

CABINET AGENDA



Monday 9th January 2006

at 10:00 a.m.

in Committee Room B

MEMBERS: CABINET:

The Mayor, Stuart Drummond

Councillors Fortune, Hill, Jackson, Payne and R Waller

1. APOLOGIES FOR ABSENCE

2. TO RECEIVE ANY DECLARATIONS OF INTEREST BY MEMBERS

3. MINUTES

- 3.1 To receive the Record of Decision in respect of the meeting held on 19th December, 2005 (to be circulated)

4. BUDGET AND POLICY FRAMEWORK

- 4.1 None

5. KEY DECISIONS

- 5.1 None

6. OTHER ITEMS REQUIRING DECISION

- 6.1 North Central Hartlepool Housing Regeneration – Appointment of Preferred Developer Partner – *Director of Regeneration and Planning Services*
- 6.2 Regional Spacial Strategy (RSS) – Examination in Public – *Director of Regeneration and Planning Services*

7. ITEMS FOR DISCUSSION

7.1 None

8. ITEMS FOR INFORMATION

8.1 None

9. REPORTS FROM OVERVIEW OF SCRUTINY FORUMS

9.1 None

EXEMPT ITEMS

Under Section 100(A)(4) of the Local Government Act 1972, the press and public be excluded from the meeting for the following items of business on the grounds that it involves the likely disclosure of exempt information as defined in the paragraphs referred to below of Part 1 of Schedule 12A of the Local Government Act 1972 as amended by the Local Government (Access to Information) Act 1985

10. EXEMPT KEY DECISIONS

10.1 None

11. OTHER EXEMPT ITEMS REQUIRING DECISION

11.1 None

<h1>CABINET REPORT</h1> <p>9th January 2006</p>
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Report of: The Director Of Regeneration & Planning Services

Subject: NORTH CENTRAL HARTLEPOOL – SELECTION OF PREFERRED DEVELOPER PARTNER

SUMMARY

1. PURPOSE OF REPORT

1.1 To confirm the selection of a preferred partner to take forward housing redevelopment in North Central Hartlepool (Moore/Acclom/Pelham/Harwood Streets/Chester Road/Chatham Road/Raby Road/Marston Gardens, as identified within the appended plan), and outline the proposed way forward for the scheme.

2. SUMMARY OF CONTENTS

2.1 The report details the outcome of the 'preferred developer partner' selection process recently undertaken in respect of the above for the North Central Hartlepool housing market renewal project, and sets out the proposed next steps towards project delivery.

3. RELEVANCE TO CABINET

3.1 This project has strategic relevance across a range of portfolios, and is key to Regeneration & Liveability.

4. TYPE OF DECISION

4.1 Non-Key decision.

5. DECISION MAKING ROUTE

5.1 Cabinet at it's meeting on 9 January 2006.

6. DECISION(S) REQUIRED

6.1 Endorse the selection of Developer 'A' as the Council's preferred partner to take forward the first phase of housing redevelopment in North Central Hartlepool, and

6.2 Authorise the Chief Solicitor to

- (a) negotiate and execute an appropriate agreement with Developer 'A', for the disposal of the land to the developer, after grant of the consent of the Secretary of State under s.123 Local Government Act 1972, and for the development of the land in accordance with the developer's proposals and
- (b) transfer the land to the developer on the agreed terms in due course.

6.3 Invite a further report in due course confirming the outcome of these negotiations and the final terms of the disposal between the Council and the selected developer.

Report of: The Director Of Regeneration & Planning Services

Subject: NORTH CENTRAL HARTLEPOOL – SELECTION OF PREFERRED DEVELOPER PARTNER

1. PURPOSE OF REPORT

- 1.1 The Cabinet has received several reports previously concerning housing regeneration proposals in North Central Hartlepool. This report concerns the selection of a preferred partner to bring forward new housing redevelopment.

2. BACKGROUND

- 2.1 At its meeting on 9 August 2004 Cabinet endorsed plans for a housing clearance and redevelopment programme in one area of North Central Hartlepool (Moore/Acclom/Pelham/Harwood Streets/Chester Road/Chatham Road/Raby Road/Marston Gardens, as identified within the appended plan), and agreed that a further report on formal legal and planning processes necessary to bring this forward would follow in due course.
- 2.2 On 6 June 2005 Cabinet resolved to use statutory compulsory purchase powers pursuant to section 226 1 (a) of the Town and Country Planning Act 1990 as amended by Section 99 of the Planning & Compulsory Purchase Act 2004, to facilitate the carrying out of redevelopment. The Orders were made on 15 November 2005 and the closing date for the making of objections was 16 December 2005.
- 2.3 At its meeting on 23 September 2005 Cabinet endorsed a draft Development Brief which set out the key principles, aims and planning policy requirements underpinning proposed housing redevelopment. The core elements of this were to bring forward proposals which will include the provision of a range of good quality new housing meeting key environmental build standards, predominantly for sale with a small proportion for equity share/shared ownership, together with other objectives including promoting good community involvement in the redevelopment process and generating local training and employment opportunities. This brief was subsequently issued to a number of private developers who had previously expressed an interest in becoming involved in this project, and these were invited to submit their development proposals for the site.

3. SELECTION PROCESS

3.1 Seven (7) companies submitted formal proposals, and the Contracts Scrutiny Panel opened these on 21 November 2005. In alphabetical order, the 7 companies were :

Broseley Homes
Carvill
Dunelm Property Services
George Wimpey North East
Haslam Homes
Lovell Partnerships
Sunderland Housing Group

3.2 Following an initial evaluation, five (5) of these developers were shortlisted and invited for interview as part of a price/quality assessment process. These interviews were held on 28 and 29 November 2005.

3.3 The interview panel comprised:

A senior representative from English Partnerships (the major funder for this project)
The Director of Tees Valley Living (the sub-regional housing market renewal partnership)
The Director of Regeneration, Housing Hartlepool (the Council's project delivery partner)
The Chair, Vice-Chair and a further resident representative from the North Central Hartlepool Steering Group
4 HBC Officers drawn from Regeneration & Planning

3.4 In accordance with advice received from the Head Of Procurement and Property Services, a question matrix was used to assess the various proposals against the key requirements set out within the brief, ie

- Incorporating the key design and planning requirements
- Achieving Eco Homes construction standards (an English Partnerships funding requirement)
- Providing an element of new housing for equity share
- Generating jobs and training opportunities for local people
- Involving local residents in the redevelopment process
- Evidencing a high quality and suitably experienced team
- Contributing toward a successful outcome in respect of the CPO process

3.5 Developer 'A' consistently scored as the highest placed company when evaluated against these criteria, followed by Developers 'B' and Developer 'C' whose proposals also had some considerable merits. The proposals from Developer 'A' therefore clearly emerged as the strongest within the 'quality' element of the assessment.

- 3.6 As requested within the brief, formal land offers were also received from each of the developers invited to interview. An independent quantity surveyor/cost consultant specialising in advising on housing development made an outline assessment of these, and advised that offers submitted by Developer 'A' and Developer 'B' were of highest value, with a slightly lower offer from Developer 'C', and 2 other lower offers. The independent quantity surveyor/cost consultant subsequently undertook to scrutinise the detail of these offers more closely, and this involved asking for a series of explanatory responses from Developers 'A' and 'B' on a range of cost and other issues. Cost adjustments resulting from this to ensure that land offers could be directly compared mean that the final land offer from Developer 'A' is of highest value, and therefore scores highest within the 'price' element of the assessment.
- 3.7 In summary, Developer 'A' scored highest in terms of an assessment of both price and quality, and therefore is recommended as the Council's preferred developer partner for this project.

4. OUTLINE OF THE PROPOSED SCHEME

- 4.1 The development proposals from Developer 'A' contain provision for 172 new homes, of a range of sizes and property types (2, 3 and 4 bedroom family houses with a small number of bungalows and apartments). At least 20 of the new homes will be made available for affordable home ownership through some form of equity share / shared ownership arrangement. In accordance with requirements set within the development brief, the homes will all meet the Eco Homes Standard 'very good' level (a requirement set by English Partnerships in order to deliver new housing developments with high standards of construction, energy efficiency and environmental sustainability). Subsequent discussions with Developer 'A' indicate that it may be possible to increase this to the 'excellent' (ie the highest) level within this accreditation system, although this would require further negotiation. English Partnerships would be keen to see this achieved if at all possible.
- 4.2 The selection panel considered that the proposals as presented had considerable merits in terms of their various architectural, design and layout considerations, as well as an appealing mix of dwellings. All of the new homes will have their own private garden space and parking facilities, and the scheme overall was felt to be of a high quality, with strong linkages to surrounding residential areas and the open space (North Cemetery) on the southern boundary.
- 4.3 As well as high quality new homes and an attractive living environment, the proposals also contain clear commitments to generating jobs and training opportunities for local people, using local suppliers where possible as well as to working with residents and the wider local community as the redevelopment is moved forward.

5. NEXT STEPS

5.1 The next key milestones and processes for the project will be:

- negotiate an appropriate development agreement setting out the formal terms and conditions of the disposal of the site (see 7.2 below), and
- agree the final details for the scheme and seek appropriate planning permissions prior to any potential CPO Inquiry (see 6.4 below)

6. LEGAL, FINANCIAL AND RISK IMPLICATIONS

6.1 Property acquisition and redevelopment of this site is part of a strategic programme of renewal funded through English Partnerships and the Single Housing Investment Pot, and the capital receipt arising from site disposal is a critical element of the funding framework needed to allow this programme to continue to move forward and facilitate appropriate housing redevelopment. As the major funder for the project, English Partnerships has agreed that this income can be recycled within the scheme to assist in the completion of additional property acquisition required to fully assemble the site. The Council has bid for additional resources to support housing market renewal activity in this and other parts of central Hartlepool for the period 2006-2008, and decisions on final allocations should be made by the ODPM and Regional Housing Board by mid-January 2006, which should allow for a greater degree of certainty regarding the availability of resources moving forward.

6.2 Under Section 123 Local Government Act 1972, unless a disposal of land is at the best consideration reasonably obtainable, it will require the consent of the Secretary of State. Recognising that development of the land for other, potentially more commercially attractive, purposes could possibly generate a higher sale price, a disposal to the preferred and any of the bidders would necessitate the Secretary of State's consent. It is not anticipated that any difficulty would be experienced in obtaining consent.

6.3 Independent advice received by the Council confirms that the highest land offer has been received from Developer 'A'. Further negotiations are however required to formalise the exact terms of the disposal, and also to agree the apportionment of any additional development costs that may become apparent (for example unforeseen costs associated with land/soil conditions) and which may negatively impact on the overall land offer. A critical element of the risk management process for the project therefore will be in ensuring that these particular negotiations can be concluded as far as is possible so as to minimise any potential reduction in the final land offer payable.

6.4 As mentioned above, the Council has recently made Compulsory Purchase Orders to ensure that site assembly is fully realised. In order to ensure the strongest case supporting proposals for clearance and redevelopment can be made at any potential future Public Inquiry in respect of these CPOs, legal advice to the Council is that it should use best endeavours to have identified a

preferred developer partner with formal redevelopment proposals (with all of the necessary planning and other permissions in place if possible) by the time of any such Inquiry. The developer partner will be required to act as a witness at such an Inquiry to evidence the deliverability of redevelopment proposals, and thus further strengthen the case for the use of compulsory purchase powers in the interests of promoting the proper planning and environmental well-being of this area. In these circumstances, confirming the selection of a preferred partner to allow them to begin finalising the technical detail of their proposals will help mitigate any potential risks that may be associated with the CPO Public Inquiry. Officers from Regeneration & Planning will also assist in ensuring any modifications to the technical detail of the proposals needed to satisfy any planning and development control requirements are identified at the earliest possible opportunity to accommodate the timetable associated with the CPOs.

- 6.5 Notwithstanding the above, major progress has been made in terms of acquiring residential property within the area identified for redevelopment by agreement, with well over 90% of properties either already purchased or with an agreed sale in place. In line with government best practice guidance, negotiations with remaining property owners will continue so as to minimise the potential for formal objections ahead of any Inquiry, which would be likely to take place in mid-2006.

7. DECISION REQUIRED

Cabinet is recommended to:

- 7.1 Endorse the selection of Developer 'A' as the Council's preferred partner to take forward the first phase of housing redevelopment in North Central Hartlepool, and
- 7.2 Authorise the Chief Solicitor to
- (a) negotiate and execute an appropriate agreement with Developer 'A', for the disposal of the land to the developer, after grant of the consent of the Secretary of State under s.123 Local Government Act 1972, and for the development of the land in accordance with the developer's proposals and
 - (b) transfer the land to the developer on the agreed terms in due course.
- 7.3 Invite a further report in due course confirming the outcome of these negotiations and the final terms of the disposal between the Council and the selected developer.



CABINET REPORT

9th January, 2006



Report of: The Director of Regeneration and Planning Services

Subject: REGIONAL SPATIAL STRATEGY (RSS) –
EXAMINATION IN PUBLIC

SUMMARY

1. PURPOSE OF REPORT

- 1.1 To advise Cabinet of the arrangements proposed by the Panel Secretariat for the forthcoming RSS Examination in Public (EiP) and outline the actions intended to be taken by Officers in the run up to the EiP to ensure the best interests of Hartlepool are secured.

2. SUMMARY OF CONTENTS

- 2.1 The report summarises the main issues arising from the recently published “provisional programme” for the EiP – the proposed Timetable, Preliminary List of Matters and Participants. The actions taken to date by Officers and those intended in future in the lead up to the EiP which is due to take place during March / April 2006 are also outlined.

3. RELEVANCE TO CABINET

- 3.1 The RSS policies cover a wide range of subject areas, thus the report has strategic relevance across the entire range of portfolios, but particularly in relation to Regeneration & Liveability.

4. TYPE OF DECISION

Non-key decision.

5. DECISION MAKING ROUTE

- 5.1 Cabinet meeting dated 9th January 2006.

6. DECISION(S) REQUIRED

Cabinet is requested to :

- (i) Note the Provisional Programme for the RSS EiP and the actions proposed and taken by Officers so far in the run up to the EiP.
- (ii) Delegate to the Director of Regeneration & Planning Services, in consultation with the Mayor in his capacity as Regeneration & Liveability Portfolio Holder, responsibility for agreeing any written representations submitted by the Council and / or the Tees Valley Joint Strategy Unit (JSU) and meeting any other procedural requirements associated with the EiP.

Report of: Director of Regeneration & Planning Services

Subject: REGIONAL SPATIAL STRATEGY (RSS) –
EXAMINATION IN PUBLIC

1. PURPOSE OF REPORT

- 1.1 To advise Cabinet of the arrangements proposed by the Panel Secretariat for the forthcoming RSS Examination in Public (EiP) and outline the actions intended to be taken by Officers in the run up to the EiP to ensure the best interests of Hartlepool are secured.

2. BACKGROUND

- 2.1 Cabinet has previously considered 2 reports in relation to the Regional Spatial Strategy for the North East namely :-

24th January 2005 – Initial Consultation Draft of the RSS and

23rd Sept 2005 – Formal Consultation on the Submission Draft of the RSS

- 2.2 As a result of the latter report, the Council responded formally (jointly with the Hartlepool Partnership) on a number of policy matters. Particularly those of concern to the Council in relational to the Locational Strategy for the Tees Valley and seeking changes to some of the detailed wording with a view to protecting the strategic interests of Hartlepool (formal Comment Forms attached as Appendix 1 refer).
- 2.3 The independent EiP Panel has since been appointed by the Secretary of State and has recently published its “preliminary programme” including the proposed list of invitees and matters for discussion at the Inquiry which is scheduled to take place between 7th March and 7th April 2006.
- 2.4 The panel consists of Jim Parke, Chair, formerly Head of Strathclyde Regional Planning Unit and an Inspector – Peter Beasley. A first Preliminary Meeting for the EiP was held on 9th December (which Hartlepool Officers attended) to explain the conduct and proceedings for the EiP, the preliminary list of matters and participants, and to clarify any procedural questions. A second Preliminary meeting will be held on 31st January 2006 to provide further detailed guidance including issues around the preparation of written submissions for the EiP.

- 2.5 A copy of the preliminary programme for the EiP has been placed on display within the Members Room. There is also an EiP website (www.northeasteip.co.uk) to obtain further details about EiP documents and proceedings as and when they develop.

3.0 ACTIONS TAKEN TO DATE AND PROPOSED IN FUTURE

- 3.1 Comments from a Hartlepool perspective have already been submitted to the Panel Secretary to comply with the requirement to meet the 9th December 2005 deadline and a copy of these is attached as Appendix 2. Cabinet will note that the main areas of concern over the provisional programme are in relation to Hartlepool not being invited to attend as a participant on any matters other than housing allocations, despite the majority of Hartlepool's observations being of a strategic policy nature which was one of the main criteria of the EiP Panel.
- 3.2 Discussions have also taken place (and a series of future meetings planned in the new year and in the run up to the EiP) jointly between the other Tees Valley local authorities and the JSU to plan the work programme for the EiP. This includes in particular the preparation of written statements for each of the matters to be considered at the EiP. Ideally these will need to be prepared by the end of January 2006 and will cover the following subject areas as identified by the EiP Panel :-
- Vision and Strategy – where the EiP will explore the extent to which the Regional Planning Board has adequately transferred the RSS vision and the development principles into strategy.
 - National Planning Context and Growth Assumptions – including how consistent the RSS is with the approach set out in the Northern Way Growth Strategy of building on assets and strengths.
 - City Region Concept – and whether the approach adequately addresses the different pressures and needs of the various parts of the Region, or are there alternative sub-regional approaches which better reflect these needs and pressures.
 - Tees Valley City Region – including consideration of the development principles and locational strategy (Policy7) for the Tees Valley and the extent to which the identification of Middlesbrough and Darlington as locations for major retail and leisure consistent with the scale and function of other centres such as Stockton and Hartlepool.
 - Tees Valley City Region (Strategic Gaps and Environment Strategy) – and whether the RSS adequately identifies the role and function of the designated strategic gaps and provides for their protection
 - Economic Development, Regeneration Priorities, and Employment Provision – and if the RSS contains sufficiently clear and explicit guidance on the major economic development and regeneration priorities and is it clear how the transport, housing and infrastructure proposals integrate and support the economic needs of the region.

- Provision of Employment Land – including whether the employment land is fit for purpose to meet the economic aspirations of the region and whether there is an oversupply.
- Land Allocations at Airports – and whether these allocations can be justified given the general availability of employment land within convenient travel time from the airports.
- Prestige and Reserve Employment Sites – and the extent to which their designation is consistent with the Sequential Approach and may or may not conflict with the prospects for town and city centres and Regional Brownfield Locations within the two city regions.
- Urban and Rural Centres – are the RSS policies appropriate and consistent with the principles of sustainability and the spatial strategy.
- Scale of Housing Provision – and whether this is consistent with the overall growth assumptions, the Regional Housing Strategy, the Regional Economic Strategy and the Northern way and meets the various housing needs of the region.
- Housing Market Restructuring – including what are the factors generating the need for housing market restructuring and the appropriate responses
- House Types and Density – and whether there are certain dwelling types under-represented in the existing housing stock, is a need to provide greater range and choice of dwelling, and the consistency of this with density guidance in PPG3 (Draft PPS3).
- Affordable Housing – and whether the RSS adequately consider the balance between market and affordable housing in both urban and rural areas and provide appropriate guidance
- Housing Land Supply – and if the land identified for housing development is capable of delivering an effective supply in the light of the Governments Planning for Housing Provision Consultation Paper.
- Previously Developed Land and Greenfield Land – including whether the regional target of 60% by 2008 and 65% by 2016 for housing developments on previously developed land sufficiently challenging, and the approach to windfall brownfield sites and reviews of Greenfield consents.
- Housing Distribution – and whether the overall approach adequately reflects the geographic housing markets in the region.
- Housing Distribution by Area – for each of the sub-regions
- Environment and Resource Management – including flood risk, energy and renewable targets and minerals (Opencast Coal).
- Waste Management – and whether the RSS goes far enough in defining policies and setting targets in planning for waste management, particularly waste reduction and re-cycling.
- Transport – and whether the proposals are realistic and adequately support the overall strategy.
- Monitoring and Implementation – in terms of whether the RSS sets out an adequate framework for monitoring to ensure that the Plan is being properly implemented.

- 3.3 It is anticipated that the JSU will take the main lead in preparing the majority of the first drafts of these papers in consultation with the Tees Valley local authorities, especially in relation to those areas where there is common agreement, although individual local authorities may need to make their own individual representations where there are differences in opinion. Tees valley Living will also have a major input into some of the housing issues. Hartlepool has offered to take the lead in co-ordinating and representing the other Tees Valley local authorities in relation to Energy and Renewable Targets on the basis that the Council's formal comments on the RSS included references to the pressure for wind farm development.
- 3.4 Whilst the EiP Provisional Programme anticipates that only one representative from each of the sub-regions will be represented at the EiP, and the JSU performing this function on behalf of Tees Valley, representations have been made to the Panel Secretary proposing that all the boroughs be invited to participate in the sessions relevant to the Tees Valley city region.
- 3.5 There is also a need to prepare three main reports to the EiP on the subjects of (i) the sub-regional housing strategy (ii) housing numbers and (iii) employment land allocations. The JSU is co-ordinating this work and has called a special meeting of the Tees Valley Joint Strategy Committee early in the new year to consider these issues.
- 3.6 The turn-around for all of the various paperwork in relation to the EiP, including allowing time for comment and liaison amongst the various local authorities, will be particularly demanding, and it will be impractical to include reporting these to Cabinet as part of the overall EiP process and deadlines.

4.0 RECOMMENDATION

4.1 Cabinet is requested to :

- (i) Note the Provisional Programme for the RSS EiP and the actions proposed and taken by Officers so far in the run up to the EiP.
- (ii) Delegate to the Director of Regeneration & Planning Services, in consultation with the Mayor in his capacity as Regeneration & Liveability Portfolio Holder, responsibility for agreeing any written representations submitted by the Council and / or the Tees Valley Joint Strategy Unit (JSU) and meeting any other procedural requirements associated with the EiP.



GOVERNMENT OFFICE
FOR THE NORTH EAST



NORTH EAST ASSEMBLY

VIEW: SHAPING THE NORTH EAST
REGIONAL SPATIAL STRATEGY FOR THE NORTH EAST

SUBMISSION DRAFT

COMMENTS FORM

If you wish to comment on VIEW: Shaping the North East Submission Draft, please:

1. **Complete a separate form for each part of the RSS you wish to comment upon.**
2. Type or print clearly in black ink.
3. Complete your details in Section A.
4. Indicate which paragraph/policy you would like to comment upon in Section B.
5. Briefly and concisely give your reasons for supporting/objecting in Section C.

You may photocopy this form. However, additional copies are available from the contact overleaf, or from the VIEW: Shaping the North East website at www.viewnortheast.com

Please note that all comment forms will be made available for the public to read - they cannot be treated as confidential. Completed forms should be returned to the address at the end of the form, to arrive no later than **Wednesday 5 October 2005**.

This consultation is being conducted in accordance with the 'Code of Practice on Written Consultation', issued by the Cabinet Office in November 2000. Any procedural observations or complaints about this consultation should be sent to Martin Bridgman, RSS Advisor, Office of the Deputy Prime Minister, Eland House, Bressenden Place, London SW1P 5DU

Section A

Comments submitted by	Agent (if appropriate)
<p>Name: Peter Scott, Director of Regeneration and Planning Services Organisation: Hartlepool Borough Council (jointly with Hartlepool Partnership) Address: Bryan Hanson House Hanson Square Hartlepool Post Code: TS24 7BT Email: peter.scott@hartlepool.gov.uk Tel: 01429 523400 Fax: 01429 523599</p>	<p>Name: Organisation: Address: Post Code: Email: Tel: Fax:</p>

Section B

I am supporting opposing (Please tick as appropriate) the RSS at:

Chapter:Section 1
.....

Page: 5-16
.....

Policy or Paragraph Number: Policies 1 - 5
.....

Section C

Please use this space to explain why you support/oppose this particular part of the RSS, and to clearly set out what further changes to this part of the submission draft RSS you would like to see.

Policy/Paragraph Number:

Policies 1 - 5


Support is given to the overall vision and values set out in Section 1 of the RSS including the region's main characteristics, the key challenges facing the region and the international and national context for the RSS are all well presented. As are the various development options that relate to different economic scenarios and the implications for planning policy of an annual average of 2.8 % GVA growth over the plan period 2004 – 2021.

The references to sustainability being at the heart of the strategy of the RSS are particularly welcomed. This is considered to be one of the key strengths of economic development opportunities within Hartlepool. The Borough could make a significant contribution to the RSS sustainable development aims and ambitions over the plan period by addressing the environmental, social and economic objectives contained within Policy 2, but especially through :-

- Reclamation and reuse of derelict land to make more productive use of land within the region
- Improving the quality and choice of housing through market renewal and new development
- Ensuring good accessibility for all to jobs, facilities, goods and services in the region

The selection of Option 4 (focussing development in the conurbations and the main towns) as a basis for the regional spatial strategy for the North East is also supported, although as will be evident from the other comments we have submitted, there are concerns over Hartlepool's designation as a "main town" within the Tees Valley city region. It is considered more appropriate to include Hartlepool as part of the conurbation.

Signature:



Date:3rd October 2005

Please return this form to:

The Panel Secretary
VIEW: Shaping the North East
Citygate
Gallowgate
Newcastle upon Tyne NE1 4WH

Tel: (0191) 202 3652

Fax: (0191) 202 3732

Email: nersspanselsecretary@yahoo.co.uk

To ensure that your comments are taken into account, this form must be completed and returned to arrive at the above address no later than **Wednesday 5 October 2005**.



GOVERNMENT OFFICE
FOR THE NORTH EAST



NORTH EAST ASSEMBLY

VIEW: SHAPING THE NORTH EAST
REGIONAL SPATIAL STRATEGY FOR THE NORTH EAST

SUBMISSION DRAFT

COMMENTS FORM

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6. **Complete a separate form for each part of the RSS you wish to comment upon.**
7. Type or print clearly in black ink.
8. Complete your details in Section A.
9. Indicate which paragraph/policy you would like to comment upon in Section B.
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Section A

Comments submitted by	Agent (if appropriate)
<p>Name: Peter Scott, Director of Regeneration and Planning Services Organisation: Hartlepool Borough Council (jointly with Hartlepool Partnership) Address: Bryan Hanson House Hanson Square Hartlepool Post Code: TS24 7BT Email: peter.scott@hartlepool.gov.uk Tel: 01429 523400 Fax: 01429 523599</p>	<p>Name: Organisation: Address: Post Code: Email: Tel: Fax:</p>

Section B

I am supporting opposing (Please tick as appropriate) the RSS at:

Chapter: Section 2
.....

Page:17-37
.....

Policy or Paragraph Number:
Para 2.20 & 2.21

Section C

Please use this space to explain why you support/oppose this particular part of the RSS, and to clearly set out what further changes to this part of the submission draft RSS you would like to see.

Policy/Paragraph Number:

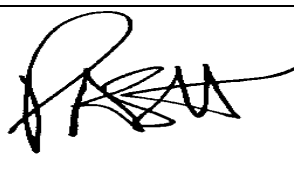
Para. 2.20 & 2.21

Policies 1,2,3,4,5,6 are all supported in terms of their detailed wording and supporting text, with the exception of Paragraph 2.20 which inappropriately identifies Hartlepool as a main town and Paragraph 2.21 which promotes particular priority for development being directed towards the core areas of the conurbations and cites the Tees Valley core area as the 'Stockton Middlesbrough Initiative'.

Paragraph 2.20 should state: "..... The city region includes the conurbation of the contiguous built up area of Stockton, Middlesbrough, Redcar, Hartlepool and the main town of Darlington". Such wording would be consistent with the approach adopted within the Tyne and Wear city region (Para 2.19 refers) where Sunderland and Durham Cities are cited as being within the conurbation and part of the contiguous built up area, despite their geographic separation.

Paragraph 2.21 should not solely define the core area of the Tees Valley conurbation as the "Stockton Middlesbrough Initiative". It should include Hartlepool Quays within the Coastal Arc Initiative.

The Locational Strategy diagram on page 25 should be amended accordingly to include Hartlepool within the purple shading annotation of the conurbation as is the case with Sunderland.

Signature: 

Date: 3 October 2005

Please return this form to:

The Panel Secretary
VIEW: Shaping the North East
Citygate
Gallowgate
Newcastle upon Tyne NE1 4WH

Tel: (0191) 202 3652

Fax: (0191) 202 3732

Email: nersspanelsecretary@yahoo.co.uk

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GOVERNMENT OFFICE
FOR THE NORTH EAST



NORTH EAST ASSEMBLY

VIEW: SHAPING THE NORTH EAST
REGIONAL SPATIAL STRATEGY FOR THE NORTH EAST

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14. Indicate which paragraph/policy you would like to comment upon in Section B.
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Section A

Comments submitted by	Agent (if appropriate)
<p>Name: Peter Scott, Director of Regeneration and Planning Services Organisation: Hartlepool Borough Council (jointly with Hartlepool Partnership) Address: Bryan Hanson House Hanson Square Hartlepool Post Code: TS24 7BT Email: peter.scott@hartlepool.gov.uk Tel: 01429 523400</p>	<p>Name: Organisation: Address: Post Code: Email: Tel: Fax:</p>

Fax: 01429 523599

Section B

I am supporting opposing (Please tick as appropriate) the RSS at:

Chapter:2

Page:49/50

Policy or Paragraph Number: 7 (a-g) (l-k) (m-x)

Section C

Please use this space to explain why you support/oppose this particular part of the RSS, and to clearly set out what further changes to this part of the submission draft RSS you would like to see.

Policy/Paragraph Number:

Policy 7 is supported because of the emphasis this places upon the polycentric development and redevelopment of the Tees Valley city region and, in regeneration terms, the equal priority the policy gives to the regeneration of both banks of the Tees between Stockton, Middlesbrough and Redcar; Hartlepool Quays and Central Park Darlington and the links into their town centres for appropriate mixed use development.

The wording in the regeneration section of Policy 7 of the RSS has been developed on the basis of the strategic approach contained within Tees Valley Vision and is strongly supported by Hartlepool Borough Council and the Hartlepool LSP. Hartlepool Quays is a particularly important regeneration area for Hartlepool and is considered to be of regional if not national significance. It is vital to making a step change in the pace and quality of regeneration in Hartlepool and as a consequence achieving benefit for the rest of the North East region.

The support given to the regeneration of the Coastal Arc from Hartlepool Headland to East Cleveland for appropriate development is also welcomed. This being one of three spatial zones identified by the above-mentioned Tees Valley Partnership strategic framework document "Tees Valley Vision" and the spatial strategy this promotes in order to raise the economic performance of the Tees Valley and improve the quality of life of its people.

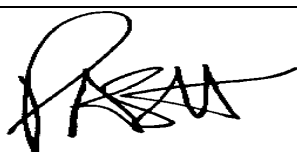
The associated sections within Policy 7 in relation to Sustainable Communities, Connectivity and Environment are also welcomed and supported. These are considered, along with the remainder of Policy 7, to be consistent with the main development principles of the RSS as set out in the early parts of Section 2, namely :-

- To promote an urban and rural renaissance
- To contribute to the sustainable development of the region
- To reflect a sequential approach to land allocations and
- To include appropriate phasing and plan, monitor, manage mechanisms for new development

All of which are considered helpful to the development of the Hartlepool Local development framework (LDF).

Please note however the concerns expressed in relation to Policy 7 para. h) on the accompanying Comment Form.

Signature:



Date:3rd October 2005

.....
-------	-------

Please return this form to:

The Panel Secretary
VIEW: Shaping the North East
Citygate
Gallowgate
Newcastle upon Tyne NE1 4WH

Tel: (0191) 202 3652
Fax: (0191) 202 3732
Email: nersspanelsecretary@yahoo.co.uk

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GOVERNMENT OFFICE
FOR THE NORTH EAST



NORTH EAST ASSEMBLY

VIEW: SHAPING THE NORTH EAST
REGIONAL SPATIAL STRATEGY FOR THE NORTH EAST

SUBMISSION DRAFT

COMMENTS FORM

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Section B

I am supporting opposing (Please tick as appropriate) the RSS at:

Chapter 2 Page 49-50 Policy or Paragraph Number: Policy 7(h)

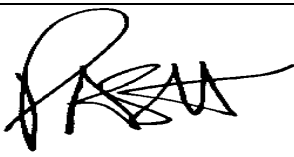
Section C

Please use this space to explain why you support/oppose this particular part of the RSS, and to clearly set out what further changes to this part of the submission draft RSS you would like to see.

Policy/Paragraph Number: Policy 7 (h)

Policy (h) within the Economic Prosperity section of Policy 7 is opposed because this only serves to understate the potential role of Hartlepool (and other areas) in raising the economic prosperity of Tees Valley within the North East region. It is inconsistent with an overall polycentric approach to development and redevelopment within the Tees Valley city region, runs counter to the equal prioritisation given to the various initiatives contained within the earlier Regeneration Section of Policy 7 and reinforces the objections raised elsewhere (Comment Form in relation to Para 2.78 of the RSS refers) about the designation of Hartlepool as a main town and it being excluded from the core area of the conurbation.

Paragraph (h) should be amended to read “supporting the development of major new business and financial services and leisure, tourism, cultural and retail development in Stockton, Middlesbrough, Redcar, Hartlepool and Darlington”.

Signature: 

Date: 3rd October 2005

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The Panel Secretary
 VIEW: Shaping the North East
 Citygate
 Gallowgate
 Newcastle upon Tyne NE1 4WH

Tel: (0191) 202 3652
 Fax: (0191) 202 3732
 Email: nersspanelsecretary@yahoo.co.uk

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GOVERNMENT OFFICE
FOR THE NORTH EAST



NORTH EAST ASSEMBLY

VIEW: SHAPING THE NORTH EAST
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SUBMISSION DRAFT

COMMENTS FORM

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Section A

Comments submitted by	Agent (if appropriate)
<p>Name: Peter Scott, Director of Regeneration & Planning Services Organisation: Hartlepool Borough Council (jointly with Hartlepool Partnership) Address: Bryan Hanson House Hanson Square Hartlepool Post Code: TS24 7BT Email: peter.scott@hartlepool.gov.uk Tel: 01429 523400 Fax: 01429 523599</p>	<p>Name: Organisation: Address: Post Code: Email: Tel: Fax:</p>

Section B

I am supporting opposing (Please tick as appropriate) the RSS at:

Chapter 2 Page 41 Policy or Paragraph Number: Para. 2.78

Section C

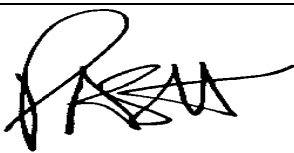
Please use this space to explain why you support/oppose this particular part of the RSS, and to clearly set out what further changes to this part of the submission draft RSS you would like to see.

Policy/Paragraph Number: para 2.78

This paragraph, together with the preceding paragraph 2.77 incorrectly describes and explains the polycentric settlement pattern of the Tees Valley. Hartlepool should not be designated as a main town within the RSS as it forms part of the Tees Valley conurbation. As such the RSS inadequately translates the polycentric nature of the Tees Valley within the supporting text (an Integrated City Region) that justifies policy 7 for the Tees Valley city region and confuses the differing degree of prioritisation between areas of the Tees Valley by understating the role of Hartlepool.

The Tees Valley City Region diagram (page 51) at the end of the Tees Valley City Region section of the RSS is also inaccurate. The grey shaded area for Hartlepool does not represent the full extent of the built up area of Hartlepool by excluding areas of the southern part of the town, part of Seaton Carew and adjacent industrial areas. This gives the (wrong) impression that Hartlepool is detached from the currently designated conurbation of Stockton, Middlesbrough and Redcar. The grey shaded area for Hartlepool should be extended to become more closely linked with the remainder of the conurbation.

Changes to the text for the Tees Valley City Region section need to reflect the above comments by describing a polycentric model of spatial development for the Tees Valley where the focus for growth needs to be centred on the conurbation (Middlesbrough, Stockton, Redcar and Hartlepool) together with the main town of Darlington. Along with the changes suggested elsewhere to policy 7 itself, such amendments will support regeneration in all these parts of the City Region so that they can maximise their potential to contribute to regional economic growth, sustainable development and social inclusion within the Tees Valley.

Signature: 

Date: 3rd October 2005

Please return this form to:

The Panel Secretary
 VIEW: Shaping the North East
 Citygate
 Gallowgate
 Newcastle upon Tyne NE1 4WH

Tel: (0191) 202 3652

Fax: (0191) 202 3732

Email: nersspanelsecretary@yahoo.co.uk

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FOR THE NORTH EAST



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27. Type or print clearly in black ink.
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Section B

I am supporting opposing (Please tick as appropriate) the RSS at:

Chapter: **Section 3**
.....

Page: **67/68**
.....

Policy or Paragraph Number: **Policy 13**
.....

Section C

Please use this space to explain why you support/oppose this particular part of the RSS, and to clearly set out what further changes to this part of the submission draft RSS you would like to see.

Policy/Paragraph Number:

Policy 13

This policy is particularly welcomed because of the importance being attached to Victoria Harbour as a major regional brownfield mixed-use development, along with other Tees Valley Regeneration (TVR) mixed-use developments within the Tees Valley, and the emphasis policy 13 places upon the need to ensure major regeneration activity takes place in the form of brownfield land developments.

Victoria Harbour itself is a substantial 133 ha site that provides a major and unique opportunity for high quality waterfront development of regional significance. The comprehensive masterplan prepared for its delivery allows for new residential, commercial and mixed-use, retail including speciality retail, convenience retail and warehousing, together with community space including school facilities. All brought together over a period of 20 years to create a new sustainable mixed-use community. The Hartlepool Local Plan (proposed modifications currently out to public consultation as per the agreed Local development Scheme) sets out policies which fully recognise this mix of development, and affords a specific status to Victoria Harbour as a priority for investment. Planned phasing and monitoring of the development of Victoria Harbour will ensure that it is fully integrated with the continued regeneration of the town centre and complements the renewal of Hartlepool's older housing areas

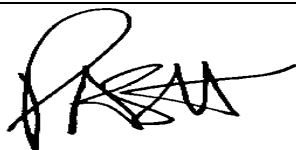
But the Victoria Harbour scheme itself forms part of a far wider regeneration area within Hartlepool known as Hartlepool Quays which comprises the coterminous areas of the Marina, Hartlepool town centre, the historic Headland, as well as Victoria Harbour. And Hartlepool Quays is in turn integral with the broader Hartlepool regeneration strategy that includes housing regeneration zones within the Tees Valley Living (TVL) intervention area and extends southwards to Teesmouth through business park development and redevelopment activity within the Southern Business Zone including Queens Meadow, and the regeneration programme for Seaton Carew Tourism Initiative.

This places an especially significant emphasis upon the relationship between Policy 13 and Policy 12 within the RSS, and Policy 12(a) in particular, which focuses the majority of new economic development and investment within the core areas of the conurbations and main towns.

For the regeneration aspirations within Hartlepool outlined above to be successful in contributing to the accelerated growth rates envisaged by the RSS over the plan period, it is considered essential for Hartlepool to be included within the priority core area within Tees Valley, along with the Stockton/Middlesbrough Initiative.

(Comments objecting to locational strategy policy 7 also refer).

Signature:



Date: 3rd October 2005

.....

.....

Please return this form to:

The Panel Secretary
VIEW: Shaping the North East
Citygate
Gallowgate
Newcastle upon Tyne NE1 4WH

Tel: (0191) 202 3652
Fax: (0191) 202 3732
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FOR THE NORTH EAST



NORTH EAST ASSEMBLY

VIEW: SHAPING THE NORTH EAST
REGIONAL SPATIAL STRATEGY FOR THE NORTH EAST

SUBMISSION DRAFT

COMMENTS FORM

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31. **Complete a separate form for each part of the RSS you wish to comment upon.**
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Section A

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<p>Name: Peter Scott, Director Organisation: Hartlepool Borough Council (jointly with Hartlepool Partnership) Address: Bryan Hanson House Hanson Square Hartlepool Post Code: TS24 7BT Email: peter.scott@hartlepool.gov.uk Tel: 01429 523400 Fax: 01429 523599</p>	<p>Name: Organisation: Address: Post Code: Email: Tel: Fax:</p>

Section B

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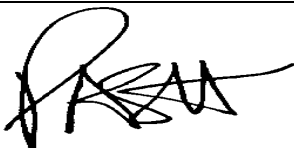
Chapter: 3 **Page:** 116 **Policy or Paragraph Number:** 42
.....

Section C

Please use this space to explain why you support/oppose this particular part of the RSS, and to clearly set out what further changes to this part of the submission draft RSS you would like to see.

Policy/Paragraph Number:

It is unclear what the implications of Policy 42 actually are for Hartlepool in terms of the references to “broad areas of least constraint for wind energy developments” and further clarification would be welcomed within the context of both major onshore wind development and smaller urban wind farms.

Signature: 
.....

Date: 3rd October 2005
.....

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The Panel Secretary
VIEW: Shaping the North East
Citygate
Gallowgate
Newcastle upon Tyne NE1 4WH

Tel: (0191) 202 3652
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Section B

I am supporting opposing (Please tick as appropriate) the RSS at:

Chapter: 3

Page: 136/137

Policy or Paragraph Number: 55

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.....

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Section C

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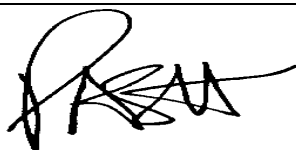
Policy/Paragraph Number:

Policy 55

Policy 55 – Accessibility within and between the City Regions is fully supported. The Council and Hartlepool Partnership recognise that the development of a fully integrated transport system is a key issue for the RSS and crucial to increasing the economic prosperity of the entire region.

Within this context, however, it is considered important to ensure that sufficient emphasis is given to improving transport links between areas such as Hartlepool and other main settlements, in recognition of the “polycentric” nature of the City Regions.

Signature:



Date: 3rd October 2005

.....

.....

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The Panel Secretary
VIEW: Shaping the North East
Citygate
Gallowgate
Newcastle upon Tyne NE1 4WH

Tel: (0191) 202 3652

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Section B

I am supporting opposing (Please tick as appropriate) the RSS at:

Chapter: 3

Page: 91

Policy or Paragraph Number: Policy 30

Section C

Please use this space to explain why you support/oppose this particular part of the RSS, and to clearly set out what further changes to this part of the submission draft RSS you would like to see.

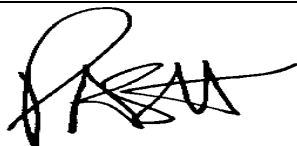
Policy/Paragraph Number:

Policy 30

Whilst the proposed allocation for Hartlepool reflects to some extent past development rates and future housing aspirations, there is a concern that the figures in Policy 30 for Hartlepool and for the Tees Valley as a whole threaten to constrain the economic regeneration potential of the Tees Valley, within the context of the overall Locational Strategy.

We therefore support the objection being made by the Joint Strategy Unit (JSU) on behalf of the Tees Valley Joint Strategy Committee to the net dwelling provision for the Tees Valley in Policy 30 and the request that this should be increased from 29,000 to 32,000 dwellings.

Signature:



Date: 3rd October 2005

Please return this form to:

The Panel Secretary
VIEW: Shaping the North East
Citygate
Gallowgate
Newcastle upon Tyne NE1 4WH

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Fax: (0191) 202 3732

Email: nersspanelsecretary@yahoo.co.uk

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**Regeneration & Planning Services
Department**

Bryan Hanson House
Hanson Square
Hartlepool TS24 7BT



Our Ref: GT/LP

Your Ref:

Contact Officer: Mr Peter Scott
Tel. 01429 523401

Tel: 01429 266522
Fax: 01429 523599
DX60669 Hartlepool-

8th December 2005

Panel Secretary
Brian Cobley
Panel Secretariat Office
North East RSS EiP
Citygate
Gallowgate
Newcastle upon Tyne
NE1 4WH
E-mail: enquiries@northeasteip.co.uk

Dear Brian,

**PRELIMINARY LIST OF MATTERS AND PARTICIPANTS - HARTLEPOOL
BOROUGH COUNCIL COMMENTS**

I refer to the above preliminary list indicating those matters and participants the RSS Panel intends considering and inviting to the North East RSS Examination in Public in March 2005.

Thank you for including Hartlepool BC as one of the named participants in the matter concerning Housing Distribution by Area (Ref 5/9) along with the Tees Valley Joint Strategy Unit and other local authorities from the Tees Valley. I know from recent discussions between the Tees Valley local authorities and the JSU regarding the EiP that inclusion of all these parties as potential participants is fully supported.

We do have very strong concerns however that this is the only policy matter where Hartlepool BC is being invited to attend as a participant in the EiP despite the various strategic concerns expressed by Hartlepool within the formal comments forms in relation to the RSS Submission Draft. We feel we could make a positive contribution to EiP the discussions around many of those matters already identified within the preliminary programme listings for the EiP.



It is fully appreciated that the EiP cannot be a hearing of all the objections raised on the RSS, and that, for efficiency, the Tees Valley JSU is anticipated being the main representative within the TV Sub Region on many issues – a situation which we fully support. The JSU itself however has acknowledged that in some instances it would be useful to include other local authorities in particular sessions of the EiP either because they may be in a better position to comment from their local experience or where there may be occasional differences of opinion or emphasis within some of the broad areas of agreement that do exist.

Those sessions of the EiP where it is felt Hartlepool could make a positive contribution to the strategic RSS debate by attending as a participant (rather than simply providing a written representation) include :-

Ref 2/4 City Region Concept (Day 4)

The majority of Hartlepool's concerns in relation to the RSS relate not to the City Region concept per se (indeed we fully support the concept of having two City regions based on Tyne & Wear and the Tees Valley) but to the way in which "polycentricity" as a model for City Region development is articulated for each of the City regions. Policy 5 for example reflects the need to support the polycentric development and redevelopment of the Tyne & Wear and Tees Valley City Regions but introduces a stronger degree of emphasis upon the "core areas". This runs counter to the strong degree of agreement that has been reached amongst the Tees Valley local authorities in respect of Policy 7 (see further comments below). We feel Hartlepool can contribute positively to the Panel debate about whether the city region approach adequately addresses the different pressures and needs of different parts of the Region and alternative sub-regional approaches. There may also be issues raised by other participants at the EiP that individual local authorities such as Hartlepool may be best placed to answer questions about rather than the Tees Valley JSU. The JSU also recognises this and will be commenting separately to seek the attendance of the other Tees valley Authorities at this particular session and the one below.

Ref 3/3 Tees Valley City Region and Ref 3 / 4 Tees Valley City region – Strategic Gaps & Environment Strategy (Day 6)

Hartlepool, along with other local authorities, broadly support and welcome the City Region concept contained within the RSS and the equal priority this gives, for example under Policy 7, to the various regeneration initiatives within the sub-region – all of which reflect previous joint working arrangements to produce the long term economic strategy known as Tees Valley Vision. In Hartlepool's case however we would wish to emphasise the important role Hartlepool can play in achieving the economic objectives of the RSS in raising GDP and responding to future development pressures by being included within the core area of the Tees Valley conurbation as opposed to being designated a main town. We will also have particular views about the consideration of amending Policy 7 to include a positive environmental strategy and the role and function of strategic gaps.

Ref 4/5 Prestige and Reserve Employment Sites (Day 9)

As above, whilst the JSU will be able to broadly deal with (on behalf of the Tees Valley) issues in relation to prestige and employment sites, there may be more detailed considerations, E.g. in relation to the Wynyard employment site, that Hartlepool Borough Council (and Stockton) would be best placed to answer.

Ref 5/1 Urban & Rural Centres & the Metro Centre (Day 10)

It is unclear from the preliminary list whether the role and hierarchy of town centres will be discussed at this particular session or elsewhere under Ref 3 / 3. Following discussions with the JSU it has been agreed to request that all of the Tees Valley local authorities should be represented at any such debate and from a Hartlepool perspective this is particularly relevant given our views and concerns expressed above about the need for an accurate reflection within the RSS of the polycentric settlement pattern of the Tees Valley, and the degree of prioritisation within this.

Ref 5/9 Housing Distribution by Area – Tees Valley

As stated earlier in this letter, and on our Participants Form already submitted, Hartlepool welcomes being included amongst the list of participants to discuss the housing distribution issues by area.

Ref 6/2 Energy & Renewable Targets (Day 16)

Following discussions with the JSU and other Tees Valley local authorities, there is a general recognition that there is pressure for wind farm development within the Tees Valley sub-region. Hartlepool through its own comments on the RSS has already made the point that Policy 42 of the RSS is somewhat unclear. We would therefore like to contribute to the debate as a participant at the EiP and have offered to do so on behalf of the other local authorities.

I trust these comments prove helpful and look forward to hearing whether our request to be more involved in the EiP by being a participant can be accommodated in the final List of Matters produced by the RSS Panel.

Yours sincerely



Peter Scott

DIRECTOR OF REGENERATION AND PLANNING SERVICES