tourism, sport and recreation businesses and creative industries employ nearly 10% of the region's workforce, and contribute over £1bn per year to the regional economy. There has been considerable investment and growth in the sector. The tourism industry, for example, is witnessing an increase in visitor numbers. It is anticipated that this growth and development will continue.

Tourism

- 13.3 Tourism has become an integral part of the Hartlepool economy both directly, in terms of providing jobs, and indirectly, in terms of attracting visitors and income to the town. In 2009, tourism expenditure was worth £47.0 million to the economy of Hartlepool. The town's assets include: a range of attractions based on its maritime heritage and the Marina; its beaches at Seaton Carew; green tourism with its internationally important nature conservation sites and its Christian, historic and military heritage particularly on the Headland. Building on the impact of previous maritime festivals the contribution which the Tall Ships event in 2010 made to the local economy was extremely significant, not only in terms of the influx of expenditure, but in providing a showcase for the town and its surroundings and stimulating improved skill levels and business capacity in the service sector.
- 13.4 The Marina area has developed significantly over the past two decades acting as a driving force behind the regeneration of Hartlepool and adding an extra dimension to the maritime heritage offer within Hartlepool. It will continue to be a major focus for tourism activity, anchored by Hartlepool's Maritime Experience, home of HMS Trincomalee. This unique facility is ideally located in close proximity to the town centre within the south west part of the Marina and attracts large numbers of visitors. The wide range of restaurants available on Navigation Point and the nearby accommodation also complement the town centre retail and leisure offer and attract customers from outside the town. Supporting opportunities to further enhance the Marina's attractiveness to potential investors and tourists is a key priority for the Council in the future. In this respect the protection of waters within the Marina complex is important for the continued attractiveness of the area for recreation in the form of water sports and coastal wildlife conservation. It is therefore important to retain and enhance access to the water and Marina.

- 13.5 Also located centrally within the town Christ Church has been converted into the town's Art Gallery, Exhibition Centre and Tourist Information Centre. Other museum related visitor facilities are located at the Headland within St Hilda's Church and the Heugh Gun Battery.
- 13.6 Green tourism relating to the natural environment - offers much potential and if developed in a sensitive manner can be of significant benefit to the town. The Borough Council is committed to promoting green tourism. Hartlepool has a range of assets, which can contribute to green tourism including a number of areas of ecological interest associated with the coast and countryside which are of particular importance for bird watching, seal watching and general quiet recreation. One such example is the potential development at the Heugh Lighthouse on the Headland for the UK's first purpose built sea watching bird observatory. Enjoyment of these assets could be enhanced by improving access to the networks of paths and cycleways although it is important to ensure that this is carried out in a sensitive way so as to avoid damage to these areas.
- 13.7 A key opportunity for enhancing the overall visitor offer of the town exists at Seaton Carew. A typical small seaside resort, Seaton Carew attracts large numbers of day visitors, particularly during the summer months. The resort is, however, in need of some improvement and would benefit from an increase in the range of visitor facilities available. The Council is actively pursuing opportunities for such improvements, linked to the upgrading of the sea defences and is looking to appoint a development partner to assist in developing and implementing a master plan for the area. The master plan would seek to secure a mix of commercial, leisure and housing in the commercial core, improvements to the adjacent promenade, and the removal of a prominent untidy building. This would be supported by the development of housing on other nearby sites. The master plan, which will take the form of a Supplementary Planning Document will help guide the overall development of the area.

Leisure

- 13.8 Summerhill Country Park is a key recreational and leisure resource linking the town with the open countryside. The site provides a visitor centre, climbing facilities, cycling, horse riding, walking and other countryside activities in a location readily accessible to the Hartlepool community as well as to visitors to the town. There may be opportunities to extend the range of facilities provided although such development would exclude motor sports and other noisy activities as these are considered to be incompatible with the general nature of Summerhill.
- 13.9 As well as continued success of more traditional sports such as golf, rugby and football, noisy activities, including off-road motorised sports and clay pigeon shooting are, however, becoming increasingly popular. There is evidence of some motor cyclists and similar users using the beach and sand dunes and other large areas of open space within the town in an unauthorised manner which causes problems of disturbance and damage to fragile areas, particularly the important wildlife areas along the coast. In order to address these problems, proposals for potentially disturbing outdoor activities will need to be carefully considered in the context of their potential impact on adjacent land uses and occupiers of nearby properties and land.

- 13.10 Indoor sports and leisure facilities include a wide variety of sporting, leisure, social, cultural and educational centres including sports halls, museum, cinemas and theatres.
- 13.11 Existing sports hall provision in the public sector is concentrated at Mill House Leisure Centre (swimming baths and multi-purpose leisure centre) in the central area of the town with smaller multi-use facilities at the Headland, Belle Vue and Brierton (on the former school site) and several smaller sports halls including Rossmere and Seaton Carew, although the latter of these is scheduled to close in March 2012. The Borough Council recently invested in elements of the Mill House Leisure Centre to ensure its short term future. The Borough Council is currently considering its medium/long term plans for the provision of wet and dry side sports provision within the Borough.
- 13.12 A six-screen, state of the art multiplex cinema is located at the Marina which is considered adequate for the town's needs. The Town Hall, within the town centre, has been converted and upgraded in recent years to provide a theatre which attracts national and local productions.

Planning for Sustainable Leisure and Tourism Provision

- 13.13 The strength of the tourism and leisure market in Hartlepool and the various economic, social and environmental benefits it has have been illustrated above. It is considered critical that the Core Strategy puts in place the policy framework from which this sector will be able to develop further in the future, ensuring Hartlepool retains and develops its position as a regionally significant visitor destination.
- 13.14 For Hartlepool, priorities include the ongoing regeneration in the Marina, town centre and Headland, to provide a unique environment for entertainment, heritage and watersports activities. Such work should involve the full range of "place-shaping" activities, including enhancing connectivity, refreshing and adding to the existing portfolio of visitor attractions and the interpretation of tourism assets. The Seaton Carew area has an important supporting role, especially in relation to its nature conservation value, complementing the nearby Saltholme RSPB site within Stockton-on-Tees; the priority there is in strengthening physical, marketing and functional links with Saltholme as part of the wider nature-based tourism offer of the Tees Valley.
- 13.15 Future major leisure and tourism developments in Hartlepool will be expected to locate within the town centre or the Marina. There are however two other areas in the town where such developments could be located depending upon their scale and nature:
- The Headland: appropriate for tourism-related projects related to its historic and cultural heritage;
 - Seaton Carew: appropriate for seaside based recreational and leisure facilities.

- 13.16 The night time economy is a crucial part of the leisure industry in Hartlepool, however, it is recognised that these activities must be closely managed to minimise impacts on nearby residential areas. As such the local authority will continue to identify the Church Street mixed use area and the south western part of the Marina for uses which operate at times throughout the night and early morning such as bars, restaurants and nightclubs as covered in RC7.

LT1: Leisure and Tourism

The Borough Council will work with key partner organisations to continue to develop the leisure and tourism facilities, including high quality accommodation, to build on the successful regeneration of the past decade.

Major leisure and tourism developments which are likely to attract large numbers of visitors should be preferably located within the following established key tourist areas, as identified in Diagram 7:

- **Town Centre;**
- **The Marina;**
- **Seaton Carew; or**
- **The Headland**

Major leisure or tourism developments on sites elsewhere will only be approved where it has been demonstrated that:

- 1) All or part of the development could not be adequately accommodated on existing or potential sites in the above areas, and;**
- 2) They will provide major tourism and/or regeneration benefits to the town.**

Development at the Marina will be a key priority for the Borough Council. The area will continue to develop as a major visitor attraction and new developments which complement and build on the success of the Maritime Experience will be encouraged. The Borough Council will seek to protect the areas of water within the Marina from development, retaining the ambience and attraction of the marina development as a whole.

The Borough Council will work pro-actively to help develop schemes which would enhance the historic nature of the Headland. The historic environment and maritime, military and Christian heritage of the Headland will be protected from development which would be detrimental to the sustainability and character of the area.

Seaton Carew will be promoted and developed as a tourism destination which showcases the EU designated bathing waters and blue flag beach. Regeneration schemes which improve the vitality and viability of Seaton Carew whilst protecting the settlements character and conservation area

Policy Continued ...

will be promoted and supported.

Summerhill will continue to be developed as a focus for access to the countryside, nature conservation and informal recreational and leisure activities such as walking, cycling and climbing. Development not relating to its future development as a country park will not be permitted.

The Borough Council benefits greatly from the proximity of the Teesmouth National Nature Reserve, the RSPB Saltholme Nature Reserve and Cowpen Bewley Woodland Park and will continue to promote, encourage and improve green tourism through the provision of facilities for the observation and interpretation of wildlife, habitats and the natural environment.

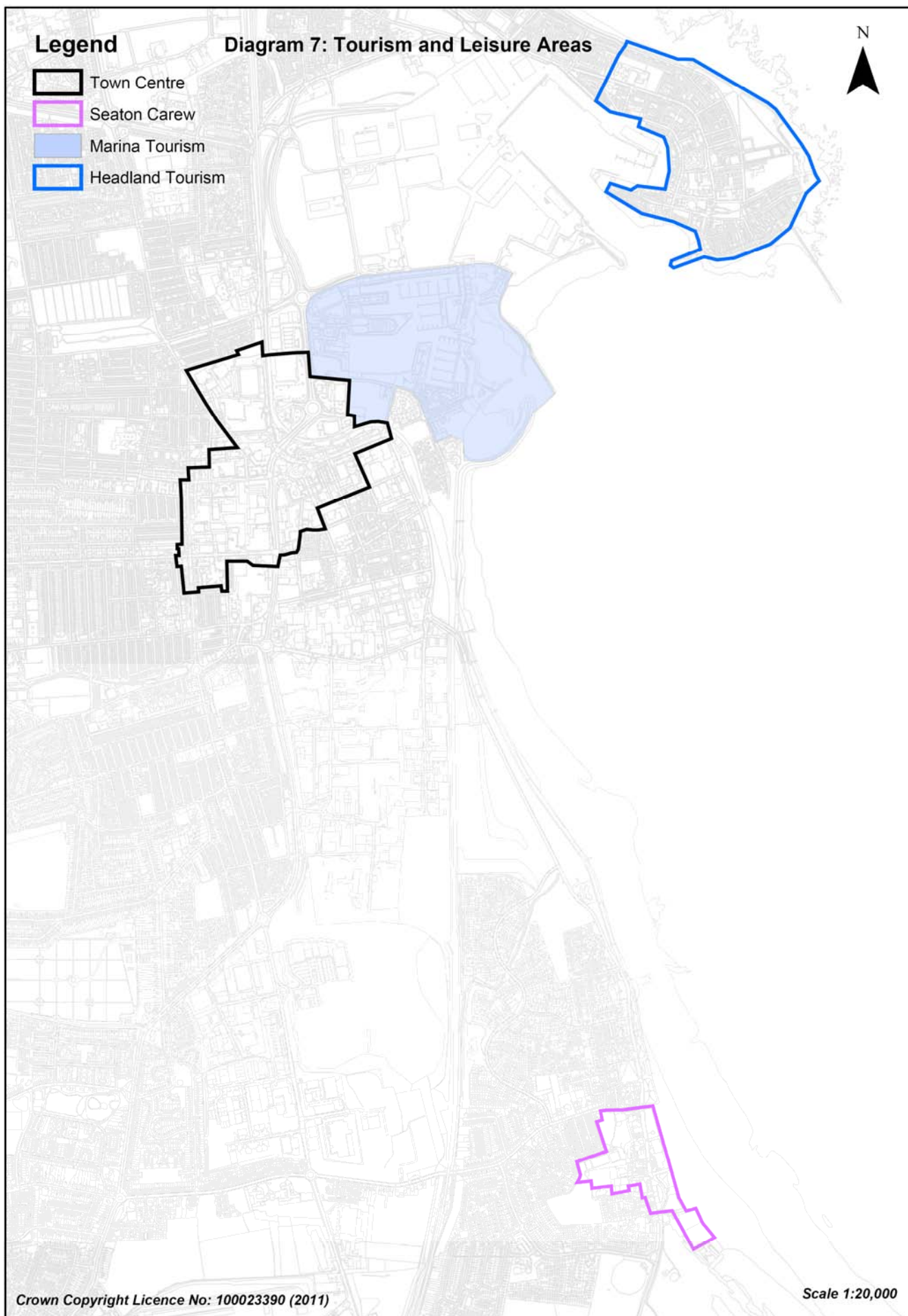
The development of land for noisy outdoor sports and leisure activities within the Borough will only be approved where:

- 3) The site is not in close proximity to housing;
- 4) There will be no significant detrimental effect on the amenities of occupiers or users of adjoining or nearby land or on the flora or fauna of designated wildlife sites, and;
- 5) Measures are taken to minimise potential noise nuisance beyond the site boundaries.

All developments must be in conformity with Policy LS1, ND3 and NE1.



Navigation Point at the Marina



14. THE HISTORIC ENVIRONMENT

- 14.1 The historic environment serves an important role in defining the town's character, culture and heritage. It provides a reminder of the historical formation and development of a town and contributes towards economic development, regeneration and the creation of sustainable communities. Historic environments and buildings can make a positive contribution towards the quality of the built environment and help promote Hartlepool as an attractive place in which to live and to visit. Hartlepool has a variety of important heritage assets including individual and groups of buildings, Scheduled Monuments, archaeological sites, parks and gardens and historic landscapes which are of special historic and architectural character on a local or national scale.

Conservation Areas

- 14.2 There are eight conservation areas across the Borough. Five of the conservation areas are located within the main built up area these include the historic part of the Headland, Church Street, Grange, the Park area and Stranton. The other three cover the historic parts of Seaton Carew and the villages of Elwick and Greatham. Most of these areas have benefited from public sector investment in recent years in recognition of their intrinsic value and importance.
- 14.3 Each of these conservation areas has unique qualities and features which help to define their individual character. These may include groupings, orientation, massing and style of buildings; special architectural details such as windows, doors and shop front design; finishing materials, decoration and ornamentation; streetscape, trees, hedgerows, landscaping and boundary enclosure, views and vistas. In considering applications for development, alteration or demolition in these areas, it is important that these special features are preserved and enhanced and that the quality of design is of a high standard. This does not mean that no changes will be permitted within conservation areas, but it does require that great care should be taken in order to avoid unsympathetic design and incompatible changes.



Planning for Sustainable Conservation Areas

- 14.4 Over many years the Council has proactively supported and encouraged investment in Conservation Areas throughout the town aimed at preserving and enhancing their physical character and facilitating new uses for buildings at risk. Such investment has often been part of wider regeneration initiatives. Areas such as Church Street and the Headland have been the focus of major regeneration programmes aimed at developing the tourism infrastructure, supporting economic growth and improving the living environment for local residents. Investment has included grants to property owners to carry out repairs and restoration to traditional features and public realm improvements.
- 14.5 This proactive approach is also reflected in work undertaken to gain a better understanding of the character and appearance of the Borough's heritage assets. Conservation Area Appraisals are in place for the Headland, Park and Grange Conservation Areas, and visual assessments have been produced for Seaton Carew, Church Street, Elwick, Greatham and Stranton. A Village Design Statement has also been prepared for Greatham Village which was adopted as Supplementary Planning Guidance within the Hartlepool Local Plan 2006.
- 14.6 In recognition of the value and importance of Hartlepool's historic areas, buildings and landscapes to our cultural, social and economic life the Borough Council will continue to protect and will actively encourage the enhancement of these historic assets wherever possible through constructive conservation approaches.
- 14.7 Any new development, alteration or demolition, should be carefully managed or designed to ensure that they are in keeping with and positively enhance the character and setting of a Conservation Area or heritage asset. A high standard of design is expected for any new development in these areas and great care should be taken to ensure that unsympathetic design and incompatible changes of use do not occur.
- 14.8 The Council will consider the future preparation of a Heritage Supplementary Planning Document (SPD) to provide further guidance and clarity on development relating to the historic environment and will take account of Conservation Area Appraisals, Visual Assessments and the Greatham Village Design Statement in determining applications for development, alteration and demolition. Consideration will be given to providing additional protection including the possible use of Article 4 Directions.

HE1: Conservation Areas

The Borough Council will seek to ensure that the distinctive character of Conservation Areas within the Borough will be conserved or enhanced through a constructive conservation approach. Proposals for development within conservation areas will need to demonstrate that they will conserve or positively enhance the character of the Conservation Area.

In determining applications within Conservation Areas particular regard will be given to the following:

Policy Continued ...

- 1) The scale and nature of the development should be appropriate to the character of the particular Conservation Area;
- 2) The design, height, orientation, massing, means of enclosure, materials, finishes and decoration proposed should be sympathetic to the character and appearance of the Conservation Area;
- 3) Original features of special architectural interest such as walls, gateway entrances and architectural details, should be retained;
- 4) Existing trees, hedgerows and landscape features should be retained, with appropriate landscaping improvements incorporated into design proposals;
- 5) Important views and vistas and settings within the Conservation Area should be protected;
- 6) Car parking, where required, should be located, designed and landscaped in such a way as to minimise impact on the character and appearance of the area, and;
- 7) Guidance provided in relevant Conservation Appraisals, Visual Assessments and Design Statements.

Proposals for demolition within Conservation Areas will be carefully assessed in order to avoid loss of important features and buildings but to encourage removal of unsympathetic later additions.

Where there are controls on demolitions in Conservation Areas, the Borough Council will only permit the demolition of those buildings and other features and structures if it can be demonstrated that:

- 8) The removal would help to conserve or enhance the character or appearance of the Conservation Area,
- 9) Its structural condition is such that it is beyond reasonable economic repair, or
- 10) The removal is necessary to deliver a public benefit which outweighs the removal.

Where any demolition is involved, the Borough Council will require that detailed proposals for the satisfactory re-development of the site are secured before demolition takes place.

Developments which affect the setting of a Conservation Area, including developments outside of a Conservation Area should take account of the character of the Conservation Area through appropriate design, scaling, siting and use of materials. Where there are important views and vistas into and out of a Conservation Area these should be protected or enhanced.

Listed Buildings

- 14.9 There are approximately 200 buildings and structures which are listed as being of architectural or historic interest within the Borough. Listed buildings are an important part of Hartlepool's heritage. Each Listed Building has unique qualities and features which help to define their individual character. These may include building style, special architectural details, internal features, means of enclosure, and as with buildings in conservation areas, their massing, orientation and contribution as part of a group of buildings may help define the character of the area. It is important that these buildings and their special features are conserved and enhanced. This does not mean that no changes will be permitted to Listed Buildings, but the quality of any alterations or additions needs to be of a high standard and of an appropriate design.
- 14.10 The Council has for many years proactively supported and encouraged investment in Listed Buildings throughout the town aimed at conserving and enhancing their physical character and facilitating new uses for buildings at risk. These have ranged from assistance towards restoration and replacement of important architectural features to large scale grants for structural repairs and comprehensive refurbishment to support restoration and reuse of larger key vacant or underused buildings. These have often formed part of wider regeneration programmes. Notable successes have included restoration and refurbishment of Christ Church to create a tourist information centre and art gallery and the former Co op Central Stores within the town centre to residential and business use and Victoria Buildings at the Headland for offices, commercial and retail use.
- 14.11 In recognition of their value and importance the Council will continue to be proactive in protecting, enhancing and actively encouraging improvements to Listed Buildings and structures. Any new development, alteration or demolition, should be carefully managed and designed to ensure that they are in keeping with and positively enhance the buildings' character and setting.



HE2: Listed Buildings

The Borough Council will seek to conserve or enhance the town's Listed Buildings by preventing unsympathetic alterations, encouraging physical improvement work, supporting appropriate and viable proposals to secure their re-use and restoration and resisting unsympathetic alterations.

In determining applications for Listed Building Consent for alteration or partial demolition the following criteria will be applied:

- 1) Traditional materials and sympathetic designs which are in keeping with the character and special interest of the building should be used;
- 2) Internal features and fittings which comprise an integral part of the character and special interest of the building should be retained, and;
- 3) The works would support the enhancement or viable use/re-use of the remaining part of the building.

Works to buildings situated adjacent to a Listed Building and those buildings which affect the setting of a Listed Building should be of a design which is sympathetic to, and takes advantage of opportunities to enhance the setting of the Listed Building.

The Borough Council will support the demolition of a Listed Building only in exceptional circumstances, where it has been clearly demonstrated that:

In the case of total demolition:

- 4) There is no appropriate or viable use for the building
- 5) The fabric of the building is beyond reasonable economic repair
- 6) Retention and restoration through some form of charitable or community ownership is not possible or suitable, and
- 7) Redevelopment would result in a public benefit which outweighs the loss of the building.

In the case of partial demolition:

- 8) The part of the building to be demolished is beyond economic repair, and;
- 9) The partial loss of the structure and/or architectural features will not materially detract from the special character of the building.

Where any demolition is involved the Borough Council will require that detailed proposals for the satisfactory redevelopment of the site are secured before demolition takes place.

Buildings of Local Interest

- 14.12 Buildings of Local Interest do not have statutory protection but their contributions to the character of their locality are also important and every effort should be made to retain or enhance them. To identify and encourage protection of locally important heritage assets as well as raising the profile of local history and heritage and conserve local distinctiveness, the Borough Council has compiled a Local List of buildings which make a significant contribution to their locality and their setting.
- 14.13 In recognition of their contribution to the character of their locality there will be a presumption against the demolition or removal of important features of buildings included on the List of Locally Important Buildings.

HE3: Locally Important Buildings

The Borough Council has compiled a List of Locally Important Buildings within the Borough. Whilst not as architecturally or historically significant as Listed Buildings, building on this list are considered to be worthy of protection as a means of emphasising local character and sense of place. The retention of buildings on the List of Locally Important buildings and their important features will be encouraged.

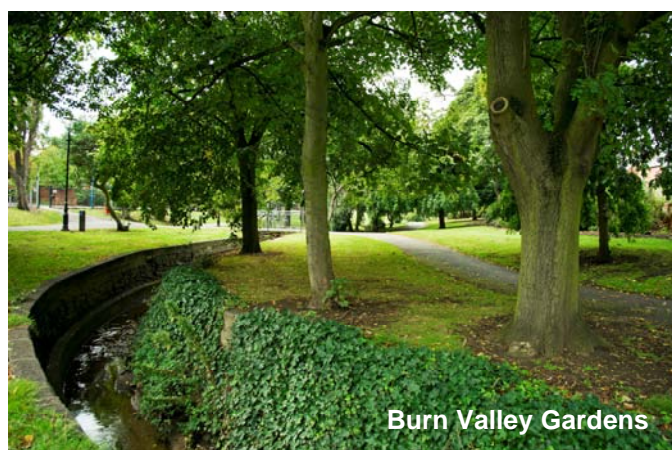
In determining applications for planning permission that affect entries on the List of Locally Important Buildings, particular regard will be had to the following:

- 1) The historic or architectural importance of the building,**
- 2) Features which contribute significantly to the character of the building,**
- 3) The group value,**
- 4) Their contribution to the appearance of the locality,**
- 5) Their scarcity value to the Borough,**
- 6) The design and means of enclosure of the proposal,**
- 7) The scale, nature and importance of the proposed redevelopment which should clearly demonstrate how it would conserve or enhance the site or the setting of other buildings nearby,**
- 8) The works would support the enhancement of viable use/re-use of the remaining part of the building, and;**
- 9) Redevelopment would result in a public benefit which outweighs the loss of the building.**

The Council may consider the use of Article 4 Directions in order to protect the integrity of buildings included on the List of Locally Important Buildings.

Other Heritage Assets

- 14.14 Ward Jackson Park is included in English Heritage's non-statutory Register of Parks and Gardens of Special Historic Interest in England as a good example of a Victorian park which has retained much of its original character. The inclusion on the register has assisted the Borough Council in obtaining financial assistance towards the restoration of the Park and its Listed Buildings and structures within the Park Conservation Area.
- 14.15 Within the Borough there are currently eight Scheduled Monuments which are protected under the Ancient Monuments and Archaeological Areas Act 1979. These are:
- Claxton Medieval Moated Site.
 - Hartlepool Town Wall and Sandwell Gate.
 - Hartlepool Heugh Battery.
 - Hart Manor House.
 - Hart Fishponds.
 - Low Throston Deserted Medieval Village.
 - High Bruntoft Medieval Farmstead and Open Field System
 - Elwick Fishpond.
 - There is also currently one Protected Wreck within the Borough, the Seaton Carew Collier Brig.
- 14.16 Within the Borough are numerous areas of archaeological interest most notably at the Headland where it is known that archaeological remains of national importance exist. Archaeological sites also exist within the villages of Elwick, Hart, Dalton Piercy, Greatham and Newton Bewley and other locations including Summerhill (known as Catcote Village), Seaton Common and Greenabella Marsh. This list is not exhaustive and developers will need to be aware of the possibility of other sites of archaeological interest in other parts of the Borough.
- 14.17 Hartlepool also contains an area of Historic Landscape at Seaton Common where relics of the important medieval salt industry are evident.
- 14.18 The Borough Council will seek to protect and enhance important heritage assets including Registered Parks and Gardens, Scheduled Monuments, Protected Wrecks sites of archaeological interest and Historic Landscapes. Any development within the vicinity of these heritage assets will need to take account of the character of these assets.



HE4: Other Heritage Assets

The Borough Council will seek to protect and enhance important heritage assets including Registered Parks and Gardens, Scheduled Monuments, Protected Wrecks sites of archaeological interest and Historic Landscapes.

Development proposals affecting the site or setting of these heritage assets should take account of the character of the asset and should:

- 1) Clearly demonstrate how it would conserve or enhance the site or the setting, or**
- 2) Clearly demonstrate that any harm to or loss of significance is necessary and would result in a public benefit which outweighs that harm or loss.**

Where development proposals affect the sites of known or possible archaeological interest, the Borough Council will require that an archaeological assessment/evaluation is carried out prior to any planning application being determined. This is intended to indicate whether there will be a requirement for further site investigation, archaeological recording or preservation in situ of important remains.



Ward Jackson Park

15. THE NATURAL ENVIRONMENT

Green Infrastructure

- 15.1 Green infrastructure is now widely recognised as providing the environmental foundation that underpins the function, health and character of urban communities. Green infrastructure is a strategically planned and delivered network of high-quality green spaces and environmental features including parks, open spaces, trees and woodlands, allotments and private gardens.. Green infrastructure should be designed and managed as a multi-functional resource capable of delivering a wide range of environmental and 'quality of life' benefits for communities.
- 15.2 Open space forms an integral part of green Infrastructure contributing greatly to the quality of the living environment and helping to develop more healthy and sustainable communities. Ensuring appropriate provision and access to open space, leisure and recreation facilities contributes greatly to the development of healthier lifestyles, encouraging greater usage and supporting biodiversity. An important challenge facing Hartlepool is to create attractive places and environments that will encourage people to live and invest in the town. Provision of open space and recreation and leisure facilities are key elements within the Sustainable Community Strategy, Environment, Culture and Leisure themes.
- 15.3 The Tees Valley Green Infrastructure Strategy provides a strategic approach to developing a network of green corridors and green places within the Tees Valley. The concept of green infrastructure offers a way of achieving closer links between environmental improvement and the major development projects proposed in Hartlepool and the wider Tees Valley. It can also provide opportunities to adapt to climate change by influencing development and the use of land.
- 15.4 Green infrastructure planning for Hartlepool involves the provision of strategic planned networks that link existing and proposed green spaces by way of green corridors running through urban, suburban, urban fringe and rural areas. The green infrastructure in Hartlepool is made up of these strategic green corridors including the coastal fringe, the existing green wedges, wildlife sites, tree lined thoroughfares, land in recreational and leisure use and other 'green' areas including amenity open space, cemeteries, and parks.
- 15.5 Key components of Hartlepool's green infrastructure are the three existing green wedges at Middle Warren, Burn Valley and Owton Manor. These provide convenient and extensive amenity open space and easy access to the countryside as well as providing recreational opportunities creating valuable links for wildlife and increasing biodiversity. They can help the surrounding developed area mitigate the effects of climate change by providing solutions to flood risk and sustainable drainage. The Council is committed to providing new green wedges to serve the proposed housing developments at the south west extension and Wynyard Woods West. A further green wedge is proposed at Golden Flatts, whilst the Council has a long term ambition to extend the Middle Warren green wedge into the heart of the town.
- 15.6 The provision of outdoor playing space within new developments and the retention, protection and management of green space in existing developments are important issues as the need for housing sites grows. If green space is provided within or near to housing areas it reduces the need to travel to such facilities therefore benefiting

the environment through reduced CO² emissions. Protecting and enhancing smaller areas of green space and landscaped thoroughfares, which may not currently be linked to a network, can help maintain and develop pedestrian and wildlife links to other parts of the green network and enhance connectivity.

- 15.7 Green Infrastructure development can play a key role in alleviating flood risk through incorporation of carefully planned new flood facilities which create valuable new habitats such as balancing ponds or flooded areas. This can help support biodiversity and provide recreation opportunities. Undeveloped greenfield areas often have water flow pathways or watercourses running through them. When planning new development, these natural pathways should be retained wherever possible. When development is complete these corridors will allow watercourses to flood naturally creating an amenity focus for the surrounding area.
- 15.8 Similarly, green infrastructure can be a useful tool in incorporating Sustainable Drainage Systems (SuDS) schemes. This is particularly useful in addressing surface water drainage issues in critical drainage areas identified by the Hartlepool Strategic Flood Risk Assessment (SFRA 2010). Suggested opportunities for green infrastructure and more information on SuDS can be found in the SFRA.
- 15.9 To make the best of existing and new green infrastructure there is a need to make sure that whole communities, including those with mobility and visual impairments can easily access these areas through a sustainable access network.
- 15.10 An Open Space Assessment (2008) of Hartlepool has been carried out which identified deficiencies and surpluses in provision of open space within the town. This provides a comprehensive assessment of the Borough's open spaces and assesses their accessibility, quality and quantity. Supporting the delivery and provision of accessible recreational and leisure facilities can increase social cohesion and promote healthier lifestyles in the town. To make the most of the network there is a continued and long term need to invest and actively manage it.
- 15.11 The Borough Council's overarching aspiration is to protect and enhance the strategic network of green infrastructure throughout the Borough and to develop links between and within existing and new areas of development. The strategy seeks to safeguard the green infrastructure of the Borough from inappropriate development and to actively the quantity and quality of open space landscape corridors, parks, and recreation and leisure facilities. This approach is in line with the findings and recommendations of the PPG 17 Audit and Assessment of Open Space and the strategic objectives of the Tees Valley Green Infrastructure Strategy.
- 15.12 More specifically, the Council is committed to the creation of new green wedges as part of new housing developments at the south west extension and Wynyard. A new green wedge is proposed at Golden Flatts which will help alleviate flooding along the Stell watercourse and act as a buffer between industrial land to the south and residential areas to the north. A further priority is to promote the extension of the Middle Warren Green Wedge linking the hospital site and Oakesway Business Park. This would effectively bring this green corridor into the heart of the town. This proposal is predicated on the hospital site becoming available during the Plan period. All of these new and proposed extended green wedges have potential to provide major improvements for local biodiversity and recreation as well as creating multi-functional spaces that can provide formal and informal recreational uses.

NE1: Green Infrastructure

The Borough Council will safeguard green infrastructure with the Borough from inappropriate development and will work with partners actively to improve the quantity and quality of green infrastructure and recreation and leisure facilities throughout the Borough based on evidence of local need. Over the plan period this will mean enhancing green infrastructure and addressing the identified shortfall in the amount or quality of green existing infrastructure.

This will include:

- Strategic Green Corridors identified in the Tees Valley Green Infrastructure Strategy, include the River Tees, the Coast Hartlepool to Cowbar, Saltholme to Cowpen Bewley, Wynyard and Hartlepool, Saltholme to Hartlepool Coast and Hartlepool Quays/Town Centre to Summerhill and north west Hartlepool and Hartlepool Urban Fringe,
- Strategic Green Wedges,
- Parks and Civic Spaces,
- Play Areas,
- Sports pitches,
- Trees in streets, on highway verge and in public open space, Woodland and wildlife sites, and;
- Other public open space identified in the PPG17 Assessment.

Specifically the Council will require the creation of new Green Wedges as part of the proposed housing developments at the South Western Extension and Wynyard Woods in conformity with policies LS1, CC1, ND1, HSG1, HSG2 and NE2 as shown on Diagram 1.

The Council is also committed to the creation of a new green wedge on land formerly allocated for industry at Golden Flatts and Brenda Road East in conformity with policies LS1, CC1 and NE2 as shown on Diagram 1.

The Council will encourage the extension of the Middle Warren Green Wedge eastwards through the existing hospital site and Oakesway as an environmental priority. This will be dependant on the Hospital site being vacated during the plan period and be in conformity with policies LS1, CC1 and NE2 as shown on the key Diagram 1. The new and proposed extended green wedges are identified on Diagram 1.

The Borough Council will investigate the potential for improving access to open spaces with new cycleways and footpaths in conformity with policy TR2.

The Borough Council in conformity with policy CC1 and CC4 will support and encourage green infrastructure improvements, specifically

Policy Continued ...

Sustainable Drainage Systems (SuDS) that can alleviate flood risk and address surface water drainage issues by incorporating:

- **Physical mitigation measures that reduces Flood Risk such as watercourse improvements and wetland creation to be used for flood attenuation, and;**
- **Schemes that address surface water drainage issues in critical drainage areas.**

The loss of green infrastructure will be resisted. In exceptional circumstances green infrastructure will only be considered for other uses where it can be demonstrated that it no longer has any recreational, wildlife or amenity function, and where the local need has already been met elsewhere. Where an area of open space is lost to development the Borough Council will impose planning conditions or a legal agreement, as appropriate to ensure compensatory provision of an alternative site or enhancement of adjoining open space.

The loss of incidental open space will be resisted except where:

- 1) **It can be demonstrated that the area of open space is detrimental to the amenity of neighbours or too small or difficult to maintain; or**
- 2) **It does not contribute significantly to visual or recreational amenity and where need is met elsewhere in the locality.**

Where appropriate, SPDs and masterplans will be prepared to provide more detailed guidance on the safeguarding and improving of green infrastructure.



Safeguarding and Enhancing the Natural Environment

- 15.13 Much of the Borough's coastline is important for its ecological and wildlife interest particularly for its internationally important populations of migratory water birds. The coastline is also an important asset in terms of providing opportunities for recreation and tourism. The coastal strip has areas of geological conservation importance, including the nationally important Hartlepool Submerged Forest SSSI. Hartlepool also has wildlife sites which range from internationally to locally important designations.
- 15.14 Part of the Tees estuary and much of the coastline of Hartlepool are designated as Special Protection Areas (SPAs) and Ramsar sites, which are of international importance. Hartlepool has four nationally important Sites of Special Scientific Interest (SSSIs) located within the Borough and four located partially within the Borough. Currently there are six local nature reserves, 43 Local Wildlife Sites and 6 Local Geological Sites located in the Borough.
- 15.15 The Borough Council has signed up to the Tees Valley Biodiversity Action Plan (TVBAP) and works with partners across the Tees Valley to identify priority habitats and species and to take actions to further their conservation. The Core Strategy provides opportunities to conserve and enhance priority habitats and species, for example through designation of local sites; identification of areas for the restoration, or creation of new priority habitats, and; promoting the incorporation of beneficial biodiversity features in green infrastructure and new development.
- 15.16 The landscape character of Hartlepool's countryside is split between the Durham Magnesian Limestone Plateau to the north and the Tees Lowlands to the south. The Durham Magnesian Limestone Plateau has a gently undulating landscape with a relatively open character. At the very north of the Borough, Thorpe Bulmer Dene cuts into the landscape from the coast. The Tees Lowlands comprise broad low-lying and gently undulating farmland. The Tees Forest area covers much of the open landscape of the Borough. The Council has produced a Landscape Character Assessment which represents a detailed analysis of the Hartlepool landscape, and provides a sound and reliable tool that can assist in the process of well-informed decision making regarding new development or the enhancing the natural environment.
- 15.17 Key components of the green network are the green wedges at How Beck, Middle Warren, Summerhill/Burn Valley and Owton Manor which extend from the open countryside to the heart of the town. They provide convenient and extensive amenity open space and easy access to the countryside. The green wedges offer major opportunities for improving the overall environment of Hartlepool, for providing recreational, sporting and leisure uses and also for creating valuable links to wildlife.
- 15.18 The Borough Council, together with the Environment Agency and the water providers are committed to protecting water resources. It is of utmost importance that the aquifer which provides the Borough's drinking water and watercourses are protected from contamination from pollutants.
- 15.19 An issue that is becoming increasingly important for coastal settlements such as Hartlepool is "coastal squeeze". It is caused by a rise in sea levels and occurs when the coastal strip becomes narrower and is in effect squeezed between the sea and

land. For Hartlepool it will have implications for flood defences, coastal erosion and impacts on sites designated of international and national importance for biodiversity. These issues are dealt with in the Council's Shoreline Management Plan II, which looks at the evolution of the coast over time and how best to manage this change to ensure the greatest environmental, social and economic benefit.

- 15.20 The Council will protect and actively seek to enhance national and local designation sites of biodiversity and geodiversity. This will also include protection of existing woodland and veteran trees which are an important focus for biodiversity. The Borough's water resources will be protected from contamination by new development, and development must avoid encroachment into sensitive intertidal areas so as not to put further stress on areas under threat of coastal squeeze. The focus of this protection will be driven by the Tees Valley Green Infrastructure Strategy, Tees Valley Biodiversity Action Plan, the Shoreline Management Plan, the Hartlepool Landscape Character Assessment and the emerging Hartlepool Green Infrastructure Supplementary Planning Document.

NE2: Natural Environment

The Borough Council will look to protect, manage and actively enhance the biodiversity, geodiversity, landscape character and Green Infrastructure assets of the Borough. The Borough Council will seek to ensure that:

- 1) Any development proposals are in conformity with LS1.**
- 2) Designated biodiversity and geodiversity sites will be protected and where appropriate enhanced, taking in to consideration the hierarchy of international, national and locally designated sites:**
 - (i) Internationally and nationally designated sites receive statutory protection. Development that would affect those sites will not be permitted unless it meets the relevant legal requirements.**
 - (ii) Development which would affect a locally designated site, which is not also allocated for other uses in the Core Strategy, will not be permitted unless the reasons for the development clearly outweigh the harm to the conservation interest of the site. Where development on a locally designated site is approved, including those that are also allocated for other uses, compensatory measures will be required to maintain and enhance conservation interests. Compensatory measures may include biodiversity offsetting where on-site compensation is not possible. Designated sites will be identified on the Proposals Map, as will areas identified by local partnerships for habitat restoration or creation,**
- 3) There is continued development and improvement of wildlife corridors through continued working with partners to create and**

develop an integrated network of natural habitats,

- 4) Habitats are conserved, created and where possible enhanced through new development to meet objectives of the Tees Valley Biodiversity Action Plan,**
- 5) Protection is afforded to existing woodland of amenity and nature conservation value and in particular ancient semi natural woodland and veteran trees,**
- 6) The Magnesian Limestone and the Sherwood Sandstone major/principal aquifers underlying the area, watercourses and other surface and coastal waters must be protected from contamination from pollutants resulting from development or redevelopment of brownfield land,**
- 7) Any development proposals must have regard to Landscape Character,**
- 8) Any development proposals avoid encroachment into sensitive intertidal habitats, and;**
- 9) Development has regard to the need to avoid exacerbating coastal squeeze and the evolution of the coast over time and incorporates measures to mitigate this where appropriate.**

Where appropriate, SPDs will be prepared to provide more detailed guidance on the safeguarding and enhancing the Borough's Natural Environment and Biodiversity.



Appendix 1: Glossary of Terms

Term	Definition	Abbreviation
Active Frontage	The front of a building used for a shop, café or another service used by the public. It will usually include a display window and a public entrance.	
Adopt	To formally approve. Adoption often relates to Local Development Framework documents. They are formally approved by the Council and become part of the planning policy framework for the Borough.	
Affordability	Whether or not there are sufficient funds to purchase something. Affordability can often be referred to in housing terms, as it is a measure of what housing is affordable to certain groups of households.	
Affordable Housing	Affordable housing is housing designed for those whose income generally deny them the opportunity to purchase houses on the open market as a result of the difference between income and the market cost of housing.	
Allocated	Lands which has been identified on the Proposals Map for a specific type of development.	
Amenity	The pleasant or normally satisfactory aspects of a location which contributes to its overall character and its enjoyment. Amenity is often a material consideration in planning decisions.	
Ancient Woodland	An area that has been wooded continuously since at least 1600 AD. Ancient woodland is divided into ancient semi-natural woodland (ASNW) and plantations on ancient woodland sites (PAWS). Both types of stand are classed as ancient woods.	
Aquifer	Underground layer (stratum) of rock in which water naturally occurs. Water for human use may be extracted by wells or boreholes.	
Ancillary Uses	A use which forms a small part of a larger use. For example, a factory may include a small shop selling items made in the factory. The shop is ancillary to the main use of the site as a factory.	
Article 4 Direction	A direction under Article 4 of the the Town & Country Planning (General Permitted Development) Order 1995 that allows the Secretary of State or Local Planning Authority to require a planning application for development that would normally not need one because it would be covered by permitted development rights. Local Planning Authorities need the approval of the Secretary of State in most cases.	
Associated infrastructure	Also see infrastructure. Associated infrastructure is the infrastructure that would typically be expected on new developments such as roads, paths, cycle ways, pockets of incidental open space and landscaping such as trees and shrubs.	
Biodiversity	All living things including trees, plants, animals and insects.	
Biodiversity Action Plan	A plan which sets out proposals to protect and improve the places where trees, plants, animals and insects live.	BAP
Biomass	Plants and trees when used to create energy.	
Boundary Treatments	The way the edges of developments are designed and enclosed. For example, the boundary treatment around a house will usually be a fence, wall or hedge.	
Brownfield Land/ Previously developed land	Previously developed land, also known as brownfield land which is or was occupied by a permanent structure (and the remains of such structure are visible).	
Built Environment	Surroundings which are generally built up in character. The collection of buildings, spaces and links between them form such an area.	

Term	Definition	Abbreviation
Catchment Area	The area around a town or village. The people in this area will look to the town or village to provide services. For example, people who live in villages in the west of the Borough may go to Hartlepool to do their shopping or to go to school. Their village is in the catchment area of Hartlepool.	
Change of Use	Buildings are classified as having a use for example retail use. Planning permission is required for material change of use to building or land.	
Circular	Central Government guidance. (www.communities.gov.uk)	
Coastal Squeeze	A coastal settlement that is prevented from expanding due to the sea on one side and rural areas inland.	
Code for Sustainable Home	A national standard for sustainable design and construction of new homes.	CfSH
Commencement of Development	The date at which work begins on site.	
Community Infrastructure Levy	Introduced in the Planning Bill in 2007 and empowers Local Planning Authorities to make charges on new developments to help finance the infrastructure needed to support growth.	CIL
Community Facilities	Services available to residents within the immediate area to provide the day to day needs of the community, this can include village halls, community centres, doctors, dentists, places of worship, recycling facilities and libraries.	
Community Strategy	Provides the broad framework for all services in Hartlepool. It sets out a long term vision for Hartlepool and details the principles and seven priorities necessary to achieve the vision and improve services.	
Commuted Sum	A sum of money paid by a developer to the Borough Council to provide a service or a facility, rather than the developer providing it direct.	
Comparison Goods	Things we buy which are not food and which are not bought every day or every week, for example clothes, furniture, computers and cars.	
Compulsory Purchase	When land is taken without the agreement of the owner. Borough Council, housing authorities and highway authorities are among the bodies that have compulsory purchase powers.	
Connectivity	The degree to which something has connections, for example road connections, footway connections or the connection between area A and area B.	
Conservation Area	An area of special historical and/or architectural interest which is designated by the Local Planning Authority as being important to conserve or enhance.	
Convenience Goods	Widely distributed and relatively inexpensive goods which are purchased frequently and with minimum of effort, such as newspapers and most grocery items.	
Curtilage	The area of land associated with development. The curtilage of a dwellinghouse is normally its garden, the curtilage of commercial unit is normally its ancillary open areas used for parking, servicing and landscaping. Buildings within the curtilage of a listed building are also considered to be listed.	
Deliverability	The likelihood of a proposal for example, a housing site happening. The cost of developing a site, how desirable the area is, and the availability of funding all affects deliverability.	
Density (Housing)	A measure of the number of dwellings which can be accommodated on a site or in an area	
Design and Specification	Provides precise and explicit information about the requirements for a development design.	

Term	Definition	Abbreviation
Developer Contributions	Relate to the provision of those items outlined within the Section 106 Legal Agreement or through the CIL charging schedule ie those things that the developer is required to provide to make the development acceptable in planning terms.	
Development	Defined in planning law as “the carrying out of building, engineering, mining or other operations, in on or under land, or the making of a material change of use of any building or land”	
Development Plan	See also Development Plan Document. The Development plan for Hartlepool is currently the 2006 Local plan and the 2008 North East Regional Spatial Strategy. The development plan for the Borough sets out where development should be located and what principals it should conform too. In the future the development plan for the Borough will be the Core Strategy, any other DPDs and SPDs, these may include Tees Valley wide DPDs and SPDs.	
Development Plan Document	A local development document in the local development framework which forms part of the statutory development plan for the Borough. The Core Strategy, documents dealing with the allocation of land, Action Area Plans and the Proposals Map are all Development Plan Documents.	DPD
Dwelling	A self-contained building or part of a building used as residential accommodation, and usually providing a home for a single household. A dwelling may be a house, bungalow, flat, maisonette or residentially converted farm building.	
Economic Viability Assessment	A means by which to assess the profitability of a proposed development.	
Employment Allocations	Sites specifically set aside for employment development. Employment in this context mainly refers to offices development, industry, storage and distribution, but can include other uses.	
Employment Area	Industrial estates or other areas which are used primarily for warehousing, office or other business uses falling within use class B1, B2 and B8 Use Classes Order and/or where such uses are proposed	
Employment Development	Within the Core Strategy this type of development mostly relates to office and industrial type of employment. It does not specifically relate to other types of employment such as shop working or hospital staff although technically they are both a form of employment and building a new retail area could be employment development. Employment development mainly occurs in key employment areas as identified on diagram 3.	
Employment Use	Industrial, warehousing, office or other business uses falling with class B1, B2 and B8 of the Use Classes Order.	
Enterprise Zones	Enterprise Zones are specific geographical areas, designated by the government, that benefit from certain tax incentives/breaks. Businesses within the Enterprise Zone are entitled to receive various types of financial aid. These include tax benefits, special financing and other incentives designed to encourage businesses to establish and maintain a presence within the identified zone.	
Environmental Impact Assessment	By law some planning applications for larger developments need to be accompanied by a detailed document (EIA) which looks at the effects the proposal will have on wildlife, water quality, air quality and living conditions.	EIA

Term	Definition	Abbreviation
Environmental Statement	A report submitted by the developer that sets out the elements of the scheme that address sustainable development issues, including the positive environmental, social and economic implications.	ES
Evidence Base	The information gathered by a planning authority to support the preparation of development documents. It includes quantitative (numerical values) and qualitative (feelings and opinions) data.	
Examination or Examination in Public	An independent process where formal objections to a Development Plan Documents are considered by a government inspector. The Examination itself will be run by a government inspector. Many objections to DPDs will be considered through written comments made by objectors. However, objectors have a right to make their case in person at the Examination if they choose.	EIP
Executive Housing Areas	Executive housing areas are areas of high quality homes which are well designed, predominantly detached dwellings, with 4 or more bedrooms that are set in generous grounds within an attractive setting and the overall development is of a low density no greater than 10 dwellings per hectare.	
Farm Diversification	This is where a farm is used for other types of business as well as agriculture. Bed-and-breakfast accommodation or farm shops are an example of this.	
Financial Contribution	A specific amount of money paid to the Borough Council.	
Floodplain	Generally low lying areas adjacent to a watercourse, tidal lengths of the river or sea, where water flows in times of flood or would flow but for the presence of flood defences.	
Footprint	The amount of land a development takes up. The footprint of a building is the amount of land it takes up.	
Geodiversity	A term to describe the wealth and variety of geological layers represented in the land underlying the district.	
Green Infrastructure	Green infrastructure involves natural and managed green areas in both urban and rural settings. It involves the strategic connection of open green areas and provides multiple benefits for people.	
Green Space	Includes open spaces, country parks, formal gardens, cemeteries, allotments, woodlands, wildlife areas, recreation grounds, sports pitches and parks.	
Greenfield Land	Land that has not been built upon, or that has no remains of any previous building works. These areas of land can be large, such as vast open fields or small pockets of green space in urban areas and play a multifunctional role in society. A more detailed definition is set out in PPS3.	
Hartlepool Local Plan (2006)	A Local Plan is a statutory document containing all the planning policies and standards that will be used to determine planning applications received by the Development Control Section. The plan is also intended to highlight areas where the Council is seeking to encourage new development within the Borough.	
Hazardous Substances Consultation Zones	By law, the Health and Safety Executive must keep lists of certain potentially dangerous materials. These are usually materials used in industry. They Borough Council will assess any Hazardous Substances applications for new development planned in the area near to where these materials are stored. This area is known as a consultation zone. The list of hazardous substances is kept by the Health and Safety Executive, which is part of national government.	

Term	Definition	Abbreviation
Hectare	A unit of land area equivalent to 10,000 square meters or 0.01 square kilometers. One hectare is approximately equivalent to 2.5 acres.	
Heritage	The collective value inherited and passed on from one generation to another through representative artifacts or remains, qualities which are worthwhile preserving for posterity.	
Heritage Assets	A building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. Heritage assets are the valued components of the historic environment. They include designated heritage assets and assets identified by the local planning authority during the process of decision-making or through plan-making process (including local listing).	
Historic Environment	All aspects of the environment resulting from the interaction between people and place through time, including all surviving physical remains of past human activity whether visible, buried or submerged and landscaped and planted or managed flora. Those elements of the historic environment that hold significance are called heritage assets.	
Homes and Communities Agency	The Homes and Communities Agency is the national housing and regeneration delivery agency for England. The role is to create thriving communities and affordable homes.	HCA
Housing Market Renewal	An initiative for improvements to the housing stock either by demolition and rebuild or by refurbishment.	HMR
Infrastructure	Includes roads, rail, pipelines etc or social provision such as schools and community centres.	
Infrastructure Plan	A Plan which demonstrates what infrastructure is required to support planned growth and development, how much it will cost, where the money will come from to provide infrastructure, and who will be responsible for its delivery.	
Intermediate Tenure	This type of housing, also known as Shared Ownership or Shared Equity, enables people to privately buy a share of a property being sold and pay a subsidised rent on the remainder.	
Land fill	The practice of disposing of domestic and commercial waste in large holes in the ground.	
Landscape	The appearance of land, including its shape, form, colours and elements, the way these components combine in a way that is distinctive to particular localities, the way they are perceived, and an area's cultural and historical associations.	
Landscape Capacity Studies	Studies carried out to assess the sensitivity and capacity of the landscape to incorporate development for example wind farms and turbines.	
Landscape Character Assessment	A tool to identify and understand the factors that give character to the landscape and to help inform policy and decisions about how the landscape may change in the future.	
Landuse	The use that exists on a certain area of land, various land uses could be residential, agricultural, open space etc	
Lifetime Homes	Lifetime Homes are ordinary homes incorporating 16 design criteria that can be universally applied to new homes. Each design feature adds to the comfort and convenience of the home and supports the changing needs of individuals and families at different stages of life.	
Limits to Development	The boundary (outlined on the proposal map) outside or which very little development should take place. The urban area is located within the limits to development; the rural area is located beyond the limits.	

Term	Definition	Abbreviation
Listed Building	A building of special historical and /or architectural interest considered worthy of special protection which is listed and described in the statutory list of such buildings published by the Department for Culture Media and Sport.	
The Localism Act	The Localism Act was introduced to Parliament in December 2010. The Act was received Royal Assent on 15 th November 2011. The Act brings about reforms to abolish regional planning and establish neighbourhood planning.	
Local Area Agreement	LAA's are a three year agreement, based on local Sustainable Community Strategies, that set the priorities for a local area between the Council and other key partnerships.	LAA
Local Centre	Local centres include a range of small shops of a local nature, serving a small catchment. Typically, local centres might include services such as a supermarket, a newsagent, a sub-post office and a pharmacy. Other facilities could include a hot-food takeaway and launderette.	
Local Development Framework	The overarching term given to the collection of Local Development Documents which collectively will provide the Boroughs policies for meeting the community's economic, environmental and social aims for the future of the area where this affects the development and use of land and buildings. The LDF also includes the Local Development Scheme, the Statement of Community Involvement and the Annual Monitoring Report.	LDF
Local Distinctiveness	Local distinctiveness is the physical, environmental, economic or social factors that characterise an area (and most likely a combination of all four), as well as how an area interacts with others.	
Local Highway Network	All the roads within the Borough excluding the A19. (See strategic highway network).	
Local Infrastructure Plan	See Infrastructure Plan	LIP
Local List of Locally Listed Buildings	List to identify buildings, structures, parks, gardens and open spaces in Hartlepool which are thought to be of special local architectural or historic interest.	
Local Transport Plan	Describes the long-term transport strategy for the Borough and sets out a programme of improvements to address the identified local transport problems.	LTP
Maintenance	The repair and upkeep of a product.	
Major Development	<ul style="list-style-type: none"> • Housing developments of 10 or more dwellings or • consideration of the principle of residential development on a site of at least 0.5ha, and • other development with a floor area of 1000 m² or • a site area of 1 ha or more and • any development that requires the submission of an Environmental Assessment. 	
Market Conditions	The prevailing performance of the economy across all sectors.	
Masterplan	A detailed plan of a site and the type of development that the Borough Council would seek to achieve for the whole site.	
Mitigation	The term mitigation is used to refer to the full range of responses used to counter significant and unavoidable adverse impacts.	
Monitoring	The regular and systematic collection and analysis of information to measure policy implementation. Planning authorities are required to produce an annual report covering the monitoring of policies in the Local Development Framework that they are responsible for preparing.	
Off-Site	An area not within the planning application boundary.	
On-Site	An area within the planning application boundary.	

Term	Definition	Abbreviation
Open Market Value	The value of a product if advertised on the open market.	OMV
Open Space Assessment	An assessment of the quality and availability of open space within Hartlepool.	
Pepper Potting	The principle of ensuring there is a spread of affordable housing throughout an overall development rather than all being provided in one specific area.	
Permitted development	Types of development which do not need planning permission.	
Piecemeal	Development that is carried out in an unplanned manner	
Planning Condition	A requirement attached to a planning application to ensure that the development is of a high standard and to help mitigate against any implications an application may have. Conditions can relate to types of materials or assessments that may have to be carried out. Conditions can only be enforced through the planning enforcement regime.	
Planning Policy Guidance	Government documents providing policy and guidance on a range of planning issues such as housing, transport, conservation etc. All PPGs will be replaced by the National Planning Framework. (www.communities.gov.uk)	PPG
Planning Policy Statement	Government documents replacing many PPGs and designed to separate policy from wider guidance issues. Most PPSs will be replaced by the National Planning Policy Framework. (www.communities.gov.uk)	PPS
Planning Obligation	A legally binding agreement between the Borough Council and developers. Planning obligations are used to secure funds or works for significant and essential elements of a scheme to make it acceptable in planning terms. Planning obligations are set out in an agreement often known as a 'Section 106 Agreement'. Circular 5/2005 sets out the national policy that regulates these agreements.	
Port Related Development	Development that relies on access to the port for imports and exports of products and materials.	
Pre-Application	The stage referred to prior to submission of an application.	
Proposals Map	A plan which shows policies and proposals for specific sites and locations. These are shown on an Ordnance Survey map.	
Public realm	This is the space between and surrounding buildings and open spaces that are accessible to the public and include streets, pedestrianised areas, squares, river frontages etc.	
Ramsar sites	An ecological site designated under the Ramsar Convention. Ramsar Convention (Iran 1971) is an intergovernmental treaty that embodies the commitments of its member countries to maintain the ecological character of their wetlands of International Importance and to plan for the "wise use" or sustainable use, of all of the wetlands in their territories.	
Regeneration	Carrying out works in order to make an area a better place to live and work in.	
Regional Economic Strategy	The Regional Economic Strategy (RES) sets out how we are going to deliver greater and sustainable prosperity to all of the people of the North East over the period to 2016. It seeks to provide the underpinning economic conditions necessary to achieve the region's vision.	RES
Regional Spatial Strategy	Statutory regional planning policy forming part of the Development Plan and prepared by the regional planning body. The LDF must be in conformity with the RSS. The current Government have announced its intention to abolish the RSS.	RSS

Term	Definition	Abbreviation
Registered Social Landlord's / Registered Providers	Registered Providers are government-funded not-for-profit organisations that provide affordable housing. They include housing associations, trusts and cooperatives. They work with local authorities to provide homes for people meeting the affordable homes criteria. As well as developing land and building homes RSLs undertake a landlord function by maintaining properties and collecting rent.	RSL / RP's
Renewable Energy	Energy generated from sources which are non - finite and can be replenished, including solar power, wind energy and power generated from waste, biomass etc.	
Residential Amenity	Qualities of life enjoyed by people which can be influenced by the surrounding environment. For example a reasonable degree of privacy, freedom from noise, air pollution etc normally expected at home.	
Rights of Way	Public footpaths and bridleways as defined in the Countryside and Rights of Way Act 2000, also where there is no legal right of way but where access is permitted by the landowner.	
Rights of Way Improvement Plan	A long term spatial plan setting out actions that will improve the Local Access Network (including all public and permissive rights of way).	ROWIP
Safeguarded Land	Land which is set aside in case it is needed for development in the long term. It is not available for development in the short term because of the possible long term need.	
Saved Policies	Policies from the 2006 Local Plan that have been saved and are a material consideration in determining planning applications.	
Scheduled Ancient Monument	Ancient structure, usually unoccupied, above or below the ground which is protected by order of the Secretary of State.	
Section 106 Legal Agreement	Legally binding agreement entered into between a developer and the Council. (See also Planning Obligations)	
Section 278 Agreement	Where a development requires works to be carried out on the existing adopted highway an Agreement will need to be signed between the developer and the Council under Section 278 of the Highways Act 1980.	
Intertidal Areas/Sensitive Intertidal areas	The intertidal area is the portion of coastline between the point of the highest high tide on the shore and the point of the low tide. Sensitive intertidal areas are areas of special nature designation that are most under threat.	
Sequential Approach	Considering options for sites for development in a particular order. For example, in terms of new shops, we would first look for sites within a shopping centre Sequential approach and then for sites on the edge of the shopping centre before looking at sites outside the centre.	
Sites of Special Scientific Interest (SSSI)	Site or area designated as being of national importance because of its wildlife plants or flower species and/or unusual or typical geological features. They are identified by Natural England and have protected status under the Wildlife and Countryside Act.	
Social Inclusion	Making sure that everyone has access to services and opportunities no matter what their background or income.	
Social Rented	Housing that is rented to a tenant by a Registered Social Landlord.	
Specialist Industries	Activities which handle or produce goods and services that are potentially polluting and hazardous both to humans and the environment	
Special Protection Areas	A site designated under the European Commission Directive on the Conservation of Wild Birds.	SPA
Stakeholder	Any individual or organisation that have an interest in development matters with Hartlepool	

Term	Definition	Abbreviation
Statutory	Something required by law (statute), usually through an Act of Parliament.	
Statutory Agencies	Government agencies that are established by statute, or law. Statutory Agencies include the Highway Agency, English Heritage, the Environment Agency, the Health and Safety Executive, Natural England, English Heritage and Sport England.	
Street Furniture	Lamp posts, signs, seats, bins, phone boxes and other fixed items in streets, roads and public spaces.	
Strategic Bus Corridors	Bus routes with frequent and regular bus services.	
Strategic Flood Risk assessment	Assessments that provide an overview of flood risk from all sources within the Borough. This provides the Council, developers and other interested parties with general guidance on flood risk and issues associated with flooding.	
Strategic Gaps	The land, often agricultural, separating villages from urban areas or separating one urban area from another i.e Hartlepool from Stockton on Tees. Strategic gaps have no defined minimum or maximum but they should be of an acceptable size to ensure that the urban area does not encroach on the rural area and that villages remain villages and that different Boroughs remain separate.	
Strategic Housing Market Assessment	Identifies the current and future housing need and demand in the Borough of Hartlepool and the Tees Valley.	SHMA
Strategic highways/ Strategic highway Network	The A19 forms the Strategic Highway Network within the borough and is managed by the Highway Agency.	
Sustainable Communities	A sustainable community is one in which most of the services and facilities people need, including schools and shops, are easy to get to, preferably without the need to use a car.	
Subsidy	A form of financial assistance paid to a business or economic sector.	
Supplementary Note	Information which supports the development plan.	
Supplementary Planning Document	A local development document providing further detail of policies in development plan documents or of saved Local Plan policies.	SPD
Sustainability Appraisal	Identifies and evaluates social, environmental and economic effects of strategies and policies in a local development document from the outset of the preparation process. It incorporates the requirements of the Strategic Environmental Assessment (SEA) Directive.	SA
Sustainability Statements	Outlines the elements of the scheme that address sustainable development issues including the positive environmental, social and economic implications.	
Sustainable	To maintain the vitality and strength of something over a period of time without harming the strength and vitality of anything else.	
Sustainable development	Development that meets the needs of the present, without compromising the ability of future generations to meet their own needs.	
Sustainable community	Sustainable communities meet the diverse needs of existing and future residents, their children and other users, contribute to a high quality of life and provide opportunity and choice. They achieve this in ways that make effective use of natural resources, enhance the environment, promote social cohesion and inclusion and strengthen economic prosperity.	
Sustainable Location	See Appendix 2	

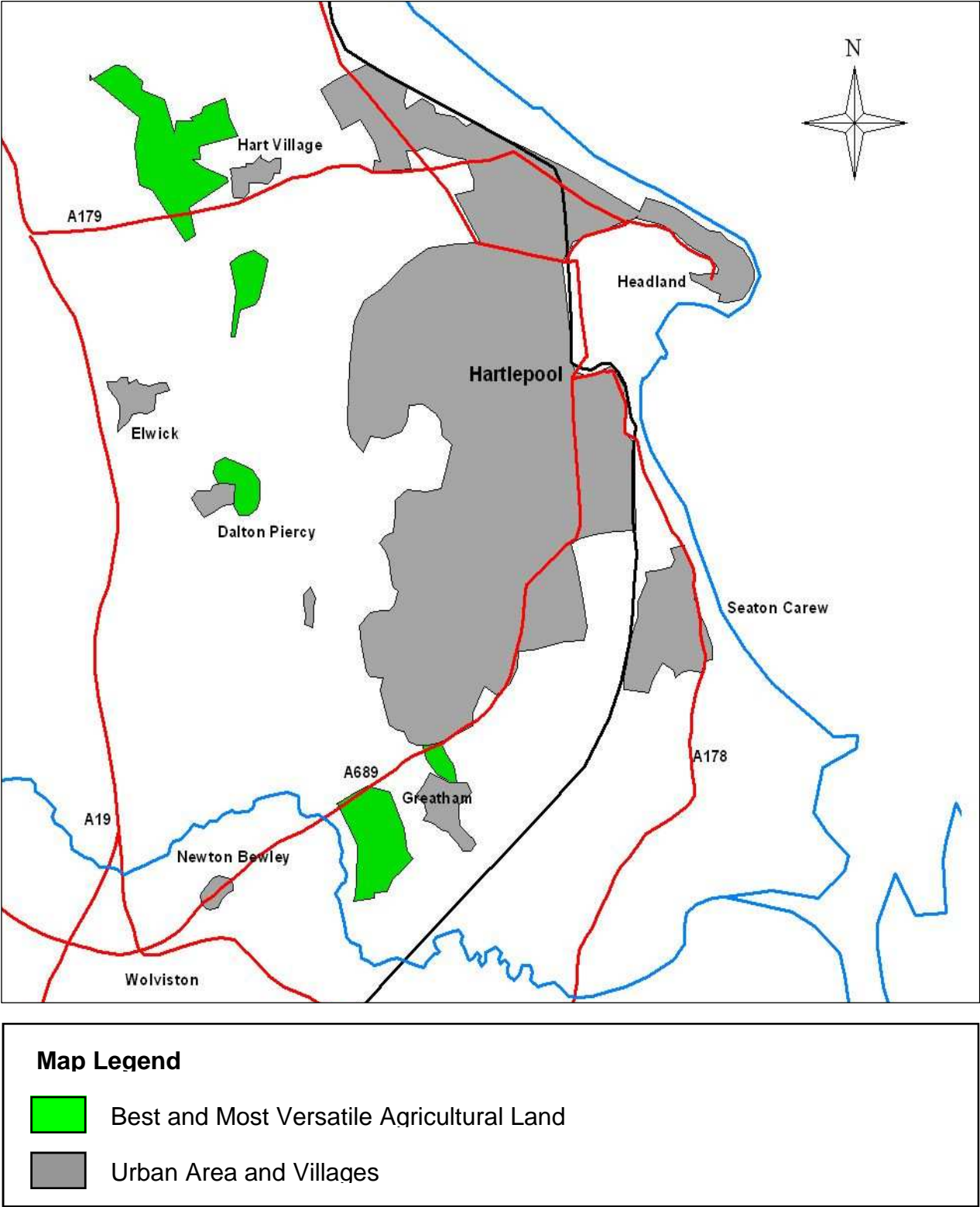
Term	Definition	Abbreviation
Sustainable Drainage Systems	Efficient drainage systems which seek to minimise wastage of water including the use of groundcover to enable maximum penetration of run off into the ground and, where appropriate recycling grey water within the development.	
Tandem housing development	Where a dwelling is located to the rear of another dwelling and they share the same access.	
Tees Valley	Stockton, Hartlepool, Middlesbrough, Redcar & Cleveland and Darlington Borough Council areas collectively known as the Tees Valley.	
Tenure	Tenure refers to the arrangements under which the household occupies all or part of a housing unit.	
Threshold	A level or point at which something would start or cease to happen or come into effect. An example of this would be a size of development at which a contribution may be sought, for example if the threshold is 15 and a developer has a scheme for 15 houses they may be required to contribute for affordable housing etc.	
Topography	The gradient and variations in height within a landscape.	
Transfer Price	The discounted price at which a developer would transfer a property to a Registered Provider.	
Transport Assessment	A Transport Assessment is a comprehensive and systematic process that sets out at an early stage transport issues relating to a proposed development and identifies what measures will be taken to deal with the anticipated transport impacts of the scheme.	TA
Transport Statement	A transport statement is appropriate when a proposed development is expected to generate relatively low numbers of trips or traffic flows and would have only a minor impact on the transport network, the TS sets out how the developer will address the impacts that the development will have on the transport network.	TS
Travel Plans	A Travel Plan is a package of measures to assist in managing the transport needs of an organisation. The main objective of a Travel Plan is to provide incentives for users of a development to reduce the need to travel alone by car to a site.	
Tree Preservation Order	A TPO (Tree Preservation Order) is an order made by a local planning authority which in general makes it an offence to cut down, top, lop, uproot willfully damage or willfully destroy a tree without the local planning authority's permission	TPO
Urban fence	A term given to the boundary outlined on the proposal map outside of which the Council propose that very little development should take place.	
Urban fringe	Predominantly open land on the edge of a settlement.	
Use Classes Order	The Town and County Use Classes Order, 1987, a statutory order made under planning legislation which groups land uses into different categories	
Veteran Trees	Trees that are or look old relative to others of the same species. Their characteristics include: <ul style="list-style-type: none"> • Vary large girth for the species • Hollow or hollowing trunk • A large quantity of deadwood in the canopy 	
Viable	A term used if the total value of a development scheme minus total costs is greater than the existing use value of the land.	
Village Envelope	Boundaries on a map beyond which the Council proposes that a village should not be allowed to extend.	
Voltage Optimisation Units	Is a term given to the systematic controlled reduction in the voltages received by an energy consumer to reduce energy use, power demand and reactive power demand.	

Appendix 2: Definition of a Sustainable Location

Sustainable locations are those which when developed will have positive impacts upon the existing and future community, will not have an overall negative impact upon the natural and built environment and will provide positive contributions to the local economy. These aspects of the location will be expected to be considered in an integrated way, not separately. A location for development will be expected to meet the following criteria before and/or after development:

- Will not contribute to increased risk of flooding
- Will not have a negative impact upon neighbouring communities
- Will maximise the potential for renewable energy generation
- Is capable of including water efficiency, water recycling and rain water capture measures (to minimise the demand for potable water)
- Links into cycle/public paths and effective public transport links: providing access to education, training, employment, community centres, youth centres, play areas for children and youths, public open spaces and green spaces, sports facilities, space to grow food, local shops and/or the town centre, medical facilities and recycling facilities for example).
- Will provide pedestrian and cycle links to the services and facilities in neighbouring communities
- Is capable of development without detrimental impacts upon the ecological value of the site, public open spaces and play areas, surface and ground water
- Is capable of development without detrimental impacts on the historic environment and its heritage assets, including archaeology. The historic environment is a finite resource, in the sense that once lost it is lost forever.
- Will be a pleasant to live and/or work in, designed to benefit the existing and future community, and is accessible for the less physically able members of the community, pedestrians, cyclists and people using public transport
- Is well served by public transport, for example a bus stop within about 500 meters of all buildings which provide frequent services to local shops, services, education and employment areas.

Appendix 3: Plan of Best and Most Versatile Land



Appendix 4: Sites of Nature Conservation Importance

Ramsar Sites
Teesmouth and Cleveland Coast Ramsar
Special Protection Areas
Teesmouth and Cleveland Coast SPA
National Nature Reserves
Teesmouth NNR (partly within the Borough)
Sites of Special Scientific Interest
Seaton Dunes and Common
Hartlepool Submerged Forest
Hart Bog
Seal Sands (partly in the Borough)
Cowpen Marsh (partly in the Borough)
Tees and Hartlepool Foreshore and Wetlands (partly in the Borough)
Durham Coast (partly in the Borough)
Local Wildlife Sites
North Burn Marsh
The Howls
Hart to Haswell Walkway
Hart Warren Railway Embankment
Niasberry Quarry
Black Wood Marsh
Pawton Hill Gill
Beacon Hill Marsh
Carr House Sands and West Harbour
Crookfoot Reservoir
Amerston Gill
Hartlepool Power Station
Thorpe Bulmer Dene Incorporating West Crimdon Dene
Greenabella Marsh
Close Wood Complex
Bellows Burn Fen
Whelly Hill Quarry
Greatham Beck
Hart Quarry
Gunnersvale Marsh
The Slake
Brierton Quarry
Tilery Gill Grassland
Elwick Hall Grassland
Greatham Creek North Bank
West Carr Plantation
Greatham North West (Formerly Sharwoods Site)
Phillips Tank Farm
Tot Fennys Field
North Hartlepool Dunes
Brenda Road Brownfield
Craddon Bank

Local Wildlife Sites Continued...
Hart Bypass
Rossmere Park
Hartville Meadow
High Stotfold Gill
Queens Meadow
High Newton Hanzard Meadow
Char Beck Grassland
Zinc Works Field
Butts Lane
Central Park Embankment

Appendix 5: Regionally Important Geological/geomorphologic Sites

Local Geological Sites
Long Scar and Little Scar Rocks
Dalton Batts Rivercliff
Hartlepool Headland
Whelly Hill Quarry
Naisberry Quarry
West Crimdon Dene

Appendix 6: Buildings of Special Architectural or Historical Interest

This following list is for guidance only. As it is revised periodically those seeking confirmation of the listed status of a particular property are advised to contact the Borough Council's Conservation Officer.

HARTLEPOOL

Grade I

- High Street, St. Hilda's Church.
- Town Wall, Sandwell Gate and Town Wall

Grade II*

- Church Square Christ Church (now Hartlepool Art Gallery)
- 2&3 Church Walk , Duke of Cleveland's House
- Stranton, All Saints Church

Grade II

- 1-7 Albion Terrace
- 8,9,10,11,12 & 14 Albion Terrace
- 16A Baptist Street
- Bath Terrace, Sebastopol Gun
- 3 Barkers Place & adjoining wall
- Brougham Terrace St. Oswald's Church
- Church Square, Monument to Sir William Gray
- Church Square, Municipal Buildings
- 16 Church Street, The Shades Hotel
- 17,18 & 19 Church Street, The Athenaeum
- 38 Church Street Midland Bank (now HSBC)
- Church Street, Monument to Ralph Ward Jackson
- 42-46 Church Street, Church Square Chambers
- 71-72 Church Street, Bank Chambers (now the Lighthouse PH)
- Church Street, Royal Hotel & Public House
- Clarence Road, Drinking Fountain (south east of William Gray House)
- Clarence Road, Former Central Library (now Leadbitter Buildings)
- Clarence Road, Old Registrar's Office (now Council Offices)
- Durham Street, St. Mary's Church
- Durham Street, Former United Reform Church (previously the Independent Chapel).
- Elwick Road, Meadowcroft & Meadowsides
- Elwick Road, Tunstall Hall Farmhouse
- Elwick Road, Park Lodge , Ward Jackson Park
- Elwick Road, Greystones
- Friar Street, Old Manor House
- Friar Terrace, Moor House
- Friar Terrace, Mayfield House
- Grange Road, St Paul's Church
- Grange Road, Wilton Grange
- Grange Road, East & West Lodges and attached screen walls, Tunstall Court
- High Street, St Hilda's churchyard, wall and gate piers
- High Street, Water Pump

- High Street, Wayside Cross
- Hutton Avenue, St. Joseph's Church
- Jesmond Road Primary School, Masters House, Play Shed and Surrounding Wall
- Lynn Street, The New Market Hotel
- Middlegate, Borough Buildings and Borough Hall.
- 27&29 Middlegate,
- Northgate, Former Public Library and House, (now Carnegie Buildings)
- Old Cemetery Road, Throston Engine House
- Oxford Street, St Aidan's Church
- Park Avenue, Pangbourne, Parkfield, Wrenwood, Parkside, Beechwood, Highnam & Jesmond
- Park Avenue, Clock Tower, Ward Jackson Park
- Park Avenue, Bandstand Ward Jackson Park
- Park Avenue, South African War Memorial Ward Jackson Park
- Park Avenue, Fountain Ward Jackson Park
- 125 & 127 Park Road
- Raby Road, Odeon Cinema
- 81-87 Raby Road
- Raby Road, Town Hall & telephone Kiosk
- Radcliffe Gardens, War Memorial in Redheugh Gardens.
- 1-8 Regent Square
- 9,10 & 11 Regent Square
- 1-7, 9-21& 23 Regent Street
- 10 & 12 Regent Street
- 6 Scarborough Street,
- 1-7 South Crescent
- South Crescent, Remains of Town Wall
- Speeding Drive Tunnel
- 62 Southgate & walls & railings
- Southgate, Union House
- Stockton Road, Strathmore House
- Stranton, Former North Eastern Cooperative Stores
- Stranton, Bollards
- Stranton, Lion sculpture and gate pier
- Swainson Street, Grand Hotel
- 31& 33,34,35,36 36A Town Wall
- The Vale, Low Tunstall Farmhouse & wall
- Victoria Road, Wilkinson's (former Binns Department Store)
- Victoria Road, Former Wesley Methodist Church, lamp standard and walls
- Victoria Road, War Memorial in Victory Square
- 2 Middlegate / Victoria Street, Victoria Buildings
- Victoria Terrace, Old Dock Offices & walls
- Victoria Terrace, Old Customs House
- Westbourne Road, Steelworkers War Memorial
- West Harbour (North Pier)- beacon tower
- 13-17 Whitby Street, Former Post Office
- 14-16 Whitby Street, former Constitution Club
- York Place, St Andrew's Church

SEATON CAREW

Grade II

- Church Street, Holy Trinity Church
- Church Street, Seaton Hotel
- 6, The Front, Marine Hotel
- The Front, The Bus Station
- 7,8,9,10,11,12,13 The Green.
- The Green, Telephone Kiosk
- 18 & 19 The Green
- 2 Green Terrace
- 5,6,7,8 South End

DALTON PIERCY

Grade II

- College Farmhouse & cottage
- Manor Farmhouse & cottage & outhouse
- Priory Farmhouse & cottage
- Rose Cottage & outhouse.

ELWICK

Grade II*

- St Peter's Church

Grade II

- Benknowle Lane, Elwick Windmill
- Church Bank, Elwick Hall & flats
- 29 The Green, The Forge
- Wilton Cottage

GREATHAM

Grade II*

- West Row, St John the Baptist Church

Grade II

- 2, 4, 6, 10, & 12 Front Street
- 16 & 18 Front Street
- Front Street, Dormer Parkhurst almshouses
- Front Street, Greatham Hospital of God, Almshouses
- Front Street, Greatham Hospital of God, Chapel
- Front Street, Barn
- 5 High Street
- High Street, Briarmead & stable & wall
- High Street, St Francis Cottage & coach house & wall
- High Street, Prospect Farm storage building (now Prospect Cottage)

HART

Grade I

- Butts Lane, St Mary Magdalene Church

Grade II*

- Butts Lane, Medieval Wall

Grade II

- Butts Lane, Brus Wall
- 5, Front Street
- Off Front Street, Voltigeur Cottage
- Front Street, Home Farmhouse & cottage
- Old School Lane, Hart Windmill

NEWTON BEWLEY

Grade II

- Mill House

Appendix 7: List of National Plans, Policies, Guidance and Strategies

Planning Policy Statement	Publisher	Year
Planning Policy Statement PPS1: Delivering Sustainable Development	CLG	2005
Planning Policy Statement, Planning and Climate Change, supplement to PPS1	CLG	2007
Planning Policy Statement 3: Housing	CLG	2011
Planning Policy Statement 4: Planning for Sustainable Economic Growth.	CLG	2009
Planning Policy Statement 5: Planning for the Historic Environment	CLG	2010
Planning Policy Statement 7: Sustainable Development in Rural Areas	CLG	2004
Planning Policy Statement 9: Biodiversity and Geological Conservation	CLG	2005
Planning Policy Statement 10: Planning for Sustainable Waste Management	CLG	2011
Planning Policy Statement 12: Local Spatial Planning	CLG	2008
Planning Policy Statement 22: Renewable Energy	CLG	2004
Planning Policy Statement 23: Planning and Pollution control	CLG	2004
Planning Policy Statement 25: Development and Flood Risk	CLG	2010
Planning Policy Statement 25: Supplement Development and Coastal Change	CLG	2010
Draft Planning Policy Statement: Planning for a Natural and Healthy Environment	CLG	2010
Planning Policy Guidance	Publisher	Year
Planning Policy Guidance 8: Telecommunications	CLG	2001
Planning Policy Guidance 13: Transport	CLG	2011
Planning Policy Guidance 14: Development on Unstable Land	CLG	1990
Planning Policy Guidance 17: Planning for Open Space, Sport and Recreation	CLG	2002
Planning Policy Guidance 18: Enforcing Planning Control	CLG	1991
Planning Policy Guidance 19: Outdoor Advertisement Control	CLG	1992
Planning Policy Guidance 20: Coastal Planning	CLG	1992
Planning Policy Guidance 24: Planning and Noise	CLG	1994

Other Relevant National Guidance, Plans, Policies and Strategies	Publisher	Year
Draft NPPF	CLG	2011
Letter to chief planning Officers: Design and Planning	CLG	2011
Letter to chief planning Officers: Preparing and Monitoring of Local Plans	CLG	2011
Good practice guide on Planning for Tourism	CLG	2006
By Design: Urban Design in the Planning System – Towards Better Practice	DETR and CABE	2000

Appendix 8: List of Regional Plans, Policies, Guidance and Strategies

Other Relevant Regional Guidance, Plans, Policies and Strategies	Publisher	Year
North East of England Plan Regional Spatial Strategy to 2021	CLG	2008
Landscape Appraisal for Onshore Wind Farm Development	North East Assembly	2003
Other Relevant Sub-regional, guidance, plans, policies and strategies:	Publisher	Year
Economic and Regeneration Statement of Ambition	TVU	2010
Tees Valley Investment Plan (Draft)	TVU	2010
Creating Thriving Communities in Tees Valley: Tees Valley Living A strategy for housing regeneration in the Tees Valley 2010/2020 (Draft)	Tees Valley Living (TVL)	2010
Tees Valley Climate Change Strategy	Tees Valley Climate Change Partnership	2010
Tees Valley Housing Growth Point	TVU and TVL	2008
Programme of Development	Tees Valley Local Authorities	2008
Tees Valley Empty Property Strategy	Tees Valley Local Authorities	2008
Tees Valley Green Infrastructure Strategy	TVU	2008
Tees Valley City Region Multi Area Agreement	Tees Valley Unlimited (TVU)	2008
Tees Valley City Region Business Case City Region Development Programme	Tees Valley joint Strategy Unit (now TVU)	2006
Tees Valley Biodiversity Action Plan	Tees Valley Biodiversity Partnership	1999

Appendix 9: List of Local Plans, Policies, Guidance and Strategies

Other Relevant Sub-regional, Guidance, Plans, Policies and Strategies	Publisher	Year
The North East England Climate Change Adaptation Study	Climate NE	2008

Appendix 10: List of Evidence Base Documents

Other Relevant Sub-regional, Guidance, Plans, Policies and Strategies	Year
Executive Housing Need in the Borough	2012
Future Housing Provision in the Borough for the Next 15 Years	2012
Housing Implementation Strategy	2012
Tees Valley Strategic Housing Market Assessment	2012
Renewable Energy Technical Paper	2010
Strategic Housing Land Availability Assessment	2010
Hartlepool Affordable Housing Economic Viability Assessment	2009
North and South Tees Industrial Development Framework	2009
The Hartlepool Retail Study	2009
Tees Valley Strategic Housing Market Assessment	2009
Hartlepool Central Investment Framework	2008
PPG17 Open Space Assessment	2008
Southern Business Zone Study	2008
The Employment Land Review	2008
The North East England Climate Change Adaptation Study	2008
Hartlepool Strategic Housing Market Assessment	2007
Local Economic Impact Scenarios Arising from Decommissioning and Potential New Build of Hartlepool Nuclear Power Station (2000)	2000

Appendix 11: Affordable Housing Commuted Sum Formula

The affordable housing contribution for off site affordable housing provision is calculated via a simple formula. The developer contribution is essentially the gap in funding needed for a Registered Provider to provide a comparable affordable dwelling elsewhere in the Borough. The formula is explained below:

$$(a) + (b) = (c)$$

Where:

(a) = How much a registered provider can secure in finance. This equates to 60% of the market value on an on-site affordable dwelling.

(b) = Gap funding contribution from the developer. This equates to 40% of the market value on an on-site affordable dwelling.

(c) = Total financial package to deliver a comparable off site affordable dwelling.

Theoretical Example

The following scenario illustrates how a theoretical development would contribute to an off-site commuted sum.

Development Consideration	Amount
Total Dwellings on the Site	100
Affordable Requirement (Policy HG5)	10%
Affordable Units	10 Units
Market Value of on-site Affordable Dwelling	£100,000

Therefore using the above $(a) + (b) = (c)$ equation the following is acceptable:

(a) Register Provider finance (60% of market value) = £60,000

(b) Developer Contribution (40% of market value) = £40,000

(a) £60,000 + (b) £40,000 = (c) £100,000

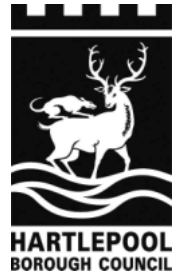
The developer is required to provide 10 units, as per Policy HG5, therefore:

$$10 \times £40,000 = £400,000$$

Off Site Commuted Sum = £400,000.

CABINET REPORT

23rd January 2012



Report of: Director of Regeneration and Neighbourhoods /
Chief Finance Officer

Subject: PROPERTY ACQUISITION / DEVELOPMENT
STRATEGY

SUMMARY

1. PURPOSE OF REPORT

The purpose of this report is to seek approval to a proactive approach to the acquisition and development of land and property, where this provides the opportunity to add economic, social and regeneration value.

To seek Cabinet approval for the purchase of the former Ambulance Station at Briarfields.

2. SUMMARY OF CONTENTS

The report describes the Council's current disposal strategy which is contributing to the Medium Term Financial Strategy. It goes on to outline areas where acquisition and development may be considered in cases that directly support the Council's corporate objectives without increasing financial risk.

The requirement for Cabinet and Council to approve business cases in each case is outlined together with evaluation criteria that need to be considered and an analysis of risk. In addition, to considering individual business cases, an assessment has also been undertaken of the overall level of projects being undertaken and funded on a temporary basis from capital receipts to ensure overall financial risk is managed and sufficient capital receipts are achieved to meet expenditure commitments relating to one-off strategic costs. A business case is presented for the purchase of the Ambulance Station adjacent to the Council's Briarfields development site.

3. RELEVANCE TO CABINET

A proactive approach to land and property acquisition can contribute to the Council's Medium Term Financial Strategy.

4. TYPE OF DECISION

Key Decision (test i and ii applies) Forward Plan reference Number: RN 98/11

5. DECISION MAKING ROUTE

Cabinet 23rd January 2012
Council 9th February 2012

6. DECISION(S) REQUIRED

Cabinet are recommended to: -

- 1) Consider the findings within the report.
- 2) Acknowledge the benefits of a proactive acquisition/ development strategy in appropriate situations.
- 3) Approve the proposal to actively consider suitable opportunities, and submit to Cabinet and Council for approval as part of the Medium Term Financial Strategy.
- 4) Seek Council consent for the provision of funding to be made available to support acceptable business cases.
- 5) Approve the business case for the purchase of the Ambulance Station at Briarfields to enhance the Council's adjacent development site and submit it to Council for approval as part of the budget and policy framework.

Report of: Director of Regeneration and Neighbourhoods /
Chief Finance Officer

Subject: PROPERTY ACQUISITION/ DEVELOPMENT
STRATEGY

1. PURPOSE OF REPORT

- 1.1 The purpose of this report is to seek approval to a proactive approach to the acquisition and development of land and property, where this provides the opportunity to add economic social and regeneration value.
- 1.2 To seek Cabinet approval for the purchase of the former ambulance station at Briarfields.

2. BACKGROUND

- 2.1 In order to achieve the Council's objectives to maximise the economic returns from its property assets, and facilitate regeneration and redevelopment in the town, it needs to be proactive and add value wherever possible.
- 2.2 Currently, the Council has an active policy of disposals bringing forward surplus development land for sale. This is generating capital receipts and facilitating in general residential development and other regeneration whilst contributing to the Medium Term Financial Strategy. This strategy is designed to achieve capital receipts of £4.5m over the next three years to partly fund one-off strategic costs of £14m. Achieving this level of receipts will be challenging in the current climate and will need careful management.
- 2.3 A traditional approach to selling surplus sites and using receipts to re-invest, or to fund one-off costs or cover debt provides a safe and predictable income stream. However, with a finite and reducing land resource, it is essential to maximise the return from existing land and property, and be more creative through site assembly and restructuring to capture maximum return.
- 2.4 The Council has significant skills and powers that it needs to use creatively to add value to both its own and third party sites.
- 2.5 There are a number of areas, where acquisition and development, may be considered for example: -

- a} Where current operational properties e.g. Tanfield Road Nursery have significant alternate use and this can only be released by relocating the service to alternate lower value premises. Appropriate acquisitions, will be necessary to relocate the service and release any latent development value, and, bring forward regeneration opportunities within the town.
- b} Where marriage value can be created, by acquiring land and property adjacent to existing council development sites e.g. Briarfields Ambulance Station where the addition of this land to the existing development site will add greater overall value on resale than the cost of acquisition. This provides the dual benefit of generating a higher receipt to the council and provides a better site that will enable a superior co-ordinated overall development to the benefit the town and provide well-needed executive housing.
- c} Speculative purchase of land and property where value can be added either by obtaining improved planning consents or where longer term (up to possibly 5 years) potential exists for future capital growth as market conditions improve. These proposals will need to be managed in the context of the Councils overall financial position, particularly the need to achieve £4.5m of capital receipts over the next three years and the costs of holding such land prior to disposal, which could cover borrowing costs, security costs or demolition costs. Opportunities such as Morrison Hall are examples of longer-term investment opportunities with both financial and regeneration benefit outputs.
- d} Purchasing investment properties, which yield high secure income streams may provide a suitable investment using the Council's ability to borrow at favourable rates. Properties with the opportunity to add further value through active management to increase rental and capital value can be considered as part of the Council's financial investment strategy.

2.6 It is proposed that any acquisition strategy is directly linked to supporting the Council's corporate objectives, and that any investment proposed will be the subject of a business plan with an evaluation criteria that covers a range of key issues including; -

- Releasing capital value from Council assets.
- Enabling the provision and facilitating the development of sites within the Borough.
- Delivering Social, Economic & Wellbeing benefits.
- Generating revenue and capital returns in excess of target investment levels.
- Reducing ongoing revenue costs.
- Improving the local environment.

- Reducing anti social behaviour.
- Contributing to the Council's Corporate objectives in general.
- Risk assessment and impact on achieving the capital receipts target of £4.5m

3. LINKS TO OTHER STRATEGIES

- 3.1 In addition to acquiring and assembling sites to add value, it is also considered, that the Council needs to be more creative in either facilitating direct delivery where appropriate, or entering into joint ventures. In this way, it will influence the timing, form of development in the town, and capture increasing development value. Cabinet approved this approach at the meeting on 21st November 2011.
- 3.2 Opportunities also exist to create a capital investment fund from Housing project outturn savings, as detailed in the report on the budget strategy elsewhere on Cabinet's agenda, in order to deliver a scheme to buy and refurbish existing empty or failing properties to provide affordable homes. This could be undertaken in liaison with Housing Association partners who could manage the stock on our behalf with an arrangement in place for gain share from future rents thereby creating a future income stream.
- 3.3 This proposal is very much in line with the Government's recently published Housing Strategy which highlights the importance of bringing empty homes back into use.
- 3.4 Fundamentally this is not just a housing issue but also one about the environment and community safety. The acquisition and restoration of empty homes is not only a cheaper way than new build to provide new homes but a business opportunity for the Council to sustain a workforce who are capable of delivering this type of scheme (having done so in the past) particularly in the current economic climate when other types of capital and revenue works are shrinking.
- 3.5 The work would also link with the intention to review the delivery mechanism for disabled facilities grant and adaptation works.
- 3.6 Councils are now being given the incentives to address the problems of empty homes. Leaving a home empty may cease to qualify for a council tax discount and Councils will receive funding under the New Homes Bonus for empty properties brought back into use. There is also the potential for funding under the Affordable Homes Programme for "problematic" empty homes which would otherwise be left untouched.

4. BUDGET PROPOSALS – CONSULTATION FEEDBACK FROM CABINET AND SCRUTINY

- 4.1 Cabinet at its meeting on 10th October 2011 approved the development of a capital receipts disposal strategy including the purchase of land for resale within the next three years where there is a robust business case and this does not increase financial risk to the Authority.
- 4.2 In addition the Neighbourhood Services Scrutiny Forum in their budget consultation feedback, welcomed that a strategic view on land acquisition was being taken so long as the Council only made acquisitions to realise income in the future where the acquisition did not place the Authority in a position of financial risk.

5. DELIVERY STRATEGY AND FINANCIAL BUSINESS CASE

- 5.1 All proposed acquisitions will be supported by a business plan that will then be reviewed against a range of criteria linked to corporate objectives and other criteria illustrated in 2.6 above, to determine if the proposal justifies further consideration.
- 5.2 In addition, to considering individual business cases, an assessment will also need to be undertaken of the overall value of projects being undertaken and funded from either prudential borrowing or capital receipts on a temporary basis. This will ensure the Council can effectively manage the overall financial risk of undertaking multiple projects. This will be particularly important if Prudential Borrowing is to be used on a temporary basis to purchase land and / or property, as it will be essential to ensure capital receipts are achieved to repay these loans and avoid unbudgeted revenue pressures. Equally, if capital receipts from other land sales are used on a temporary basis to fund acquisition costs on a temporary basis it will be essential to ensure this does not impact on the achievement of the overall capital receipts needed to partly fund strategic one off costs.
- 5.3 As individual proposals and business cases for 2011 / 12 and 2012 / 13 and will need to be submitted to both Cabinet and Council for approval.

6. SUMMARY AND RISK ANALYSIS

- 6.1 The Council need to be far more creative in relation to considering wider opportunities to generate capital receipts and influence future development. It is appropriate, to adopt a commercial attitude to maximising returns, prioritising opportunities where value can be added to existing Council sites, or, there is a wider regeneration benefit as a consequence of creative intervention. There are also potential opportunities to create revenue income streams.

- 6.2 Investment will be supported by business cases to reduce the level of risk, and evaluation criteria are in place to ensure there are significant links to Corporate objectives, however, the Council should remain open minded to all opportunities both within its existing estate, and externally with third party land, where potential exists for value to be added and wider benefits generated.
- 6.3 These proposals will need to be considered in the context of achieving capital receipts of £4.5m over the next three years which are needed to partly fund one-off strategic costs of £14m

7. BUSINESS CASE FOR THE AMBULANCE STATION AT BRIARFIELDS, ELWICK ROAD

- 7.1 An opportunity for a strategic acquisition has arisen in respect of the former Ambulance Station at Elwick Road and this needs to addressing quickly if the opportunity is to be taken.
- 7.2 The Ambulance Station site is adjacent to one of the most valuable of the Council's development sites at Briarfields, a site that is part of the Council's disposal strategy with capital receipts programmed to meet budget shortfalls as part of the Council's Medium Term Financial Strategy.
- 7.3 The Council acquired the Briarfields estate comprising Briarfields House, Briarfields Lodge and the grounds to these buildings many years ago. The former outbuildings /stables to the estate have been owned by the North East Ambulance Service and its predecessors since the 1960s. In recent years the house, lodge and a large house plot between them have been disposed of. The land remaining in the Council's ownership is shown hatched on the plan at **Appendix 1** and comprises a field bounded by the Briarfields House plot, allotments to the south (also in Council ownership), the rear boundaries of houses on Elwick Road to the east and the Ambulance service property to the north.
- 7.4 The land is accessed from the recently created Briarfields Close road which connects to Elwick Road. The land is not in use and has been identified as a surplus property. It is within the Park Conservation Area. Discussions have taken place with planning and conservation officers regarding the type of development that would be appropriate and a development brief has been prepared by planning policy.
- 7.5 The ambulance station has been disused for some time. It comprises 3 significant buildings originally constructed as the outbuildings and stables to Briarfields House. These buildings comprise:
- A 2 storey detached structure fronting Elwick Road, formerly used as offices and crew accommodation
 - A single storey building used for storage

- A derelict detached house.
- A 1960s/ 70's built detached garage.

The property is accessed from both Elwick Road and Briarfields Close and the external areas are mainly tarmaced.

- 7.6 The Ambulance Station is shown cross hatched on the plan at **Appendix 1** and is considered to be capable of conversion / redevelopment as it stands. However, the development of the Council's adjacent site would be more effective if it was carried out in conjunction with conversion of the Ambulance station site.
- 7.7 The Ambulance Service wish to dispose of their property and discussions have taken place regarding a purchase of the property by the Council. The purpose of the acquisition would be to incorporate the property into the Council's site and thus to be able to offer the two properties together to the market. The advantages of this are:
- That it would ensure that the most advantageous development of the two sites could be carried out
 - The two sites could be offered to the market as one, providing frontage onto Elwick Road and ensuring that development of the Ambulance Station site does not conflict with the development of the field site.
 - The field site will not be potentially blighted by the presence of adjoining empty / derelict buildings.
- 7.8 There is "Marriage Value" between the two sites in that the acquisition would generate additional value for the combined site. Terms have been provisionally agreed with the Ambulance Service as set out in **Confidential Appendix 2**. In order to secure the arrangement the Ambulance Trust require a commitment from the Council to enter into the purchase which needs to be completed by the end of March 2012, hence time is of the essence
- 7.9 Due to the location of the sites within the conservation area and their juxtaposition near Briarfields House, there are a number of restricting factors which would not normally apply in other areas. Nevertheless, there is no doubt that the sites can be utilised for a high quality residential development and strong developer interest is anticipated.
- 7.10 The acquisition of the Ambulance Station involves capital outlay and there will be a marketing and contract preparation period before the two sites are sold. Bearing in mind the potential complexities of the sites, obtaining planning permission may take some time, although the development brief will assist in this process. The capital receipt is scheduled for 2012 / 13 and therefore there is 15 months to market and sell the composite site.

- 7.11 There will also be some holding costs such as security, services and empty rate liability. These are estimated at £8 k.p.a.
- 7.12 In conclusion the business case for the purchase of the Ambulance Station site against the criteria in section 2.6 of the report can be detailed as follows:-
- Additional capital value will be released from the Council's Briarfield's site
 - The marriage value gives a return in excess of target investment
 - A significant development site will be brought forward under the full control of the Council without a 3rd party owner being involved.
 - A single planning approval process will be achieved.
 - The site will be developed to improve the local environment including the restoration of a vacant and derelict building
 - The purchase will have a positive impact on achieving the capital receipts target of £4.5m to meet identified shortfalls as part of the Medium Term Financial Strategy.
- 7.13 The proposal would be for the purchase of the Ambulance Station to be funded from the capital receipt for the land sale and therefore it would be necessary to utilise existing capital receipts to initially cover the purchase cost in advance of that to be received for the overall combined Briarfield site. The phasing of the commitment for capital receipt in the Medium Term Financial Strategy will accommodate this strategy.
- 7.14 The previous paragraphs outline the specific business case for the purchase of the Ambulance Station site. As indicated early in the report this specific proposal also needs to be considered in the context of the impact on the net capital receipts available at the end of 2012/13 to fund One-off Strategic costs, covering the following issues:
- land acquisition projects already approved and being managed by the Council over the next two financial years (2012/13 and 2013/14). There is one project – the Focus/Tanfield site development;
 - other costs to be funded from capital receipts over the next two years, including demolition costs relating to planned disposals, specific demolition costs for the Brierton the 'top site' building and ancillary buildings and capital expenditure needed to achieve capital receipts.
- 7.15 This overall review has been completed and after allowing for these forecast costs it is expected that the overall capital receipts target of £4.5m will be achieved. It is also anticipated that the phasing of these capital receipts will meet the annual funding requirements detailed in the Medium Term Financial Strategy (MTFS). As indicated in the

MTFS this position will need to be managed carefully over the next 2 years.

8. RECOMMENDATIONS

8.1 Cabinet are recommended to: -

- 1) Consider the findings within the report.
- 2) Acknowledge the benefits of a proactive acquisition/ development strategy in appropriate situations.
- 3) Approve the proposal to actively consider suitable opportunities, and submit to Cabinet and Council for approval as part of the Medium Term Financial Strategy.
- 4) Seek Council consent for the provision of funding to be made available to support acceptable business cases.
- 5) Approve the business case for the purchase of the Ambulance Station at Briarfields to enhance the Council's adjacent development site and submit it to Council for approval as part of the budget and policy framework.

9. BACKGROUND PAPERS

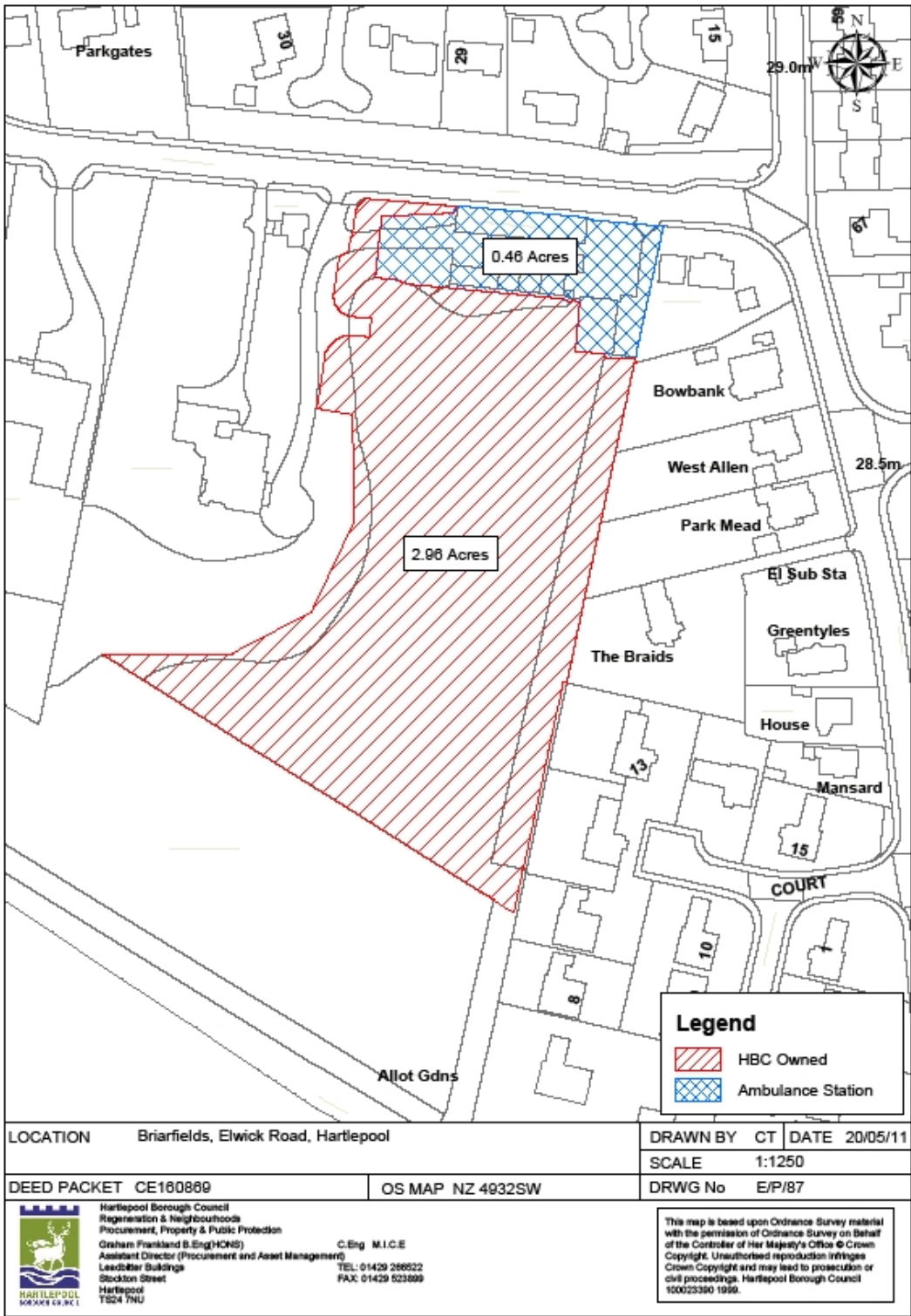
9.1 None

10. CONTACT OFFICERS

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Appendix 1



CABINET REPORT

23 January 2012



Report of: Director of Regeneration and Neighbourhoods

Subject: POLICE AND CRIME COMMISSIONERS AND
POLICE AND CRIME PANELS

SUMMARY

1. PURPOSE OF REPORT

To inform Cabinet of the introduction of the Police Reform and Social Responsibility Act 2011.

2. SUMMARY OF CONTENTS

This report outlines the position in respect of Police & Crime Commissioners and Police and Crime Panels as a result of the new Police Reform and Social Responsibility Act 2011.

3. RELEVANCE TO CABINET

It affects all aspects of the Council.

4. TYPE OF DECISION

Non Key

5. DECISION MAKING ROUTE

Cabinet on 21 November 2011

6. DECISION(S) REQUIRED

6.1 That the report be noted.

6.2 That the proposed composition of the Cleveland Police & Crime Panel, i.e. two Councillors from Hartlepool, three from Middlesbrough

and Redcar & Cleveland, and four from Stockton-on-Tees, be approved.

- 6.3 That the proposal for Stockton to act as Lead Authority in respect of the Panel be approved.
- 6.4 That the Cleveland Police & Crime Panel will have reciprocal observer arrangements with the Durham & Darlington Police & Crime Panel.

Report of: Director of Regeneration and Neighbourhoods

Subject: POLICE AND CRIME COMMISSIONERS AND
POLICE AND CRIME PANELS

1. PURPOSE OF REPORT

- 1.1 This report outlines the position in respect of Police & Crime Commissioners and Police and Crime Panels as a result of the new Police Reform and Social Responsibility Act 2011.

2. BACKGROUND

- 2.1 The Police Reform & Social Responsibility Act received Royal Assent on 15 September 2011. It provides for the election of a Police & Crime Commissioner (PCC) for all provincial Police forces in England & Wales, and for the establishment of a Police & Crime Panel (PCP) to scrutinise the functions of the Commissioner.
- 2.2 The first PCCs will now be elected on 15 November 2012 (not in May 2012, as originally proposed) and the previous proposal for a term limit of two terms has been removed. The first term will run to May 2016, and terms will be for four years thereafter. The PCC will be the recipient of all funding, including the Government grant and precept, related to policing and crime reduction. How this money is allocated is a matter for the PCC (except in relation to a small number of specific grants) and the Chief Constable may provide professional advice and recommendations
- 2.3 The PCCs will have the legal power and duty to:
- a) set the strategic direction and objectives of the force through the 5 year Police and Crime Plan, which must have regard to the Strategic Policing Requirement set by the Home Secretary;
 - b) monitor the overall performance of the force including against the priorities agreed within the Police and Crime Plan;
 - c) decide the budget, setting a precept, allocating assets and funds to the Chief Constable;
 - d) appoint, and where necessary, remove the Chief Constable;
 - e) maintain an efficient and effective police force for the police area;
 - f) provide the local link between the police and the public, working to translate the legitimate desires and aspirations of the public into

action on the part of the Chief Constable to cut crime and antisocial behaviour;

- g) hold the Chief Constable to account for the exercise of the functions of the office of Chief Constable and the functions of the persons under the direction and control of the Chief Constable;
- h) not fetter the operational independence of the police force and the Chief Constable that leads it;
- i) publish information specified by the Secretary of State and information that the PCC considers necessary to enable the people who live in the force area to assess the performance of the PCC and the Chief Constable;
- j) comply with all formal requests from the Police and Crime Panel to attend their meetings;
- k) prepare and issue an annual report to the Police and Crime Panel on the PCC's delivery against the objectives set within the Plan;
- l) keep abreast of all complaints made against senior officers and staff, whilst solely acting to determine how best to manage complaints against the Chief Constable.

2.4 A PCC will have wider responsibilities than those relating solely to the police force, namely:

- a) wider responsibility for the delivery of community safety and the ability to bring together Community Safety Partnerships at the force level;
- b) the ability to make crime and disorder reduction grants within their force area;
- c) the ability to enter into collaboration agreements between other PCCs and forces that benefit their force area and deliver better value for money and enhanced policing capabilities;
- d) a wider responsibility for the enhancement of the delivery of criminal justice in their area.
- e) the power currently invested in the Home Secretary, to give formal approval to mergers of Community Safety Partnerships (CSPs), but only when requested by the CSPs concerned, and signed off by all the 'responsible authorities' on each CSP involved (i.e. Police, Council, Fire Authority, PCT and Probation Trust) .

The qualifications for serving as PCC include the following:

- a) Age 18 at the time of nomination
- b) On the electoral register in the police area when nominated and on the day of election
- c) Must not be nominated for election as PCC in any other police area
- d) Must not be a serving police officer (including British Transport Police, Civil Nuclear Constabulary and Special Constables) or a member of police staff or a member or employee of various other bodies including the Independent Police Complaints Commission

- e) Must not be subject to various debt relief or bankruptcy restriction orders
 - f) Must not have been convicted of any imprisonable offence in the UK, Channel Islands or Isle of Man (whether or not sentenced to imprisonment), or debarred from the House of Commons for corrupt or illegal practices
 - g) Must not be a member of staff of any council which lies within the police area, in whole or in part, including parish and community councils
 - h) Must not be an MP, MEP etc
 - i) Must satisfy citizenship requirements.
- 2.5 PCCs and CSPs will also have reciprocal duties to co-operate with each other.
- 2.6 The Chief Constable is responsible to the public and accountable to the PCC for:
- a) leading the force in a way that is consistent with the attestation made by all constables on appointment and ensuring that it acts with impartiality;
 - b) appointing the force's Senior Officers and Staff after consultation with the PCC;
 - c) supporting the PCC in the delivery of the strategy and objectives set out in the Plan;
 - d) assisting the PCC in planning the force's budget;
 - e) having regard to the Strategic Policing Requirement when exercising their policing activity in respect of their force's national and international policing responsibilities;
 - f) being the operational voice of policing in the force area and regularly explaining to the public the operational actions of officers and staff under their command;
 - g) entering into collaboration agreements between other Chief Constables and forces that benefit their force area and deliver better value for money and enhanced policing capabilities with the consent of their PCC;
 - h) remaining politically independent of the Office of Police and Crime Commissioner;
 - i) managing all complaints against the force, its officers and staff, including those of ACPO (Association of Chief Police Officers) rank (Assistant Chief Constable and above), and ensuring that the PCC is kept abreast of developments of those complaints in a regular and timely fashion;
 - j) exercising the power of direction and control in such a way as is reasonable to enable their PCC to have access to all necessary information and staff within the force;
 - k) having day-to-day responsibility for financial management of the force within the framework of the agreed budget allocation and levels of authorisation issued by the PCC.

- 2.7 The Act requires the establishment of a Police & Crime Panel of at least 12 and maximum of 20, but funding is only available for 12. At least 10 will be councillors and the rest co-optees, with a minimum of two co-opted members. It is intended that these be in place prior to the November 2012 elections. Elected Mayors will automatically take one of the places for their Authority (unless also elected as PCC).
- 2.8 The Police and Crime Panel provides a check and balance against the performance of the PCC. The Police and Crime Panel does not scrutinise the Chief Constable – it scrutinises the PCC's exercise of his or her statutory functions. This includes:
- a) the power of veto, over the PCC's proposed budget;
 - b) the power of veto, over the PCC's proposed candidate for Chief Constable;
 - c) the power to review the draft Plan and make recommendations to the PCC who must have regard to them;
 - d) the power to review the PCC's Annual Report and make reports and recommendations at a public meeting, which the PCC must attend;
 - e) the power to require any papers in the PCC's possession (except those which are operationally sensitive);
 - f) the power to require the PCC to attend the Police and Crime Panel to answer questions;
 - g) the power to appoint an acting PCC where the elected PCC is incapacitated, resigns or is disqualified; and
 - h) responsibility for all complaints about a PCC, although serious issues must be passed to the IPCC (Independent Police Complaints Commission).
- 2.9 The Chief Constable retains responsibility for operational matters. If the Police and Crime Panel seek to scrutinise the PCC on an operational matter, the Chief Constable or other officers may need to attend alongside the PCC to offer factual accounts and clarity if needed for the actions and decisions of their officers and staff. The accountability of the Chief Constable is to the PCC and not to the Police and Crime Panel.
- 2.10 The establishment of PCCs is intended to allow the Home Office to withdraw from day-to-day policing matters, and allowing local communities to hold the police to account.
- 2.11 Nevertheless, the Home Secretary retains powers to direct PCCs and Chief Constables to take action if they are failing to carry out their functions, in defined and extreme circumstances. Such powers will be used as a last resort by the Home Secretary, including where omitting to do so would result in either force area or national security failing.

- 2.12 The current arrangements are defined in part by the Police Reform and Social Responsibility Act 2011 which preserves the statutory reference contained in the Police Act of 1996 and 1964, to forces being under the direction and control of the Chief Constable.
- 2.13 Section 2 of the 2011 Act provides that ‘a police force, and the civilian staff of a police force, are under the direction and control of the Chief Constable of the force’.
- 2.14 The direction and control of a Chief Constable will include:
- a) a decision whether, or whether not, to deploy police officers;
 - b) absolute discretion to investigate crimes and individuals as he or she sees fit;
 - c) the decision to make an arrest (subject to the arresting officer being satisfied that the grounds for an arrest are made out);
 - d) a decision taken with the purpose of balancing competing operational needs within the framework of priorities and objectives set by the Police and Crime Commissioner;
 - e) a tactical operational decision to reallocate resource to meet immediate demand; and
 - f) the allocation of officers’ specific duties and responsibilities within the force area to meet the objectives set by the Police and Crime Commissioner.
- 2.15 The PCC will hold the Chief Constable to account for the totality of policing within their force area, including the operational delivery of the police service.
- 2.16 The PCC and Chief Constable must work together to safeguard the principle of operational independence, while ensuring that the PCC is not fettered in fulfilling the role set out above. The concept of operational independence is not defined in statute, and as HMIC (Her Majesty’s Inspectorate of Constabulary) has stated, by its nature, is fluid and context driven.
- 2.17 The relationship between the PCC and Chief Constable is defined by the PCC’s democratic mandate to hold the Chief Constable to account, and by the law itself: primary legislation and common law already provide clarity on the legal principles that underpin operational independence and the Office of Constable.
- 2.18 In order to respond to the strategic objectives set by the PCC and the wide variety of challenges faced by the police every day, the Chief Constable is charged with the direction and control of the Force and day-to-day management of the PCC’s force assets.
- 2.19 The operational independence of the police is a fundamental principle of British policing. It is expected by the Home Secretary that the

professional discretion of the Police Service and oath of Office give surety to the public that this shall not be compromised.

- 2.20 It is proposed that the initial composition of the Cleveland Police & Crime Panel be as follows:

a) Hartlepool Borough Council	– two Elected Members
b) Middlesbrough Borough Council	– three Elected Members
c) Redcar & Cleveland Borough Council	– three Elected Members
d) Stockton-on-Tees Borough Council	- four Elected Members
Total	12 Elected Members

Ten of the Elected Members will be direct nominees of individual Local Authorities and the remaining two will need to be co-opted by the original ten. The core members of the Panel will also be responsible for co-opting independent members (a minimum of two and a maximum of eight). Secretary of State approval would be required for more than two co-optees i.e. the two 'extra' Elected Members plus the two 'independents'. It is proposed that all twelve Elected Members should have equal voting rights, including the opportunity to elect or be elected as Chair or Vice Chair, and serve the same term of office. It is a requirement of the legislation that the 12 Elected Members should represent the political composition of the four Local Authorities.

One possible solution, based on current numbers, is set out at **Appendix A**

- 2.21 It is also proposed that Stockton-on-Tees Borough Council will act as lead Authority for the Cleveland Police & Crime Panel.
- 2.22 Finally, it is proposed that the Cleveland Police & Crime Panel and the Durham & Darlington Police & Crime Panel extend reciprocal observer arrangements, i.e. one or more members of each panel will be invited to sit as an observer at the meetings of the other Panel.
- 2.23 The proposals set out at paragraphs 9 to 11 above were discussed and supported at a meeting of the Tees Valley Chief Executives Group on 17 August 2011.
- 2.24 Current Police Authorities will oversee effective transition to the Office of the Police and Crime Commissioner and creation of Police and Crime Panels. They will therefore need to:
- plan and deliver an effective transition programme whilst recognising that the effective delivery of police authority and force business continues to remain paramount;
 - be mindful of the continuing ongoing challenges facing police authorities and the police service, particularly the current difficult financial context, to continue secure value for money and financial efficiencies.

- 2.25 The Home Office has established a Police and Crime Commissioners Transition Programme Sponsorship Board, chaired by the Minister for Policing and Criminal Justice, Nick Herbert MP. Board membership consists of key policing bodies: the Association of Police Authorities; Association of Chief Police Officers (ACPO); Association of Police Authority Chief Executives (APACE); Association of Police Authority Treasurers (PATs) and the Local Government Association (LGA).
- 2.26 A number of projects are ongoing and the Board will work with the Government to facilitate effective transition from Police Authorities to PCCs. Work in progress includes:
- a) the Strategic Policing Requirement which will bridge the local policing agenda with regional and national policing needs;
 - b) a Protocol setting out parameters within which the PCC and Chief Constable will deliver and govern;
 - c) a policy on complaints against PCCs;
 - d) a Financial Management Code of Practice which PCCs must comply with; and
 - e) Agreement of transfer schemes setting out how assets, staff and liabilities will transfer to new arrangements.

3. FINANCIAL IMPLICATIONS

- 3.1 The PCC is ultimately accountable to the public for the management of the Police Fund. The PCC and Chief Constable share a responsibility to provide effective management of the policing budget and to secure value for money on behalf of the public that they both serve.
- 3.2 The Chief Constable has day-to-day responsibility for managing allocated budgets after they have been approved by the PCC, consistent with the objectives set by the PCC.
- 3.3 The PCC advised by the Chief Finance Officer must be satisfied that the Chief Constable exercises financial responsibilities in a proper and effective manner.

- 3.4 When significant changes of policy that have a financial implication are envisaged, the PCC should consult the Chief Constable and seek their professional advice as to how such changes could be effectively implemented. When the Chief Constable intends to spend significant sums of their budget the approval of the PCC should be sought.
- 3.5 The PCC will become the recipient of Home Office funding allocations, including the Community Safety Fund (currently allocated to Local Authorities as accountable bodies for CSPs) and the Home Office grant for the Drugs Intervention Programme (DIP) funding, currently directed to Local Authorities as accountable bodies for CSPs, and constituting 36% of the DIP Grant in intensive DIP areas (not Redcar & Cleveland).
- 3.6 In respect of the Panel, there will be a Government grant of £30,000 per year plus £920 per member of the Panel, payable to the lead Authority.

4. LEGAL IMPLICATIONS

- 4.1 The proposals set out at the beginning of the report are intended to discharge the Council's new responsibilities.

5. RISK ASSESSMENT

- 5.1 These arrangements are categorised as low to medium risk. Existing management systems and daily routine activities are sufficient to control and reduce risk.

6. SUSTAINABLE COMMUNITY STRATEGY IMPLICATIONS

- 6.1 These new arrangements will radically alter the landscape for delivery of the community safety agenda, which links into other policy priorities including economic regeneration, life chances for children and young people, healthy communities, housing, stronger communities etc. Discussions are taking place between lead officers for community safety across the four former Cleveland Boroughs with a view to ensuring an orderly transition to the new arrangement.

7. EQUALITIES IMPACT ASSESSMENT

- 7.1 This report is not subject to an Equality Impact Assessment because the matters at the discretion of the Council do not have a significant impact on equalities issues.

8. RECOMMENDATIONS

- 8.1 That the report be noted.
- 8.2 That the proposed composition of the Cleveland Police & Crime Panel, i.e. two Councillors from Hartlepool, three from Middlesbrough and Redcar & Cleveland, and four from Stockton-on-Tees, be approved.
- 8.3 That the proposal for Stockton to act as lead Authority in respect of the Panel be approved.
- 8.4 That the Cleveland Police & Crime Panel will have reciprocal observer arrangements with the Durham & Darlington Police & Crime Panel.

9. REASONS FOR RECOMMENDATIONS

- 9.1 To ensure that the Cleveland Police & Crime Panel begins to operate in a timely manner, and exercises its functions effectively.
- 9.2 To ensure collaboration and facilitate the exchange of good practice.

10. BACKGROUND PAPERS

Report to Tees Valley Chief Executives Group 17 August 2011
Informal Briefing paper, provided by Middlesbrough Borough Council
August 2011

11. CONTACT OFFICER

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Appendix A

Current Composition of the four Local Authorities

	Lab	Con	LD	Others	Vacancies	Total
Hartlepool	29	4	2	13*	-	48
Middlesbrough	30	4	1	14*	-	49
Redcar & Cleveland	32	6	14	5	2	59
Stockton	27	12	4	13	-	56
Total	118	26	23	45	2	212
%	55.7%	12.3%	9.9%	21.2%	0.9%	100%
Places on PCP (nearest whole number)	7	1	1	3	-	12
* inc. Mayor NB Hartlepool 'others' includes 8 members of the Association of Independent Councillors, entitled to have one place on the Panel as the fourth largest political group across Cleveland.						

Possible Composition of Cleveland PCP (based on current numbers, subject to changes due to by-elections and Hartlepool BC elections in May 2012).

	Lab	Con	LD	Others
Hartlepool	-	-	-	2*
Middlesbrough	2	-	-	1*
Redcar & Cleveland	2	-	1	-
Stockton	3	1	-	-
Total	7	1	1	3
* inc. Mayor				

CABINET REPORT

23rd January 2012



Report of: Acting Chief Executive

Subject: DRAFT HARTLEPOOL PUBLIC HEALTH
TRANSITION PLAN

SUMMARY

1. PURPOSE OF REPORT

- 1.1 To present to Cabinet the draft Transition Plan for transferring the statutory responsibilities for Public Health from NHS Hartlepool to Hartlepool Borough Council by April 2013.

2. SUMMARY OF CONTENTS

- 2.1 The paper provides a policy update regarding the future of Public Health and the Transition Plan to implement the policy. The plan highlights the key issues, actions, timescales, responsible officer and progress.

3. RELEVANCE TO CABINET

- 3.1 This is a significant transition plan for the local authority as it assumes statutory responsibility for Public Health as proposed in the Health and Social Care Bill 2011.

4. TYPE OF DECISION

- 4.1 Non-key.

5. DECISION MAKING ROUTE

- 5.1 Cabinet.

6. DECISION(S) REQUIRED

- 6.1
- i. Cabinet is requested to approve the draft Transition Plan.
 - ii. Cabinet is requested to agree to consider the final version of the Transition Plan at its meeting on 5 March 2012, prior to submission to the Regional Director of Public Health on 16 March 2012.

Report of: Acting Chief Executive

Subject: DRAFT HARTLEPOOL PUBLIC HEALTH
TRANSITION PLAN

1. INTRODUCTION

- 1.1 The purpose of this paper is to present to Cabinet the draft Public Health Transition Plan (**APPENDIX 1**), for transferring the statutory responsibilities for Public Health from NHS Hartlepool to Hartlepool Borough Council by April 2013. The paper will also provide a policy update regarding Public Health transition. This will provide the most recent context for the transition plan.

2. BACKGROUND AND CONTEXT

- 2.1 The publication of 'Healthy People, Healthy Lives: Our Vision for Public Health in England 2010' (Department of Health). Proposed radical reform of how Public Health is to be delivered in England. Details of the proposals were presented to Cabinet as part of the national white paper consultation process back in January 2011. Further details of Public Health transition were also highlighted in the Cabinet paper regarding establishing the Hartlepool Shadow Health and Wellbeing Board and the recent Cabinet paper in December 2011 'Public Health In Hartlepool – Future Options'.
- 2.2 In summary, the proposals for the future delivery of Public Health are three fold:
- i. Local Government will assume responsibility for Public Health including, strategic planning, commissioning and investment in Public Health services. This will be led by a statutory Director of Public Health accountable to the Chief Executive responsible for three key domains of Public Health including health protection; health improvement and population healthcare.
 - ii. Creation of National Executive Agency of the Department of Health – Public Health England who will be responsible for providing expert intelligence and health protection services.
 - iii. NHS Commissioning Board being responsible for public health interventions including screening and immunisations.
- 2.3 In December 2011, a series of fact sheets regarding implementing the proposed Public Health delivery model were published. The issues arising from the factsheets are summarised in section 3 of this report.

3. KEY PUBLIC HEALTH POLICY UPDATE

3.1 The series of fact sheets regarding the future delivery focused on two areas 'Public Health in Local Government and Public Health England's Operating Model. The fact sheets covered the following:

- **Public Health In Local Government**

The Role of the Director of Public Health
 Local Government leading for Public Health
 Local Government's New Public Health Functions
 Commissioning Responsibilities
 Public Health Advice to NHS Commissioners
 Professional appraisal and support, and capacity building

- **Public Health England's Operating Model**

Mission and values
 Functions
 Organisational design
 Status and Accountability
 Next Steps – establishing Public Health England

3.2 From the above listed fact sheets, many of the issues have been discussed by Cabinet in the earlier Cabinet papers referred to in section 2 of this report. However, the following issues are also noteworthy within the above fact sheets:

- It is intended that amendments will be brought forward in the Health and Social Care Bill that subject to Parliament, Directors of Public Health will be added to the list of statutory Chief Officers in the Local Government and Housing Act 1989. This is to ensure Directors of Public Health have appropriate status in the Local Authority.
- Directors of Public Health will be trained specialists.
- The Health and Social Care Bill will make it a statutory requirement for the Director of Public Health to produce an annual report on the health status of the town.
- Directors of Public Health will be statutory members of the Health and Well Being Board.
- Clear local political leadership will be critical to the success of improving health. The role of the Cabinet lead for health within the Council is critical but there also needs to be broader engagement in this agenda among all local political leaders.
- Local Government is well placed to take a population based perspective which is at the heart of Public Health and a natural part of what Councils do.

- Local Authorities can use their new responsibilities and ring fenced resources to include health in all policies and consider the impact on health in all decisions. The Local Authority is well placed to influence the wider determinants of health including housing, economic regeneration, education, children and adult services etc.
- Local Authorities will be key partners in Health and Well Being Board alongside other new bodies including HealthWatch.
- Local Authorities will also wish to work with Clinical Commissioning Groups to provide integration across clinical pathways. The Health and Well Being Board will be critical to driving this forward.
- The Local Authority will commission services to improve health using the ring fenced Public Health resource. This investment should be based on a robust Joint Strategic Needs Assessment.
- The Health and Social Care Bill includes the power for the Secretary of State to prescribe that Local Authorities are mandated to commission the following:
 1. Appropriate access to sexual health services;
 2. Steps are taken to protect the health of the population, in particular, giving the local authority a duty to ensure there are plans in place to protect the health of the population;
 3. Ensure NHS Commissioners receive the Public Health advice they need;
 4. National Childhood Measurement programme;
 5. NHS Health Check Assessment.
- It is now not intended that the Healthy Child Programme will be mandated before 2013. It is expected that these services will be unified within the Local Authority by 2015.
- Local Authorities will also be responsible for the following:
 1. Tobacco control and smoking cessation services;
 2. Alcohol and drug misuse services;
 3. Public Health services for children and young people aged 5-19 years;
 4. Interventions to tackle obesity such as community lifestyle and weight management services;
 5. Locally-led nutrition initiatives;
 6. Increasing levels of physical activity in population;
 7. Public mental health services;
 8. Dental Public Health services;
 9. Accidental injury prevention;
 10. Population level interventions to reduce and prevent birth defects;
 11. Behavioural and lifestyle campaigns to prevent cancer and long term conditions;
 12. Local initiatives on workplace health;
 13. Supporting, reviewing and challenging delivery of key Public Health funded and NHS delivered services such as immunisation and screening;

14. Local initiatives to reduce excess deaths as a result of seasonal mortality;
15. The local authority role in dealing with health protection incidents, outbreaks and emergencies;
16. Public Health aspects of promotion of community safety, violence, prevention and response;
17. Public Health aspects of local initiatives to tackle social exclusion;
18. Local initiatives that reduce Public Health impacts of environmental risks

- Local Health Resilience Forums will be created as part of the existing Local Resilience Forum infrastructure. A lead Director for this will be appointed from the NHS Commissioning Board and a lead Director of Public Health for an area will act as co-chair.
- Directors of Public Health will advise on whether screening and immunisation programmes being provided in their area meet the needs of the population and if there is equitable access.
- Public Health will need to provide advice to NHS Commissioners. This advice might include Public Health intelligence and JSNA; data, epidemiology, design of monitoring and evaluation frameworks; advice of effectiveness of interventions; pathway design; health equity audit etc.
- Abortion services will remain in the NHS commissioned by clinical commissioning groups and not now the Local Authority as previously proposed.
- Commissioning of sexual assault services will rest with the NHS Commissioning Board.
- Public Health England will deliver specialist health protection services in partnership with the Local Authority; deliver an information and intelligence service; support commissioning and delivery of effective health care service and Public Health programmes; design and deliver nationwide communications and interventions.
- Public Health England will have a national office and four hubs. The four hubs will be continuous with the four sectors of the NHS Commissioning Board and Department for Communities and Local Government Resilience hubs covering London, the South of England, Midlands and East of England and the North of England.

- 3.3 Further policy guidance regarding human resources and workforce, financial resources including the ring fenced Public Health budget and performance and Public Health outcomes are due to be published between January and March 2012. This guidance is critical to the implementation of the draft transition plan.

4. DRAFT TRANSITION PLAN

- 4.1 In order to ensure the smooth transition of the responsibility from NHS Hartlepool to Hartlepool Borough Council, the attached draft transition plan is presented. This plan attempts to encapsulate at a fairly high level of detail the key actions that must be undertaken to ensure effective transition. This plan is not exhaustive and has sufficient detail to guide the work of those responsible for implementation.
- 4.2 The plan is considers the following key themes:
1. Policy and Strategy
 2. Human Resources
 3. Contracting and Procurement
 4. Ring fenced Budget
 5. Public Health Delivery
 6. Risk, Resilience and Emergency Planning Through Transition
 7. Health Protection through Transition
 8. Governance through Transition
 9. Infrastructure
 10. NHS Commissioning Board – Public Health Transition
 11. Communication and Engagement Plan through Transition
- 4.3 This plan is a joint plan with NHS Hartlepool. The plan has to be submitted in draft form for approval to the Regional Director of Public Health by 27th January 2012. The final version of this plan must be submitted to the Regional Director of Public Health by 16th March 2012. This will then be submitted to the Department of Health by 5th April 2012.
- 4.4 A recent letter from Professor Paul Johnson, Regional Director of Public health for the North of England highlighted the following timescales for implementing the plan.
- By the end October 2012 it is expected the substantial majority of PCTs with local authority agreement will have transferred Public Health duties to local authorities with robust governance in place for the remainder of 2012/13.
 - By end December 2012 all remaining duties will be transferred.
 - By end March 2013 all PCTs must have completed the fomal handover of public health responsibilities to Local Authorities.
- 4.5 There is a regional Public Health transitions assurance board in place managed by the Public Health North East as part of the Strategic Health Authority. From Hartlepool the Chief Customer Services and Workforce Officer and the Assistant Director of Health Improvement are contributing to the work of the Board.

5. RECOMMENDATIONS

- 5.1 Cabinet is requested to approve the draft transition plan.
- 5.2 Cabinet is requested to agree to consider the final version of the Transition Plan at its meeting on 5 March 2012, prior to submission to the Regional Director of Public Health on 16 March 2012.

6. KEY CONTACT OFFICER

Louise Wallace
Assistant Director of Health Improvement
NHS Hartlepool / Hartlepool Borough Council
4th Floor Civic Centre



DRAFT
Public Health Transition Plan
For Hartlepool
2011-2013

1. Introduction

- 1.1 The publication of 'Healthy People, Healthy Lives: Our Vision for Public Health in England 2010' (Department of Health) proposed radical reform of the future delivery of public health in England. This white paper proposed new responsibilities for Local Government for improving health and resources to enable this to happen. It also proposed responsibilities for the NHS Commissioning Board for public health interventions including screening and immunisations. The paper signalled the creation of a new Executive Agency 'Public Health England' with public health responsibilities in including health protection and public health intelligence and knowledge.
- 1.2 This new system for public health is aimed at being integrated across all of the various parts but with a strong focus on localism, with Local Government playing a leading role, with public health teams led by a Director of Public Health.
- 1.3 Implementing the new system is a complex process and one that must be completed by April 2013. Therefore, it is essential to have a local transition plan that describes the key issues and actions that must be undertaken to ensure a smooth transition from the old system to the new system.
- 1.4 This transition plan is jointly owned between NHS Hartlepool as the statutory body currently responsible for public health and Hartlepool Borough Council who by 2013 will be responsible for public health. Joint ownership of this plan is essential, as it is imperative that there is robust governance, due diligence and accountability arrangements in place throughout the transition year 2012/13. This plan identifies what needs to be done; by when and who is responsible for ensuring progress is made and actions delivered.
- 1.5 This transition plan must be agreed with NHS Hartlepool and Hartlepool Borough Council Executive in draft form by the end of January 2012. This agreement must be in place as by this date a draft plan must be submitted to the Regional Director of Public Health (RDPH). The RDPH has responsibility for assuring the transition across the Strategic Health Authority clusters and approving each areas public health transition plans.

- 1.6 The creation of the Health and Well Being Board by 2013 was also a key feature of the public health white paper. This Board will also want to ensure the public health transition plan reflects the work of the Board and the Joint Strategic Needs assessment for Hartlepool.

Hartlepool Public Health Transition Plan

Key Theme – Policy and Strategy

Key Issue	Actions	Timescale	Lead Officer	Progress
Publication of Healthy People Healthy Lives White Public Health Paper - Consultation 30 th November – 31 st March	Brief Corporate Management Team	December 2010	Assistant Director of Health Improvement	Complete
	Brief Cabinet	January 2011	Assistant Director of Health Improvement	Complete
Publication of public health outcomes framework for consultation	Establish cross departmental Assistant Director Transition Steering Group	January 2011	Assistant Director of Health Improvement	Complete
Publication of funding and commissioning of public health	Respond to White paper	31 st March 2011	Assistant Director of	Complete

	before 31 st March		Health Improvement And Portfolio Holder for Public Health	
Key Issue	Actions	Timescale	Lead Officer	Progress
Cross reference proposed public health outcomes framework	Consider framework alongside corporate outcomes framework (s)	End of February 2011	Policy Officer and Assistant Director of Health Improvement	Complete
Contribute to Regional Public Health Transition Group and Regional Health and Well Being Board Workstream	Ensure Hartlepool is represented regionally on transitions steering group	Ongoing	Assistant Director of Health Improvement	Underway and Hartlepool regularly feeds issues into group via Peter Kelly
Health and Well Being Partnership functioning in shadow form	Expression of interest submitted to be a pathfinder.	April 2011	Assistant Director of Health Improvement and assistant Director of Adult Social Care	Pathfinder status confirmed
Establish shadow Health and Well Being Board		March 2012	Assistant Director of Health Improvement	Agreement secured through Cabinet to establish Board and 1 st

				meeting took place on 10 th October 2011 with elected Mayor to Chair
Key Issue	Actions	Timescale	Lead Officer	Progress
Ensure Public Health representation in GP Consortia for Hartlepool	Secure a place on the emerging GP Consortia Board	April 2011 / 12	Assistant Director of Health Improvement	<p>Assistant Director of Health for Health Improvement is a voting member of Hartlepool Clinical Commissioning Group (CCG) for Hartlepool. Key public health issues such as immunisations, cancer and alcohol issues have already been debated by the CCG.</p> <p>There is representation from the CCG on shadow Health and Well Being Board.</p>
Joint Strategic Needs Assessment and Public	Refresh JSNA for 2011 and then for 2012 and	October 2011	Assistant Director of Health Improvement	Underway and is a key task of shadow Health

Health Intelligence	2013 when it becomes the responsibility of the Local Authority	October 2012 October 2013		and Well Being Board.
Key Issue	Actions	Timescale	Lead Officer	Progress
Develop a draft Health and Well Being Strategy through Health and Well Being Board	Identify a team and process for writing strategy on behalf of board	April 2012	Assistant Director of Health Improvement	Underway

Human Resources

Key Issue	Actions	Timescale	Lead Officer	Progress
Publication of the Public Health Human Resources Concordat	Consider the Human resources Concordat in NHS Hartlepool and Hartlepool Borough Council (HBC) and identify issues for staff.	January 2012	Chief Customer and workforce Officer (HBC) and Director of Corporate Affairs (NHS Hartlepool)	HR Concordat published and work ongoing
Cabinet to consider options for appointing a Director of Public Health	Cabinet paper with options to be discussed and agreed by Cabinet.	5th December 2011	Acting Chief Executive	Complete
Recruitment of Director of Public Health	Job description to be developed and submitted to Faculty of Public Health for	December 2011	Acting Chief Executive	Job description completed and submitted to faculty of Public Health

	approval. Job advertised through NHS Hartlepool.			
Key Issue	Actions	Timescale	Lead Officer	Progress
	Panel to be appointed. Interview candidates.	March 2012	Acting Chief Executive	Job to be advertised and panel appointed
Existing Public Health Staff	Transfer public health staff working base to Civic Centre	February 2011	Assistant Director of Health Improvement	Complete
	Undertake 1-1 interviews with all staff and assign them into groups as required by NHS HR	February 2011	Assistant Director of Health Improvement	Complete
	Consider implications of HR guidance for staff in relation to TUPE, terms and conditions, consultation and	April 2012	Assistant Director of Health Improvement with Chief Customer and workforce Officer (HBC) and Director of	This is dependent on national HR framework for public health / NHS staff and affordability.

	discussions with staff side and unions.		Corporate Affairs (NHS Hartlepool)	
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Ring Fenced Budget

Key Issue	Actions	Timescale	Lead Officer	Progress
Publication of shadow public health ring fenced allocations to local authorities	Ensure investment programme for this resource is consistent with overall financial strategy of the Local Authority.	January 2012	Acting Chief Executive, Chief Finance Officer	HBC has contributed to the mapping exercise of actual 2010 / 11 spend as part of a national exercise to assist the DOH in identifying formulae and budget for each area. Shadow budget expected 2012/13
	Develop plans to invest this resource through the Health and Well Being Board to deliver the Health and Well Being Strategy	April 2012	Assistant Director of Health Improvement	Key task of shadow health and well being board is to develop Health and Well Being Strategy including plans for investment in services.

Contracting and Procurement

Key Issue	Actions	Timescale	Lead Officer	Progress
Identify contracting and procurement issues associated with services transferring to Local Authority responsibility in appendix 1.	Undertake a stocktake of all contracts, service level agreements and memorandum of understanding in place for all public health services as outlined in appendix 1 for 2011/12.	December 2011	PCT Public Health Contracts Manager Deputy Director of Procurement PCT	Underway and being led by PCT.
	Identify key leads for each of the contracts, service level agreements and memorandum of understanding from HBC and PCT during 2012 transitional year and beyond.	March 2012	Assistant Director of Health improvement / Assistant Director of Procurement	
Key Issue	Actions	Timescale	Lead Officer	Progress

	Prepare a legacy document of all programmes, schemes, services and activities commissioned with public health resources for 2011/12. This document will outline the services or activity, levels of investment and outcomes delivered to inform Local Authority of the legacy relating to this investment.	October 2012	Assistant Director of Health improvement	
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Public Health Delivery

Key Issue	Actions	Timescale	Lead Officer	Progress
Identify services that can be shared with neighbouring authorities to maximise economies of scale for public health.	Participate in the prepare of a paper for the Tees Valley Chief Executives regarding in principle sharing arrangements of public health functions across Tees.	November 2011	Acting Chief Executive / Assistant Director of Adult Social Care	Complete
	Present to cabinet wider public health functions that could be shared across Tees of Tees Valley. List is appendix 2.	5 th December 2011	Acting Chief Executive	Complete
	Present to cabinet wider public health functions that could be shared across Tees of Tees Valley. List is appendix 2.	5 th December 2011	Acting Chief Executive	Complete
Key Issue	Actions	Timescale	Lead Officer	Progress

	Identify a lead Local Authority to host these functions.	February 2012	Acting chief Executive supported by assistant Director of Health Improvement	
	Agree a service specification and costings model and service level agreement for these functions.	October 2012	Acting Chief Executive supported by assistant Director of Health Improvement	
	If Hartlepool is not the lead authority hosting these functions, ensure the lead Authority considers and acts on all human resource issues relating to staff.	October 2012	Acting Chief Executive supported by assistant Director of Health Improvement / Director of Corporate Affairs (PCT)	
Integrate Public Health into the management structure of the Local Authority.	Identify the span of control and management functions and arrangements of	March 2012		
Key Issue	Actions	Timescale	Lead Officer	Progress

	public health as a Corporate function within the Local Authority.	March 2013	Acting Chief Executive	
Core Public Health Offer to Clinical Commissioning groups	Identify and agree the core public health offer to clinical commissioning groups including the local public health team in Hartlepool and shared functions across Tees / Tees Valley	October 2012	Tees Executive Director of Public Health / Assistant Director of Health Improvement / Chair of Clinical Commissioning Group	

Risk, Resilience and Emergency Planning Through Transition

Key Issue	Actions	Timescale	Lead Officer	Progress
Public Health representation on Local Resilience Forum (LRF)	Assistant Director of Health improvement (Hartlepool) to represent NHS Tees on LRF during 2012/13 for all emergency planning health issues.	Until April 2013	Assistant Director of Health Improvement (Hartlepool)	Ongoing
	Participate in the creation of Local Health Resilience Forum sub group of the LRF.	April 2013	Assistant Director of Health Improvement (Hartlepool)	Ongoing
Maintain NHS Emergency planning arrangements and business continuity	NHS Hartlepool will continue to host the emergency planning manager and prepare	April 2013	Assistant Director of Health Improvement (Hartlepool)	Ongoing
Key Issue	Actions	Timescale	Lead Officer	Progress
	plans to comply with the	April 2013	Assistant Director of	Ongoing

	Civil Contingency Act 2004 until national guidance is produced indicating how this duty is to be discharged post PCT.		Health Improvement (Hartlepool)	
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Health Protection Through Transition

Key Issue	Actions	Timescale	Lead Officer	Progress
Maintain strong relationships with the Health protection Agency as their functions migrate to Public Health England	Ensure regular dialogue with the Unit Director of the HPA with HBC.	Ongoing	Assistant director of Heath Improvement and Unit Director of HPA	
	Ensure the Local Authority Cabinet and Health and Well Being Board are briefed on the importance of health protection and identify it as a key strategic	December 2011	Assistant Director of Health Improvement	HPA presentation to Health and well Being Board regarding transition and importance of health protection. Agreement has been secured to make immunisation uptake a key public health priority to address in 2012.
Key Issue	Actions	Timescale	Lead Officer	Progress
	priority for public health	April 2013	Assistant Director of	

	and the Health and well Being Strategy.		Health Improvement	
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Governance Through Transition

Key Issue	Actions	Timescale	Lead Officer	Progress
Agree a governance process to ensure due diligence for all aspects of public health transferring to the local authority (contracts, staff indemnity, incident reporting, risk sharing agreements scheme of delegation, clinical governance etc.)	Scope issues with the Chief solicitor and the Director of Corporate Affairs for the PCT and agree a process and plan to mitigate risks.	March 2012	Chief Solicitor / PCT Director of Corporate Affairs	
	Identify any information governance issues as public health transfers to the Local Authority. This might be paper based or electronic information (Caldicott Guardian and information controller issues).	July 2012	Chief Solicitor / PCT Director of Corporate Affairs	

Infrastructure

Key Issue	Actions	Timescale	Lead Officer	Progress
Access to HBC IT for Public Health staff	Ensure all public health staff have access to HBC IT and email accounts	February 2011	Assistant Director of Health Improvement	Complete
Asset register and transfer of assets	Identify all PCT assets currently used by public health staff and identify how these assets will be returned or utilised in future.	March 2012	Head of IT PCT	

Communication and Engagement Plan through Transition

Key Issue	Actions	Timescale	Lead Officer	Progress
Develop a joint communication plan regarding public health transition with HBC and NHS Hartlepool	Ensure the plan meets needs of staff through transition	Ongoing until April 2013	Head of communications HBC and Head of Communications PCT	
	Ensure the plan communicates a range of partners on a frequent basis e.g.: with Health and Well Being Board, community and voluntary sector providers, LINX or emerging health Watch, Clinical Commissioning Group	Ongoing until April 2013	Head of communications HBC and Head of Communications PCT	

NHS Commissioning Board – Public Health Transition (Local Level)

Key Issue	Actions	Timescale	Lead Officer	Progress
Clarity regarding critical public health functions including immunisation screening and infection control through transition.	Work with the Regional Public Health team to identify and agree a transition plan for those public health services transferring to the responsibility of the NHS commissioning board.	October 2012	Assistant Director of Health Improvement	Regional work on screening is underway.

Appendix 1

Public Health Functions Transferring from Primary Care Trusts to Local Authorities

1. Introduction

- 1.1 The publication of 'Healthy People, Healthy Lives: Our Vision for Public Health in England 2010' (Department of Health) described mandated functions that will transfer to the responsibility of the Local Authority.

'The Health and Social Care Bill allows the Secretary of State to prescribe that certain services should be commissioned or provided by local authorities, and certain steps taken. *Healthy Lives, Healthy People: update and way forward* set out why and how the Government intends to use these powers. We said:

"Wherever possible, we wish to transfer responsibility and power to the local level, allowing local services to be shaped to meet local needs. But there are some circumstances where a greater degree of uniformity is required. With this in mind, the Health and Social Care Bill allows the Secretary of State to prescribe that certain services should be commissioned or provided by local authorities, and certain steps taken. We consulted on which services should be prescribed in this way. Our decisions have been guided by the following principles. We will require local authorities to deliver or commission particular services where:

- *services need to be provided in a universal fashion if they are to be provided at all (this is particularly relevant to health protection, because if certain health protection services are not provided in a universal fashion, or not provided at all, there may be risks to population health and wellbeing);*
- *the Secretary of State is already under a legal duty to provide a certain service, but in practice intends to delegate this function to local authorities. Mandation will ensure that these obligations are met;*
- *certain steps that are critical to the effective running of the new public health system.*

"Reflecting on the consultation responses and following the above principles, we plan to prescribe that local authorities deliver the following services or steps:

- *appropriate access to sexual health services;*

- *steps to be taken to protect the health of the population, in particular, giving the Director of Public Health a duty to ensure there are plans in place to protect the health of the population;*
- *ensuring NHS commissioners receive the public health advice they need;*
- *the National Child Measurement Programme;*
- *NHS Health Check assessment;*
- *elements of the Healthy Child Programme.” [paragraphs 2.19-2.20]*

It can be seen from the extract above that mandation is not intended to identify some services as more important than others. We expect all local authorities to tackle the key local health improvement issues, but their strategies will be determined by local needs rather than central dictat. Rather the issue is that in some areas greater uniformity is required. Below we provide more detail on each of the above areas. We plan to lay draft regulations in [mid 2012] before making final regulations later that year.

Public health topic	Proposed activity to be funded from Public Health budget
Sexual health	Testing and treatment of sexually transmitted infections, fully integrated termination of pregnancy services, all outreach and preventative work
Immunisation against infectious disease	School immunisation programmes, such as HPV.
Seasonal mortality	Local initiatives to reduce hospital admissions and seasonal excess deaths
Accidental injury prevention	Local initiatives such as falls prevention and reducing childhood injuries
Public mental health	Mental health promotion, mental illness prevention and suicide prevention
Nutrition	Locally led initiatives
Physical activity	Local programmes to reduce inactivity; influencing town planning such as the design of built environment and physical activities role in the management / prevention of long term conditions
Obesity	Local programmes to prevent and treat obesity, e.g. delivering the National Child Measurement

programmes	programme; commissioning of weight management services
Drug misuse	Drug misuse services, prevention and treatment
Alcohol misuse	Alcohol misuse services, prevention and treatment
Tobacco control	Tobacco control local activity, including stop smoking services, prevention activity, enforcement and awareness campaigns
NHS Health check	Assessment and lifestyle interventions
Health at work	Local initiatives on workplace health and responsibility deal
Prevention and early presentation	Behavioural/ lifestyle campaigns/ services to prevent cancer, long term conditions, campaigns to prompt early diagnosis
Community safety and violence prevention and response	Specialist domestic violence services that provide counselling and support services for victims of violence including sexual violence
Social exclusion	Support for families with multiple problems, such as intensive family based interventions
Dental Public Health	Targeting oral health promotion strategies to those in greatest need.

Appendix 2 – Extract from Cabinet Paper 5th December 2011 Public Health – Future Options.

1. What is already shared across Tees for Public Health and what could be shared across Local Authorities in future?

Public Health is currently hosted within the NHS through the Primary Care Trust (PCTs). The 4 PCTs across Tees work on a shared management arrangement. The following public health functions are provided to support the 4 locality public health teams:

- Public health intelligence
- Infection control
- Emergency planning (including flu pandemic)
- Screening
- Immunisations
- Seasonal flu
- Dental public health
- Research
- Health equity audit
- Health needs assessments
- Oral health needs assessment
- Health impact assessment
- Cancer –early detection and awareness
- Cardiovascular disease
- Sexual health
- Commissioning obesity services
- Respiratory disease
- Long term conditions
- Public health input into funding

2 What Can be Done on a Supra Local Authority Basis (Beyond Tees Valley?)

- 2.1 There are also public health services that are currently commissioned or resources to participate in are committed to on a much wider scale than just the Tees Local Authorities. This includes the following:

FRESH – regional Tobacco Office
BALANCE – regional alcohol office
Regional Maternity Service Office
Public Health North East Intelligence North East (PHINE)
Better Health Fairer Health Strategy – Regional Action Groups
School of Public Health
Academic Public Health – FUSE

CABINET REPORT

23 January 2012



Report of: Scrutiny Co-ordinating Committee

Subject: CALL-IN OF DECISION: STRATEGY FOR BRIDGING THE BUDGET DEFICIT 2012/13 ICT, REVENUES AND BENEFITS SERVICES

SUMMARY

1. PURPOSE OF REPORT

- 1.1 To inform Members that a report will be provided at this meeting detailing the outcome of the Scrutiny Co-ordinating Committee's consideration of the 'Call-In' in relation to the above Cabinet decision taken on the 19 December 2011.

2. SUMMARY OF CONTENTS

- 2.1 The report outlines the Scrutiny Co-ordinating Committee's comments / recommendations following the Call-In of the decision taken by Cabinet on the 19 December 2011.

3. RELEVANCE TO CABINET

- 3.1 As per the Authority's Call-In procedure, the Cabinet is required to consider the Scrutiny Co-ordinating Committee's comments and respond to them. In considering comments the Cabinet has two options in terms of a way forward:-

- (i) Reaffirm the original decision, or
- (ii) Modify the original decision.

4. TYPE OF DECISION

- 4.1 Non key decision.

5. DECISION MAKING ROUTE

5.1 The decision making route is as follows:

- Cabinet on 23 January 2012; and
- Scrutiny Co-ordinating Committee (date TBC) to report outcome of Cabinet decision.

6. DECISION(S) REQUIRED

6.1 Cabinet is requested to consider the Scrutiny Co-ordinating Committee's comments / recommendations, as outlined in the report to be circulated at this meeting.

CABINET

23 January 2012



Report of: Scrutiny Co-ordinating Committee

Subject: CALL-IN OF DECISION: STRATEGY FOR BRIDGING THE BUDGET DEFICIT 2012/13 ICT, REVENUES AND BENEFITS SERVICES

1. PURPOSE OF REPORT

- 1.1 To inform Members that a report will be provided at this meeting detailing the outcome of the Scrutiny Co-ordinating Committee's consideration of the 'Call-In' in relation to the above Cabinet decision taken on the 19 December 2011.

2. BACKGROUND INFORMATION

- 2.1 At the decision making meeting of Cabinet held on 19 December 2012, a report was considered in relation to the strategy for bridging the budget deficit 2012/13 ICT, revenues and benefits services.

A Call-In Notice in relation to the decision was received by the Proper Officer and accepted by the Scrutiny Co-ordinating Committee at its meeting on the 13 January 2012. The Scrutiny Co-ordinating Committee supported the need look closer at how the decision had been made and the meeting was adjourned and reconvened on the 20 January 2012 to give full consideration to the 'Call-In'.

- 2.2 Following completion of consideration of the 'Call-In' by the Scrutiny Co-ordinating Committee on the 20 January 2012, and in accordance with the Authority's Call-In procedure, a report is to be presented to Cabinet outlining the Committee's comments / recommendations. The timescale between completion of Scrutiny consideration of the 'Call-In' (on the 20 January 2012) and the date of today's Cabinet meeting, however, meant that it was not possible to include the Scrutiny Co-ordinating Committee's report within the statutory requirements for the despatch of the agenda and papers for today's meeting. In light of this, in order to progress the matter without delay, arrangements have been made for the Scrutiny Co-ordinating Committee's report to be presented at today's meeting.

3. RECOMMENDATION

- 3.1 That Cabinet notes the content of this report and consider the Scrutiny Coordinating Committee's comments / recommendations, as outlined in the report to be presented at today's meeting.

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BACKGROUND PAPERS

No background papers were used in the preparation of this report.