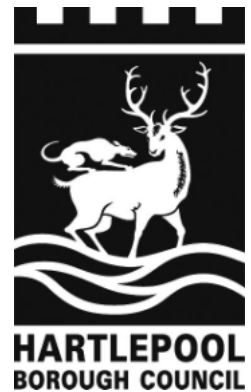


COMMUNITY SAFETY AND PLANNING PORTFOLIO DECISION SCHEDULE



Friday 13 April 2012

at 10.00 a.m.

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

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

1. KEY DECISIONS

No Items

2. OTHER ITEMS REQUIRING DECISION

- 2.1 Tanfield Nursery (Southern Site) Planning and Development Brief –
Assistant Director (Regeneration and Planning)
- 2.2 Heritage at Risk Register for Hartlepool – *Assistant Director*
(Regeneration and Planning)

3. ITEMS FOR INFORMATION

No Items

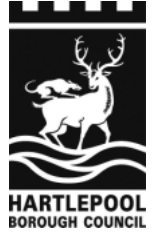
4. REPORTS FROM OVERVIEW OF SCRUTINY FORUMS

No items

COMMUNITY SAFETY AND PLANNING PORTFOLIO

Report to Portfolio Holder

13th April 2012



Report of: Assistant Director (Regeneration and Planning)

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

SUMMARY

1. PURPOSE OF REPORT

The report seeks Portfolio Holder's endorsement to the planning and development brief for Tanfield Nursery Site that has been shaped following a public consultation exercise.

2. SUMMARY OF CONTENTS

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

3. RELEVANCE TO PORTFOLIO MEMBER

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

4. TYPE OF DECISION

Non Key

5. DECISION MAKING ROUTE

Community Safety and Planning Portfolio meeting 13th April 2012

6. DECISION REQUIRED

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

Report of: Assistant Director (Regeneration and Planning)

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

1. PURPOSE OF REPORT

- 1.1 The report seeks Portfolio Holder's endorsement to the draft planning and development brief for Tanfield Nursery Site that has been shaped following a public consultation exercise.

2. INFORMATION

- 2.1 A report was presented to the Portfolio Holder on 9th December 2011, informing of a proposal to dispose of the southern element of Tanfield Nursery for high quality residential development seeking approval to consult on a draft Planning and Development Brief.

- 2.2 To shape the brief and gain public feedback, a four week consultation period ran from Monday 16th January 2011 until Monday 20th February 2012.

- One formal response was received from a local resident (who also telephoned and attended a meeting in Bryan Hanson House)
- Three phone calls were received
- Two emails were received and
- Seven residents attended meetings in Bryan Hanson House.
- **Appendix 1** sets out a summary of the responses received.

- 2.3 The brief has been amended to take into account views received.

Key alterations include:

- Amendments in relation to preferred access arrangements (4.9)
- Amendments to the section in relation to a landmark entrance to the site, the brief includes reference to a modern gatehouse style development. (4.20)
- A summary of responses has been included as an appendix to the brief.
- The revised brief attached at **Appendix 2**

- 2.4 In light of residents concerns the Planning Services and Estates Team have had numerous discussions to help make this process more transparent and clear whilst delivering the anticipated outcomes.

3. FINANCIAL CONSIDERATIONS

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

4. EQUALITY AND DIVERSITY CONSIDERATIONS

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

5 RECOMMENDATIONS

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

6 BACKGROUND PAPERS

- 6.1 Summary of formal responses received (attached as **Appendix 1**)
- 6.2 Tanfield Nursery Southern site draft planning and development brief (attached as **Appendix 2**)

7. CONTACT OFFICER

- 7.1 Damien Wilson
Assistant Director (Regeneration and Planning)
Regeneration and Neighbourhoods Department
Civic Centre
Victoria Road
Hartlepool
TS24 8AY

Telephone: 01429 523400
Email: Damien.wilson@hartlepool.gov.uk

2.1 APPENDIX 1

Summary of responses received

Phone calls	Discussion
1	<ul style="list-style-type: none"> • Affordable housing - resident was unclear as to what the term meant.
2	<ul style="list-style-type: none"> • Unsatisfied with the current use of the site - wished to clarify that the southern part of the sites would not remain as a dumping ground as it is at present.
3.	<ul style="list-style-type: none"> • Suspicious that this process has not been transparent and that the land is up for sale without consultation with residents. • Homeowner keeps bees and hens - what if houses are built next to him. • Flooding issues - the site has flooding problems will this make it worse and impact upon resident. • Further sub division of properties along Stockton Road
E mails	
1	<ul style="list-style-type: none"> • Concerned regarding drainage - the gardens backing onto the site have notoriously poor drainage and during most winters experience flooding. If any development included a lot of hard landscaping then runoff would exacerbate the problem.
2	<ul style="list-style-type: none"> • In principle, in favour of a residential development such as is outlined within the brief, concerned that where it is stated in the brief that, "due regard" should be given to something, this may eventually become a subjective judgement rather than a mandatory requirement. • Loss of amenity and overlooking - If the properties proposed, were built to a height of two and a half storeys and were positioned too close to the Eastern boundary. • Separation distance concerns.
BHH meetings	
1 & 2	<ul style="list-style-type: none"> • Trees to the north of the site - too high and block light, will they be removed? • Site may work best with bungalows along the frontage - similar to what already exists along Tanfield Road. • Could the access be centrally located - so that there are not conflicts with vehicles accessing the site and owners drive ways on Tanfield Road. • Could there be an exit point onto Brierton lane? As this could reduce the traffic impact on Tanfield Road. • Overlooking concerns
3	<ul style="list-style-type: none"> • Unsatisfied with the current use of the site • Further sub division of properties along Stockton Road • The land in the southern part of the site is sunken and prone to flooding - so are the gardens along Stockton Road. It does not drain very well. There is evidence of subsidence on the Stockton Road properties. • The cemetery has flooding issues - the Council carried out some work in the past back but it has not fixed the problem.

2.1 APPENDIX 1

	<ul style="list-style-type: none"> • There are underground streams in the area - building houses here could make flooding worse. • Better to develop on the north of the site than the south. • The area is a haven for wildlife - particularly bats
4 & 5	<ul style="list-style-type: none"> • Additional traffic Concerns • Cemetery Traffic - is already a problem • Tanfield Road is in poor condition - there is already subsidence and poor drainage, this will get worse with the extra traffic. • Flooding - some properties already flood, parts of the cemetery flood and previous Council measures have not solved the problem. • Additional noise - from all the extra traffic • 10% affordable housing - will that be a maximum? • Location of affordable housing - could it be at the rear of the site. • Sub division of Stockton Road properties - so there would be even more traffic on Tanfield Road.
6 & 7	<ul style="list-style-type: none"> • Location of new access road - if it is where the existing access is then our side elevation will be more open to crime. • Increase in noise - if the road is located right next to us • It would be best to put bungalows along the front - to keep the development in line with the street view and all allow the pleasant street scene to carry on. • Upheaval and disturbance - would like the new development to fit in and not cause too much disturbance. • Speed restrictions – on the new estate Tanfield Road already suffers from speeding as it's a long straight road so it does get abused, this may occur in the new estate. • Drug problems - close to the cemetery entrance, as it's hidden and enclosed. More street lighting may help as it's a very dark corner.
<u>Letter</u>	<p>Security - by opening the land for development security could be at risk.</p> <p>Flooding - the southern element of the site, western section of cemetery and gardens along Stockton Road are prone to flooding</p> <p>Sub division of properties along Stockton Road - none of this is mentioned in the brief.</p> <p>Mature gardens and the proposed site are a haven for wildlife - that sustains a healthy population of insects, moths, butterflies and rare birds.</p> <p>The gardens of Stockton Road are unique to the Borough - they have matured over the years. It would be a shame to see any of this land developed for housing in view of the wider implications a proposal like this would have on the area.</p> <p>Poor development site - the site has poor drainage and is sandwiched between a cemetery with freshly dug graves.</p> <p>Lack of transparency - residents along Stockton Road feel they should be notified of the Council's intentions to sell land before it is put on the market.</p> <p>Use as smallholding - rear garden is 1/3 of an acre and has been used as a small holding for with hens, ducks, pigs, goats and horses. Seeks to be able to continue this use in the future and is concerned that the proposed development could compromise this.</p>

Tanfield Nursery

Draft Planning Development Brief

Hartlepool Borough Council

March 2012

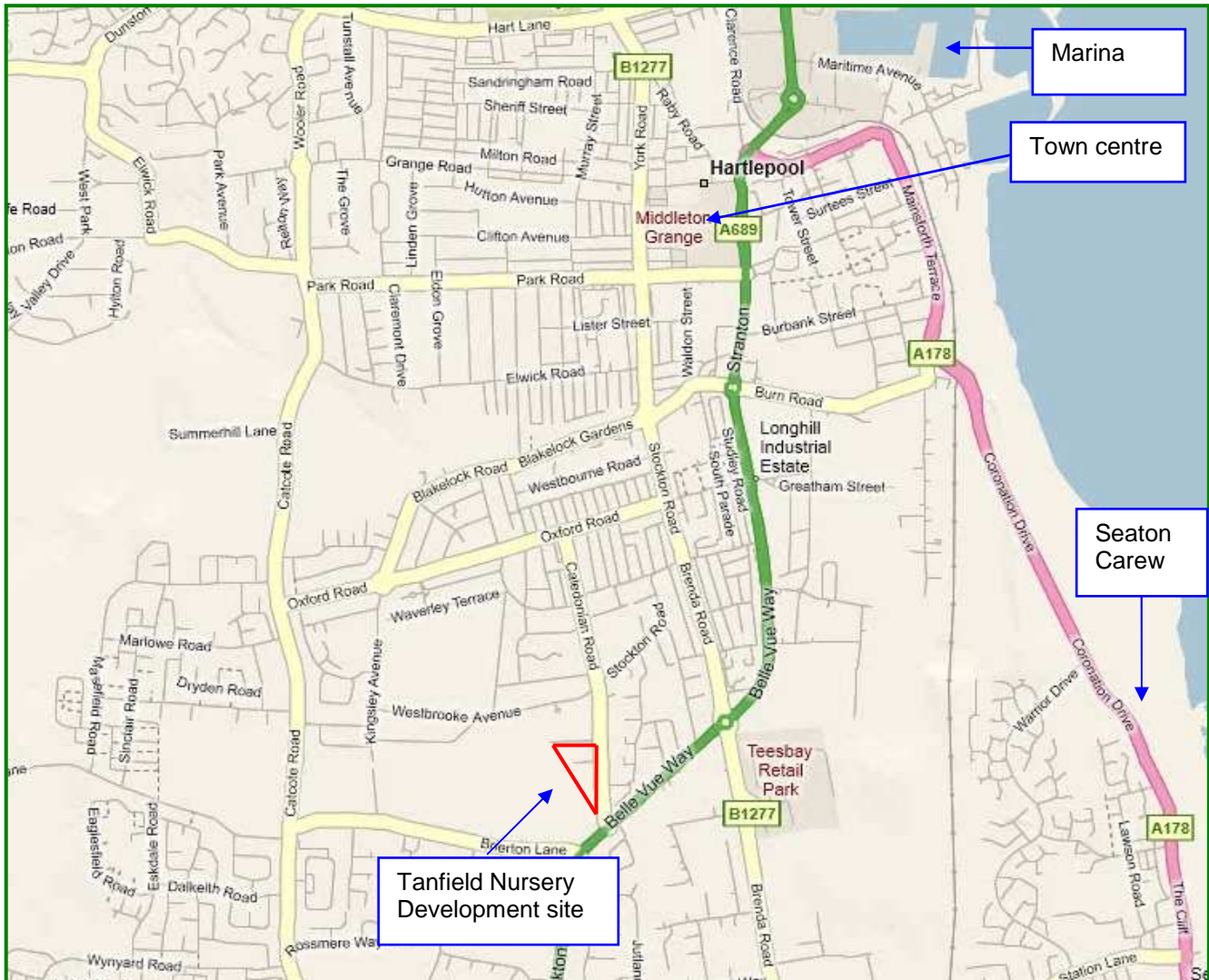


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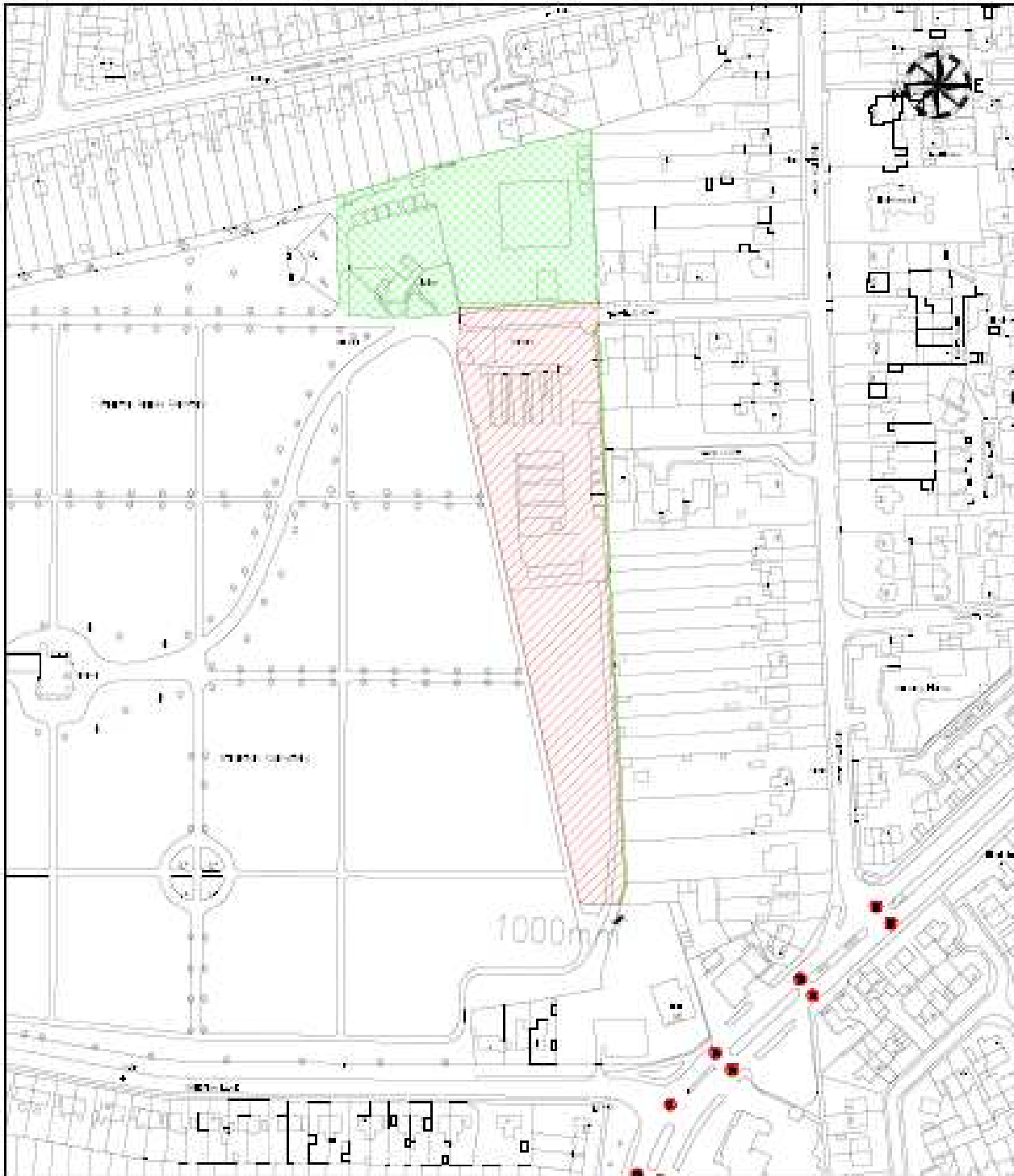
1. INTRODUCTION

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



(Figure 1: Tanfield Nursery location within Hartlepool)

Site Location Plan (Figure 2)



Development site – outlined in red (1.36 ha)

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

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

Arial photo (Figure 3)



2. Development Opportunities

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

3. **TANFIELD NURSERY**

Location, Context and Connectivity

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

Site Description

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



(Figure 4 image showing the north south divide)

The Northern Area

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



(Figure 5: staff amenities block)



(Figure 6: car parking area inside the cemetery)



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

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



(Figure 9: glass houses east and south elevations)



(Figure 10: glass houses east elevations)



(Figure 11: glass houses west elevations)



(Figure 12: storage units south facing image)

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



(Figure 13: storage units east and south elevations)



(Figure 14: storage units north and west elevations)



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



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

The southern area

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



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



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



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



(Figure 20: southern boundary treatment)



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



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

Boundary treatments and neighbouring uses

North

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



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

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



(Figure 25: Tanfield Road)



(Figure 26: existing parking on Tanfield Road)



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

East

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



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



(Figure 30: north eastern boundary)



(Figure 31: north eastern boundary)



(Figure 32: central eastern boundary)

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



(Figure 33: ariel view of Glenesk Garage)

South

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



(Figure 34: south east boundary treatment)



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

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



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



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



(Figure 39: Scouts hut)



(Figure 40: The Travellers Rest Public house)

West

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



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



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



(Figure 43: north western boundary)



(Figure 44: north western boundary)



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



(Figure 46: western boundary)

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

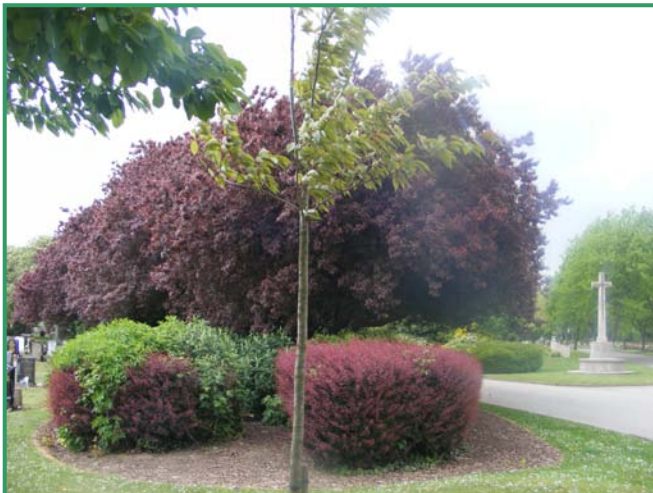


(Figure 47: access gates on the western boundary)



(Figure 48: paving in the western corner)

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



(Figure 49: Stranton Cemetery)



(Figure 50: Stranton Lodge)

Existing Access

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



(Figure 51: Tanfield Road)



(Figure 52: existing site access)



(Figure 53: Cemetery entrance)



(Figure 54: Cemetery entrance and boundary treatment)

Pedestrian access

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

Site History

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

Planning Permissions

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

The Character of the Area

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

4. POTENTIAL CONSTRAINTS

Habitats, Biodiversity and Trees

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

Flood Risk

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

Access

- 4.8 Access to the site is currently off Tanfield Road. The access road into Tanfield Cemetery is also from Tanfield Road (see figure 15) as is the access into the retained nursery operation (see figure 26). Both accesses will remain off Tanfield Road and any new development should not have a detrimental impact upon the existing neighbouring access and adjoining residents at 7 Tanfield Road.
- 4.9 Any new access should assist in creating an attractive site frontage as exists at present along Tanfield Road. A centrally located access with adequate separation distances between new dwellings may be an appropriate solution to protect residential amenity and create an attractive frontage or entrance way into the housing area.

Neighbouring Uses

- 4.9 To the north of the site lies the existing Tanfield Nursery operation which includes polytunnels, glass houses and retail element. This operation will remain and is proposed to be enhanced and expanded as indicated in paragraph 2.3, any new development and associated access should not have a detrimental impact upon the existing and proposed nursery and ancillary retail operation.
- 4.10 To the east lie the residential properties along Yarm Close and Stockton Road. The properties along Yarm Close have shorter gardens than those along Stockton Road and due regard should be given to the amenity of all residents, in particular those within Yarm Close whose dwellings are closer to the development site.

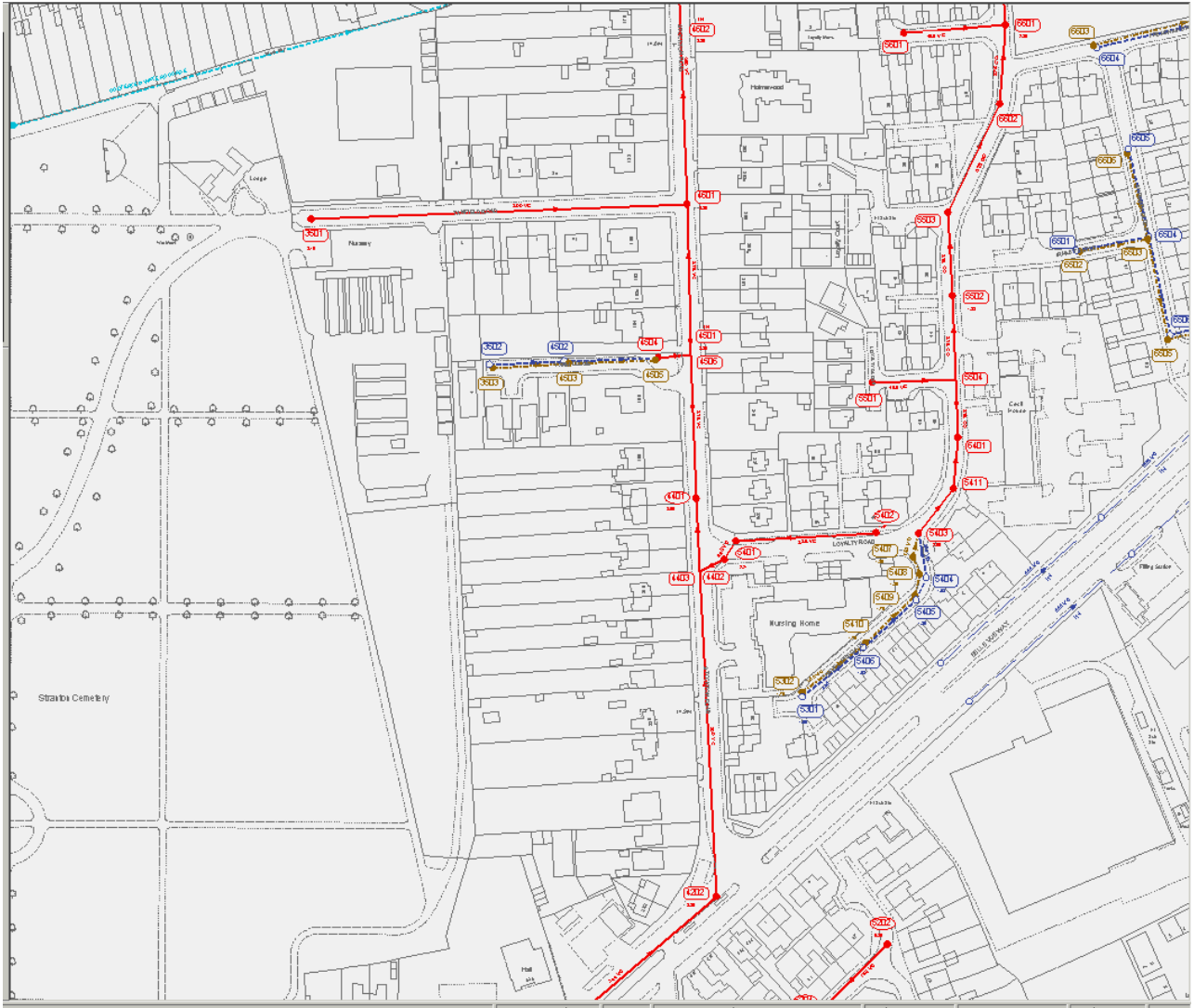
- 4.11 There is an operational garage repair workshop located just beyond the eastern boundary in Yarm Close (figure 4 and figure 33). To protect the amenity of any future residents due regard should be given to the proximity of any new dwellings in relation to the garage workshop location of any new dwellings.
- 4.12 To the south lies the Scouts hut, green open space, three dwellings, a car wash and car workshops (figure 36 & 39). To protect the amenity of any future residents due regard should be given to the proximity of any new dwellings in relation to the garage workshops and car wash which may give rise to noise and disturbance particularly during day time hours.
- 4.13 To the west lies Tanfield Cemetery, the cemetery is still in operation and any development should not have a detrimental impact upon the quality of the cemetery, nor should it have a detrimental impact upon the existing access to the cemetery.

Noise

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

Utilities and Services

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



(Figure 55: Sewer map)

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

5. GENERAL RESIDENTIAL DESIGN GUIDANCE

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

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

Type of dwellings

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

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

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

Design of dwellings

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

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

5.7 To help preserve Hartlepool's distinctive character and to ensure that the proposed new dwellings are unique and attractive, elements of Hartlepool's history, heritage and local distinctiveness should be reflected and incorporated into the design of dwellings and /or landscape areas where possible. (Further advice on this can be sought from the Council's Landscape Planning & Conservation team, see appendix two for details).

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

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

Dwelling access

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

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

Dwelling boundary treatments

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

Sustainable Design and Construction

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

Refuse storage

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

Landmark entrance

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

Public Realm

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

Incidental open space and landscape

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

Site Boundary treatment

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

Parking Provision

- 5.25 There is an expectation that a minimum of two in curtilage car parking spaces per dwelling should be provided for residential development within this area and where possible, to help improve surface water drainage, permeable paving should be considered.
- 5.26 Car parking should not be provided in areas of open space or appear to dominate areas of open space.

Highway and access

- 5.27 There is an option to use the existing hard standing access road, to the east of the site, within its existing location, this will help provide a buffer between any new dwellings and those on Stockton Road and Yarm Close (see image 15 & 16). The rear gardens of Stockton Road and Yarm Close are approximately 30 metres long in places and it is considered that a road in the existing location, with the traffic from the proposed dwellings would not be detrimental to the amenity of any residents along Stockton Road and Yarm Close.
- 5.28 Any new road and footpath constructed on the site should be constructed to an adoptable standard, in line with Hartlepool Borough Council Design Guide and Specification for Residential Estates standards, and then adopted by the Council on completion under a Section 38 Agreement.
- 5.29 No access to the site should be gained from the south off Brierton Lane.

Emergency access

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

Pedestrian and cycle access

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

Trees

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

- 5.33 Works to trees should, where possible, be carried out in the period from August to the end of February in order to avoid the bird-nesting season. An exception to this will only be made if a qualified ecologist has surveyed the trees to be removed to establish that no breeding birds are present. In addition any mature trees which are proposed for felling should be checked for wildlife habitats including hollows and cavities. If these are found a bat survey should be undertaken prior to felling.
- 5.34 As trees are to be removed a replacement planting scheme will be required. All approved pre-development tree works and development facilitation pruning must be carried out in accordance with current arboricultural best practice and with the requirements of British Standard 3998:2010 'Recommendations for tree work.' Further information on Hartlepool Borough Council's approach to the planning system as it relates to trees can be found at www.hartlepool.gov.uk/treesanddevelopment.

Promoting Community Safety

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

6. Additional requirements

Residential Development Delivery Requirements

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

Affordable Housing Requirement

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

Developer Contributions

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

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

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

Local Training and Employment

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

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

Sustainability

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

7. The Application Process

Pre-Planning Application Discussions

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

Submission Requirements

- 7.2 In addition to the usual plans and elevations (at an appropriate scale), a Design and Access Statement will be required with the submission of the planning application. The Design and Access Statement should detail the context of the area, design considerations of the site, materials to be used and the proposed access arrangements. It would also be advisable to provide an artists impression of the development.
- 7.3 As well as the above considerations regarding submitting a planning application, any submission resulting from this development brief should include the following information:
- A full design and layout proposal for the site demonstrating how the design requirements of this brief have been met.
 - A detailed plan including phasing and timescales of development with target dates and key milestones.
 - A proposal of how the successful RSL, which would manage the affordable houses provided, will work with the local community, identifying any proposed consultation and employment and training opportunities provided to local people.
 - An outline of how renewables will be incorporated into the development.
 - An outline of how energy efficiency and the Code for Sustainable Homes has been considered

Building Regulations

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

Appendix 1: Planning Policy

National Policy

Any future development proposals need to take into account:

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

Development Plan Policy: Regional

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

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

Development Plan Policy: Local Plan

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

General Environmental Principles

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

Housing

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

Transport

- Tra16: Car Parking Standards
- Tra20: Travel Plans

Recreation and Leisure

- Rec2: Provision for Play in New Housing Areas

The Green Network

- GN3: Protection of Key Green Space Areas

Development Plan Policy: Local Development Framework

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

- Transport Assessments and Travel Plans SPD

Supporting Guidance

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

Further Guidance

Any future development proposals need to take into account:

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

APPENDIX 2: USEFUL CONTACTS

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

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

Appendix 3 summary of responses received during consultation period.

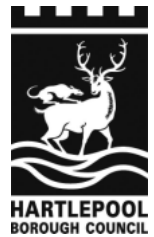
Phone calls	Discussion
1	<ul style="list-style-type: none"> • Affordable housing - resident was unclear as to what the term mean.
2	<ul style="list-style-type: none"> • Unsatisfied with the current use of the site - wished to clarify that the southern part of the sites would not remain as dumping ground as it is at present.
3.	<ul style="list-style-type: none"> • Suspicious that this process has not been transparent and that the land is up for sale. • Keeps bees and hens - what if houses are built next to him. • Flooding issues - the site has flooding problems will this make it worse and impact upon resident. • Further sub division of properties along Stockton Road
E mails	
1	<ul style="list-style-type: none"> • Concerned regarding drainage, the gardens backing onto the site have notoriously poor drainage and during most winters experience flooding. if any development used a lot of hard landscaping then runoff would exacerbate the problem.
2	<ul style="list-style-type: none"> • In principle in favour of a residential development such as is outlined within the brief, concerned that where it is stated in the brief that, "due regard" should be given to something, this may eventually become a subjective judgement rather than a mandatory requirement. • Loss of amenity and overlooking - If the properties proposed, were built to a height of two and a half storeys and were positioned too close to the Eastern boundary. • Separation distances concerned.
BHH meetings	
1 & 2	<ul style="list-style-type: none"> • Trees to the north of the site - too high and block light, will they be removed? • Site may work best with bungalows along the frontage - similar to what already exists along Tanfield Road. • Could the access be centrally located - so that there are not conflicts with vehicles accessing the site and own drive way s on Tanfield Road. • Could there be an exit point onto Brierton lane? - This could reduce the traffic impact on Tanfield Road. • Overlooking concerns
3	<ul style="list-style-type: none"> • Unsatisfied with the current use of the site • Further sub division of properties along Stockton Road • The land in the southern part of the site is sunken and prone to flooding - so are the gardens along Stockton Road. It does not drain very well. There is evidence of subsidence on the Stockton Road properties. • The cemetery has flooding issues - the council carried out some work years back but it has not fixed the problem. • There are underground streams in the area - building hoses here could make flooding worse. • Better to develop on the north of the site than the south. • The area is a haven for wildlife - particularly bats
4 & 5	<ul style="list-style-type: none"> • Additional traffic Concerns • Cemetery Traffic - is already a problem • Tanfield Road is in poor condition - there is already subsidence and poor drainage, this well get worse with the extra traffic. • Flooding - Some properties already flood, parts of the cemetery flood and previous council measures have not solved the problem. • Additional noise - from all the extra traffic • 10% affordable housing - will that be a maximum? • Location of affordable housing - could it be at the rear of they site.

	<ul style="list-style-type: none"> • Sub division of Stockton Road properties - so there would be even more traffic on Tanfield Road.
6 & 7	<ul style="list-style-type: none"> • Location of new access road - if it is where the existing access is then our side elevation will be more open to crime. • Increase in noise - if the road is located right next to us • It would be best to put bungalows along the front - to keep the development in line with the street view and all allow the pleasant street scene to carry on. • Upheaval and disturbance - would like the new development to fit in and not cause too much. • Speed restrictions – on the new estate Tanfield Road already suffers from speeding as its a long straight road so it does get abused, this may occur in the new estate. • Drug problems - close to the cemetery entrance, as it`s hidden and enclosed. More street lighting may help as it`s a very dark corner.
Letter	

**COMMUNITY SAFETY & PLANNING
PORTFOLIO**

REPORT TO PORTFOLIO HOLDER

13th April 2012



Report of: Assistant Director (Regeneration and Planning)

Subject: HERITAGE AT RISK REGISTER FOR
HARTLEPOOL

SUMMARY

1. PURPOSE OF REPORT

Some Local Authorities have registers of Heritage at Risk in their area. These are documents which bring together a list of heritage assets at risk within a single Local Authority area. This report outlines the methodology and selection of sites which has formed the establishment of a register of heritage at risk for Hartlepool.

2. SUMMARY OF CONTENTS

The report outlines the background to Heritage at Risk and the criteria that has been used to establish a register. It explains the progress made compiling the register and a summary of the consultation carried out and responses received. A request is made for agreement of the final register.

3. RELEVANCE TO PORTFOLIO MEMBER

Conservation policy falls within this Portfolio.

4. TYPE OF DECISION

Non - key decision.

5. DECISION MAKING ROUTE

Community Safety and Housing Portfolio meeting 13th April 2012.

6. DECISION(S) REQUIRED

That the Portfolio Holder agrees to the establishment of a Heritage at Risk Register for Hartlepool and the inclusion of the heritage assets listed in **Appendix 2** on that register.

Report of: Assistant Director (Regeneration and Planning)

Subject: HERITAGE AT RISK REGISTER FOR HARTLEPOOL

1. PURPOSE OF REPORT

- 1.1 Some Local Authorities have registers of Heritage at Risk in their area. These are documents which bring together a list of heritage assets at risk within a single Local Authority area. This report outlines the methodology and selection of sites which has formed the establishment of a register of Heritage at Risk for Hartlepool.

2 BACKGROUND

- 2.1 Planning Policy Statement 5; Planning for the Historic Environment encourages Local Authorities to monitor the impact of their planning policies and decisions on the historic environment. It notes that particular attention should be paid to 'the degree to which individual or groups of heritage assets are at risk of loss or decay'.
- 2.2 English Heritage initially began work considering buildings at risk in 1991 when an assessment was made of property in London and the first Buildings at Risk Register was published. Buildings at risk are historic buildings that have been identified as at risk through neglect and decay. Very often this is not the fault of the owner but can occur for various reasons including uses of buildings no longer being required or even locations becoming unfashionable. This work has developed over the years to cover all heritage assets across England including buildings, scheduled ancient monuments, and conservation areas. It is now known as the Heritage at Risk Register.
- 2.3 English Heritage encourages Local Authorities to monitor heritage in their area and compile local registers of Heritage at Risk. This acts to bring together any existing information on Heritage at Risk in an area including information that is not freely available elsewhere.
- 2.4 In Hartlepool two Scheduled Monuments and one Listed Building are included on the English Heritage at Risk Register. The monuments are Low Throston Deserted Medieval Village and the Medieval farmstead and irregular open field system at High Bumtoft Farm, Elwick. The building is the Church of St Hilda.
- 2.5 The creation of a Heritage at Risk Register for Hartlepool provides a single information point for Heritage at Risk and allows information on these assets included on the register to be freely available. It enables

those assets at risk to be monitored on a more formal basis and highlights the sites locally which may assist in securing their future.

3. CRITERIA FOR INCLUSION ON THE REGISTER

- 3.1 The condition of the heritage assets has been assessed from an external visual inspection. The condition was then used to calculate the level of risk. The same methodology applied by English Heritage on their Heritage at Risk Register has been used. This methodology is outlined in **Appendix 1**.
- 3.2 Using the same methodology enables the authority to evaluate its information against existing national records. This will allow an assessment to be made of any trends appearing locally which can be compared to national data.
- 3.3 The list of assets included on the register can be found in **Appendix 2**.

4 CONSULTATION

- 4.1 Owners of heritage assets on the register were notified that their asset has been included. They were sent a copy of the proposed register entry along with a response form and a pre-paid envelope for them to reply.
- 4.2 Only one owner responded to the consultation. A representative for the former Wesley Methodist Church, Victoria Road stated that they believed, 'the general fabric of the building' was sound and did not consider 'that the building is presently "at risk".' In response officers confirmed that assets considered to be "at risk" could be in a sound condition but have no clear future and therefore considered to be at risk which is the case with this property.

5 PUBLICATION OF THE REGISTER

- 5.1 If agreed the register will be published on the Council's website. All owners will receive a copy of the final entry for their asset.
- 5.2 The register is reviewed annually. The consultation process outlined above will be repeated to enable owners to provide any comments or new information that they have prior to the updating of the list.
- 5.3 It is proposed that assets will only be removed from the list where there is a clear plan in place for the future. For example the granting of planning permission to bring an asset back into use would not be considered sufficient to remove it from the list as that consent may not

be executed. Assets will only be removed once works are completed on site and the asset is secure.

- 5.4 In reviewing the list annually assets that have been removed from the list will be recorded. This will enable Heritage at Risk in Hartlepool to be monitored and any trends emanating from this to be considered.

6 RECOMMENDATION

- 6.1 That the Portfolio Holder agrees to the establishment of a Heritage at Risk Register for Hartlepool and the inclusion of the heritage assets listed in **Appendix 2** on that register.

7 BACKGROUND PAPERS

- 7.1 There are no Background Papers.

8 CONTACT OFFICER

Damien Wilson
Assistant Director (Regeneration and Planning)
Regeneration and Neighbourhoods Department
Civic Centre
Victoria Road
Hartlepool
TS24 8AY

Direct Line: (01429) 523400
Email: Damien.wilson@hartlepool.gov.uk

APPENDIX 1

Measuring Risk

Condition

For buildings at risk, condition is graded as:

- Very bad (structural failure or signs of structural instability)
- Poor (building with deteriorating masonry, leaking roofs, usually accompanied by general deterioration of most elements of the building fabric)
- Fair (structurally sound but in need of minor repairs or showing signs of lack of general maintenance)
- Good (structurally sound and weather-tight)

For sites that cover areas (scheduled monuments, registered parks and gardens and protected wreck sites) one overall condition category is recorded. The category may relate only to the part of the site or monument that is at risk and not the whole site:

- Extensive significant problems
- Generally unsatisfactory with major localised problems
- Generally satisfactory but with significant localised problems
- Generally satisfactory but with minor localised problems
- Optimal
- Unknown (used for scheduled monuments that are below-ground and where their condition cannot be established)

For conservation areas, condition is categorised as: ‘very bad’, ‘poor’, ‘fair’ and ‘optimal’.

Occupancy

For buildings that can be occupied or have a use, the main vulnerability is vacancy, or under-use. Occupancy (or use) is noted as follows:

- Vacant
- Part occupied
- Occupied
- Unknown
- Not applicable

Vulnerability

Principle vulnerability is noted for scheduled monuments and may relate only to the part of the monument which is at risk, and include the following:

- Animal burrowing, arable ploughing, coastal erosion, collapse, deterioration – in need of management, scrub/tree growth, visitor erosion.

For registered parks and gardens, protected wreck sites and conservation areas, vulnerability is noted as high, medium or low.

APPENDIX 1

Priority

For buildings at risk, the following priority categories are used as an indication of trend and as a means of prioritising action:

- A Immediate risk of further rapid deterioration or loss of fabric; no solution agreed.
- B Immediate risk of further rapid deterioration or loss of fabric; solution agreed but not yet implemented.
- C Slow decay; no solution agreed.
- D Slow decay; solution agreed but not yet implemented.
- E Under repair or in fair to good repair, but no user identified; or under threat of vacancy with no obvious new user (applicable only to buildings capable of beneficial use).
- F Repair scheme in progress and (where applicable) end use or user identified; functionally redundant buildings with new use agreed but not yet implemented.

Trend

Trend for scheduled monuments, registered parks and gardens, registered battlefields and protected wreck sites may relate only to the part of the site that is at risk and is categorised as:

- Declining
- Stable
- Improving
- Unknown.

For conservation areas trend is categorised as:

- Expected to deteriorate significantly
- Expected to deteriorate
- Deteriorating
- Unknown
- No significant change expected
- Expected to show some improvement.

APPENDIX 2

Entries on the register

Morison Hall, Church Close, Headland

Shades, 16 Church Street

22 & 23 Church Street

Former Yorkshire Bank, 65 Church Street

Former Conservative Club, Church Walk, Headland

Manor House Farm, Dalton Piercy Village

Former United Reformed Church and Sunday School, Durham Street, Headland

Friarage Manor House, Friar Street

Market Hotel, Lynn Street

Throston Engine House, Old Cemetery Road

Tunstall Court, The Parade

Former Odeon Cinema and 81 -87 Raby Road

62 Southgate, Headland

Town Wall and Sandwell Gate, Headland

Former Wesley Methodist Church, Victoria Road