

# REGENERATION SERVICES COMMITTEE AGENDA



**Thursday 15 January, 2015**

**at 9.30 am**

**in Committee Room B  
at the Civic Centre, Hartlepool.**

MEMBERS: REGENERATION SERVICES COMMITTEE

Councillors S Akers-Belcher, Cook, Cranney, Dawkins, Hargreaves, Morris and Payne

**1. APOLOGIES FOR ABSENCE**

**2. TO RECEIVE ANY DECLARATIONS OF INTEREST BY MEMBERS**

**3. MINUTES**

- 3.1 To receive the minutes of the meeting held on 20 November, 2014 (*previously published*)

**4. ITEM FOR DISCUSSION**

- 4.1 Tees Valley Unlimited – Managing Director's Update – *verbal report.*

**5. KEY DECISIONS**

- 5.1 Proposal to Designate a Selective Licensing Scheme – *Assistant Director, Regeneration*

**6. OTHER ITEMS REQUIRING DECISION**

- 6.1 Strategic Housing Land Availability Assessment 2014 – *Assistant Director, Regeneration*  
6.2 Employment Land Review 2014 – *Assistant Director, Regeneration*



- 6.3 Open Space Audit and Assessment 2014 – *Assistant Director, Regeneration*
- 6.4 Limestone Landscapes Partnership – *Assistant Director, Regeneration*
- 6.5 Regeneration of Church Street: Environmental Improvements and the Creation of Workspace/Incubation Space – *Assistant Director, Regeneration*
- 6.6 Hartlepool Regeneration Masterplan Draft and Hartlepool Retail Study – *Assistant Director, Regeneration*

**7. ITEMS FOR INFORMATION**

- 7.1 Quarterly Update Report for Planning Services July – September 2014 – *Assistant Director, Regeneration*

**8. ANY OTHER BUSINESS WHICH THE CHAIR CONSIDERS URGENT**

**FOR INFORMATION:**

Date of next meeting – 12 February, 2015 at 9.30 am in the Civic Centre, Hartlepool.



# REGENERATION SERVICES COMMITTEE

15<sup>th</sup> January 2014



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

**Subject:** PROPOSAL TO DESIGNATE A SELECTIVE  
LICENSING SCHEME

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## 1. TYPE OF DECISION / APPLICABLE CATEGORY

- 1.1 Key Decision (test (i)/(ii) applies). Forward Plan Reference No. RN 33/14.

## 2. PURPOSE OF REPORT

- 2.1 To present to Members the final proposal to designate a Selective Licensing Scheme in Hartlepool, following the public and stakeholder consultation process on the Council's proposals to introduce Selective Licensing.
- 2.2 Members also requested a report outlining the findings of the consultation exercise; setting out details of the comments received. The headline results have been attached to this report for reference (*N.B. to the electronic version of this report only*). Paper copies of the consultation report are however available in the Member's Library and copies can be made available from Housing Services on request.
- 2.3 The report also seeks approval from Members to introduce a Voluntary Landlord Scheme and set up a General Register of Landlords, to complement the final Selective Licensing proposal.

## 3. BACKGROUND

- 3.1 A carefully planned comprehensive and extensive programme of engagement and consultation has been undertaken to satisfy the guidance as prescribed by Government:
- 3.2 It is a legal requirement to carry out a consultation exercise before designating an area for Selective Licensing. Housing Act 2004, Section 80(9) says:
- 3.3 *"Before making a designation the authority must-*

- (a) take reasonable steps to consult persons who are likely to be affected by the designation; and*  
*(b) consider any representations made in accordance with the consultation and not withdrawn.”*

- 3.4 The Housing Act 2004: Licensing of Houses in Multiple Occupation and Selective Licensing of Other Residential Accommodation (England) General Approval 2010, introduced a new requirement that the consultation period must last a minimum of ten weeks.
- 3.5 The initial Selective Licensing proposal covered distinct streets within nine areas of the priority wards. **Appendix 1** shows a map of these boundaries.

#### 4. CONSULTATION PROCESS

- 4.1 The aim of the consultation was to seek the views of those who may be affected by the proposed designation and to ensure all persons had the opportunity to take part in the consultation through a diverse range of associated activities. The consultation was also used as an opportunity to explain the proposal and what the scheme aims to achieve.
- 4.2 The consultation period ran for almost 17 weeks from 1st July 2014 to 24th October 2014. A full copy of the Consultation Plan is available from Housing Services.
- 4.3 The consultation was undertaken in line with Objective 1 ‘Have a Say’ of the Council’s Voluntary and Community Sector Strategy, which sets out undertakings for the Local Authority, its public sector partners and the Voluntary and Community Sector.
- 4.4 Full details of the proposal were posted on the Council’s website including information on how to take part in the consultation.
- 4.5 In preparation for the consultation, members of staff, particularly in Housing Services and the Community Safety and Engagement Teams were briefed to proactively promote and encourage participation with any individual or group they came into contact with as part of their normal duties, if they were potentially affected by the proposal.
- 4.6 Consulting Individuals
- 4.6.1 A questionnaire along with a pre-paid envelope was initially hand delivered to every household within the proposed Selective Licensing areas and in the immediate surrounding areas. A copy of this is included in **Appendix 2**. As well as the option to complete a paper survey, respondents were given the opportunity to complete the questionnaire online via a web link or a QR code using a smartphone. A targeted door knocking exercise was also undertaken in areas with a relatively low response rate; less than 10%. The questionnaire was also distributed to the Council’s Hartlepool Online Panel (HOP).

- 4.6.2 A separate questionnaire was also circulated to landlords and managing agents who own or manage property in the proposed Selective Licensing areas. A copy of this is included in **Appendix 2**. Paper copies, along with a pre-paid envelope, were provided to those with only a postal address on record. Where email addresses for a landlord or managing agent had been obtained, the questionnaire was sent in an interactive PDF format. In both instances, respondents still had the option to complete it online using the web link or the QR code or paper versions could be obtained on request if only an electronic version had been received. During the consultation period, a number of reminders were circulated; this included encouraging managing agents to promote the consultation to their clients affected by the proposal.
- 4.6.3 A number of drop in events were also arranged throughout the consultation period, which were scheduled at various times of the day, in order to offer the opportunity for consultees to discuss the proposals in further detail with a member of staff, ask questions, request further information or simply for assistance in completing the questionnaire. These were held in either central, accessible locations such as the Central Library on York Road or in venues in the individual localities for example, Wharton Annex, the Belle Vue Community, Sports and Youth Centre, and St Matthew's Hall. A specific session was also held at the Salaam Centre. A full list of the drop in sessions and the key points raised at each of these sessions is available from Housing Services. It was also widely publicised that staff would also be available to discuss the Selective Licensing proposals at the Housing Partnership's 'Meet the Public' event in Middleton Grange Shopping Centre, which took place in August 2014.
- 4.6.4 Details of the consultation were initially advertised in an article in the Summer 2014 edition of Hartbeat magazine; distributed to every household in the Borough throughout June 2014. The launch of the consultation was also covered by BBC Radio Tees in early July. Specific details about the drop in sessions were advertised on the questionnaires received by residents, landlords and managing agents and were also included in further press releases about the consultation in the Hartlepool Mail. A follow up piece was also published in the Autumn 2014 edition of Hartbeat. In addition, staff also discussed the proposals as part of a live broadcast on the 'The Breakfast Show' at Radio Hartlepool. Social media such as Facebook and Twitter were also used as methods to promote the consultation and events.
- 4.6.5 Attendance at the drop in sessions was extremely varied however, they were arranged, where possible, to take place alongside events and activities at the venues or during their busiest periods, to provide an opportunity for staff to consult with members of the public who might not have necessarily come along for the Selective Licensing consultation, but lived in the locality and could be affected by the proposals. A small number of landlords also attended the sessions; these were primarily local landlords, although landlords did travel from further afield to partake in the discussions.

4.6.6 Staff have also been present at community events taking place across the nine areas to engage with the public about the proposals on a more informal basis. These included the Lynnfield Area Community Event, the Mayor's Fun Day and The ORB Centre Family Fun Day.

4.6.7 As well as consulting with members of the community, local businesses within the proposed boundary areas were also asked to feedback on the proposals through the circulation of a paper questionnaire and a pre-paid envelope. More generally, estate agents and solicitors were informed of the proposals and encouraged to take part in the consultation.

#### 4.7 Consulting Groups

4.7.1 Presentations have been made to Residents' Associations who requested further information about the Selective Licensing proposals within or adjacent to their respective boundary / catchment area, as well as to other Associations querying why particular streets in their areas had not been included.

4.7.2 Reports were also considered by both the North and Coastal and South and Central Neighbourhood Forums, in July 2014, to raise awareness of the proposals and encourage people to take part in the consultation.

#### 4.8 Consulting Stakeholders and Partner Agencies

4.8.1 The licensing of landlords is not a standalone tool and can have an impact on various services, other than those delivered directly by the Council. A wide range of stakeholders were consulted about the proposals, as any scheme should work in conjunction with existing initiatives to collectively tackle issues associated with poorly managed private rented residential properties.

4.8.2 Whilst the consultation with residents, landlords and managing agents was ongoing, key stakeholders and partner agencies were contacted as part of the consultation process. Staff attended a number of key meetings to outline the proposals:

- Hartlepool Housing Partnership;
- Safer Hartlepool Partnership;
- Safer Hartlepool Partnership Face the Public Event;
- North and Coastal Ward Priorities Meeting;
- South and Central Ward Priorities Meeting;
- Joint Action Group (JAG) for Hartlepool;
- Homelessness Forum; and
- Hartlepool Learning Disability Partnership Board.

4.8.3 The proposals and details of the consultation were also circulated to all Ward Members for information and opportunities were provided for Members to feed in to the process; including those representing Wards that were not affected by the proposals.

4.8.4 Requests for a formal response to the proposals were also made to organisations such as:

- Cleveland Police (including the Police and Crime Commissioner);
- Cleveland Fire Brigade;
- DISC - Developing Initiatives Supporting Communities;
- Registered Providers (of social housing);
- National Probation Service; and
- Citizen's Advice Bureau (CAB).

4.8.5 National organisations such as Shelter, the National Landlord's Association (NLA) and the Residential Landlord's Association (RLA) were also contacted.

4.8.6 All sections across the Council were advised of the ongoing consultation to seek feedback on the proposals, but to also determine whether such a designation will work effectively alongside other existing policies and services of the Council. Members of staff were also provided with opportunities to comment on the proposals.

4.8.7 An article was also included in Hartlepool Voluntary Development Agency's (HVDA's) newsletter, which is distributed to all community / voluntary sector groups and organisations offering to deliver a briefing session / workshop regarding the Selective Licensing proposals, as part of this consultation process. Feedback pro-formas were also made available.

## 5. CONSULTATION FINDINGS

5.1 The headline consultation findings are attached at **Appendix 2** for each of the nine areas (*N.B. to the electronic version of this report only*). Printed copies of the consultation report are however available in the Member's Library and copies can be made available, on request, from Housing Services.

## 6. FINAL SELECTIVE LICENSING PROPOSAL

6.1 The background to Selective Licensing and the governing legislative framework has previously been provided to Members, as part of the consultation process and, is also covered in reports previously considered by Committee. These elements have therefore been summarised for the purpose of this report.

### 6.2 Selective Licensing Overview

6.2.1 The aim of Selective Licensing is to improve and raise the standards of management within the private rented sector, by the regulation of landlords through a mandatory licensing scheme.

6.2.2 The scheme allows the Local Authority to require all private landlords operating within a designated area to obtain a licence for each property

and subsequently to demonstrate compliance with a range of prescribed conditions, relating to acceptable management standards.

### 6.3 Legal Requirements and Considerations

- 6.3.1 It is important to note the legislative framework governing the designation of Selective Licensing areas; Part 3 of the Housing Act 2004 (the Act). Selective Licensing is a regulatory tool provided by Section 80 of the Act.
- 6.3.2 The Act provides a discretionary power for local housing authorities to declare a Selective Licensing Scheme providing there is robust evidence in relation to the area, to satisfy one or both of the prescribed general conditions relating to low housing demand and anti social behaviour.
- 6.3.3 Up until April 2010, a 'Designation' could only be implemented following approval by the Secretary of State. On 1st April 2010 however, a 'General Approval Order' was issued, which transferred the authority to issue a Selective Licensing designation to local housing authorities. This means that Local Authorities can approve Selective Licensing Schemes themselves however, the same statutory justification process applies. Local Authorities are expected to competently evaluate proposals and ensure the necessary requirements have been met before making a designation.
- 6.3.4 Any new designation may be the subject to legal challenge, by Judicial Review. This is a type of court proceeding in which a Judge must review the lawfulness of a decision or action by a public body. It will focus on the way in which the decision was made and whether the correct procedures have been followed rather than the conclusions. Challenges could arise for example on the grounds of:
- Failure to comply with the requirement to produce robust evidence in support of the final 'Proposal to Designate a Selective Licensing Scheme'; or
  - Failure to properly consult on the proposal(s).

### 6.4 National Landlord Profile

- 6.4.1 The National Landlord's Association (NLA) has determined three tiers of landlord:
1. 'Professional' – Landlords that make a full time living from their property portfolio;
  2. 'Amateur' – Landlords who consider their rental income as supplementary to their day job earnings; and
  3. 'Accidental' – Akin to amateur however, accidental landlords may have inherited property or let their 'home' out due to circumstances (e.g. relocation, unable to sell).
- 6.4.3 The NLA announced in July 2014 that the proportion of amateur (or part-time) landlords has reached its highest ever level according to the NLA's Quarterly Landlord Panel research.\*



- 6.4.4 The NLA says that part-time landlords now make up more than 70% of the sector – reaching the highest ever level. The findings from the NLA's research also shows that a fifth of these landlords intend to add to their property portfolio; encouraged by the current rental market. Almost 40% of all landlords who responded agreed that it's getting easier to access buy-to-let mortgages; this is reflected in the increase in buy-to-let lending last year, which was up 32% to £20.7 billion.\*\*
- 6.4.5 The NLA states that private landlords put an estimated £20 billion into providing homes in the UK and there has been an increase in individuals looking to buy-to-let, as an alternative means of saving for the future.

\*(1092 online responses)

\*\**(Department for Communities and Local Government / Council of Mortgage Lenders)*

## 6.5 Local Landlord Profile

- 6.5.1 In order to clarify what Selective Licensing can realistically achieve, it is necessary to have a better understanding of the private rented sector in Hartlepool.
- 6.5.2 The continuous engagement with landlords by the Housing Services section, particularly through the implementation of the first Selective Licensing Scheme, shows that landlords in the town are not predominantly 'rogue' or 'bad' landlords, as they are frequently labelled, but 'amateur' or 'accidental' landlords who can have limited knowledge and / or experience about the sector and are often not aware of their legal obligations associated with managing and maintaining homes. There are also individuals who do not consider themselves to be a landlord.

*"I have a house which I rent to subsidise my OAP and therefore do not consider myself as a landlord just someone who purchased a second house to enhance a weekly income."* (Landlord response)

- 6.5.3 It has also become evident that a substantial amount of 'professional' landlords and managing agents are also not fully conversant with the vast range of duties and responsibilities placed upon them. However, there is no substantive evidence to show that any of those operating in this market are deliberately acting in an unlawful manner.

## 6.6 Housing Tenure

- 6.6.1 Within Hartlepool the private rented sector is an important provider of accommodation for local people. The private rented sector accounts for 14.8% of the overall housing stock (Census, 2011). This is 2% below the national average (historically private rented has been less prevalent locally than nationally), but is slightly higher than the average for the Tees Valley.
- 6.6.2 Between the 2001 and 2011 censuses the number of households renting homes from a private landlord or letting agency in the town has however shown a large increase, doubling from 7.4% (Census, 2001).

- 6.6.3 The private rented sector is often the only viable tenure option for those, who for a variety of reasons do not have the option to rent from social housing providers. Tenants who need a more flexible form of tenure and families that are able to rent a bigger property for the Local Housing Allowance rate would potentially choose this tenure. The under-occupancy charge, more commonly known as the 'bedroom tax', is also not applicable to the private rented sector. Others may not fit the eligibility criteria for social housing, as they do not have the financial means to maintain rent payments or have been guilty of behaviour which would make them unsuitable to be a tenant. People might also opt for the private rented sector due to their choice of property type or preferred location for example, close to family, amenities; where social housing is not available.
- 6.6.4 There will be others who do not wish to or are unable to consider home ownership. The increase in the private rented sector undoubtedly reflects problems within the housing market due to the recession and the difficulties of first time buyers being able to obtain mortgages and follows national trends. Therefore, they have no choice other than to seek accommodation from private landlords, who have a steady supply of affordable property readily available.
- 6.6.5 The following table drawn from the Census, 2011 shows a breakdown of the housing tenure in Hartlepool compared to the regional and national figures.

Tenure Type	Hartlepool (No. & %)		North East (No. & %)		England (No. & %)	
Owner Occupier	24,194	59.8	698,595	61.8	13,975,024	63.4
Shared Ownership	200	0.5	4,098	0.4	173,760	0.8
Social Rented	9,515	23.5	259,506	22.9	3,903,550	17.7
Private Rented	5,971	14.8	154,426	13.7	3,715,924	16.8
Living Rent Free	554	1.4	13,310	1.2	295,110	1.3
<b>Total</b>	<b>40,434</b>	<b>100</b>	<b>1,129,935</b>	<b>100</b>	<b>22,063,368</b>	<b>100</b>

## 6.7 Policy Context

- 6.7.1 By ensuring that a Selective Licensing proposal is developed and implemented alongside adopted strategies and initiatives, it could potentially assist significantly in tackling the key priorities of the Council and its partners; this is echoed in the responses to the consultation received from various sections across the Council, partner agencies and both the Hartlepool Housing and the Safer Hartlepool Partnerships.
- 6.7.2 The Chair of the Safer Hartlepool Partnership wrote to formally register the support of the Partnership's members for a scheme and to demonstrate its links to the delivery of key priorities in the current Community Safety Plan.

*“The Partnership has a number of initiatives aimed at reducing crime and anti-social behaviour in neighbourhoods, but it is of the view that increased regulation of the private rented sector to facilitate closer working relationships with private landlords, will contribute towards ensuring well-managed neighbourhoods across Hartlepool.” (Safer Hartlepool Partnership)*

- 6.7.3 The Chair of the Hartlepool Housing Partnership provided a written response stating that the Partnership is very supportive of the principle of selective licensing in the private rented sector and a scheme does very much support delivery of the Partnership’s strategic objectives and key priorities.

*“This sector makes a hugely significant, valuable and growing contribution towards meeting a broad range of local housing needs, and improving standards of management in areas of private rented housing would seem to be a key local policy priority for addressing issues around areas experiencing low housing demand and/or incidence of unchecked anti-social behaviour, and other related problems negatively impacting on the sustainability of some of our neighbourhoods.” (Hartlepool Housing Partnership)*

- 6.7.4 A list of strategies is included in Section 15 of the report along with the previous reports considered by the Committee, which provide the benefits and reasoning for Selective Licensing and the lessons learnt during the implementation of the previous scheme.

## 6.8 Data Analysis Methodology

- 6.8.1 The methodology used to identify potential Selective Licensing areas is based upon the Vulnerable Localities Index (VLI) that is a proven neighbourhood analysis method used in the Community Safety setting to identify residential neighbourhoods that should be prioritised for multi-agency attention.
- 6.8.2 The local Selective Licensing data analysis exercise has integrated data collected at a Census Output level to form an overall composite index value of vulnerability for each Census Output Area (COA) within the six priority wards. The average index score is 100. Scores less than 100 are considered below average, more than 100 are considered above average.
- 6.8.3 This has been calculated using 11 data variables (the date parameters are between April 2011 and December 2013):
- Number of private rented properties;
  - Number of crimes;
  - Number of domestic burglary offences;
  - Number of criminal damage to dwelling offences;
  - Number of arson offences;
  - Number of police anti social behaviour incidents;
  - Number of anti social behaviour unit cases;
  - Number of noise nuisance complaints;

- Number of private sector housing service requests;
- Number of house sales; and
- Number of empty properties.

- 6.8.4 There are 313 COAs in Hartlepool with an average of 134 households and a population of 294. It should be noted that the COA boundaries are not coterminous with current ward boundaries.
- 6.8.5 In the report previously considered by Committee it was only possible to identify the number of privately rented properties in the town from the COA data from 2011, as this was the most reliable information available. During the consultation period however, further work has been undertaken to obtain an accurate picture of tenure at a street level and a comprehensive database of privately rented properties has now been developed for the nine areas that were proposed.
- 6.8.6 The addresses affected by the designation were identified through the Local Land and Property Gazetteer, Royal Mail website and surveys of the street. To determine the tenure and ownership details for properties, Council Tax and Housing Benefit records were interrogated and cross matched with computer records held by the Council.
- 6.8.7 Following extensive interrogation of all existing Council records, any outstanding information was retrieved from the Land Registry, and supplemented by direct questioning of residents during door knocking exercises.
- 6.8.9 Data from the Anti Social Behaviour Unit and the Police has also been interrogated further to determine levels of anti social behaviour linked directly to the private rented sector.
- 6.8.10 A consistent methodology and approach to the data analysis has been applied and the outcomes of the data analysis, together with the findings of the consultation, have provided the information to evidence the proposal.

## 6.9 Selective Licensing Designation

- 6.9.1 It is widely acknowledged that, particularly in areas of the town which are currently being considered for Selective Licensing, there is a need to increase and improve the level of professionalism of some private landlords operating in this sector, and this may be best achieved by a form of regulation.
- 6.9.2 The following table outlines the streets, which are proposed for the final scheme. The total number of licensable properties across the 13 streets currently equates to 544.

Burn Valley	Foggy Furze	Headland and Harbour	Jesmond	Victoria
Cornwall Street	Borrowdale Street	Burbank Street	St Oswald's Street	Dent Street
Kimberley Street	Sydenham Road			Furness Street
Richmond Street				Sheriff Street
Rydal Street				Straker Street
				Stephen Street

6.9.3 A map of the streets which will make up the designation is included at **Appendix 3**.

6.9.4 The impact on areas not included in any future designation will need to be carefully managed, as aspirations could have been raised in the local community through the consultation process; clear messages will need to be communicated and fed back to consultees regarding the final outcome.

#### 6.10 Specified Exemptions

6.10.1 The licensing requirements do not apply to all rented accommodation situated within a designated area, as there are certain types of tenancies / licences which are exempt, these include those managed / controlled by:

- Registered Providers;
- A Local Housing Authority;
- Most other public bodies, for example Police Authorities, Fire and Rescue Services, Health Service bodies; and
- Educational establishments, where the property is occupied by students.

6.10.2 The following are also exempt:

- Business tenancies;
- Licensed premises;
- Tenancies of agricultural land and / or holdings;
- Where a Temporary Exemption Notice, from the requirement to be licensed, is in force;
- Where a property is a licensable HMO (House in Multiple Occupation) under Part 2 of the Housing Act 2004;
- Where a Housing Act 2004, Management Order is in force;
- Where the Council has taken action to close the property down;
- Where the tenant(s) is a member of the landlord's family;
- Where the existing tenancy has been granted for more than 21 years;
- Where the property is let under a tenancy / licence under which the occupier shares the accommodation with the landlord and / or a member of the landlord's family; and
- The property is let as a holiday home.

- 6.10.3 Where a house is unoccupied, a licence is not required. However, as soon as it becomes occupied, under a qualifying tenancy / licence, then an application for a licence must be made.

#### 6.11 Resource Considerations

- 6.11.1 The introduction of Selective Licensing has financial implications for the Council in terms of cash-flow. The law allows local authorities to recover the costs of performing the function of a Selective Licensing Scheme, through licence fees however, it is not allowed to use the income to deliver or subsidise other services and must not 'make a profit' from it.

The table below provides a summary of **estimated** income.

Income received ( <i>based on an average licence fee</i> )	£272,000
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- 6.11.2 A scheme will generate income from fees, which will be received mostly in year 1. This income will be needed to fund the ongoing management over the lifetime of the scheme, and this is reflected in the current Medium Term Financial Strategy (MTFS).
- 6.11.3 The maximum period for which Selective Licensing can run is 5 years; the Local Authority does however have the discretion to grant licences for shorter periods of time in certain circumstances. For the purposes of this report, it is assumed that the majority of licences would be valid for a 5 year term.
- 6.11.4 Staff working on the new scheme are responsible for other duties outside the scope of licensing and therefore an assumption will need to be made about the proportion of time they will spend on licensing during each year of the designation; this will be flexible throughout the period to meet fluctuations in demand.
- 6.11.5 The resource implications associated with any enforcement activity related to unlicensed properties will be covered by existing capacity within the service, resourced by the Council's General Fund. Legal fees would be paid from the general Housing Services budget.
- 6.11.6 The staffing structure in Housing Services has been adapted based on the experience from the implementation of the first scheme; the new structure is flexible to deliver any further designation and issue licences over the lifetime of the scheme. Lessons learnt from the previous scheme have illustrated that additional administrative support may be required during busy application periods.

#### 6.12 Licence Conditions

- 6.12.1 As part of the report considered by Committee on 8th May 2014, Members were provided with the draft proposed licence conditions.
- 6.12.2 The legislation requires that certain mandatory conditions must be imposed on all licences and in addition, the authority has the discretion to

apply further conditions, which can be applied according to the level of competence demonstrated during each individual licence application process. Other licence conditions may also be introduced as the Council considers appropriate, which will be tailored to regulate the management, use or occupation of the house.

6.12.3 It is however prudent to withdraw the following conditions from the proposed scheme in Hartlepool, as a direct result of a successful appeal heard by a recent Residential Property Tribunal (RPT), against Hyndburn Borough Council, in which an order was made in favour of the applicant:

- **Proposed condition nos. 13; 14**  
These discretionary conditions both relate to the requirement to carry out and provide an Electrical Installation Condition report.
- **Proposed condition no. 15**  
This discretionary condition relates to the requirement to provide a carbon monoxide detector.
- **Proposed condition no. 16**  
This discretionary condition relates to the production of an Energy Performance Certificate (EPC).

6.12.4 When a Local Authority proposes to grant a Part 3 licence, the applicant can make an appeal to an RPT against any of the proposed conditions. The RPT is an independent tribunal that has been set up to resolve disputes relating to private rented and leasehold property, including those related to proposed licence conditions under the Housing Act 2004, Part 3, which would otherwise have to be dealt with by the courts.

6.12.5 The remaining licence conditions are attached at **Appendix 4** for information. As highlighted in paragraph 6.12.2, it is proposed that the mandatory conditions (1 - 12) will apply to every licence and the discretionary conditions (13 - 25) will only be applied, as it is deemed appropriate. It should however be noted that in effect they will remain proposed even if approval is given by Committee to implement them, as they can always be overruled by an RPT following a successful appeal. Additionally, the conditions may also need to be 'tailored' to individual applicants according to the individual circumstances of their application.

### 6.13 Licence Fees

6.13.1 It is proposed a standard licence fee of £550 will apply for all applications made within 6 weeks of the designation coming into force or within 6 weeks of the property becoming licensable. It is proposed that after this time, a licence fee of £600 will apply.

6.13.2 A further discount of £100 will be available for landlords who are existing members of a nationally recognised accreditation scheme. There is no scope for introducing proportional fees for landlords with multiple properties, as licensing is property specific and the same amount of work has to be carried out for each property. The only exception to this would

be the 'fit and proper' person assessments carried out for the proposed licence holder should the applicant apply for multiple licences at the same time. A discount for this aspect of the assessment could be awarded for each additional application if the applications, and all required documentation, is made at the same time. Additional applications made at a later date will not be awarded this discount as this assessment will need to be carried out again.

#### 6.14 Enforcement Policy

6.14.1 The provisions of the Selective Licensing Enforcement Policy are and would be applied consistently to all licence holders, through the approved graduated approach i.e. informal action first through to formal prosecution as a last resort. The Council has made a pledge to all current / prospective licence holders that, together with partner agencies, the Council will offer support and guidance to assist them to comply with the licensing requirements. The Council will only consider taking enforcement action where anyone is deemed to deliberately or consistently disregard the advice / guidance, and where it is believed an offence has been committed. This will require all partner agencies to provide evidence worthy of court judicial scrutiny that can be used to achieve a valid legal sanction. Guidance on this will be taken from the Council's Legal Services.

6.14.2 There are two types of offence under the Housing Act 2004 Part 3:

##### (i) Failure to obtain a licence

Under the first scheme there were no instances of non compliance by landlords across the whole designation; this was due to the effectiveness of the team at securing licence applications within existing resources, without the need to resort to extremely resource intensive and costly\* formal prosecutions.

*\*(It should be noted that the Council cannot use income collected from the licence fees of compliant landlords to fund the costs of pursuing legal action against non-compliant landlords in this respect).*

##### (ii) Breach of licence conditions

All potential breaches under the first scheme, which the Council has become aware of, have been tackled directly, through the enforcement policy approach using informal action first. The vast majority of licence holders, targeted in this manner, to date, responded in a satisfactory manner and complied with the advice provided. Those who failed to do so would have been subject to formal interview under caution i.e. in accordance with PACE (Police and Criminal Evidence Act 1984), but in all cases officers were satisfied that no evidence existed to proceed to court action to achieve a successful court judgment.

6.14.3 It appears there is a common misconception that Selective Licensing can be used to prevent certain individuals from securing a home in the private rented sector, and that where a licence holder offers a tenancy in these circumstances, the landlord should be formally prosecuted, as they are



perceived to be in breach of the licence condition. To clarify this situation: licensed landlords are not prevented from offering tenancies to anyone they choose to, they are however compelled to take up appropriate references, prior to making an informed decision on whether or not to offer a tenancy.

- 6.14.4 When Selective Licensing was initially implemented there also seemed to be a general misconception which created an expectation that it would be a 'cure all and quick fix' solution for a whole range of issues evident in neighbourhoods, particularly relating to the private rented sector, and that landlords would be 'held to account' for various misdemeanors by way of formal prosecutions. What does not seem to have been fully appreciated is that the prime focus of licensing is to raise the standards of housing management, in the first instance, by working with landlords, and formal enforcement should only be used as an absolute last resort, where suitable evidence can support legal action.
- 6.14.5 Selective Licensing legislation does not allow a targeted approach or focus on a 'worst case first' basis and it was found during the first designation that the limited resources available to implement the scheme were largely taken up with monitoring and ensuring all landlords comply. Formal prosecutions are extremely resource intensive and case preparation would take up a disproportionate amount of officer time, therefore only those landlords who deliberately and consistently fail to comply with acceptable standards would be escalated beyond informal action. It is worth noting that no landlords in the first scheme have met the criteria for formal prosecutions and all those who have been offered advice and guidance have accepted and acted appropriately on the advice proffered to them.
- 6.14.6 As part of the consultation process, other local authorities operating Selective Licensing Schemes have been contacted to request information about their respective enforcement policies and procedures and obtain details of any enforcement action. The responses received to date from 8 local authorities, indicates that a similar approach to enforcement is also applied by them to licence holders. This is evidenced by only a handful of successful prosecutions: 28 for non compliance with the requirement to be licensed and 1 for breach of licence condition.
- 6.14.7 Between the 8 local authorities who responded, almost 7,000 private rented properties fall within a Selective Licensing Scheme. This equates to 0.4% successful prosecutions for non compliance and 0.01% for a breach in licence condition.

## **7. VOLUNTARY LANDLORD SCHEME**

- 7.1 Following the previous decision by Committee, for further work to be undertaken to explore the options surrounding the introduction of a Voluntary Register / Registration Scheme for private landlords, the Selective Licensing Working Group has given consideration to a range of models, operated within other Local Authority areas across the country. The main aim of each of these options is to improve the way the

private rented sector is managed, for the benefit of all concerned i.e. residents, landlords and other stakeholders alike.

7.2 Research shows these models briefly consist of:

- **Local authority ‘in-house’ landlord accreditation schemes:** Bespoke schemes focused mainly on property standards;
- **National landlord organisation ‘self regulatory’ accreditation schemes:** focused on professional competence and;
- **Co-regulation between local authorities and reputable national landlord organisations** i.e. Residential Landlord’s Association (RLA); National Landlord’s Association (NLA); and Private Rented Sector Accreditation Scheme (PRSAS). Although these specialist bodies are providers of standalone models of accreditation they are flexible and can also work in partnership with the local authority to develop a collaborative model which can be ‘tailor made’ to suit requirements.

7.3 The consultation analysis indicates that the private rented sector in Hartlepool is dominated by small scale and part-time landlords, a sizeable proportion of who have entered the market without thoroughly researching the sector or a full appreciation of their legal obligations, as outlined in Section 6.5.

7.4 Feedback received from landlords during the licensing consultation, suggests that there is a desire on their part to ensure compliance with the requirements of a voluntary regulatory scheme and this view is also supported by two of the key national landlord organisations, who have also indicated that they are keen to work with the Council to tackle the presenting issues:

*“Selective Licensing should be replaced with Landlord Accreditation.”  
(Landlord response)*

*“Landlord Accreditation set out minimum standards and it was useful for us as agents, to advise any new landlords what standards were expected of them.” (Managing Agent response)*

*“The RLA believes that improved standards of professionalism would be best achieved through a new regulatory regime that is weighted in favour of industry self-regulation complemented by targeted statutory enforcement by local authorities.” (Residential Landlord’s Association response)*

7.5 Legal Enforcement Powers

7.5.1 There is ample provision for the enforcement of acceptable property standards through a range of statutory powers available to the Council and these are delivered effectively through existing enforcement methods. However, the current legal framework does not provide the benefit of a national standard for housing management, which allows poor practice to be widespread and commonplace.

- 7.5.2 Whilst Selective Licensing is primarily focused on tackling these issues it does not allow us to target only those landlords operating in an irresponsible way, but requires the Council to apply the same level of intensive monitoring and enforcement equally to all landlords, including those who operate in a fully compliant, lawful and professional manner.

7.6 Collaborative Approach

- 7.6.1 Voluntary Landlord Schemes are often criticised for only appealing to those landlords who are in the main already operating to a satisfactory standard or who are willing to become compliant through education. Whilst this may be the case, the proposed Voluntary Landlord Scheme ensures that those responsible landlords can continue to be educated to deliver acceptable housing management standards, at minimal cost to the Council, which will effectively allow us to 'eliminate' them from the more intense and economically burdensome attention of our enforcement teams.
- 7.6.2 All of the national schemes have very similar levels of compliance requirements i.e. landlords must be 'fit and proper' and agree to achieve a recognised level of professional competence, and also to comply with a prescribed 'code of practice' at all times. This is not dissimilar in many ways to some of the Selective Licensing conditions.
- 7.6.3 Landlords operating in the area immediately adjacent to the proposed licensing scheme will be actively targeted and encouraged to sign up to and comply with one of the national accreditation schemes.
- 7.6.4 There is a fee payable for the landlord to join such a scheme however, this would be considerably less than the proposed cost of a licence fee and should therefore be able to be more easily absorbed into the landlord's usual business costs of property management. An unexpected 'knock on' benefit of this would go some way towards preventing any additional costs to the landlord being inadvertently 'passed on' to tenants who can ill afford it, as mentioned by landlords and residents in the Selective Licensing consultation feedback.
- 7.6.5 This collaborative model of regulation would see the national providers delivering a continuous programme of training and development courses to landlords, which would be at no cost to the Council other than on occasion the Council may wish to provide a local venue for some of these sessions.
- 7.6.6 The national schemes are focused on ensuring landlords follow acceptable management practices which comply with all associated legal obligations and this is done through their own systems of regulation. Members who fail to comply with the scheme requirements can have their accreditation status revoked and be referred back to the local authority who may then take any appropriate formal enforcement action against them.
- 7.6.7 In addition, all participating landlords would also agree to be signed up to a voluntary register, similar to a licensing register, which would be available on the Council's website i.e. containing landlord / managing agent contact details, property details etc. This would be facilitated, maintained and

published at minimal cost by Housing Services. One of the main benefits to landlords would be that they would be publicly recognised as a good landlord and this would give them a distinct marketing advantage over others.

- 7.6.8 The private rented sector plays an important role in meeting housing demand in Hartlepool and this proposed model of co-regulation would ‘keep on board’ those landlords who are keen to provide good quality, well managed accommodation which provides them with a good return on their investment and support the growing number of amateur or part-time landlords operating in the town.

## 7.7 Future Activity

- 7.7.1 The Selective Licensing Working Group will continue to meet to oversee the implementation, monitoring and review of Selective Licensing, as described in paragraph 8.1. The effectiveness of the Voluntary Landlord Scheme and General Register of Landlords would also be closely monitored by this Working Group, for a two year period, and quantitative data will be collected for the duration. This will be primarily focused on assessing whether landlords have proactively engaged with the Council and partner agencies to help improve the private rented sector.

- 7.7.2 If at the end of this period there is no evidence that the management standards of private landlords operating within the defined areas have substantially improved, then further consideration could be given to another Selective Licensing designation.

## 8. **PROPOSED REGULATORY STRUCTURE**

- 8.1 In line with the revised proposals for Selective Licensing, as detailed earlier in this report, the Selective Licensing Working Group agreed that in response to the findings of the consultation and in order to effectively address the issues within the private rented sector, a three tiered regulatory structure would be a viable option and would reflect the appropriate level of intervention required to tackle the issues, based upon a sound understanding of the problems in the private rented sector, as described above. It would also go some way towards helping prevent the potential displacement of problems from an area which is intensely managed through Selective Licensing, to other areas of the town. The proposed framework is:

- 8.2 **Tier 1. Selective Licensing:** A five year scheme in a restricted ‘core’ geographical area of approximately 544 licensable properties, where there is evidence that landlords are not actively managing their properties to an acceptable standard. This would ensure compliance with the legal obligations, placed upon the local authority, for introducing a scheme.
- 8.3 There would be a legal requirement for those operating licensable property to comply and this would be rigorously enforced through an intensive multi agency approach.

- 8.4 The implementation of the overall scheme would be overseen by the Selective Licensing Working Group, which was established to explore the options in terms of proceeding with Selective Licensing in the town. The Working Group meetings have been attended by key local authority officers (from Housing Services, Legal Services, Community Safety and Engagement), a representative from Thirteen Group, Police representation, the Vice Chair of the Regeneration Services Committee and a representative from the National Landlord's Association.
- 8.5 **Tier 2. Voluntary Landlord Scheme:** This would effectively complement the proposed licensing scheme and although this option would be available to all landlords operating in the town, those landlords with approximately 1226 properties located in the surrounding defined areas, covered by the original proposals, would be actively targeted and encouraged to sign up.
- 8.6 This proposed scheme should not be confused with the Council's previous 'in house' Landlord Accreditation Scheme which was focused primarily on housing standards and was extremely resource intensive, with the associated budgetary implications.
- 8.7 **Tier 3. General Register of Landlords:** This option would be available for all other landlords, who do not choose to become part of the Voluntary Landlord Scheme, but are willing to provide the Council with their basic relevant details, which can be stored on a Council database of private rented properties. This could then be utilised to allow the Council to regularly disseminate relevant housing related information and literature; to ensure all landlords are kept fully informed of their legal obligations and any subsequent changes affecting them. The collection of this information will also assist other Council services and partner agencies.

## 9. TIMETABLE

9.1	Milestone	Date
	Regeneration Services Committee Meeting ( <i>consideration of Final Proposal to Designate a Selective Licensing Scheme</i> )	Jan 2015
	Review of Formal Policies, Procedures and Documentation*	Jan to April 2015
	Statutory Prescribed Notification Period* ( <i>including publication of Legal Notices</i> )	Feb to April 2015
	Scheme Inception* ( <i>Designation comes into force</i> )	May 2015

*\*subject to approval by Committee in January 2015*

**10. COMPLEMENTARY INITIATIVES AND INTERVENTIONS**

- 10.1 Given the data analysis, it is considered appropriate that a Selective Licensing designation could be considered in the distinct streets proposed in paragraph 6.9.2, however, it is important to ensure that any scheme complements existing initiatives and interventions, which form part of a 'toolkit' to assist in raising standards in the private rented sector. Areas of low demand have primarily been dealt with through Housing Market Renewal and regeneration activity however, reductions in Government funding have meant it has become increasingly difficult to deal with these areas in the same way.
- 10.3 Alternative approaches are therefore required to deal with these issues that are less resource intensive, but nevertheless effective, and result in the same long term positive outcomes. These include current initiatives and interventions such as the Empty Property Purchasing Scheme, the Every Home Matters Scheme, the Baden Street Regeneration Initiative, Housing Market Renewal Programmes, the Good Tenant Scheme as well as the Landlord and Tenant Unit and the Housing Standards and Community Safety Teams who provide advice and assistance to support the private rented sector.
- 10.4 The Council is also in the process of setting up a Social Lettings Agency, to provide direct management services for private rented sector properties, with the aim of improving property conditions and management standards, tackling housing need, helping people overcome barriers to accessing good quality, well managed accommodation and contribute to the ongoing regeneration of an area.

**11. ALTERNATIVE OPTIONS**

- 11.1 Alongside the vast amount of work already ongoing to assist in driving up standards in the private rented sector and the alternative options explored throughout the preparation of this report, a Special Interim Management Order (SIMO) could be used where the landlord of any private dwelling fails to take action against anti social behaviour caused by their tenant and there is a threat to health, safety or welfare. Before an application for a SIMO can be considered it must be demonstrated that there has been interaction and engagement with the landlord and the landlord has refused to take action.

**12. EQUALITY AND DIVERSITY CONSIDERATIONS**

- 12.1 An Equality Impact Assessment (EIA) was completed in preparation for the period of consultation and engagement to identify any adverse or differential impact that the consultation process, about the proposals, may have on people or services. This is included at the end of the report.
- 12.2 Further EIAs would need to be undertaken to identify any adverse or differential impact or unmet needs of service users and, to consider

associated working procedures and ways of delivering services before a designation is implemented.

### **13. SECTION 17 OF THE CRIME AND DISORDER ACT 1998 CONSIDERATIONS**

- 13.1 The implementation of a further Selective Licensing designation is likely to contribute to reductions in crime and anti-social behaviour.

### **14. RECOMMENDATIONS**

- 14.1 The Committee is requested to:

- (i) Endorse the final proposal to introduce Selective Licensing in the streets identified for a period of 5 years;
- (ii) Agree the proposed licence fee;
- (iii) Agree the proposed licence conditions;
- (iv) Agree the proposed regulatory structure to introduce the Voluntary Landlord Scheme and General Register of Landlords, alongside the Selective Licensing Scheme.

### **15. REASONS FOR RECOMMENDATIONS**

- 15.1 The introduction of a Selective Licensing Scheme would complement other initiatives and interventions in place to tackle low demand and anti-social behaviour within the proposed designation.
- 15.2 It would also support the Council and its partners in the aim to raise standards in the private rented sector.

### **16. BACKGROUND PAPERS**

- 16.1 The following background papers were used in the preparation of this report:-
- (i) The Department of Communities and Local Government guidance document '*Approval steps for additional and Selective Licensing designations in England (Revised Edition, February 2010)*';
  - (ii) The Housing Act, 2004: Licensing of Houses in Multiple Occupation and Selective Licensing of Other Residential Accommodation (England) General Approval 2010;
  - (iii) Open for business Local Government Association guidance on locally set fees (January 2014);
  - (iv) Report of the Assistant Director (Regeneration) entitled 'Selective Licensing' (presented to the Regeneration Services Committee on 8th May 2014);

- (v) Report of the Director of Regeneration and Neighbourhoods entitled 'Housing Service New Opportunities and Structure' (presented to the Finance and Policy Committee on 28th March 2014);
- (vi) Report of the Assistant Director (Regeneration) entitled 'Selective Licensing: Preferred Option for Exploration' (presented to the Regeneration Services Committee on 5th December 2013);
- (vii) Report of the Assistant Director (Regeneration) entitled 'Selective Licensing' (presented to the Regeneration Services Committee on 29th August 2013);
- (viii) Report of the Director of Regeneration and Neighbourhoods entitled 'Selective Licensing' (presented to Cabinet on 18th September 2012);
- (ix) Hartlepool's Ambition 2014-2020;
- (x) Housing Strategy 2011-2015;
- (xi) Empty Homes Strategy 2010-2015;
- (xii) Homelessness Strategy 2010-2015; and
- (xiii) Safer Hartlepool Partnership Plan 2014-2017.

## 17. CONTACT OFFICERS

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Department	Division	Section	Owner/Officer
Regeneration and Neighbourhoods	Regeneration	Housing	Lynda Igoe
Function/Service	Selective Licensing Proposal Consultation		
Information Available	<p>The proposal is to introduce the Selective Licensing of Private Landlords into 9 areas of the Borough, for a 5-year period.</p> <p>A Selective Licensing Scheme aims to improve the management of privately rented properties to ensure that they have a positive impact on the area. Once an area is designated for selective licensing any private landlord wishing to operate within the designated area must apply for a licence for every tenanted house within the designated area.</p> <p>The Housing Act 2004 includes wide ranging provisions to develop an improved and more professional private rented sector. Section 80 of the 2004 Act gives powers to local housing authorities to designate areas, or the whole of the area within their district, as subject to selective licensing in respect of privately rented accommodation, provided certain conditions are met.</p> <p>The Council has consulted extensively with persons who could be affected by the proposed selective licensing scheme using the detailed draft proposal document as the basis for the consultation</p> <p>The 9 areas proposed for the designation were determined from the evidence collected from a range of factors (tenure, %private rented dwellings, % long term vacant dwellings, property values, anti-social behaviour complaints, etc.)</p> <p>The consultation ran for 17 weeks and has been carried out via questionnaires hand delivered to every address within and around the proposed areas, drop in sessions were held throughout the consultation period at various locations within or close to the proposed areas to provide advice, assistance and to encourage participation in the consultation. There were also press releases, attendance at community groups and residents meetings. The consultation was also made an agenda item the towns two main neighbourhood consultative forums</p> <p>The consultation process for the scheme is believed to have been non-discriminatory and there is deemed to be no disproportionate effect on any groups of society.</p>		
Relevance	Age		No Impact
Identify which strands are relevant or may be affected by what you are reviewing or changing			Xx
	Disability		No Impact
	Gender Re-assignment		No Impact
	Race		No Impact

	<b>Religion</b>	<b>No Impact</b>	
	<b>Gender</b>	<b>No Impact</b>	
	<b>Sexual Orientation</b>	<b>No Impact</b>	
	<b>Marriage &amp; Civil Partnership</b>	<b>No Impact</b>	
<b>Pregnancy &amp; Maternity</b>	<b>No Impact</b>		
<b>Information Gaps</b>			
<b>What is the Impact</b>			
<b>Addressing the impact</b>	<p><b>No Impact- No Major Change</b> - <i>It is clear that there is no potential for discrimination or adverse impact on the above Protected Characteristics.</i></p> <p><i>All opportunities to promote Equality have been taken and no further analysis or action is required.</i></p>		
<b>Actions</b>			
<i>No further actions need to be carried out with regard to this consultation</i>			
<b>Action identified</b>	<b>Responsible Officer</b>	<b>By When</b>	<b>How will this be evaluated?</b>
Date sent to Equality Rep for publishing	00/00/00		
Date Published	00/00/00		
Date Assessment Carried out	16/12/14		



# Selective Licensing - Proposed Areas

**Proposed Boundary 7  
Jesmond Ward**

**High Point  
Retail Park**

**Proposed Boundary 4  
Burn Valley Ward**

**Proposed Boundary 8  
Victoria Ward**

**Proposed Boundary 9  
Victoria Ward**

**Proposed Boundary 3  
Burn Valley Ward**

**Proposed Boundary 6  
Headland and  
Harbour Ward**

**Proposed Boundary 2  
Burn Valley Ward**

**Proposed Boundary 5  
Foggy Furze Ward**

**Proposed Boundary 1  
Manor House Ward**

**Seaton  
Carew**



**Proposed Licence Conditions****(Gas Safety)****Proposed MANDATORY condition no. 1:**

Where gas is supplied to the property\* the Licence Holder(s) must ensure that a valid gas safety certificate is provided to the authority on an annual basis. This must be received within 14 days of issue.

*\*If the property becomes **unoccupied** there is no requirement to provide a valid gas safety certificate so long as it remains vacant however, immediately a tenant is identified the requirement to provide a valid gas safety certificate, as detailed above, will apply.*

**Proposed MANDATORY condition no. 2:**

Where gas is supplied to the property and it is occupied, the Licence Holder(s) shall provide the authority with evidence, that a copy of a valid gas safety certificate was provided to any new tenant(s) **before** they moved into the property **or** to the existing tenant(s) within 28 days of issue. This evidence shall be provided to the authority within 28 days of the date on any written demand issued by the authority.

**Proposed MANDATORY condition no. 3:**

Where gas is supplied to the property the Licence Holder(s) shall ensure gas appliances are serviced in accordance with the manufacturer's instructions or if these are not available that they are serviced annually.

The Licence Holder(s) shall provide the authority within 28 days of the date on any written demand issued by the authority, proof that any appliance has been serviced and if the service has not been undertaken on annual basis evidence of the alternative service instructions by the manufacturer.

The Licence Holder(s) shall retain records of each safety check for at least 2 years. The Licence Holder shall provide the authority with copies of the record of any safety check within 28 days of the date on any written demand issued by the authority.

**(Electrical Appliances and Furniture Safety)****Proposed MANDATORY condition no. 4:**

The Licence Holder(s) shall ensure that any electrical appliance made available in the property is in a safe condition at the commencement of the tenancy and is maintained in this condition for the duration of the tenancy.

The Licence Holder(s) shall provide the authority with a satisfactory Portable Appliance Test certificate for each item provided in the property, within 28 days of the date on any written demand issued by the authority.

**Proposed MANDATORY condition no. 5:**

The Licence Holder(s) shall ensure that furniture made available in the property is in a safe condition at the commencement of the tenancy and is maintained in this condition for the

duration of the tenancy.

The Licence Holder(s) shall provide the authority with a signed declaration to this effect within 28 days of the date on any written demand issued by the authority.

### (Smoke Alarms)

#### **Proposed MANDATORY condition no. 6:**

The Licence Holder(s) must ensure that smoke alarm(s) are installed and appropriately positioned in the property. These alarms must also be maintained to ensure they are fully functional.

#### **Proposed MANDATORY condition no. 7:**

The Licence Holder(s) shall provide the authority with a signed declaration to the effect that: smoke alarm(s) are installed and appropriately positioned in the property and are maintained to ensure they are fully functional, within 28 days of the date on any written demand issued by the authority.

### (Written Terms)

#### **Proposed MANDATORY condition no. 8:** *(To be applied only where there is a tenancy in place at the time the licence application is made/licence is granted and a tenancy agreement has not been entered into).*

The Licence Holder(s) must ensure that, where a tenancy is already in place at the property at the time the licence is granted and a written tenancy agreement was not signed by all parties, the following written information is provided to the tenant(s), within 28 days of the licence being granted:

- the start date of the tenancy
- the amount of rent and when it is due to be paid
- any rent review arrangements
- the duration of any fixed-term, which has been agreed

The Licence Holder shall provide the authority with a copy of these written terms within 28 days of the date on any written demand issued by the authority.

#### **Proposed MANDATORY condition no. 8A:** *(To be applied only where there is no tenancy in place at the time the licence is granted).*

The Licence Holder(s) must ensure that, prior to taking up occupation of the property, any new tenant(s) are provided with a written tenancy agreement, which is to be signed by all relevant parties. This agreement must include the following terms:

- the start date of the tenancy
- the amount of rent and when it is due to be paid
- how and when the rent may be changed
- the duration of any agreed term

The tenancy agreement must include express conditions as follows :

- that the tenant(s) and /or visitors to the property must not cause nuisance, annoyance, alarm or distress to neighbours at any time
  - that the tenant(s) and /or visitors to the property shall not use the property for any illegal or immoral purpose
  - to reserve the right for the Landlord, or any person acting on behalf of the Landlord, to enter the Property on giving at least 24 hours' prior notice in writing to the Tenant:
- (a) to inspect the condition and state of repair of the Property;
- (b) to carry out the Landlord's obligations under this agreement;
- (c) to take gas, electricity or water meter readings;

The Licence Holder(s) shall provide the authority with a copy of this tenancy agreement within 28 days of the date on any written demand issued by the authority.

### (Tenancy Referencing)

#### **Proposed MANDATORY condition no. 9:**

The licence holder(s) must ensure that, prior to the offer of any new tenancy at the property, information relating to the proposed tenant(s) and **all** members of their household, if appropriate, is obtained in writing. These details must include but not be limited to:

- i) Full name(s) and current address(s), or last fixed abode
- ii) Date(s) of birth
- iii) All previous addresses and tenure details for previous two years
- iv) National Insurance number(s)

These details must be retained on record for the duration of the tenancy and for two years thereafter. These records must be made available for inspection by the authority, within 28 days of the date on any written demand issued by the authority.

#### **Proposed MANDATORY condition no. 10:**

The Licence Holder(s) shall, where any prospective tenants have indicated within the information required by them to provide, that they hold a current tenancy and/or have held any previous tenancies, provide a copy of a written request to a previous housing provider for a reference\*.

Any such tenancy reference request(s) must require that information is provided in writing as to whether or not the tenancy has been conducted in a satisfactory manner.

The Licence Holder(s) must provide copies of these written references to the authority within 28 days of the date on any written demand issued by the authority.

*\*Proof that evidence of application to the 'Good Tenant Scheme' the referencing service provided by Hartlepool Borough Council, has been obtained will satisfy this condition.*

**Proposed MANDATORY condition no. 11:**

The Licence Holder(s) must ensure that where a tenant's previous landlord has failed to provide a reference the Licence Holder(s) shall record in writing the reason for proceeding to make the offer of the tenancy without the reference.

The Licence Holder shall provide the authority with a copy of the written reasons within 28 days of the date on any written demand issued by the authority.

**Proposed MANDATORY condition no. 12:**

The Licence Holder(s) must ensure that when requested to provide a tenancy reference relating to their current or previous tenant(s), to other housing providers or persons carrying out referencing functions, they do so in writing or by submitting the "Landlord Reference Form" available from Hartlepool Borough Council, within any time frame stipulated within the request.

**(Electrical Installation)****Proposed condition no. 13:**

~~The Licence Holder(s) must ensure that occupants or anyone entering or using the property are not put at risk, by ensuring that the electrical installation remains in a safe and serviceable condition.~~

~~The Licence Holder(s) shall provide the authority with a signed declaration to this effect within 28 days of the date on any written demand issued by the authority.~~

**Proposed condition no. 14:**

~~The Licence Holder(s) shall provide the authority with: the appropriate electrical certification to the effect that any new installation, alteration or addition is safe to use, within 28 days of the date on any written demand issued by the authority.~~

**(Carbon Monoxide Alarms)****Proposed condition no. 15:**

~~The Licence Holder(s) must ensure that carbon monoxide alarm(s) are installed where appropriate and maintained in the property.~~

~~The Licence Holder shall provide the authority with a signed declaration to this effect, within 28 days of the date on any written demand issued by the authority.~~

**(Energy Performance Certificate)****Proposed condition no. 16:**

~~Where an Energy Performance Certificate is required in accordance with the current legislation, The Licence Holder(s) shall provide the authority with a copy of the certificate within 28 days of the date on any written demand issued by the authority.~~

**(Training Requirement)****Proposed DISCRETIONARY condition no. 13:**

Where concerns, relating to tenancy management functions for the property, have been brought to the attention of the authority, the Licence Holder(s) shall attend training,\* w hen requested to do so in writing by the authority.

This training shall ensure that the Licence Holder(s) is provided w ith the appropriate information to enable compliance w ith any of the licence conditions, as determined by the authority.

This training may relate to but not be restricted to:

- Possession proceedings for Assured Shorthold tenancies
- Managing Anti Social tenants
- Landlord responsibilities (Overview)
- Housing Health & Safety Rating System (Property condition)

*\*Every effort will be made by the authority to convene this training at mutually convenient times.*

**(Tenancy Deposit)****Proposed DISCRETIONARY condition no. 14:**

Where a tenancy deposit has been taken in connection w ith an Assured Shorthold Tenancy at the property, the Licence Holder(s) shall provide evidence, to the effect that it has been dealt w ith in accordance with the legal requirements, w ithin 28 days of the date on any written demand issued by the authority.

**(Rent Statement)****Proposed DISCRETIONARY condition no. 15:**

The Licence Holder(s) shall ensure that the tenant(s) are provided w ith a copy of a rent account statement to date, at six monthly intervals for the duration of the tenancy, from the date the licence is granted.

The Licence Holder(s) shall produce a copy of this statement w ithin 28 days of the date on any written demand issued by the authority.



**(Managing Anti Social Behaviour)**

***To be applied where the Licence Holder(s) is the Landlord and there is a manager, managing agent or third party employed to carry out the tenancy management functions.***

**Proposed DISCRETIONARY condition no. 16:**

- A) The Licence Holder shall provide the manager, managing agent or third party employed to carry out the tenancy management functions with a written procedure detailing steps to be taken to deal with reports or allegations of anti social behaviour of the tenant, occupiers or visitors
- B) The Licence Holder shall provide the authority with this written procedure within 28 days of the date on any written demand issued by the authority.
- C) The licence holder must respond as required to any written requests made by the authority, (this includes requests for information including requests for personal information made under section 29 of the Data Protection Act 1998) and attendance at meetings relating to the management of their property

**Proposed DISCRETIONARY condition no. 17:**

***To be applied where the landlord(s) manages and is the licence holder; or where the licence holder is the manager, managing agent or any other third party:***

The licence holder(s) must ensure that where reports or allegations of anti social behaviour which concern the visitors to or occupiers of the property are received by them, they are dealt with in accordance with a written pre-determined procedure produced for this express purpose.

This procedure must be **available for inspection by the authority upon demand**, to be received within 28 days.

**(Inventory)****Proposed DISCRETIONARY condition no. 18:**

The Licence Holder(s) shall ensure that an inventory of the condition and contents of the property and any items provided at the commencement of a new tenancy is completed and a copy given to the tenant(s).

The Licence Holder shall retain a copy of this inventory and produce it for inspection by the authority, within 28 days of the date on any written demand issued by the authority.

**(Change of ownership/management)****Proposed DISCRETIONARY condition no. 19:**

The Licence holder shall notify the council in writing of any change in ownership and/or management of the property, within seven days of the change taking effect.

**(General Management Arrangements)****Proposed DISCRETIONARY condition no. 20:**

The Licence Holder(s) shall provide the authority with a copy of a written agreement between the relevant parties, detailing the tenancy management function(s) and level of responsibility undertaken, within 28 days of the date on any written demand issued by the authority.

**(Occupation Status)****Proposed DISCRETIONARY condition no. 21:**

The Licence Holder(s) shall notify the council in writing of any change in the occupation status of the property following the grant of the licence, within seven days of the change taking effect.

**(Tenancy Inspections)****Proposed DISCRETIONARY condition no. 22:**

The Licence Holder(s) must ensure that the property is visually inspected at least once every six months, for the purposes of ensuring the following items are in a safe and satisfactory condition:

- Electrical appliances (if supplied)
- Electrical installation
- Furniture (if supplied)

This visual inspection shall also include the general condition and appearance of the property. The findings of these inspections shall be recorded and retained for inspection by the authority, within 28 days of the date on any written demand issued by the authority.

**(Cyclical maintenance)****Proposed DISCRETIONARY condition no. 23:**

The Licence Holder(s) shall provide a copy of a property maintenance schedule, detailing the arrangements for routine repairs and the timetable for carrying out this maintenance,

within 28 days of the date on any written demand issued by the authority.

**(Environmental)**

**Proposed DISCRETIONARY condition no. 24:**

The Licence Holder(s) shall ensure that at the date any new tenancy at the property commences the tenant(s) have been provided with suitable refuse disposal/recycling facilities as provided by Hartlepool Borough Council.

The Licence Holder(s) shall provide the authority with a signed declaration to this effect, within 28 days of the date on any written demand issued by the authority.

**(Redress Scheme)**

**Proposed DISCRETIONARY condition no. 25:**

The Licence Holder(s) shall provide evidence of registration with a government approved redress scheme where any managing agent or letting agent is engaged in respect of the property within 28 days of the date on any written demand issued by the authority.

# REGENERATION SERVICES COMMITTEE

15<sup>th</sup> January 2015



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

**Subject:** STRATEGIC HOUSING LAND AVAILABILITY  
ASSESSMENT 2014

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## 1. TYPE OF DECISION/APPLICABLE CATEGORY

1.1 Non key decision.

## 2. PURPOSE OF REPORT

2.1 To highlight the results of the 2014 Strategic Housing Land Availability Assessment (SHLAA) and seek endorsement of the assessment as part of the Local Plan evidence base. A wide range of potential housing sites were included in the assessment which has strategic significance.

## 3. BACKGROUND

3.1 Strategic Housing Land Availability Assessments are a key element in the Government's drive to ensure that the planning system plays its part in increasing the supply of housing to support economic growth. The National Planning Policy Framework states that "Local planning authorities should have a clear understanding of housing needs in their area. They should prepare a Strategic Housing Land Availability Assessment to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the plan period."

3.2 The SHLAA has three broad stages:

- Identify as many sites as possible within the area which could have capacity for housing
- Assess each sites' potential for housing including consideration of constraints and opportunities
- Where sites are suitable and achievable, evaluate when they could be developed

- 3.3 The SHLAA does not allocate any sites for development and the inclusion of a particular site does not necessarily mean that it would be granted planning permission or allocated for development in the Local Plan.
- 3.4 **Methodology** - The SHLAA was prepared through a steering group including representatives from different areas of the housing sector, along with various specialists drawn from within the local authority. A range of other organisations including statutory consultees and agencies, utility companies and adjoining authorities were also consulted with specific information requirements.
- 3.5 The main elements of the assessment methodology are:
- Agreeing categories for deliverable and developable sites:
    - 0 to 5 years – developable sites, available now, in a suitable location and reasonable prospect of development within 5 years
    - 6 to 10 years – developable sites where there is a reasonable prospect that the site is available and could be viable
    - 11 to 15 years – developable sites available over a longer term period
    - 15+ years – sites that may be developed sometime in the future
  - Establishing a list of sites through a ‘call for sites’ to various landowners, agents and consultants (including a public notice) and through sites identified by the SHLAA study team
  - Sieving out the showstoppers – sites subject to significant constraints such as nationally or internationally important nature conservation sites, flood risk areas or Health & Safety Executive inner zones
  - Surveying the sites to record information such as size, land use, character and physical constraints
  - Initial assessment circulation – to consultees and stakeholders
  - Developer and agent workshop where each site was considered in detail and agreement sought on timescales for development and dwelling output
- 3.6 **SHLAA Results and Conclusion** - A summary of the SHLAA database is submitted alongside this report as Appendix 1. Sites identified as deliverable and achievable within the first five years of the study have a total potential output of 1,969 dwellings, an average of 393 dwellings in each of the five years. Assessed against an average annual target (including a 20% buffer – see Saved Policies 2006 Hartlepool Local Plan – Planning Policy Framework Justification, November 2014) of 384 dwellings a small surplus is apparent based on SHLAA sites alone. Sites with planning permission will provide additional dwelling output during the first 5 years – current data suggests some 1,630 dwellings (net), an average of 326 each year. In total this reveals a net overall theoretical SHLAA provision of 3,599 equating to an average of 720 each year; thus illustrating the ability to

more than meet the need. This therefore allows the flexibility of choosing the most appropriate sites from the SHLAA list for inclusion as allocations within the Local Plan.

- 3.7 Further work is underway to provide an objectively assessed housing requirement for Hartlepool (Strategic Housing Market Assessment) and a separate report will be produced to consider a 5 year supply of deliverable housing sites taking into account updated information on clearances, completions and permissions. The SHLAA has provided evidence to show that there will be sufficient deliverable and developable sites for the Local Plan to allocate sites to meet Hartlepool's housing requirement over the plan period.

#### **4. RISK IMPLICATIONS**

- 4.1 There is a risk that if the SHLAA is not endorsed that this will significantly impact on the timescales in terms of being able to move the Local Plan forward.

#### **5. SECTION 17 OF THE CRIME AND DISORDER ACT 1998 CONSIDERATIONS**

- 5.1 Issues such as crime and anti-social behavior have been considered within the completion of the Assessment and flagged up where there is concern.

#### **6. FINANCIAL CONSIDERATIONS**

- 6.1 There are no financial requirements or pressures put on the Local Authority as a result of the endorsement of the SHLAA – it should be noted that some of the sites put forward by the Estates Division have been included in deliverable sites and therefore could result in their sale in the 15 year plan period if selected as preferred sites for inclusion within the Local Plan.

#### **7. LEGAL CONSIDERATIONS**

- 7.1 The development of SHLAA is required by national planning guidance within the National Planning Policy Framework and the National Planning Practice Guidance and is needed to inform the development of a new Local Plan for Hartlepool.

#### **8. EQUALITY AND DIVERSITY CONSIDERATIONS**

- 8.1 There are no equality and diversity implications.

## **9. RECOMMENDATIONS**

- 9.1 That Members note the findings of the 2104 Strategic Housing Land Availability Assessment study and endorse the list of deliverable sites.

## **10. APPENDICES AVAILABLE ON REQUEST, IN THE MEMBERS LIBRARY AND ONLINE**

- 10.1 The SHLAA will be available in the Members Library and Online – the final version will be ready by Christmas 2014.

## **11. BACKGROUND PAPERS**

- 11.1 There are no further background papers.

## **12 CONTACT OFFICERS**

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**Urban SHLAA Sites (Inside Development Limits)**

SHLAA No	Site Name	Ownership	Suitable	Size	Yield	Notes	0-5 Years	6-10 Years	11-15 Years	>15+ Years
20	Blackwood Close	HBC	No	0.1	3	Retain as open space.	0	0	0	0
21	Hirdman Grove	HBC	No	0.2	6	Unsuitable due to constraints, highway infrastructure etc.	0	0	0	0
22	Calvering Road	HBC	No	0.6	18	Retain as open space.	0	0	0	0
26	Hartlepool Hospital	Private	Yes	10.9	200	Remove 100 with PP and reduce area from flood risk	140	60	0	0
27	South of John Howe Gardens	Private	Yes	0.8	20		20	0	0	0
28	Bruntoft Gardens	HBC	Yes	1.3	25	Tight access between two dwellings. Affordable scheme only, limited developer interest. Yield reduced to 25.	25	0	0	0
29	Britmag North	Private	Yes	21.5	374	Britmag North, together with site 38 Britmag Central, have planning permission for 374 dwellings.	0	0	0	0
30	Brus Corner	HBC	Yes	0.2	6	Affordable scheme possible	6	0	0	0
31	Behind West View Road	HBC	Yes	1.3	32	Affordable housing only, surrounding dwellings have a limited life span and could need intervention as they cannot be brought up to decent home standard. The scheme would be better used for a comprehensive redevelopment of the wider site.	0	32	0	0
32	West View Road	HBC	No	0.2	6	Retain as open space.	0	0	0	0
33	Warren Road	HBC	No	1	25	Unsuitable due to close proximity of existing industrial uses	0	0	0	0
34	Millpool Close	HBC	Yes	0.2	6	Self build units or affordable units only.	6	0	0	0
35	Romaine Park	HBC	Yes	0.2	6	Self build units or affordable units only.	6	0	0	0
36	Vincent Street	HBC	No	1.3	32	Unsuitable due to sports pitches.	0	0	0	0
37	Shields Terrace	HBC	No	0.2	6	Retain as open space.	0	0	0	0
38	Britmag Central	Private	Yes	3.6	0	Has planning permission, together with site 29 Britmag North, for a total of 374 dwellings.	0	0	0	0
39	Old Cemetery Road	HBC	No	2.9	65	Should be protected as open space, forming a vital link on the coastal route and also a valuable habitat for SPA birds.	0	0	0	0
40	Britmag South	Private	Yes	1.2	30	Initial work suggests a site which could be delivered within the 1 <sup>st</sup> 5 years.	30	0	0	0



SHLAA No	Site Name	Ownership	Suitable	Size	Yield	Notes	0-5 Years	6-10 Years	11-15 Years	>15+ Years
41	Penrith Street	HBC	Yes	0.7	17	Yield could be increased	17	0	0	0
42	Friarage	Trust	Yes	0.8	36	Application in for 38 so the yield should be increased accordingly. Planning permission 6/8/14	0	0	0	0
47	The Spinney (Auckland Way)	HBC	No	0.3	9	This is a quality piece of open space (see photos) that should be retained	0	0	0	0
50	Pikeston Close	HBC	No	0.2	6	Quality piece of well maintained open space	0	0	0	0
51	Caernavon Grove	HBC	Yes	0.3	9	Can be used as an affordable housing development. Very attractive to the developer.	9	0	0	0
52	Glamorgan Grove	HBC	No	0.1	1	The site is not available and therefore should not be considered.	0	0	0	0
53	Carr Hopps	HBC	Yes	2.2	70	Due to existing ownership issues, where the Council is seeking to buy by agreement not fully completed. Increase yield to 70 due to central location	70	0	0	0
54	Mill House	HBC	Yes	1.81	65	Issues with regard to the relocation of the leisure centre, which has to be built first before the Mill House closes. There are small parcels of land which could be developed now but a comprehensive scheme would be better. Yield should be increased to 65 due to central location.	0	65	0	0
55	Clarence Road	HBC	Yes	0.4	12	Yield increase to 20 with possible student/older persons or affordable dwellings catering for an existing market.	12	0	0	0
56	Jacksons Landing	HBC	Yes	2	45	Yield could be increased to allow for some apartments/townhouses (yield up to 80) but the market is not there for apartments, not the right site for family houses. The future housing market will dictate housing product.	45	0	0	0
57	Trincomalee Wharf	Private	Yes	2.3	57	Yield could be increased to allow for some apartments/townhouses (yield up to 80 but need to remove the Travelodge car park) but the market is not there for apartments. The site could incorporate self build, 2 and 3 storey houses, yield to stay at 57. The future housing market will dictate housing product.	57	0	0	0
58	Sir William Grey House	HBC	No	0.5	12	Unsuitable	0	0	0	0
59	Council Depot	HBC	Yes	2	45	Depot to be relocated with a site already identified. Will be included as part of a wider regeneration scheme including sites 59, 60 and 61 as part of the Vision.	0	45	0	0
60	Surtees Street	HBC	Yes	0.6	30	See site 59. Yield should be increased to 30. The site is in the first 5 years as there is currently definite developer interest.	30	0	0	0

SHLAA No	Site Name	Ownership	Suitable	Size	Yield	Notes	0-5 Years	6-10 Years	11-15 Years	>15+ Years
61	Reed Street	HBC	Yes	0.2	6	See site 59. The site is in the first 5 years as there is currently definite developer interest.	6	0	0	0
62	Burbank Street	HBC	Yes	0.04	1	Self build only.	1	0	0	0
63	Briarfields	HBC	Yes	1.4	34	The yield is appropriate reflecting the house types. Good site that is easily marketed and developed.	34	0	0	0
64	Meadowcroft	Private	Yes	1.4	17	The yield should be reduced by ½ to reflect Conservation issues and current planning application. HBC minded to approve application subject to s106 agreement	17	0	0	0
70	South East of Dalton Piercy	Private	Yes	0.2	2	Site available now and has outline planning permission	0	0	0	0
80	Marlowe Road	HBC	Yes	0.5	12	Housing market 2-3 bedroom family dwellings.	12	0	0	0
81	Chesterton Road	HBC	Yes	0.6	20	Yield could be increased to 20.	0	0	20	0
82	Blakelock Road	HBC	Yes	2.2	15	Yield reduced to 15 due to only allow the brownfield development to go. Problems with access	0	0	15	0
83	Oxford Road	Private	Yes	0.7	17	Too small for major builders so would only attract self builders and/or affordable. The housing market is very poor and there could be significant issues with regard to viability.	0	17	0	0
84	North of Tees Bay	HBC	No	3.8	86	Unsuitable for residential use	0	0	0	0
85	Coronation Drive	HBC	Yes	21.2	100	Definite developer interest and an agreement is in place. Yield should be decreased to 100 to reflect the only developable area which is south of Warrior Drive. The northern part of the site is undevelopable.	0	100	0	0
86	Eaglesfield Road	HBC	Yes	0.2	8	Should be developed in combination with site 87. Yield increased to 8.	8	0	0	0
87	Eskdale Road	HBC	Yes	0.3	10	Should be developed in combination with site 88. Yield increased to 10.	10	0	0	0
88	Fraser Grove	HBC	Yes	0.3	11	Yield increased to 11 bearing in mind existing dwellings.	11	0	0	0
89	Rossmere Way	HBC	Yes	0.2	8	Yield increased to 8. Self build or affordable only.	8	0	0	0
90	Breamar Road	HBC	Yes	0.1	8	Yield increased to 8. Self build or affordable only.	8	0	0	0
91	Argyle Road	HBC	Yes	0.4	15	Yield increased to 15. Self build or affordable only.	15	0	0	0
92	Golden Meadows West	HBC	Yes	0.8	24	In combination with site 93. Yield increased to 24.	24	0	0	0
93	Golden Meadows East	HBC	Yes	0.7	21	In combination with site 92. Yield increased to 21	21	0	0	0

SHLAA No	Site Name	Ownership	Suitable	Size	Yield	Notes	0-5 Years	6-10 Years	11-15 Years	>15+ Years
94	Seaton Lane North	HBC	No	5.4	122	Need to check the area as the site is not 5ha in size. Unsuitable due to constraints, size, shape etc.	0	0	0	0
95	Seaton Lane South	HBC	No	0.3	9	Unsuitable due to flood risk	0	0	0	0
96	Brenda Road East	Private	No	7.3	164	Planning application in for 630 dwellings. There is no housing market interest in the site as a result it is not deliverable in the next 15 years.	0	0	0	0
97	Brenda Road South	Private	No	0.9	22	Not suitable for housing.	0	0	0	0
98	Seaton Coach Park	HBC	Yes	0.5	30	Part of masterplan and vision for Seaton. Developer interest and are seeking to develop. Yield should be increased to 30 as flats/town houses are proposed.	30	0	0	0
99	Monkton Road	HBC	Yes	0.3	9	Issues with regard to buildings on the site. Can only develop part of site 100.	0	9	0	0
105	Station Road	Private	Yes	1.2	30	HBC minded to approve current application subject to s106 agreement	31	0	0	0
106	Hill View	HBC	Yes	0.5	12	Developer interest. Separation distances mean the yield is appropriate.	12	0	0	0
<b>Totals for Urban SHLAA sites</b>							<b>721</b>	<b>328</b>	<b>35</b>	<b>0</b>

**Rural SHLAA Sites (Outside Development Limits)**

SHLAA No	Site Name	Ownership	Suitable	Size	Yield	Notes	0-5 Dwellings	6-10 Dwellings	11-15 Dwellings	>15 Dwellings
1	Hart Small Holdings West	HBC	Yes 15+	60	1300	Possible to develop some land but that should be limited to 10/15 dwellings 15+	0	0	0	15
2	Glebe Farm West	Private	Yes	32	36	Will have to come forward with sites 4 and 5, detached from the main village. Half yield due to constraints (noise etc)	0	0	36	0
3	Nine Acres	HBC	Yes	6.6	75	Need to reduce yield to accommodate stream. Half yield due to constraints, 10/15 dwellings may be appropriate but not 198, that would significantly destroy the character of the village and add a significant increase traffic	0	75	0	0
4	Glebe Farm East	Private	Yes	1.1	27		27	0	0	0
5	Glebe Farm South	Private	Yes	3.1	36	Need to one in with site 4 due to access, half yield due to noise constraints.	0	36	0	0
6	Home Farm	Private	Yes	3.6	18	quarter yield due to constraints	0	0	18	0
7	Raby Arms	Private	Yes	1.1	23	Planning permission granted on appeal 8/8/14	0	0	0	0
8	Butts Lane	Private	Yes	1.7	21	half yield due to constraints and buffer to protect countryside	0	0	21	0
9	East of Millbank Close	Private	Yes	0.9	22		22	0	0	0
10	Hart Small Holdings East	HBC	Yes	21.2	119	quarter yield due to constraints, church etc Some small scale (5/10/15) development may be suitable where the site adjoins the village boundary.	0	15	0	0
11	Clavering Community Woodland	Private	No	8.5	191	Not achievable without significant environmental damage and unsuitable.	0	0	0	0
12	Clavering West	Private	Yes 15+	14.6	219	major concerns with access, no information to look at. Two thirds yield.	0	0	0	175
13	West of Applewood Close	Private	Yes	0.8	20	1-5 years if the ransom strip can be sorted out, if not 6 - 10 years.	0	20	0	0
14	Nelson Farm East	Private	Yes	4.7	53	same as site 12, half yield due to buffer	0	0	0	53
15	Nelson Farm Central	Private	No	2	45	Possible to come forward as a long term plan, other sites would need developing before this one. Ownership issues?	0	0	0	45
16	Nelson Farm West	Private	No	13.7	308	can only be developed if area to the east comes first, Could only come forward later in the plan period if at all.	0	0	0	308

17	Nelson Farm North	Private	No	9.4	208	can only be developed if area to the east comes first, Could only come forward later in the plan period if at all.	0	0	0	208
18	Seaview	Private	No	8.3	187	unsuitable due to topography	0	0	0	0
19	Hart Station	Private	Yes	2.2	25	Would be available in the first five years. Has an environmental designation.	0	0	0	0
23	Upper Warren	Private	Yes	38.2	500	Has Planning Permission	0	0	0	0
24	North of Hart Reservoir	Private	No	15.1	340	15+ because of Quarry,	0	0	0	0
25	Hart Reservoir	Private	No	8.4	189	Unsuitable due to the reservoir.	0	0	0	0
43	Potters Farm	Private	Yes	0.6	10	Yield reduced to 10. Could be developed in conjunction with site 44 if possible to provide a secondary access, but could come forward independently.	10	0	0	0
44	North Farm	Private	Yes	3	50	Yield should be reduced to 50 to reflect the house types that would be proposed for the site.	50	0	0	0
45	Naisberry Farm	Private	Yes 15+	34.4	700	Can only be developed in conjunction with 46 and 48 to create effective access.	0	0	0	175
46	High Tunstall Farm	Private	Yes	62.8	1400	Available now. Could be developed over the whole plan period as such a large site. Would require a local centre and primary school, along with dedicated access road to the A179. High quality, low density market with predominant 3 bedroom offer. Off site affordable housing.	0	350	350	350
48	East of Naisberry Farm	Private	Yes	15.7	350	Available now. Could only be developed in later years as part of a strategic site with No46. Also see comments for 46.	0	175	175	0
49	Quarry Farm	Private	Yes	42	300	Planning application in for 80 dwellings on the south east corner of the site. Yield should be reduced to 300 due to the on-site constraints.	140	160	0	0
65	Tunstall Farm South	Private	Yes	26.9	400	Developers suggest the access is proposed from Summerhill Lane not Valley Drive. Site 66 would need to be developed first in an ideal world. The yield would need to be significantly reduced to incorporate flood alleviation schemes etc; 400 would be more achievable.	0	175	175	50
66	Tunstall Farm	Private	Yes	8.5	110	Planning application in for 110, yield should reflect this.	110	0	0	0
67	Dalton Piercy to Summerhill	Private	No	63.3	1899	Not suitable due to isolated location.	0	0	0	0
68	North East of Dalton Piercy	Private	No	1.2	30	Unsustainable location, no services etc.	0	0	0	0
69	North West of Dalton Piercy	Private	No	1	25	Unsustainable location, no services etc.	0	0	0	0
71	South West of Dalton Piercy	Private	No	1.9	47	Unsustainable location, no services etc.	0	0	0	0
72	Three Gates North	Private	No	1.8	44	Unsustainable location, no services etc.	0	0	0	0
73	Three Gates Central	Private	No	0.9	22	Unsustainable location, no services etc.	0	0	0	0

74	Three Gates South	Private	No	0.8	20	Unsustainable location, no services etc.	0	0	0	0
75	Brierton Farm	Private	No	44.5	1000	Unsustainable location, no services etc.	0	0	0	0
76	Brierton Quarry	Private	No	3.9	88	Significant constraints etc. Unsustainable location, no services etc.	0	0	0	0
77	Meadow Bungalow	Private	No	1.5	37	Unsustainable location, no services etc.	0	0	0	0
78	North of Brierton Lane	Private	Yes	21.2	477	Site has been improved in marketability terms by the nearby Eaglesfield Road site. Housing market would be popular with 2-3 bedroom family houses. Should include site 79 if possible to create a wider development site area in an ideal year. The site can only come forward when site 100 to the south develops to create the housing market as it is too detached currently.	0	175	175	127
79	Masefield Road	HBC	Yes	6.6	60	Yield would need to be reduced to 60 due to the planting and landform. Housing market would be 2-3 bedroom family dwellings, is risky due to existing housing markets nearby.	60	0	0	0
100	Claxton	Private	Yes	186	2500	Yield is too high and should be reduced to approximately 2,500 due to site constraints. Application to be submitted soon with a definite developer interest.	495	700	700	700
101	Claxton Quarry	HBC	No	6.6	149	Unsuitable due to contamination.	0	0	0	0
102	Sappers Corner	Private	Yes	5.3	60	Yield reduced to 60 to only include the eastern half which adjoins the village	60	0	0	0
103	Ashfield Nurseries	Private	Yes	9	100	Definite housing market for the site with developer interest. The access needs to be clarified before development starts. The yield should be reduced to 100 to reflect the village.	100	0	0	0
104	Queensway	Private	Yes	3.3	74	Definite housing market for the site with developer interest. The access needs to be clarified before development starts. The yield is acceptable.	74	0	0	0
107	Newton Bewley North	Private	No	10.8	243	Too isolated from the main urban area, with issues with access onto A689.	0	0	0	0
108	Newton Bewley South	Private	Yes	107	2400	Stockton not interested in the development. Put in 15+	0	0	0	350
109	Springwell House Farm	Private	No	41	1000	Unsuitable due to access and proximity to services.	0	0	0	0
110	Close Farm East	Private	No	9.6	216	Unsuitable due to access and proximity to services.	0	0	0	0
111	Close Farm West	Private	No	12.8	288	Unsuitable due to access and proximity to services.	0	0	0	0
112	Wynyard Park North	Private	Yes	9	100	Subject of an outline planning permission. Yield needs to be reduced to 100 to reflect house types proposed.	100	0	0	0
113	Wynyard Park West	Private	No	3.2	72	Land is available now but not considered achievable without significant detrimental impact on a Local Wildlife Site and special landscape area. Unsuitable due to constraints.	0	0	0	0

114	Wynyard Park East	Private	Yes	38.3	250	The site has planning permission for 200 dwellings. Yield should be 1/2 to 250 due to house types proposed, so a total of 450 on the site..	0	250	0	0
115	Wynyard Park South	Private	Yes	8.8	100	Yield reduced 100. Presitaged Employment Land.	0	100	0	0
116	Wynyard Woods	Private	Yes	31.8	134	Planning Permission Granted for 134 executive homes July 2014	0	0	0	0
<b>Total for Rural SHLAA sites</b>							<b>1248</b>	<b>2231</b>	<b>1650</b>	<b>2556</b>
<b>Total Borough SHLAA Housing capacity</b>							<b>1969</b>	<b>2559</b>	<b>1685</b>	<b>2556</b>

# REGENERATION SERVICES COMMITTEE



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

**Subject:** EMPLOYMENT LAND REVIEW 2014

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## **1. TYPE OF DECISION/APPLICABLE CATEGORY**

1.1 Non key decision.

## **2. PURPOSE OF REPORT**

2.1 The purpose of this report is to seek the permission of the Regeneration Committee to endorse the findings of the Employment Land Review (ELR) 2014 as an evidence base to inform the development of policies in the new Local Plan and to use as material consideration in making planning decisions.

## **3. BACKGROUND**

3.1 National Planning Practice Guidance (2014) requires that all new Local Plan policies are to be based on a robust evidence base. The practice guidance also seeks to encourage economic growth through the planning system by ensuring sustainable and deliverable employment sites are allocated in Local Plans. As such the Authority commissioned consultants to analyse the demand, supply and need for all existing employment land and premises within the Business Use Class (B1, B2 and B8) as allocated in the Local Plan (2006). The ultimate aim of the ELR is to identify those sites that will not be deliverable within the plan period 2016 to 2031 and vice versa; and also to establish if the Borough needs to allocate or de-allocate (or re-allocate) any employment land through the Local Plan. Sites with high deliverability will be retained, protected and more investment encouraged for the plan period and beyond. It is therefore important that the ELR is endorsed to provide a robust and defensible piece of evidence to inform new policies in the Local Plan and also as a material consideration in developing economic strategies as well as in determining planning applications.



### 3.2 Methodology

3.2.1 The ELR 2014 will replace the ELR 2008 which is now considered outdated. In summary the ELR is a 3 stage process:

- **Stage 1** involves a comprehensive ‘stock take’ of the existing situation and revealed demand through analysing historic land take up rates for employment use.
- **Stage 2** involves applying methodologies and forecast models to assess the scale and nature of likely demand for employment land and the available supply in quantitative terms.
- **Stage 3** involves a more detailed review of site supply and quality to identify, if necessary, and designate specific new employment sites to create a balanced employment land portfolio.

3.2.2 In addition to above stages, the socioeconomic profile, strategic context and business needs of the Borough were established through desktop work and consultations with business owners, business operators, parish councils and employment land and premise owners in the Borough. This was comprehensively reviewed so as to assist in making well-informed decisions in employment land de-allocations, re-allocations and also to predict the supply and demand scenarios for employment land up to 2031. The Oxford Economics Model was used to predict jobs growth and GVA output in all sectors of the economy.

### 3.3 Findings/Results of the ELR study

3.3.1 In summary these were the main findings of the ELR 2014:

#### ***Socioeconomic and Strategic context***

- Hartlepool has an economically active workforce, most of which are employed in the public sector however, unemployment is high.
- The Borough also has a high level of deprivation and several areas of intense deprivation covering much of northern and central Hartlepool town.
- Hartlepool is a relatively self contained local authority area. 69% of Hartlepool's working residents live and work in the area, compared to 61% of Middlesbrough's and 58% of Redcar and Cleveland's working residents
- In terms of inward investment, Hartlepool has a number of assets which are of national significance and will draw investment into the Borough. These include Able (UK) Seaton Port (one of the largest dry docks in Europe), Hartlepool Power Station (which has growth options, potentially including the provision of a new power station), Hartlepool Port (a major support and manufacturing facility for the offshore wind energy sector, supported by Tata Hartlepool), Seal Sands (extending to include Huntsman Tioxide) and Queens Meadow.

- Enquiries data, sourced from Tees Valley Unlimited, suggest a reasonable demand for larger industrial premises in the 3,715-9,290 sqm and 23,227+ sqm size bands. However, most enquiries are for smaller and mid-sized industrial/warehouse units of up to 3,716 sqm and offices of less than 464 sqm.
- Industrial need is for modern moderate/good quality units of up to 1,000 sqm (this is reflected both in the comments of property agents and company survey returns), including some incubation units of around 100 sqm.
- Market activity is focused around Longhill Industrial Estate, where much of Hartlepool's supply of light industrial space can be found.
- Consultations with a sample of the larger businesses in the Borough suggest most are satisfied with their current premises.
- A relevant cross-boundary issue includes the (effective) joint development of Seal Sands and opportunities for Hartlepool to benefit from growth here. Also how major strategic highways improvement which can be provided at the A689/A19 junction, and along those two A-roads, to allow the large-scale delivery of employment opportunities (and housing) at Wynyard Park.
- There were 2,420 businesses operating in the Borough in 2013. Most of which employed less than 10 employees (78.5%)
- Business start-up rates in Hartlepool are average for the Tees Valley and North East. However, the rate of business death is comparatively modest and 54-55% of local businesses survive into their fourth year, with 47.1% surviving into their fifth year. These survival rates are the highest in the Tees Valley and also exceed regional and national levels.

3.3.2 In relation to employment in the Tees Valley and Hartlepool, the Tees Valley

3.3.3 Strategic Economic Plan (May 2014) raises the following key issues:

- Tees Valley has set a target of 25,000 net jobs to be created over the next 10 years of which 2,900 are planned for Hartlepool.
- There is need to enhance and expand business accommodation especially on Enterprise Zone sites, business parks and strategic sites such as Wynyard Park
- In Hartlepool the potential for accommodation for an innovation and skills quarter around the new Hartlepool College and the Queen's Meadow Enterprise Zone site is specifically mentioned
- Growth areas where Hartlepool has the potential to play a key role include so-called 'super sectors' – process engineering, offshore/subsea engineering, and energy including nuclear – and the low carbon sector which will include waste processing and renewable energy
- Tees Valley is home to the headquarters of a number of social care operators, including HC One and Four Seasons, four nationally

recognised NHS Trusts and a number of bio-medical start-ups, including Hart Biological in Hartlepool.

- Also the need to support growth and expansion of the existing SME base from engineering and advanced manufacturing to digital/creative and ICT – and providing appropriate business accommodation on Enterprise Zones and key strategic sites.
- One of the Growth Deal ‘Asks’ of the Government is to secure investment into a new nuclear power station for Hartlepool.

### 3.4 ***The Oxford Model Forecast results in terms of economy growth up to 2031***

3.4.1 Oxford Economics’ forecasting results are summarised in Table below

Table 1 – Employment Change by Employee Numbers 2014-2031

Sector	Baseline/Policy Off				Policy On			
	Jobs in 2014	Jobs in 2031	Total Jobs change	Jobs Change (%)	Jobs in 2014	Jobs in 2031	Total Jobs change	Jobs Change (%)
Agriculture	100	100	0	0	100	100	0	0
Mining	0	0	0	0	0	0	0	0
Manufacturing	4,200	3,300	-900	-21.4	4,200	3,800	-400	-9.5
Electricity, gas, steam air conditioning	700	600	-100	-14.3	700	600	-100	-14.3
Water, sewerage, waste management, remediation	400	300	-100	-25.0	400	300	-100	-25.0
Construction	1,800	2,200	400	22.2	1,800	2,200	400	22.2
Wholesale and retail	4,500	4,600	100	2.2	4,500	4,600	100	2.2
Transportation and storage	800	900	100	12.5	800	900	100	12.5
Accommodation/Food services	1,900	2,000	100	5.3	1,900	2,000	100	5.3
ICT	200	300	100	50.0	200	300	100	50.0
Finance and Insurance	300	300	0	0	300	300	0	0
Real Estate	700	900	200	28.6	700	900	200	28.6
Professional, Scientific and technical	900	1,100	200	22.2	900	1,100	200	22.2
Administrative support	1,500	1,700	200	13.3	1,500	1,700	200	13.3
Public admin and defence	1,700	1,400	-300	-17.6	1,700	1,400	-300	-17.6
Education	3,200	3,000	-200	-6.3	3,200	3,350	150*	4.7
Human health and social work	4,800	4,800	0	0	4,800	5,550	750*	15.6
Arts entertainment and recreation	1,100	1,300	200	18.2	1,100	1,300	200	18.2

Sector	Baseline/Policy Off				Policy On			
	Jobs in 2014	Jobs in 2031	Total Jobs change	Jobs Change (%)	Jobs in 2014	Jobs in 2031	Total Jobs change	Jobs Change (%)
Other service activities	700	700	0	0	700	800	100	14.2
Net growth/Decline	29,500	29,500	0	0	29,500	31,200	1,700	5.8

Source: Oxford Economics, 2014

*\*Reflects projected change in The Tees Valley Unlimited Paper 6 (2014) and accounts for projected growth in the health sector, including the consolidation of hospital activities from Hartlepool and Stockton onto Wynyard Park.*

3.4.2 Overall, during the period to 2031, Oxford Economics Forecasts suggest that:

- Assuming the 'policy on' approach which takes into account the Enterprise Zones and the anticipated hospital move into Wynyard, employment in 9 of a possible 19 industry sectors will grow, producing a net of 1,700 new jobs.
- The highest growth sectors are Human Health and Social Work with 750 and construction with 400 new jobs projected.
- Assuming the 'policy off'/baseline approach, there is no predicted net growth in the number of jobs.
- Assuming the 'policy off' or baseline position, GVA change during the period 2014 to 2031 is set to increase by 37.5% for the period. The manufacturing sector is predicted to see a change representing an increase of 31.1% over the period. This is against an overall jobs reduction.
- The greatest increases in GVA output are in the ICT, professional, scientific and technical sectors and administrative support, although the baseline levels are low.
- The 'policy on' scenario suggests that the Enterprise Zones will increase GVA in manufacturing by around 45% during the Plan period. Other sectors show marginal changes.

### 3.5 **Employment Land Supply**

3.5.1 Three forecast models as shown in Table 2 were used to analyse the employment land supply and future demand:

1. Historic Land Take-Up rates
2. Policy "off" employment
3. Policy "on" employment

3.5.2 In summary:

- As at 31<sup>st</sup> March 2014 there was a local supply of 409.7 ha of available employment land, made up of 29 sites.

However this includes:

- 18.1 ha of land at Former Centura which is constrained and unlikely to ever come forward for development, in its present form at least.
  - 93.8 ha of land comprising five sites (i.e Northumbria Electronic Park, Victoria Harbour North Docks west of Marina Way, Golden Flatts and two sites at Tees Bay) where a mixture of owner aspirations and site conditions suggest that the land is better suited for alternative uses or deallocations.
  - 39.9 ha of land at Wynyard Three which is proposed for alternative uses (i.e. housing and a local centre, subject to the signing of a Section 106) or considered undevelopable and appropriate for deallocation. Taking this 39.9ha out of the employment allocation leaves 54.2ha of land remaining in employment at Wynyard Business Park (which includes the hospital site).
- Allowing for the deductions i to iii above gives a realistic employment land supply of 257.9 ha in 23 sites. This adjusted stock of available employment land (i.e. 257.9 ha) is used in running the models to predict the uptake of employment land up to 2031 including a 5 year buffer (i.e. up to 2036). The results are summarised in Table 2.

Table 2 – Land Forecast Models

Model	Land Stock 2014, ha	Land Need 2014-2031, ha	Buffer (five years take-up rate) ha	Surplus (Shortfall), ha	Assumptions
Historic Land Take-Up Rate/ Headline stock	409.7	50.83 High 15.13 Low	14.95 High 4.45 Low	343.92 390.12	High- based on 2.99 ha/annum Low – based on 0.89 ha/annum
Historic Land Take-Up Rate/ Adjusted stock	257.9	50.83 High 15.13 Low	14.95 High 4.45 Low	192.12 238.32	High- based on 2.99 ha/annum Low – based on 0.89 ha/annum
Policy off-Employment based on adjusted stock	257.9	1.54 Growth -10.85 Change	0.55 0.55	255.81 268.20	Based on 1. projected growth sectors 2. projected employment

Model	Land Stock 2014, ha	Land Need 2014-2031, ha	Buffer (five years take-up rate) ha	Surplus (Shortfall), ha	Assumptions
					change across sectors
Policy on - Employment based on adjusted stock	257.9	3.03 Growth -3.36 Change	1.08 1.08	253.79 260.18	Based on 1.projected growth sectors 2. projected employment change across sectors

Source BE Group

Note in the "Assumptions" column, the High take up rate of 2.99ha/annum was worked out inclusive of a large single take up of land by O'Brien Waste facility at Tofts Farm East. The Low take up rate was worked out excluding the O'Brien Waste Facility.

### 3.6 **Recommendations**

#### 3.6.1 The key recommendations are:

- Using long term trends as a measure indicates that there is a substantial surplus of employment land in Hartlepool. There is therefore no need for the Council to identify further land allocations in the period to 2031.
- The level of surplus leaves Hartlepool with considerable scope to rationalise its currently large land supply. The ELR suggests land supply reductions totalling 151.8 ha. These encompass sites judged unlikely to come forward such as Former Centura, Northburn Electronics Park, Victoria Harbour North Docks west of Marina Way; sites to be developed for alternative uses such as Golden Flatts, Teesbay Retail Park; and assuming that only around 58 percent of Wynyard Three is available for B Class employment.
- With reference to Northburn, the ELR recommends its deallocation subject to clear evidence that funds will become available during the plan period to address the infrastructural issues associated with its development, in particular access into the A19 trunk road.
- Apart from the above, the ELR does not recommend further land losses at this time, for the following reasons:
  - The take-up figures used in this study were from a period of national recession. It must be assumed that take-up rates in the improving economy, from 2013-2014 onwards, will be higher
  - PD Ports, Able UK and several other large landowners/businesses highlighted that much of the land need

in Hartlepool is driven by the winning or losing of major infrastructure contracts. Such contract-led demand is impossible to predict over the long term and thus landowners must retain a strategic reserve of land which can be brought forward at short notice.

- At both Queen's Meadow and Oakesway Enterprise Zones, the full level of demand will take some time to emerge and it will probably not be possible to say, with any certainty, if there is surplus land at either location until later in the Plan period
- There is a need to protect smaller employment sites along Brenda Road to provide opportunities for the development of modern small business space.
- Decommissioning and potential rebuild works around Hartlepool Power Station will generate some land needs which cannot be accounted for at present
- This study does not account for further demand and requirements that may be identified in the Regeneration Masterplan for central Hartlepool and sub-regional policy.
- The remaining employment land supply of 257.9 ha should therefore be safeguarded for B Class Uses and other employment uses which achieve economic enhancement. Non B-Class employment uses should only be allowed if an applicant can demonstrate exceptional circumstances and that the proposals will not have a significant adverse impact on surrounding local uses
- In terms of Hartlepool's 15 Allocated Employment Areas, all achieve a grade A to C in this study's analysis and should continue to be protected through the Local Plan. Strong protection should be given to the six locations which achieved a grading of A or B
- The Council should work with neighbouring authorities in order to ensure a joined up approach to employment matters and economic development across the Tees Valley and the North East.
- Review and monitor the employment land and premises position and undertake the study again in about three years, as 2031 is a long time in the future and much will happen before then.

3.6.2 Table 3 makes a range of site specific recommendations.

Table 3 – Site/Area Specific Recommendations

Site/Area	Comment
Former Centura	Heavily constrained, backland site with extremely limited access. It is highly unlikely that this site could be redeveloped for new industrial premises and <i>the land should be deallocated</i>
Golden Flatts	A backland site with a northern frontage which is now mostly

Site/Area	Comment
	developed for housing (with further housing proposed). The rest of the land would appear better suited for creation of a green wedge and/or sporting provision with an appropriate buffer in the south to the Tata steelworks. <i>The land should be reallocated accordingly.</i>
Hartlepool TownCentre/Marina	These locations are the <i>subject of a detailed Regeneration Masterplan</i> which will provide guidance on appropriate employment and mixed-use development opportunities here.
Longhill/ Sandgate	Market research has established this area as a key location for local industrial businesses. There appear to be a number of vacant and underused sites, particularly in the south of the area which have potential to provide redevelopment and regeneration sites. <i>The Council should undertake a separate and more detailed study into regeneration opportunities here.</i>
North Burn Electronics Park	Development of B-Class employment uses here is considered unlikely given access constraints. It is recommended that this site be <i>deallocated unless there is clear evidence that funds will become available during the plan period to address the access infrastructural issues associated with developing this site.</i>
Oakesway	Land at Oakesway is attracting developer/occupier interest, but that interest remains tentative at this time. It must be accepted that the development of this location is a long term prospect and will likely exceed the lifetime of the Enterprise Zone here. The Council should therefore <i>continue to monitor this location, responding to changing economic circumstances as appropriate.</i>
Queen's Meadow Business Park	Planning policy already identifies this as a <i>key employment area for the Borough and future policy should continue to highlight this.</i>
Tees Bay Retail Park	Tees Bay Retail Park is an established retail location and future development here will be for A1-A4 retail or Sui Generis, not B1, B2, B8 employment. <i>The identified employment sites (sites 24 and 25) should be reallocated.</i>
Victoria Harbour/Port of Hartlepool	Of the 63.2 ha currently available at the Port only 12 ha is likely to be taken up in the short term. However, PD Ports highlighted the importance of protecting the bulk of the remaining land here to meet the contract driven and therefore often unpredictable needs of port occupiers. Land here and at North of Seaton Channel (24.5 ha) therefore needs to be protected even if there is little chance of significant further take up in the short or medium term. The exception is <i>employment site 28 Victoria Harbour North (3.1 ha) west of Marina Way which should be deallocated or reallocated accordingly.</i>



Site/Area	Comment
Wynyard Park	Development will be for a mix of uses (subject to signing of a Section 106) comprising, at present at least, 31.5 ha of B-Class uses, 22.7 ha for a hospital (which can be considered as employment land until the hospital development is realised) and <i>17.4 ha for housing and local services. Another 22.7 ha in the north will become white land and no longer a commitment in employment terms. The employment allocation should be amended to reflect this.</i>

Source: BE Group, 2014

#### 4. RISK IMPLICATIONS

- 4.1 The main risk with not progressing with the endorsement of the Employment Land Review 2014 is that all employment policies (and others that reference to the ELR) will lack a robust evidence base upon which they rely to be found sound at Local Plan examination. The result is that the policies will not reflect local economic/employment circumstances in accordance with national guidelines. Ultimately, the main effect is that the Local Plan will be found unsound at examination.

#### 5. SECTION 17 OF THE CRIME AND DISORDER ACT 1998 CONSIDERATIONS

- 5.1 The Crime and Disorder Act 1998 requires local authorities to consider crime and disorder reduction in the exercise of all their duties, activities and decision-making. The Council is committed to securing safe and secure environments within the borough.
- 5.2 Safety and security is a key consideration when assessing planning applications; however the issue is not relevant in the ELR study as this is an evidence base document.

#### 6. FINANCIAL CONSIDERATIONS

- 6.1 There are no foreseeable financial pressures put on the Council as a result of adopting the ELR.

#### 7. LEGAL CONSIDERATIONS

- 7.1 There are no foreseeable legal considerations in adopting the ELR.

## **8. EQUALITY AND DIVERSITY CONSIDERATIONS**

- 8.1 There are no foreseeable equality and diversity considerations in adopting the ELR

## **9. RECOMMENDATIONS**

- 9.1 That Regeneration Committee endorse the findings of the ELR 2014 as an evidence base to inform the development of policies in the new Local Plan and to use as material consideration in making planning decisions.

## **10. REASONS FOR RECOMMENDATIONS**

- 10.1 The ELR 2014 study, when endorsed, will form part of the Hartlepool Local Plan evidence base together with other evidence base documents needed to underpin policies in the Local Plan. It will also be a material consideration in the determination of planning applications.

## **11. APPENDICES AVAILABLE ON REQUEST, IN THE MEMBERS LIBRARY AND ONLINE**

- 11.1 The Employment Land Review 2014 Report.
- 11.2 The final report will be made available to the public by 24<sup>th</sup> December 2014.

## **12. BACKGROUND PAPERS**

- 12.1 Government Planning Practice Guidance (2014)  
<http://planningguidance.planningportal.gov.uk/blog/guidance/housing-and-economic-development-needs-assessments/methodology-assessing-economic-development-and-main-town-centre-uses/>

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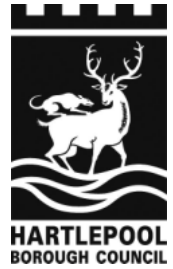
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# **REGENERATION SERVICES COMMITTEE**

**15<sup>th</sup> January 2015**



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

**Subject:** OPEN SPACE AUDIT AND ASSESSMENT 2014

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## **1. TYPE OF DECISION/APPLICABLE CATEGORY**

1.1 Non key decision.

## **2. PURPOSE OF REPORT**

2.1 To highlight the findings of the Open Space Audit and Assessment to Members and seek endorsement. The assessments covered a wide variety of types of open space across the borough and thus the study has a strategic relevance.

## **3. BACKGROUND**

- 3.1 The Open Space Assessment is a statutory piece of work the Local Authority is required to undertake by the Government and will act as part of the evidence base in the development of the Local Plan and other Planning Policy Documents such as Supplementary Planning Documents. This report outlines the key findings of the Assessments and informs members of how this information will be used in the future to help guide development of open space in the Borough.
- 3.2 The assessment involved a comprehensive audit of a broad range of open spaces throughout the Borough to assess both quality and level of provision. The study also involved a process of consultation with residents, school children, community groups, local sports clubs, officers and service providers to identify views on current provision and future aspirations, which were fed into the assessment in order to establish desired standards for open space provision throughout the Borough.

3.3 The specific objectives of the study were:

- provide information about existing community needs and aspirations;
- analyse how these results vary according to the different demographic characteristics of different groups and communities within Hartlepool;
- research standards of provision; and
- develop a set of appropriate standards for Hartlepool which can be reflected within the Local Plan.

3.4 The types of open space that have been assessed as part of the study include:

- Parks and gardens
- Amenity greenspace
- Play areas and MUGAs
- Outdoor sport facilities (schools where there is public access either formally or informally, but not other public pitches as these were assessed by the 2012 Playing Pitch strategy)
- Green corridors
- Natural and semi natural greenspaces
- Allotments
- Churchyards and cemeteries
- Civic spaces

3.5 To ensure that all of the above were comprehensively identified, a number of inter-departmental meetings took place prior to the commencement of the study to identify the various sites that needed to be assessed. This was backed up by the use of aerial photographs to identify any sites that had not previously been picked up. The audit of open spaces included each site being scored against predetermined criteria (in line with national guidance) relevant to that type of open space, for quality and value assessments. The types of quality criteria that are assessed on open spaces include accessibility, quality of the paths, character, diversity, facilities (such as bins or information boards) and cleanliness. The value assessments focus on issues such as proximity to residential areas, level and type of use, sustainability and amenity benefits, social inclusion, health benefits and safety.

3.6 In parallel with the assessments taking place, the consultants undertook a community needs study. This involved random households across the town being sent a questionnaire seeking their views on public open spaces within the Borough; over 1100 responses were received. As well as the public questionnaire all of the schools were sent a student questionnaire which resulted in 413 responses. This was augmented by discussion groups with residents, officers and stakeholders as well as a questionnaire being sent to the various organisations within Hartlepool. The results of these various consultations were analysed by the consultants and the findings were

fed into the report. In order to provide meaningful analysis the replies were grouped into the 4 sub areas which reflected the sub-areas used with the Strategic Housing Market Assessment; The sub areas are listed below;

- Hart and Rural West
- De Bruce, Jesmond , Victoria and Headland and Harbour
- Burn Valley, Foggy Furze and Manor House
- Seaton and Fens and Rossmere.

- 3.7 The report also highlights the national and local guidance that illustrates the importance of open spaces within towns and the value they have to the community. Well managed open space not only make an area more attractive but they also contribute towards promoting healthier lifestyles, urban renaissance, social inclusion, community cohesion and the promotion of sustainable development. Detailed information on each of the typologies can be found in the main report.
- 3.8 Based on the findings of the assessment and feedback from the consultations the study seeks to identify where there are shortfalls in provision compared to identified standards. The standards for the quantity of provision of appropriate elements within each typology of open space take into account the location of existing provision, community views and levels of use. The study determines quality standards for provision based on community expectations as expressed in the research and establishes appropriate quality benchmarks for different forms of provision, where appropriate reflecting quality standards set nationally or by comparable authorities.
- 3.9 The proposed standards for each category of open space are highlighted below. These need to be endorsed so that they can form the basis for the development of Open Space policies within the Local Plan. Through their implementation Hartlepool will ensure that shortfalls in both quantity and quality in all types of open space continue to be addressed through the plan period.

Proposed Standards:

Typology	Quantity standard	Quality standard	Accessibility standard
<b>Parks and gardens</b>	0.7 Hectares per 1000 population.  Emphasis to be given to increasing provision in the North Central subarea.	A quality score of 87%  A value score of 90%.  The benchmark site for parks is PRK002 Croft Gardens.	Accessibility Standard  Community Park 1 kilometre  Local Park 0.7 kilometres metres  Satellite Park - Up to 0.4 kilometres

Typology	Quantity standard	Quality standard	Accessibility standard
		Higher scoring parks should aspire to the Green Flag standard.	Linear Park - wherever achievable
<b>Natural and semi-natural greenspace</b>	Provision should be made of 3.45 hectares of accessible natural or semi-natural greenspace per 1000 population and where this level of provision is exceeded existing natural or semi-natural greenspace should be retained.  A minimum of one hectare of statutory Local Nature Reserves per 1,000 population (which can be included in the quantity standard set above).	The quality standard is 72 %.  The value standard is 84%.  The benchmark site for quality and value is Family Wood.	The recommended Accessibility Standard is that everyone, wherever they live, should have an accessible natural greenspace within one kilometre actual walking distance of home.
<b>Amenity Greenspace</b>	1 hectare per 1000 people.  Current provision across the Borough is 0.78 hectares per 1,000. However, there has been an erosion of this type of space since the last study in 2008 with some sites having been built on and others reclassified. The quantity standard seeks to redress this and reflects the views from the consultation that more space, and more usable space, is needed.	Quality score of 74%  Value Score of 70%  The benchmark site is Stamford Walk (AG035) with a quality score of 74% and a value score of 70%.	Residents should have at least one amenity greenspace of at least 0.1 hectare in size within 400m of where they live.
<b>Play</b>	0.65 hectares of playable space per 1,000 children aged 16 and under.  At least three youth spaces specifically	Location 71%  Play Value 68%  Care and Maintenance 60%	A Doorstep Playable Space within 100m walking distance  A Local Playable Space facility within 400m walking

Typology	Quantity standard	Quality standard	Accessibility standard
	designed to accommodate the needs of teenagers, within in each sub-area	Overall 67%	distance A Neighbourhood Playable Space facility within 1,000m walking distance A Youth Space within 800 metres walking distance
<b>Churchyards and Cemeteries</b>	Provision for around 115 - 120 grave spaces per annum.	The quality standard for cemeteries is 68% for quality and 74% for value.  The benchmark site for quality is St Hilda's Church, on the Headland with a quality score of 68% and a value score of 74%.  It is also recommended that the Charter for the Bereaved be adopted as a means of raising quality standards.	
<b>Civic Space</b>		The quality standard for civic spaces is 83%.  The benchmark site for civic spaces is Victory Square with a score of 83% for quality and 100% for value.	
<b>Allotments</b>	0.47 hectares per 1000 people and 26.1 plots per 1,000 people Emphasis to be given to increasing provision in the Southern and Western subareas	The quality standard for allotments is 87%.  The benchmark site for quality and value is Thornhill (Grayfields) Allotments which scored 87% for quality.	50 or more plots: 1200m 21 to 50 plots: 900m 20 or fewer plots: 600m
<b>Outdoor sports facilities</b>	The quantity standard for playing pitches 0.9 Hectares per 1000 population. The quantity standard	The quality standard for playing pitches is 66 - 79% (an 'average' pitch) with an aspiration to bring	The planning new facilities, should focus development around existing club bases (and avoid the



Typology	Quantity standard	Quality standard	Accessibility standard
	<p>for Tennis Courts is 0.02 hectares per 1000 population.</p> <p>The quantity standard for Bowling Greens is 0.03 hectares per 1000 population.</p>	<p>all pitches up to the level of a 'good' pitch i.e. 80 -94%.</p> <p>The recommended quality benchmark for changing accommodation is for a 'good' facility i.e. 60% - 89%. The benchmark facility is Brierton Sports Centre (formerly Brierton School) at 85%.</p> <p>The recommended quality benchmark for bowling greens is 76%</p> <p>The recommended quality benchmark for tennis courts is 75%</p>	<p>provision of dispersed pitches).</p> <p>New provision required for new housing development should be located off site, or in conjunction with the development of a new dub, or satellite dub to an existing facility.</p> <p>Synthetic Turf Pitches – 20 minute drive time.</p>

#### 4. RISK IMPLICATIONS

- 4.1 It is not considered that the adoption of the Open Space Audit and Assessment or the endorsement of the standards poses any risks to the Council. If these standards are not endorsed there is however a serious risk that the open spaces in the town will not be sufficiently protected or, where necessary, enhanced.

#### 5. SECTION 17 OF THE CRIME AND DISORDER ACT 1998 CONSIDERATIONS

- 5.1 Issues such as crime and anti-social behavior have been considered within the completion of the Open Space Audit and Assessment and flagged up where there is concern or an opportunity to improve a current situation in an open space. The questionnaires included sections on these issues to understand residents concerns.

#### 6. FINANCIAL CONSIDERATIONS

- 6.1 There are no financial requirements or pressures put on the Local Authority as a result of the endorsement of the standards – they are aspirational standards which the authority should seek to move towards in the future and which help to inform new developments which come forward.

## **7. LEGAL CONSIDERATIONS**

- 7.1 The development of the Open Space Audit and Assessment is required by national planning guidance within the National Planning Policy Framework and the National Planning Practice Guidance and is needed to inform the development of a new Local Plan for Hartlepool.

## **8. EQUALITY AND DIVERSITY CONSIDERATIONS**

- 8.1 There are no equality or diversity implications.

## **9. RECOMMENDATIONS**

- 9.1 That Members note the findings of the study and endorse the proposed standards.

## **10. REASONS FOR RECOMMENDATIONS**

- 10.1 It is clear from the assessments that have taken place that in terms of the various types of open space within Hartlepool there are some examples of very good, well maintained and valued spaces, however there are also a significant number of open spaces where quality is sub-standard and needs improving to make them more useable and valued areas. The standards for each type of open space that are proposed by the Open Space Assessment will help to provide valuable support and guidance to bring all open spaces within the Borough up to an acceptable level and are needed to inform the production of the new Local Plan.

## **11. APPENDICES AVAILABLE ON REQUEST, IN THE MEMBERS LIBRARY AND ONLINE**

- 11.1 The Open Space Audit and Assessment will be available in the Members Library and Online – the final version will be ready by Christmas 2014.

## **12. BACKGROUND PAPERS**

- 12.1 There are no further background papers.

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# REGENERATION SERVICES COMMITTEE

15<sup>th</sup> January 2015



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

**Subject:** LIMESTONE LANDSCAPES PARTNERSHIP

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## 1. TYPE OF DECISION/APPLICABLE CATEGORY

Non Key Decision.

## 2. PURPOSE OF REPORT

- 2.1 The purpose of this report is to seek the Committee's authorisation to continue to take part in the Limestone Landscape Partnership after the completion of the current Heritage Lottery Funding in March 2015.

## 3. BACKGROUND

- 3.1 The Limestone Landscapes Partnership (LLP) was formed in 2007 with the backing of the North East Environment Forum (NEEF). It brought together statutory and third sector partners to deliver an environment-led regeneration programme across a coherent landscape area - the Durham Magnesian Limestone Plateau National Character Area (NCA).
- 3.2 At its inception, the LLP identified priorities within the NCA by commissioning audits and action plans around the landscape's constituent parts including: Geodiversity, Biodiversity and Historic Environment, and linking these with priorities for access, learning and community engagement. These commissions identified projects worth £30m - £40m. The first phase of delivery started in 2011 and will be completed at the end of December 2014 delivering the initial £2.5m of these projects. This has been done via a Heritage Lottery Funded Landscape Partnership Scheme. The Heritage Lottery Fund (HLF) sees the longer-term legacy of their projects and the Partnership formed to deliver them as a key outcome of their funding.
- 3.3 Within the HLF funded Landscape Partnership Scheme, Hartlepool has benefitted from a variety of projects worth £188,600 (see **Appendix 1**). The contribution towards these costs from the Council was £27,965. So for every £1 invested, Hartlepool received £6.74 worth of benefits. There was no

contribution required from Hartlepool Borough Council towards co-ordination of the Landscape Partnership Scheme or its development.

- 3.4 In line with HLF legacy commitments the LLP has been preparing a forward work plan. This has identified whether the remaining projects were still needed, the likelihood of them happening relating to funding and other risk factors. Each project has been scored on need and likelihood of delivery by an expert advisor group including involvement by members of the local community to determine whether some continuation of the LLP is merited. Using this prioritisation exercise 36 projects have to date been identified for a second phase of delivery, generating an estimated £3.2m of benefits over the next five years.
- 3.5 The major funders (Heritage Lottery Fund, Natural England and Community Foundation) have been consulted on the projects proposed in the first two years of the work plan and have indicated that these projects all meet their funding criteria. The Heritage Lottery Fund is willing to view the Limestone Landscapes Partnership as separate from the Local Authorities in terms of bidding for funds; an arrangement that they already have for the North Pennines AONB.
- 3.6 The LLP partnership has managed to generate surplus funds currently estimated at between £70k and £100k which they have earmarked to pay for a co-ordinator post. The co-ordinator would raise external funding, working with partners, to deliver the second phase of projects whilst also identifying new funding sources.
- 3.7 The Partnership has reviewed possible structures, and concluded that the current model of a consortium hosted by Durham County Council would be most appropriate to the needs of delivering the desired environmental benefits. The Partnership also recognises that Durham County Council cannot take an uninsured risk for projects that solely benefit other local authorities within the area, and it considers that those local authorities should be responsible for their own project risks.
- 3.8 Durham County Council has indicated in principle that it is willing to continue host Limestone Landscapes staff on behalf of the Partnership as long as other Local Authorities are willing to sign up to further delivery of projects within their areas.

#### **4. PROPOSALS**

- 4.1 Durham County Council will host the Limestone Landscapes Co-ordinator, and carry out the following processes for LLP consortium:
- a. It will continue to be the administrative headquarters for the Consortium
  - b. It will continue to provide hosting for the communications of the Consortium and its staff team – Emails, computers, telephones, website and social media.

- c. It will be responsible for the finances and procurement of all projects being delivered solely within the County Durham parts of the Limestone Landscapes area.
  - d. It will be responsible for the finances and procurement of all projects being delivered across the whole of the Limestone Landscapes area, but will share the risks of these projects with the other Local Authorities.
  - e. It will be responsible for the finances of all projects occurring in other local authority parts of the Limestone Landscapes area. However the local authority whose area the project is occurring within will be responsible for procurement and also for covering the risks of the project.
- 4.2 The Partnership has estimated the benefits to the Hartlepool area of continuing to participate in the Limestone Landscapes Partnership could be up to £250,000 worth of projects delivered over the next 5 years.
- 4.3 Future projects based solely in the Hartlepool area have yet to be identified however there are a number of schemes which will be cross-boundary that have the potential to benefit Hartlepool. These include a leaflet outlining geodiversity in the Headland and other geology projects throughout the area, a project entitled 'Wildwatch', an assessment of the diversity of denes within the partnership area, and a variety of schemes outlined in **Appendix 2**.

## 5. RISK IMPLICATIONS

- 5.1 The main costs to Hartlepool Borough Council of continuing to participate in the Limestone Landscapes Partnership are staff time to attend Board meetings.
- 5.2 Where works occur within one local authority area (other than Durham) the Partnership will set up a delivery agreement with that local authority, where they agree to carry the financial risk of failure either of the whole project, or a component of it. For example should a project be solely carried out within Hartlepool the risk would lie with the authority. Prior to the agreement of any project a report would be brought to the appropriate committee with a full cost benefit analysis in order to be able to consider all relevant implications prior to agreement.
- 5.3 The wages and direct on-costs of the Limestone Landscapes Co-ordinator would be covered by the Limestone Landscapes Partnership funding surpluses and would not require a contribution from Hartlepool Borough Council (or any other partnership organisation). There would be sufficient funding to cover core costs to April 2016 whereupon the viability of the initiative against income generated will be undertaken and a decision made on the merits of its continuation.

- 5.4 These arrangements are similar to the current arrangements for the LLP Landscape Partnership Scheme that has operated successfully over the last four years. The only difference was that the Landscape Partnership Scheme was a large programme funded by HLF and it was possible to move funding between individual projects. The Partnership will be applying for funding in the second phase on a project-by-project basis, and will therefore need to ensure that sufficient contingency is built into each project, as there will be no scope to swap external funding between projects.
- 5.5 Outlined in **Appendix 3** is an assessment carried out by the Limestone Landscape Partnership of the risks that they anticipate may be encountered in the future work of the Partnership.

## **6. EQUALITY AND DIVERSITY CONSIDERATIONS**

- 6.1 There are no equality or diversity implications.

## **7. SECTION 17 OF THE CRIME AND DISORDER ACT 1998 CONSIDERATIONS**

- 7.1 There are no Section 17 Implications.

## **8. RECOMMENDATIONS**

- 8.1 Committee is requested to agree to the continued participation in the Limestone Landscapes Partnership for a minimum of one year from the beginning of April 2015.

## **9. REASONS FOR RECOMMENDATIONS**

- 9.1 The potential benefits that could accrue from the project are extremely high, and there is a successful model in place which has already delivered a number of grant schemes to Hartlepool.

## **10. BACKGROUND PAPERS**

- 10.1 There are no background papers.

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**Projects delivered in the Hartlepool area 2011 to 2015****Field Boundary Restoration Grant**

Project Value in Hartlepool: £32,012.98

Contribution from Hartlepool Borough Council: £18,300.00

This project restored the limestone boundary wall between Hart Primary School and the adjacent playing field. A 10m section of the wall was found to be unstable, and was rebuilt using traditional skills.

**Village Atlas**

Project Value in Hartlepool: £32,639.00

Contribution from Hartlepool Borough Council: £0

Tees Archaeology and the HBC ecologist worked with the community at Elwick to help residents discover the geology, hydrology, ecology and history of the village, and how it evolved. The main document of research carried out by Villagers is available in hard copy and electronically.

**A Defended Land**

Project Value in Hartlepool: £30,857.18

Contribution from Hartlepool Borough Council: £0

This project restored the boundary wall of the Heugh Gun. It has also contributed towards display cabinets for the Battery to exhibit a model ship. There will be a self-guided walks leaflet published in November 2014 which shows the coastal defences of Hartlepool, centring on the Headland.

**Limestone Festival**

Project Value in Hartlepool: £2,000.00

Contribution from Hartlepool Borough Council: £0

A contribution of £1,000 per year for 2013 and 2014 towards the Hartlepool Headland Heritage Festival.

**Leg it Across the Limestone Landscapes**

Project Value in Hartlepool: £36,030.70

Contribution from Hartlepool Borough Council: £3,865.00

Improvements to the rights of way network around Elwick with the creation of two new public rights of way. In addition new information panels and an interpretation leaflet have been developed.

**Green Exercise**

Project Value in Hartlepool:	£42,017.00
Contribution from Hartlepool Borough Council:	£5,800.00

A number of smaller projects were delivered through this scheme:

- Development of the Waverley allotments
- Establishment of the Big Lime Triathlon from 2013
- Big Lime Walk with British Heart Foundation in 2012
- Purchase of cycles for disabled people at Summerhill.
- Healthy Heritage programme at Summerhill for junior schools and holiday clubs.
- Fit Mama's programme for post natal mothers
- Establishment of a 3 Parks run with Burnhill Harriers

**Day Schools and Heritage Training Days**

Project Value in Hartlepool:	£1,002.10
Contribution from Hartlepool Borough Council:	£0

Historic tours around the Headland, Hart and Elwick, along with traditional skills training days in Pole Lathe turning.

**Learning through the Outdoor Classroom**

Project Value in Hartlepool:	£6,600.00
Contribution from Hartlepool Borough Council:	£0

The Outdoor and Sustainability Education Specialists (OASES) helped teachers and leaders to use the outdoors for learning. They supported a wide range of educational visits that helped children find out about the unique Limestone Landscapes.

- They provided grants of £100 towards transport costs for school visits to sites within the project area, and £250 for an expert to accompany the visit, or to do follow-up work in the classroom.
- They have also carried out teacher training events.
- In addition we have bought iPads with WildKnowledge software loaded onto them, which schools can loan to make their site visits interactive, with follow up elements in the classroom.

**Field Training for Staff and Volunteers**

Project Value in Hartlepool:	£5,440.62
Contribution from Hartlepool Borough Council:	£0

Staff and Volunteers from Hartlepool organisations have benefitted from a variety of training courses from experts covering the subjects of Geology, Ecology, History and Heritage Interpretation.

**Forward Project Plan for the Limestone Landscape Partnership**

Project Name	Current / New / Identified Project	Location	Estimated value	Funders	Likelihood Score Expert Group (1-5)	Delivery by Limestone Landscapes or others
<b>YEAR 1 PROJECTS 2015</b>						
St.Mary's Monk Hesledon: A lost church	Identified	Durham	£40,000	HLF Monk Heselden PC CDCF	4	LLP Durham CC Monk Heselden PC
Hartlepool Headland Trail leaflet to explain geodiversity	Identified	Hartlepool	£3,000	HLF	5	Hartlepool BC TV RIGS
Blackberry Hills LNR	New	South Tyneside	£30,000	Natural England HLS HLF LTP S. Tyneside Council	5	S. Tyneside Council LLP
Hendon Beach Investigate designation to ensure conservation.	Identified	Sunderland	£2,000	Natural England	4	NE Geo Forum Natural England
Village Atlas	Current	Whole area	£300,000	HLF AAPs Area Committees Community Foundations	4	LLP

Project Name	Current / New / Identified Project	Location	Estimated value	Funders	Likelihood Score Expert Group (1-5)	Delivery by Limestone Landscapes or others
WildWatch	New	Whole area	£400,000	HLF CDCF Community Foundation Esmee Fairburn Foundation	4	LLP DWT ERIC
Photo Competition	Identified	Whole area	£6,000	Local businesses	4	LLP
TOTAL YEAR 1			£781,000			
YEAR 2 PROJECTS 2016						
Old Cassop & Cassop Vale	Identified	Durham	£80,000	HLF Natural England HLS Durham Hedgerow Partnership	4	LLP Natural England
Westerton Hill: High point and observatory	Identified	Durham	£150,000	HLF S106 monies Architectural Heritage Fund	3	Durham CC LLP
Coastal Grasslands – The Leas including Rocket Green	Identified	South Tyneside	£40,000	Natural England HLS HLF	4	LLP National Trust S. Tyneside Council
Marsden : Quarrying and limekilns	Identified	South Tyneside	£255,000	HLF English Heritage S. Tyneside Council	4	S. Tyneside Council

Project Name	Current / New / Identified Project	Location	Estimated value	Funders	Likelihood Score Expert Group (1-5)	Delivery by Limestone Landscapes or others
Fulw ell Quarry	Identified	Sunderland	£107,000	SITA HLF	4	LLP Sunderland Council
Ford Quarry	Identified	Sunderland	£16,800	SITA HLF	4	LLP Sunderland Council
Dene Diversity	Identified	Sunderland East Durham Hartlepool	£606,500	Forestry Commission WGS Natural England HLS Local Transport Plan	4	LLP LAs DWT
Promote geodiversity through variety of media	Identified	Whole area	£60,000	BIG Lottery Arts Council Curry Fund	4	LLP NE Geo Forum Museums
Geodiversity projects link w ith University outreach	Identified	Whole area	£15,000	Curry Fund Universities	4	Durham University LLP
TOTAL YEAR 2			£1,330,300			
YEARS 3 - 5 PROJECTS 2017 - 2019						
Dalden Tow er	Identified	Durham	£34,000	HLF English Heritage Council for British Archaeology Bow es Museum	3	Durham CC LLP
Coastal Grasslands	Current	Durham	£45,000	CDCF SITA	3	DWT LLP

Project Name	Current / New / Identified Project	Location	Estimated value	Funders	Likelihood Score Expert Group (1-5)	Delivery by Limestone Landscapes or others
Coastal Grasslands – Horden (Blackhills Gill to Whitesides Gill)	Identified	Durham	£30,000	Natural England HLS	1	Durham CC Durham Heritage Coast
Quarrington Hill: Colliery, quarries and cemetery	Identified	Durham	£19,000	HLF	4	LLP Durham CC
Middridge & Shildon. The essence of Limestone Landscapes Railways, quarrying and medieval villages	Identified	Durham	£10,000	LTP	4	LLP Durham CC
Escarpment Ridge – Ferryhill	Identified	Durham	£170,000	Natural England HLS	3	DWT LaFarge
Cleadon Hills: Windmill and Water pumping stations	Identified	South Tyneside	£44,500	HLF Northumbrian Water	3	LLP S. Tyneside Council
Cleadon Quarry	Identified	South Tyneside	£17,700	Natural England HLS	2	South Shields Golf Club S. Tyneside Council LLP
The Marsden Rattler	New	South Tyneside	£30,000	HLF	3	S. Tyneside Council LLP
Houghton Ridge	Identified	Sunderland	£15,400	Natural England HLS SITA Durham Hedgerow Partnership	3	LLP Sunderland Council SITA

Project Name	Current / New / Identified Project	Location	Estimated value	Funders	Likelihood Score Expert Group (1-5)	Delivery by Limestone Landscapes or others
The elusive Mesolithic	Identified	Sunderland East Durham Hartlepool	£45,000	English Heritage HLF National Trust	4	LAs LLP English Heritage
Heritage at Risk	Identified	Whole area	£330,000	English Heritage HLF Architectural Heritage Fund	5	LLP
Field Boundary Restoration Grant	Current	Whole area	£24,000	CDCf HLF	4	Durham Hedgerow Partnership LLP
A Defended Land	Current	Whole area	£40,000	HLF English Heritage	4	LLP DLI Tyne & Wear Museums Groundwork
Community Archaeology	Current	Whole area	£162,000	HLF AAPs	4	LLP LAs
Heritage Training Days	Current	Whole area	£50,000	HLF English Heritage	4	NECT
Memorials	Identified	Whole area	£25,000	HLF English Heritage Coalfields Regeneration Trust	5	LLP LAs Parish Councils



Project Name	Current / New / Identified Project	Location	Estimated value	Funders	Likelihood Score Expert Group (1-5)	Delivery by Limestone Landscapes or others
Days Schools Programme	Current	Whole area	£10,000	HLF	4	LLP
Awareness raising/training for tourism and visitor sector	Identified	Whole area	£30,000	LEA DER +	4	Visit Durham Durham Heritage Coast
Mag-Lime Flow ers - Community engagement	Identified	Whole area	£40,000	Community Foundations HLF	4	LLP DWT Groundw ork
TOTAL YEARS 3 - 5			£1,171,600			
TOTAL FORWARD PLAN			£3,282,900			



### **Exposure associated with the delivery of the Forward Plan of the Limestone Landscapes Partnership**

#### **1 Background**

Based upon the prioritisation exercise carried out by the Limestone Landscapes Partnership and communities of both interest and place, the five year programme of works has been identified. The Forward Plan of the Limestone Landscapes Partnership is not as yet funded. Discussions have been held with all the major funders, and these have indicated that the programme proposed by the Limestone Landscapes Partnership could be funded through their grant schemes, however there has been no firm commitment of grants by any funder as yet.

#### **2 Cost estimates**

The figures assigned to each project relate to either the original estimates made in 2009 as part of the consultants commissions around Biodiversity, Geodiversity, Historic Environment. Where there are continuations of current projects or new projects, we have made a rough estimate of the likely costs. All of these estimates are likely to change as the project is more fully developed based upon current pricings and also changes and additions / deletions within the original programme of works. This will occur before bids to external funders are made.

#### **3 Programme contents**

The current suggested programme will not necessarily occur in full, and is dependent on successful application for funding before any element commences. There may be possibilities of adding additional tasks into the programme as they become apparent. It is the Local Nature Partnership's desire to work with the Limestone Landscapes Partnership to deliver against its ecosystem services mapping work – this would be developed during the five year programme – and could be delivered within it.

What is currently shown as the programme is an aspirational snapshot and this is likely to change over time.

#### **4 Assessment of financial exposure based upon the current programme and cost estimates**

In **Appendix 2**, we have shown by local authority area where the costs associated with the delivery of the current programme lie. We have also estimated how this is likely to be spread over time within the context of the five year programme of works.

Where works occur within one local authority area (other than Durham) we will set up a delivery agreement with that local authority, where they agree to carry the financial risk of failure either of the whole project, or a component of it.

*Table 4.1 Predicted expenditure taking place within single Local Authority areas*

Local Authority	2015	2016	2017	2018	2019	Total
Durham	£40,000	£150,000	£144,000	£139,000	£105,000	<b>£578,000</b>
Hartlepool	£3,000					<b>£3,000</b>
South Tyneside	£20,000	£126,000	£160,200	£98,000	£13,000	<b>£417,200</b>
Sunderland	£2,000	£42,800	£32,400	£32,000	£32,000	<b>£141,200</b>
<b>Total</b>	<b>£65,000</b>	<b>£318,800</b>	<b>£336,600</b>	<b>£269,000</b>	<b>£150,000</b>	<b>£1,139,400</b>

Where the projects cover multiple local authorities we will have a generic consortium agreement with all the participating authorities where the liabilities are proportioned between those authorities based upon the predicted expenditure carried as part of the delivery of all the identified projects.

*Table 4.2 Predicted expenditure taking place over multiple Local Authority areas apportioning liabilities to each area*

Local Authority	2015	2016	2017	2018	2019	Total	%
Durham	£38,750	£153,850	£311,700	£436,200	£387,750	<b>£1,328,250</b>	<b>62%</b>
Hartlepool	£9,225	£28,425	£63,500	£82,250	£67,650	<b>£251,050</b>	<b>12%</b>
South Tyneside	£9,225	£26,125	£55,200	£61,700	£46,400	<b>£198,650</b>	<b>9%</b>
Sunderland	£14,300	£47,100	£97,600	£115,350	£91,200	<b>£365,550</b>	<b>17%</b>
<b>Total</b>	<b>£71,500</b>	<b>£255,500</b>	<b>£528,000</b>	<b>£695,500</b>	<b>£593,000</b>	<b>£2,143,500</b>	<b>100%</b>

The Limestone Landscapes Partnership has developed a robust quarterly risk reporting procedure to its Board as part of the HLF funded programme. This would be continued as part of the second phase of the Limestone Landscapes Partnership to avoid

A summary of the estimated financial exposure by Local Authority can be seen below, however given the caveats in sections 2 and 3 these are the maximum exposures and are based on all projects being unsuccessful (highly unlikely given the Limestone Landscapes Partnerships track record to date).

*Table 4.3 Total predicted financial exposure by local authority*

Local Authority	2015	2016	2017	2018	2019	Total	%
Durham	£78,750	£303,850	£455,700	£575,200	£492,750	<b>£1,906,250</b>	<b>58%</b>
Hartlepool	£12,225	£28,425	£63,500	£82,250	£67,650	<b>£254,050</b>	<b>8%</b>
South Tyneside	£29,225	£152,125	£215,400	£159,700	£59,400	<b>£615,850</b>	<b>19%</b>
Sunderland	£16,300	£89,900	£130,000	£147,350	£123,200	<b>£506,750</b>	<b>15%</b>
<b>Total</b>	<b>£136,500</b>	<b>£574,300</b>	<b>£864,600</b>	<b>£964,500</b>	<b>£743,000</b>	<b>£3,282,900</b>	<b>100%</b>

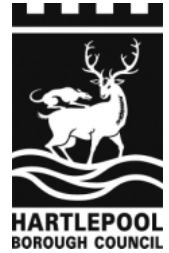
## 5. Conclusion

The Limestone Landscapes Partnership have identified the exposure of each of the participating Local Authorities in Section 4, and the legal and risk frameworks which will limit the exposure of Durham County Council as host, to that element of the programme that it benefits from.

The reality of the situation is that the exposure identified is going to be determined by how many of the projects that receive external funding. It is likely that in initial years that only a proportion of the identified projects will receive funding, and the assessment of risk and exposure is likely to be lower than the numbers indicated.

# REGENERATION SERVICES COMMITTEE

15<sup>th</sup> January 2015



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

**Subject:** REGENERATION OF CHURCH STREET:  
ENVIRONMENTAL IMPROVEMENTS AND THE  
CREATION OF WORKSPACE/INCUBATION SPACE

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## 1. TYPE OF DECISION/APPLICABLE CATEGORY

Non Key Decision.

## 2. PURPOSE OF THE REPORT

2.1 The purpose of the report is to request permission from the Regeneration Services Committee for the following;

- 1) Prepare draft designs and cost estimates to facilitate an environmental improvement scheme in Church Street;
- 2) To approve the development of a building acquisition strategy for the Innovation and Skills Quarter (ISQ) and;
- 3) To approve feasibility and development work into the creation of workspace/incubation space and a centre for creative entrepreneurs within the ISQ.

## 3. BACKGROUND

3.1 The regeneration of Church Street and the surrounding area has been identified as a key priority given its potential to contribute towards the economic growth of the town.

3.2 The development of the Innovation and Skills Quarter offers the opportunity to redefine the area with additional daytime uses, an improved environment and a vibrant creative industries economy. The focus of activity is aimed at establishing a new role and changing the perception of the area, which in turn will drive investment and demand.

- 3.3 There is a significant opportunity arising from the expansion of Cleveland College of Art and Design (CCAD) and their ambition to secure degree awarding powers and become the 6<sup>th</sup> University in the North East and the only specialist provider of Higher Education in the creative industries in the region.
- 3.4 CCAD have recently been awarded funds from the Local Growth Fund to expand and create a landmark modern educational building on the Council's Lynn Street Depot, which will anchor the eastern end of Church Street and add significance to the Church Street Conservation area. This will allow CCAD to realise their ambition to double in size and have 1,500 undergraduates by 2025.
- 3.5 The creation of a new campus on the Lynn Street Depot will allow the future expansion of the College and the creation of additional student accommodation, following the success of Crown Halls on Surtees Street.
- 3.6 In addition to the development of the Lynn Street site CCAD will also redevelop their existing building in Church Square, which will help to draw footfall between the two sites and help to underpin the regeneration of Church Street.
- 3.7 It is important to support the expansion of CCAD with a wider programme of improvements that will add value to the College's investment and enhance the heritage of the area. The expansion of CCAD underpins the importance of partnership working to facilitate the regeneration of the area.
- 3.8 There are a number of economic and physical schemes that can be developed to help deliver the Vision for the area. It is crucial that the physical and economic projects are not delivered in isolation from each other as an holistic approach is required to increase the long-term sustainability of the area without the need for continued public sector support.

#### **4. ENVIRONMENTAL IMPROVEMENTS**

- 4.1 There is a significant opportunity in Church Street to provide innovative improvements to the streetscape that will enhance the heritage of the area and improve its offer to residents and visitors.
- 4.2 The environmental improvements need to add value to making Church Street distinctive with particular emphasis on enhancing the heritage architecture and the setting of Listed buildings.
- 4.3 There is a need to tie in the College developments to the street, improve traffic management within the area and improve the connections with the town centre and the Marina.
- 4.4 There is an opportunity to create a pedestrian friendly environment that supports the daytime economy, encourages passing trade and helps to

change the perception of the area. This in turn will help to attract new businesses and investment.

- 4.5 A number of options to improve the appearance, vitality and performance of Church Street have been considered during the development of the Hartlepool Regeneration Masterplan, ranging from full pedestrianisation to schemes that maintain traffic along the street but transform its appearance, reduce the dominance of the car and make it much easier for pedestrians to cross and dwell in the street.
- 4.6 The preference in the draft Masterplan, is to narrow the vehicle carriageway to allow a widening of the footpaths and additional crossing points, creating additional space for businesses and pedestrians. This preference was supported by the results from the initial Masterplan public consultation
- 4.7 As reported to the Regeneration Services Committee on the 18<sup>th</sup> December 2014, there are funding opportunities from the Heritage Lottery Fund (HLF) Townscape Heritage Programme that could potentially fund the public realm improvements within Church Street. The HLF programme is designed to improve the built historic environment of conservation areas in need of investment. An application for Church Street is currently being prepared.
- 4.8 Given the level of investment by CCAD and the potential for funding to support the improvements, which may be forthcoming from the Local Growth Fund, draft designs are now required to support the funding applications and ensure that the Council is in a position to spend the money quickly if the applications are successful.
- 4.9 It is important that any improvements are high quality and in keeping with the Conservation Area and consider the lifecycle and maintenance costs of materials to reduce the need for future maintenance.
- 4.10 A comprehensive scheme will be developed for the Church Street Conservation Area with a specific focus on improvements to Church Street and Church Square. This will allow both CCAD developments to be tied into the street scene and address connectivity issues within the area.
- 4.11 Permission is therefore sought from the Regeneration Services Committee to undertake initial site investigations, topographic surveys and to produce draft designs and costs for an environmental improvement scheme for Church Street. The draft designs will be subject to a comprehensive public consultation exercise with businesses and residents and would be necessary to progress any Local Growth Fund money.

## **5. WORKSPACE/INCUBATION SPACE**

- 5.1 The presence of CCAD and Hartlepool College of Further Education (HCFE) provide a strong base for growing the economy of the ISQ.

- 5.2 Previous improvements to business accommodation including Hartlepool Enterprise Centre and the Innovation Centre at Queens Meadow have led to an increase in the number of start up businesses and an increase in Hartlepool's self-employment rate. It's therefore important to continue this momentum by building upon the success of incubation/small business space across the town. The ISQ is an excellent location to promote high quality small and new businesses.
- 5.3 CCAD and HCFE provide a supply of job ready, adaptable skilled workers however the graduate retention levels within the area are low despite the high percentages of graduates going on to create their own businesses. There is currently a lack of suitable space for start-up companies and small firms that require space centrally located in Hartlepool wishing to set up grow and expand.
- 5.4 Advice from property agents and from GVA's Hartlepool Regeneration Masterplan Strategic Framework identifies that market viability is a real deterrent to the development and take up of appropriate office space in the area. The commercial market is challenging even for new build developments and the returns from the conversion of properties is even more of an issue in terms of viability. Therefore unless gap funding is made available office development is unlikely to occur.
- 5.5 In order to unlock the latent demand good quality, affordable fit for purpose accommodation is required. There are a range of development sites and vacant buildings in the area which could be converted to create workspace. An earlier analysis of business incubation workspace identified a positive requirement for accommodation and a suitable supply of appropriate buildings for conversion.
- 5.6 It is recommended that the focus should be on the re-use/conversion of existing premises within Church Street to provide space for creative enterprises, start-ups and established businesses looking to expand. The re-use of existing buildings is the key to the revival of Church Street and if successful, offers the greatest regeneration benefit and impact. Areas such as Church Street are often attractive to the creative business sector, as historic areas often offer more competitive rent costs when compared to town centre and new office developments. These areas also offer more diversity in terms of size and configuration of available space. In other areas the creative sector has been attracted to the heritage, character and design of historic areas, making them vibrant and desirable places to work and live.
- 5.7 The creation of new small business space in the area will also encourage clustering which is beneficial for the growth of the creative sector as it provides complementary opportunities for businesses.
- 5.8 There is an opportunity to develop a centre for creative entrepreneurs, a physical hub of activity to help entrepreneurs develop their own ideas and opportunities to drive them forward. This could be part of the same building

offering workspace and could be an extension of Hartlepool Enterprise Centre's activity with a focus on supporting and showcasing creative enterprises. It will also link with CCAD's outreach activities to support students.

- 5.9 It is proposed to develop a pro-active acquisitions strategy for buildings within the Church Street area to facilitate the creation of workspace for new and small businesses. Being pro-active will enable the Council to benefit from any uplift in the area created by the College's expansion and the wider improvements proposed for the area. Assuming the Strategy is approved any proposed acquisition will be subject of an individual business case which will be presented to Finance and Policy Committee and Council for a decision.
- 5.10 Feasibility and project development work is therefore required to develop the proposals further. This will include the identification of buildings, examining the suitability of space, conversion costs and potential business models.

## **6. FUTURE PROJECTS**

- 6.1 There are a number of additional projects that could be undertaken to support the regeneration of the ISQ. These projects could include a programme of specialist markets and events within Church Square to attract footfall, vibrancy and support local businesses, the creation of pop-up shops or investigating the economic benefits of relocating the Farmers Market to Church Square or the town centre. Physical improvements to the Hartlepool Art Gallery could also be considered to facilitate additional community uses and community learning as part of the wider Church Street Creative Industries Strategy.
- 6.2 The Hartlepool Regeneration Masterplan is investigating the feasibility of a number of additional projects including improving links between the Station and the Marina and enhancing the sense of arrival in the town centre.

## **7. FUNDING OPPORTUNITIES AND TIMING**

- 7.1 There are a number of funding opportunities that could support the regeneration of Church Street and the creation of workspace/studio space.
- 7.2 The Innovation and Skills Quarter has been prioritised by Tees Valley Unlimited as the highest ranked Local Authority project for Local Growth Funding based on its ability to create jobs and businesses. The focus of the bid was around developing an incubation/workspace facility utilising existing buildings within Church Street. Highways and access improvements within the Church Street area were also included. £4.7m has been prioritised for 2017/18 and 2018/19. It is important that project development work is undertaken promptly so that the Council is in an



advanced position to target any underspend from other projects within the Tees Valley, if it becomes available, to deliver the projects earlier.

- 7.3 The Tees Valley has been awarded an allocation of £173m from the European Regional Development Fund (ERDF) and the European Social Fund (ESF). A key theme in the Tees Valley European Structural and Investment Funds Strategy (ESIFS) 2014-20 is enhancing the competitiveness of small and medium sized industries. Support will be available to support and grow existing businesses and develop new start-up businesses and business accommodation. These aims align with the aims of the ISQ so again it is important to have projects that are at an advanced stage that can be used to attract funding. The start of the new European programme has been delayed so the timing of the new European programme is currently uncertain. These sources of funding could directly support the provision of business accommodation and business support projects being suggested in the Church Street area.
- 7.4 As previously reported to the Regeneration Services Committee on the 18<sup>th</sup> December 2014, there are funding opportunities available from the Heritage Lottery Fund Townscape Heritage Initiative and Heritage Enterprise Scheme which could be used to fund improvements to the streetscape and buildings within Church Street. There is however a long application process for HLF funding which can be up to two years.
- 7.5 The environmental improvements proposed for Church Street are likely to be funded by HLF matched with Council funding. A phased approach could be implemented in the short term, if required, using the £355k funds already approved for regeneration from the Council's Capital Fund (approved by Council on 6<sup>th</sup> February 2014) and funds from the sale of the Crown House site. The first phase could include the section of Church Street from Mainsforth Terrace to Lynn Street and would tie the new College development into the street. Later phases could be implemented as funds became available. There is however a risk with this short term, phased approach and no guarantee that further funding will become available. This money has also been identified as match funding to support the bids to the Heritage Lottery Fund.
- 7.6 The development of workspace/incubation space is likely to be funded from a combination of Local Growth Fund, ERDF, ESF and Council match funding where required. It is likely that the running costs would be minimised by using existing staff resources.
- 7.7 Given the various funding opportunities, the timing of the projects is crucial to maximise the amount of external funding and reduce the requirement for Council resources.
- 7.8 Detailed project development and feasibility work is therefore required so that the Council is in a strong position to submit funding applications and be in a position to spend the identified external funding at short notice once the funding becomes available. The fees for the environmental improvement work will be reported to the Regeneration Services

Committee with the draft designs. There is also the potential that HLF could contribute towards some of the development work.

- 7.9 Permission is therefore sought from the Regeneration Services Committee to complete up to £25K of feasibility work into the development of workspace/incubation space within the Church Street area using a proportion of the Council Capital monies allocated for Church St. This will reduce the level of funds set aside to be used as match funding towards Heritage Lottery fund applications as identified in the Heritage Lottery Fund report to the Regeneration Services Committee on the 18<sup>th</sup> December 2014.

## **8. ASSET MANAGEMENT CONSIDERATIONS**

- 8.1 Funding could potentially be available for Council owned properties within the area.

## **9. EQUALITY AND DIVERSITY CONSIDERATIONS**

- 9.1 There are no equality or diversity implications.

## **10. SECTION 17 OF THE CRIME AND DISORDER ACT 1998 CONSIDERATIONS**

- 10.1 The Church Street environmental improvements will be designed with the reduction of crime and anti social behaviour in mind.
- 10.2 The regeneration programme is likely to contribute to reductions in crime and anti-social behavior.

## **11. RECOMMENDATIONS**

- 11.1 The Regeneration Services Committee is requested to:

- Approve the production of draft designs and costs for an environmental improvement scheme within Church Street.
- Approve the development of a building acquisitions strategy for the ISQ as set out in Paragraph 5.9.
- Approve feasibility and development work for the creation of workspace/incubation space and a centre for creative entrepreneurs in Church Street using £25k from the funds (£355k) already approved for the regeneration of Church Street from the Council's Capital Fund. This will reduce the level of funds set aside to be used as match funding towards Heritage Lottery fund applications.

**12. BACKGROUND PAPERS**

- 12.1 There are no background papers.

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# REGENERATION SERVICES COMMITTEE

15<sup>th</sup> January 2015



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

**Subject:** HARTLEPOOL REGENERATION MASTERPLAN  
DRAFT AND HARTLEPOOL RETAIL STUDY

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## 1. TYPE OF DECISION/APPLICABLE CATEGORY

Non Key Decision

## 2. PURPOSE OF REPORT

- 2.1 The purpose of the report is to inform the Regeneration Services Committee of the key projects that are emerging from the draft Hartlepool Regeneration Masterplan and to seek permission to consult with the public on the draft Masterplan. A further report will be presented to the Committee with the final Masterplan following the public consultation.
- 2.2 The Regeneration Services Committee is also requested to endorse the Hartlepool Retail Study which was developed as part of the Masterplan and will form part of the evidence base for the new Local Plan.

## 3. BACKGROUND

- 3.1 The Hartlepool Regeneration Masterplan is an in depth piece of work to look in detail at what can be achieved on specific sites within the Marina, Hartlepool Waterfront and the wider town centre. The work determines how development and regeneration schemes can be delivered on these sites through discussions and negotiations with the private sector.
- 3.2 The Masterplan forms part of the Hartlepool Vision which aims to revitalise the centre of Hartlepool, spark the town's wider regeneration and lay the foundations for its future prosperity. A key aim of the Vision is to promote the growth of the Advanced Manufacturing and Energy sectors, employment and business growth. The town's Enterprise Zones at the Port, Oakesway and Queens Meadow are also identified as key sites within the Vision.

- 3.3 The Masterplan will address a number of strategic aims including making Hartlepool a major leisure and visitor destination, improving shopping in the town and regenerating Jacksons Landing, Church Street and Trincomalee Wharf, through the development of bold but deliverable proposals.
- 3.4 The Masterplan capitalises on the opportunities provided by the Waterfront and other key assets and seeks to raise the profile of Hartlepool whilst providing support and certainty for businesses and investors through coordinated development proposals.
- 3.5 The Masterplan Area is formed of two sub-areas; the Focused Masterplan Area and the Wider Masterplan Area. The Focused Masterplan Area is concentrated on the Waterfront including key sites such as Jacksons Landing, Hartlepool Maritime Experience, Trincomalee Wharf, the Marina and Church Street. The wider Masterplan Area includes key retail and leisure locations including Middleton Grange Shopping Centre and Mill House Leisure Centre. A large proportion of the land within the focused boundary is within Council ownership.
- 3.6 It is important that development opportunities are included within a structured framework to ensure that the Masterplan has a joined up approach. It is essential that the Masterplan provides an overarching framework within which all of the potential development proposals can be assessed and delivered in an holistic manner. This will avoid the disjointed development that has happened in Hartlepool in the past, particularly in relation to connectivity.
- 3.7 GVA Grimely were appointed to work alongside the Council to develop the Masterplan. GVA are the largest independent firm of property advisers in the country and provide the opportunity to liaise with both local and national investors and bring specialist property advice and market knowledge.
- 3.8 There are four stages in the preparation of the Hartlepool Regeneration Masterplan which include:
- The development of a strategic framework which involves a review and analysis of baseline data and information from the public consultation.
  - The development of a draft Masterplan and site options including the development of an implementation plan to turn the vision and plans into reality and to test the viability and deliverability of the proposals.
  - Further public consultation and revisions.
  - Adoption and publication.
- 3.9 It is important that the recommendations of the Masterplan have weight in terms of Planning Policy to help with the deliverability of the proposals. The recommendations of the Masterplan will therefore feed into the new Local Plan and are being prepared in such a way that they can also be adopted as a Supplementary Planning Document.

- 3.10 The Strategic Framework and baseline data analysis is now complete and the initial public consultation exercise has been held which has helped to identify additional constraints and opportunities to be considered through the Masterplan process.

#### **4. PUBLIC CONSULTATION RESULTS**

- 4.1 A range of public and stakeholder events were held to help understand the ambitions for the town from people and organisations in Hartlepool.
- 4.2 A stakeholder workshop was held on the 5<sup>th</sup> August 2014, at Hartlepool Maritime Experience and was attended by 62 individual businesses. A range of other stakeholders and businesses have also been engaged through the development of the draft Masterplan through separate meetings and discussions.
- 4.3 An extensive public consultation exercise was held from the 4<sup>th</sup> August 2014 until the 17<sup>th</sup> October 2014, which involved the completion of a questionnaire. A range of activities were undertaken as part of the consultation including:
- Displays in the Central Library, Civic Centre Reception and Hartlepool College of Further Education.
  - Electronic questionnaires on the front page of the Council's website and on the Invest in Hartlepool website.
  - Questionnaires were sent to the Hartlepool Online Panel
  - The Voluntary sector was consulted through the Hartlepool Voluntary Development Agency database which has approximately 500 voluntary groups and organisations.
  - 500 questionnaires were hand delivered to businesses and residential properties at the Marina with pre-paid envelopes. In addition all businesses and residential properties in and around Church Street received questionnaires.
  - Presentations were made to a number of groups including the Economic Regeneration Forum, North East Chamber of Commerce, Conservation Advisory Committee, Bridge Community Association, Council Members, North East Construction Excellence Forum, Hartlepool Rotary, etc.
  - A wide range of publicity and other activity was also undertaken.
- 4.4 A total of 628 individual responses were received in the form of questionnaires from the public consultation. The results of the consultation highlighted overwhelming support for the Masterplan.
- 4.5 94% of people agreed that some or all of the priorities being considered for the Masterplan, which include making Hartlepool a major leisure and visitor destination, improving shopping in the town, the regeneration of Jacksons Landing, Church Street and Trincomalee Wharf, are the correct priorities.

- 4.6 There was strong support for the list of activities that had been identified for the Masterplan to address. 93% of people agreed that the Masterplan should look at improving the physical environment/how the area looks within the Masterplan Area. 88% of responses agreed that the Masterplan should increase Hartlepool's profile as a major leisure and visitor destination by building upon the offer of visitor attractions such as Hartlepool Maritime Experience. Improving the choice of shops, choice of leisure activities and pedestrian and cycle paths also received significant support.
- 4.7 A range of responses were received around suggested developments for Jacksons Landing and improvements to the public realm. Concerns were raised around poor connectivity and the number of vacant and derelict buildings.
- 4.8 Comments were received about enhancing and using heritage to attract investment, improving the sport and leisure offer of the town and re-inforcing the importance of industry and businesses alongside the tourism and leisure aims.
- 4.9 The results were used to help develop options for the draft Masterplan. A full list of results is detailed in **Appendix 1**.

## 5. KEY MASTERPLAN PROJECTS

- 5.1 A number of strategic projects have been identified from the results of the public consultation and from the strategic framework and baseline data analysis. These projects form the basis of the draft Masterplan and offer the opportunity for transformational change within the area.

### **Hartlepool Maritime Experience**

- 5.2 The first main project arises from the Trincomalee Trust being a subsidiary of the National Museum of the Royal Navy (NMRN) and the subsequent proposal for Hartlepool Maritime Experience to become a regional museum (NMRN North). The Council is in advanced discussions about the future running and development of the site. This presents an excellent opportunity to enhance and re-launch the Waterfront area as a nationally and internationally significant visitor destination that could attract thousands of additional visitors to the Borough per year. This proposal creates excellent scope to expand and enhance the tourism and leisure offer within Hartlepool.
- 5.3 The NMRN are currently exploring options for their expansion plans and have expressed an interest in creating an additional visitor attraction possibly including Jacksons Landing. This is at a very early stage and will require additional project feasibility and development work, however it presents an opportunity to create a step change in the visitor offer of the town. The results of the feasibility work will determine NMRN's expansion plans which could include additional Museum space and galleries to display more of their national collection, and an iconic development on Jacksons Landing, with

physical links created to Hartlepool Maritime Experience to create a single destination attraction.

- 5.4 NMRN's aim is to attract new and repeat visitors by constantly refreshing the exhibitions and creating a critical mass of visitor facilities. The new visitor attraction could consist of either additional historic ships and artifacts or modern Naval exhibits. The aim will be to attract 150,000+ visitors per year which will bring substantial benefits to the economy and will in turn attract additional visitor facilities including hotels and restaurants. The scheme could potentially be delivered with support from the Heritage Lottery Fund and the Local Growth Fund.
- 5.5 Jacksons Landing has therefore been identified within the draft Masterplan as a destination visitor or leisure attraction. In addition to the potential for NMRN North to be accommodated on the site, there would be spare capacity to deliver further development, potentially in the form of the proposed STEM Hub for Hartlepool and mixed-use development in separate buildings. The potential for mixed-use development, including a hotel use, and small scale kiosks and pavilions offers the potential to accommodate small scale retail, leisure and commercial floorspace.

### **Middleton Grange Shopping Centre**

- 5.6 A further key project is identified within the town centre. Middleton Grange Shopping Centre has vacancies and investment is required to respond to changing market challenges and conditions. Mars Pension Fund, which now owns the long leasehold for the site, has long-term interest and has plans to improve the Centre in terms of appearance and its retail offer and the Masterplan supports these plans.
- 5.7 The Masterplan seeks to encourage changes by creating active frontages to the centre, particularly opening up the frontages onto Victory Square and encouraging improvements. A key proposal for Middleton Grange is the relocation of leisure facilities from the Mill House Leisure Centre to a more central site in the Town Centre adjacent to the Shopping Centre.
- 5.8 Through the rationalisation of floorspace at the Centre and utilising the surface car parking area to the West of the Centre there is a potential to provide a new Community and Leisure Facility to replace the Mill House Leisure Centre. This would provide a new approach to the centre from York Road and encourage linked retail and leisure trips extending the stay of visitors in the town centre. The leisure facility could be linked to the creation of new retail units with active frontages and an improved external appearance of the centre. This could provide significant economic growth in the town centre.



### **Trincomalee Wharf**

- 5.9 Trincomalee Wharf is another key site that offers significant redevelopment opportunities within the Masterplan area. The Masterplan proposes that the site should be developed for a mixed use redevelopment. Provisions need to be flexible to enable the redevelopment to respond to market drivers. The Masterplan will therefore outline specific parameters including potential appropriate uses, scales of development, key design and connection requirements. New pedestrian and vehicular connections are currently being examined with a proposal for a new boulevard connection between Victoria Terrace and Maritime Avenue.

### **Innovation and Skills Quarter/Church Street**

- 5.10 A key component of the draft Masterplan is to develop the Innovation and Skills Quarter focused around the regeneration of Church Street area. A key anchor will be the Cleveland College of Art and Design led redevelopment of the Lynn Street Depot site at the eastern end of Church Street.
- 5.11 CCAD have recently been awarded money from the Local Growth Fund to expand and create a landmark modern educational building on the Council's Lynn Street Depot site, which will anchor the eastern end of Church Street and add significance to the Church Street Conservation area. This will allow CCAD to realise their ambition to double in size and have 1,500 undergraduates by 2025.
- 5.12 There is an opportunity to create a pedestrian friendly environment that supports the daytime economy, encourages passing trade and helps to change the perception of the area. This in turn will help to attract new businesses and investment.
- 5.13 The preference in the draft Masterplan, is to narrow the vehicle carriageway to allow a widening of the footpaths and additional crossing points, creating additional space for businesses and pedestrians. This preference was supported by the results from the initial Masterplan public consultation.
- 5.14 CCAD and HCFE provide a supply of job ready, adaptable skilled workers however the graduate retention levels within the area are low despite the high percentages of graduates going on to create their own businesses. There is currently a lack of suitable space for start-up companies and small firms that require space centrally located in Hartlepool wishing to set up grow and expand. The Masterplan is therefore investigating ways to address this.
- 5.15 Previous improvements to business accommodation including Hartlepool Enterprise Centre and the Innovation Centre at Queens Meadow have led to an increase in the number of start up businesses and an increase in Hartlepool's self-employment rates. It's therefore important to continue this momentum by building upon the success of incubation/small business space across the town. The Innovation and Skills Quarter is an excellent location to promote high quality small and new businesses.

### **Public Realm/Connectivity**

- 5.16 A public realm and connectivity strategy is also provided within the draft Masterplan. One of the keys to the success of the Masterplan is the ability to connect all of the sites together with a pedestrian friendly solution. Key recommendations include a direct crossing of Stockton Street with pedestrians crossing the road in a single phase which would halve crossing times without worsening traffic conditions on Stockton Street. This could be achievable by banning the right vehicle manoeuvre from Victoria Road.
- 5.17 The draft Masterplan also includes recommendations to improve access to the underutilised multi-storey car park with traffic signals to allow a right turn out of the car park. Widening the footpath on the bridge over the railway line from the transport interchange to Hartlepool Maritime Experience by reducing the width of the central reservation is also proposed.
- 5.18 The draft Masterplan also recommends addressing the traffic signals at the top of Church Street onto Stockton Street to improve pedestrian connectivity and ease access into the Transport Interchange.
- 5.19 One of the main strengths of the Masterplan is the physical location of the projects creating a new urban spine stretching from Middleton Grange Shopping Centre through Church Street and Trincomalee Wharf to the Hartlepool Maritime Experience. Developments such as the expansion of CCAD anchor this route, creating vibrancy and encouraging people to move between the key sites. The connectivity and environmental improvement strategy aims to create a high quality, distinctive route that is attractive to pedestrians and encourages footfall.
- 5.20 The regeneration opportunities outlined within the draft Masterplan highlight the potential for deliverable projects that will ensure a transformational approach to development, creating jobs for the future and enabling a new chapter in the economic growth of the Borough.

## **6. RETAIL REPORT**

- 6.1 A key element of the Hartlepool Regeneration Masterplan is the preparation of a retail study and a retail revival strategy, which will set out a comprehensive strategy and action plan for improving retail opportunities in the town centre.
- 6.2 The Council is at an early stage in preparing a new replacement Local Plan. The retail study, attached in **Appendix 2**, provides an up-to-date and robust evidence base to underpin the development of the Masterplan and new retail policies within the Local Plan.
- 6.3 The retail study was informed by a number of detailed independent survey exercises including detailed surveys of Hartlepool town centre and local

centre's within the Borough, a household telephone survey for 500 residents, in centre shopper surveys and a business survey to retailers.

- 6.4 The results of the survey exercises were drawn together to provide a set of robust recommendations to enable the Council to proactively plan for future development.
- 6.5 The recommendations from the study will inform the emerging Masterplan and the Retail Revival Strategy. The retail study recommendations focus on planning policies which should be developed through the new replacement Local Plan process.
- 6.6 The main recommendations from the retail study include:
- 6.7 Convenience Retail: There is no quantitative or qualitative requirement for the Council to allocate any sites over the emerging plan period. The town has an appropriate network of foodstores with no overriding deficiency in provision.
- 6.8 Comparison Retail: There is no requirement for the Council to allocate any sites over the emerging plan period. The policy focus should be on consolidation of the centre rather than further quantitative expansion given the extent of vacancies and requirement to address current physical constraints of the town centre Primary Shopping Area.
- 6.9 Impact threshold: It is recommended that the Council construct a local floorspace threshold given that the "default" National Planning Policy Framework threshold of 2,500sqm. The retail strategy recommends a minimum local floorspace threshold of 200sqm net.
- 6.10 Town Centre Boundary Policies: It is recommended that the existing town centre boundaries are reviewed as there is a requirement to consolidate the physical extent of the town centre.
- 6.11 The retail study provides a robust evidence base to inform the Local Plan. It is important that the Council continues to support and monitor the health of the town centre, revisiting the strategy to address changing circumstances. The Regeneration Services Committee is requested to endorse the Retail Study so that it can inform the new Local Plan.

## **7. TIMESCALES AND NEXT STEPS**

- 7.1 The next stage in the development of the Masterplan is to undertake a second public consultation exercise on the draft proposals that are outlined above. This will enable residents and businesses to comment on the draft recommendations and continue to help shape the Masterplan.
- 7.2 Graphical materials for the consultation will be produced and a second stakeholder consultation will be organised. It is proposed to hold the

stakeholder consultation event in the week of the 19<sup>th</sup> January. A Members briefing will also be organised.

- 7.3 It is proposed to hold the public consultation and exhibitions from the 16<sup>th</sup> January until the 12<sup>th</sup> February. The draft Masterplan will then be updated with the results from the consultation and the final Masterplan will be reported to the Regeneration Services Committee in March 2015 for adoption.
- 7.4 The development of the Masterplan is an evolving process and the further work will be completed on the draft proposals particularly with regard to the deliverability of the proposals as ensuring the vision for Hartlepool is deliverable is essential. Further work will also be undertaken to determine the quantitative economic impact of the Masterplan proposals.

## **8. FINANCIAL IMPLICATIONS AND RISK**

- 8.1 There are no financial implications or risk associated with this report. However, as projects are developed business cases will be considered and reported to Committee.

## **9. EQUALITY AND DIVERSITY CONSIDERATIONS**

- 9.1 There are no equality or diversity implications.

## **10. SECTION 17 OF THE CRIME AND DISORDER ACT 1998 CONSIDERATIONS**

- 10.1 Community Safety will be considered as part of all regeneration schemes with the aim to design out crime.

## **11. RECOMMENDATIONS**

- 11.1 The Regeneration Services Committee is requested to:
- Note the key findings emerging from the draft Masterplan
  - Agree a public consultation exercise on the draft Masterplan
  - Endorse the Retail Study which is attached in **Appendix 2**
- 11.2 Receive additional reports regarding specific projects as they emerge and develop from the Masterplan.

**12. BACKGROUND PAPERS**

- 12.1 There are no background papers.

**13. CONTACT OFFICER**

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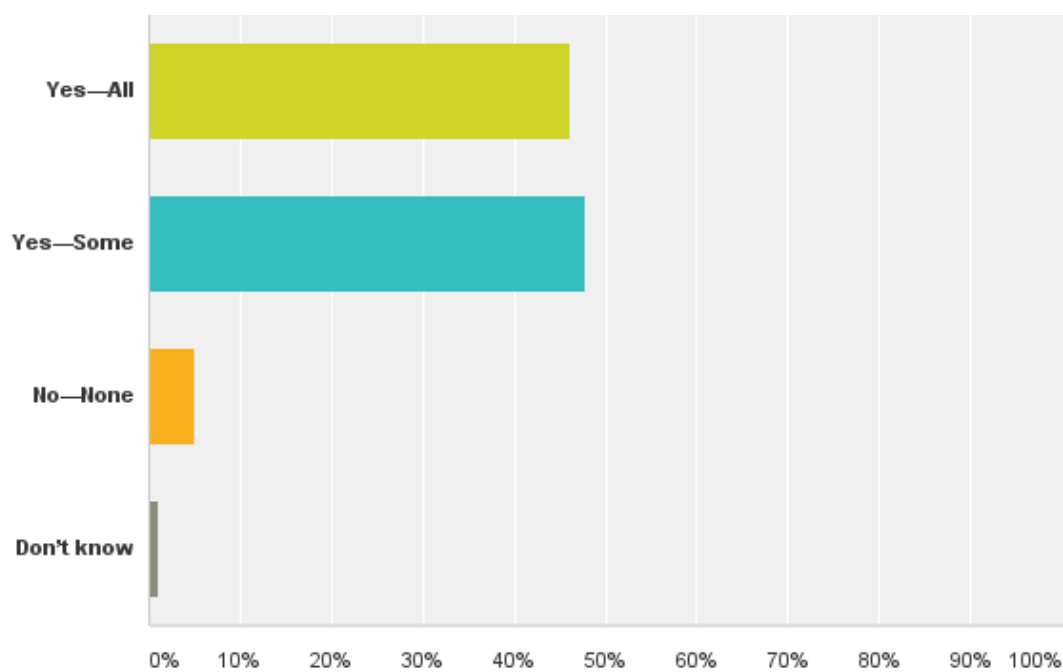
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**Hartlepool Regeneration Masterplan - Public Consultation#**

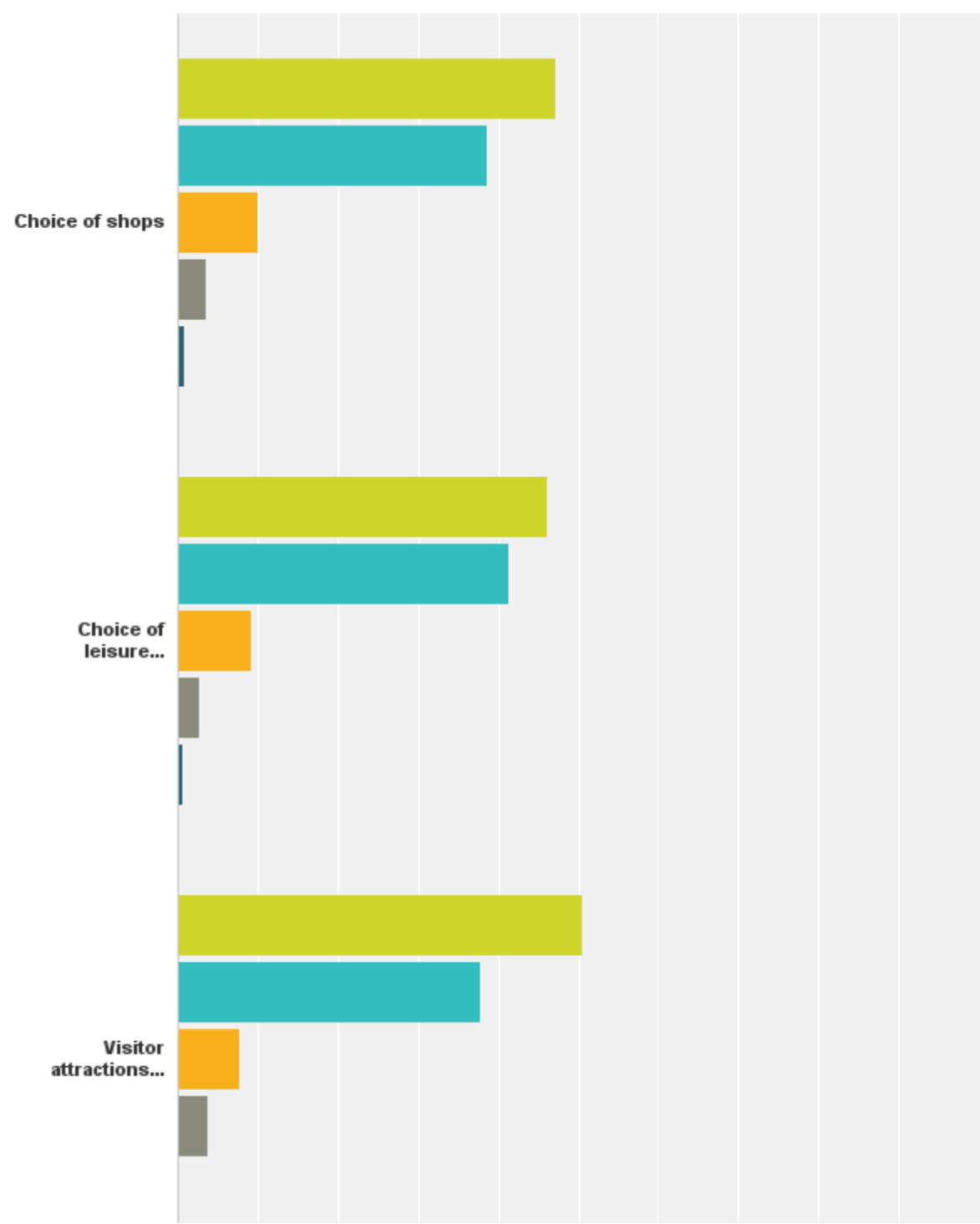
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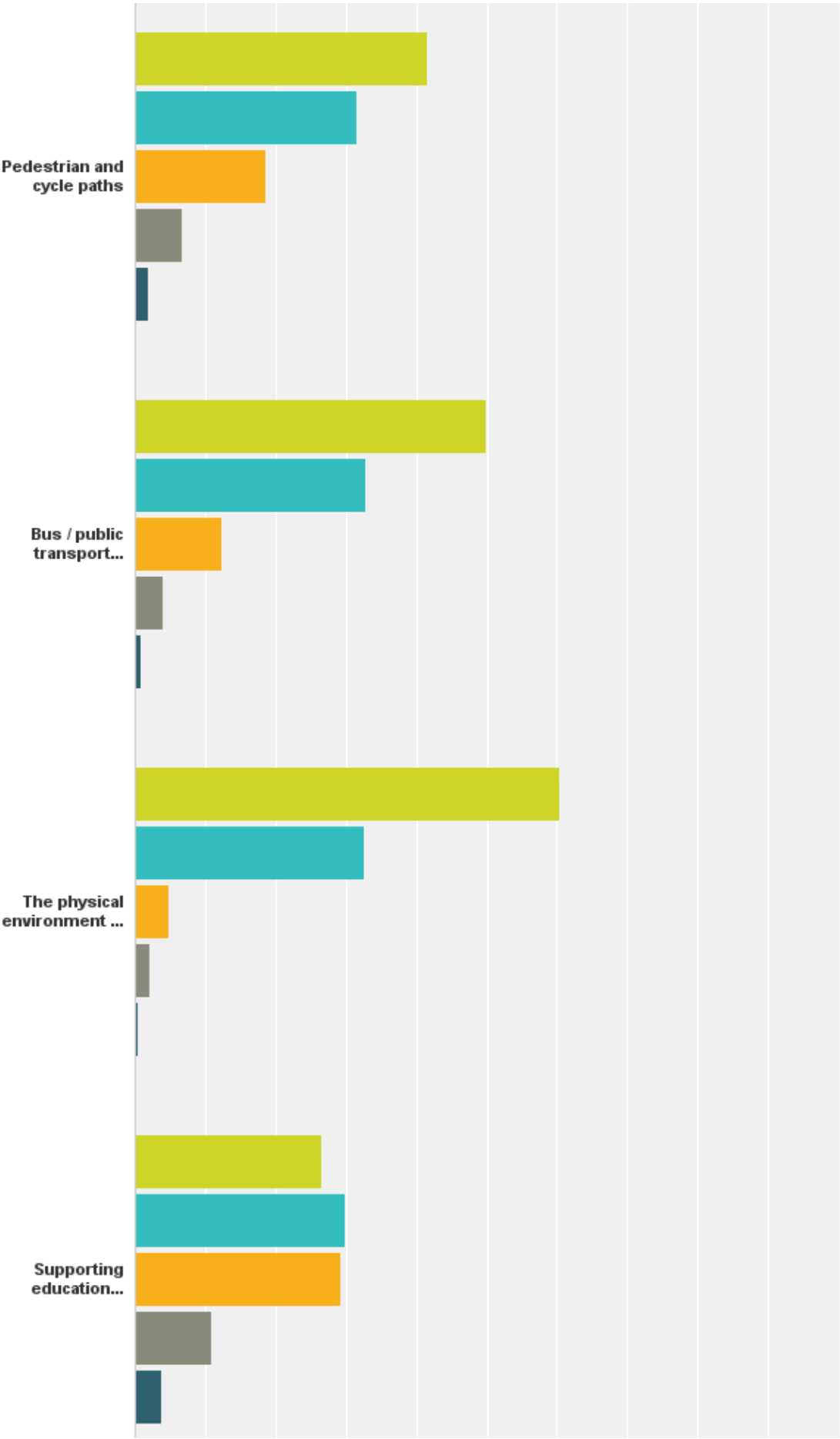
**Q4: Do you think the priorities being considered for the Masterplan are the correct?****Answered: 561 Skipped: 67**

Answer Choices	Responses
Yes—All	46.17% 259
Yes—Some	47.77% 268
No—None	4.99% 28
Don't know	1.07% 6
<b>Total</b>	<b>561</b>

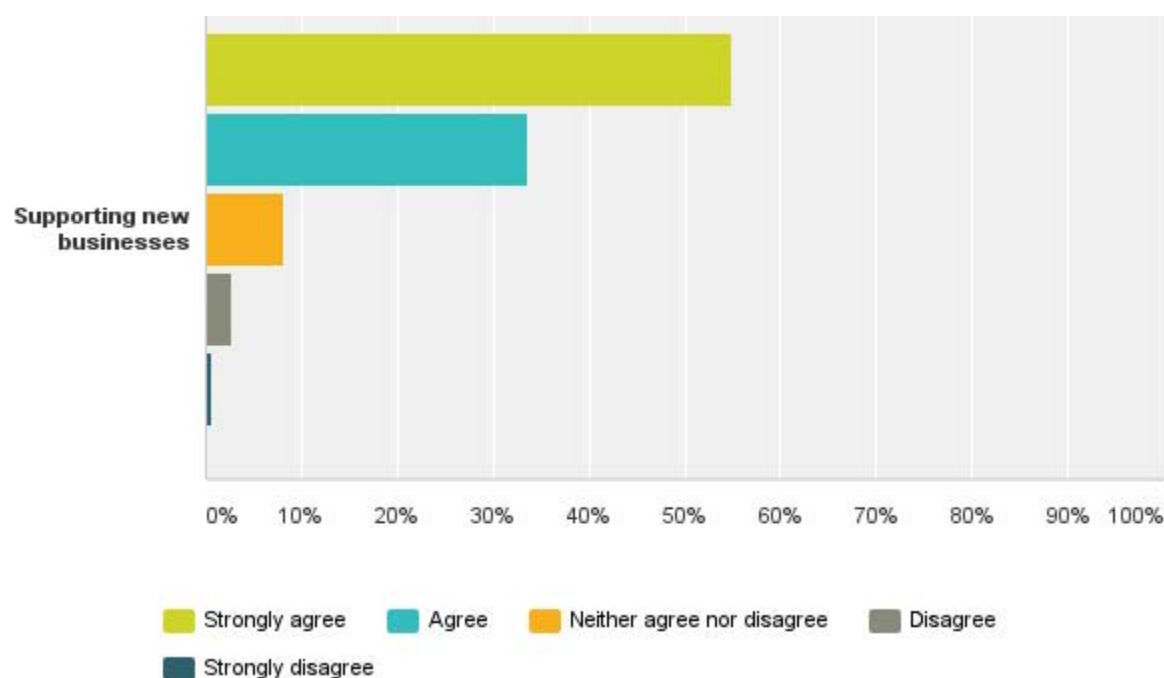
Q5: Looking at the list of things below, which of them do you agree or disagree the Masterplan should deal with?

Answered: 555 Skipped: 73









	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly disagree	Total
Choice of shops	47.11% 253	38.55% 207	10.06% 54	3.54% 19	0.74% 4	537
Choice of leisure activities (sports, cinemas, restaurants, etc)	46.24% 252	41.28% 225	9.17% 50	2.75% 15	0.55% 3	545
Visitor attractions (such as the museum, Hartlepool Maritime Experience)	50.55% 275	37.87% 206	7.72% 42	3.68% 20	0.18% 1	544
Pedestrian and cycle paths	41.59% 225	31.42% 170	18.48% 100	6.65% 36	1.85% 10	541
Bus / public transport connections / routes	50.00% 268	32.84% 176	12.31% 66	3.92% 21	0.93% 5	536
The physical environment / how the area looks	60.29% 331	32.60% 179	4.74% 26	2.00% 11	0.36% 2	549
Supporting education providers in the Church Street area	26.51% 145	29.80% 163	29.25% 160	10.79% 59	3.66% 20	547
Supporting new businesses	54.91% 302	33.64% 185	8.18% 45	2.73% 15	0.55% 3	550

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**Q6: Are there any other developments or attractions you would like to see included in the Hartlepool Masterplan? If so, please use this space to tell us about them, or any other thoughts or comments you may have about the Masterplan. Remember, if you felt the priorities in Q4 were not correct, please use this space to tell us why. Also, please use this space to tell us about any priorities you think we have missed.**

**Answered: 333 Skipped: 295**

No.	Response Text
1	<p>To help regenerate the local economy and job creation, assist new businesses to set up in the area.</p> <p>Make sure navigation point (restaurants, bars on the Marina) does not deteriorate.</p> <p>Act upon empty properties that are run down / derelict, especially some in Seaton Carew (the Old Coasters Family Bar) etc.</p>
2	Don't forget Mill House and the indoor bowls club.
3	<p>Jacksons Landing could be used for disabled kids. A touch centre for blind children and children with autism and other disabled children. Climbing wall. Odeon Cinema - re-open as cinema and restaurant.</p> <p>Museum off Raby Road - open to public, World War I exhibition (already in courtyard and back unused currently).</p>
4	Would like to see Jacksons Landing used for creative projects - art, crafts, workshops etc. Scope for small businesses to grow. Leisure for people aged 50+ is also a bonus. Need to regenerate (west) Hartlepool as priority instead of always focusing on Headland!!! Restore and save beautiful old buildings instead of destroying everything. Good luck!
5	More people activity centres for all ages e.g. sports, arcade, children's fun centre, restaurants. More new businesses.
6	Better disability access to the new places. Better pathways and ramps at both ends of a path, not like pathway at the Marina with seats from bars and cafes and cars leave very little room for wheelchairs, buggies and scooters.
7	I think you should try to integrate the shopping centre with Church Street area so it doesn't feel separate.
8	I think there should be a better bus route.
9	Better link from town centre to Marina area.
10	Utilise more sport facilities, art and music (live). Pedestrianise more area. Tourism needs integration and events (focal point). Good luck.
11	Better tourist attractions, better clothes shops.
12	Better bus services and an events area exhibition centre. Better pedestrian facilities around the Marina.
13	Events centre. Encourage new businesses.
14	<p>Please do not pedestrianise any part of Church Street. It is the main route to and from Seaton Carew and needs to be preserved. Existing traders rely upon passing traffic - not pedestrians! Thank you.</p>
15	<p>- Re-open Odeon Cinema or Theatre.</p> <p>- Johnsons Landing venue open air venue.</p> <p>- Better crossing points, especially crossing Stockton Street/ Clarence Road.</p>
16	<p>- Stockton Street crossing improvements.</p> <p>- Should have kept subway and Policed.</p> <p>- Swimming pool to teach children how to swim.</p>

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	<p>- Studio flats for CCAD.</p> <p>- No more flats on Marina.</p>
17	It would be a good idea if there was a concert venue for the locals as there may be some people who can't afford tickets or transport to get to places like Sunderland / Newcastle. Also another idea is a permanent fun fair to bring other people, also it would be a good idea if the Town Hall Theatre was refurbished or redecorated.
18	Sadly a great deal of our Heritage has been swept away over the decades. Beautiful buildings and notable area of our town either demolished or left to decay or become run down by failed investment opportunities, the shades and the Wesley Chapel are two that come to mind. Any regeneration has to be driven by realism and empathy, especially as a great many of our townsfolk are elderly. A primary focus ought to come from and be influenced by our seafaring heritage. Hartlepool is a beautiful town. It's very forgotten but we need to all be prepared to embrace change too. [REDACTED]
19	Turn Jacksons Landing into a visitor attraction centre.
20	To make a better connection with the community, more shops to make it appealing.
21	Accommodation for single people and couples.
22	Parks need areas of smooth tarmac for children to roller skate
23	So far, so good! The plan should include the retail parks, including High Point for pedestrian access e.g. a footbridge over Middleton Road, separation from vehicles when accessing e.g. Anchor from Asda. Public transport and traffic management is key. How about a circular bus service to include York Road, Victoria Road, Marina Way, interchange with dedicated fleet, very high frequency. Don't spoil Jacksons Landing with more housing and a bridge! The salient with the low light is iconic and the building could be a centre for indoor recreation or sport - Ice Rink or 10-pin bowling, exploiting the view from the upper floor as an up-market seafood restaurant. Church Street still feels a bit 'no go', which is a pity, can it be pulled up by its boot straps and become a restaurant based rather than rowdy club oriented? But go for it - the plan can generate excellence. P.S. Where's the money coming from?
24	Mill House moved to Jacksons Landing and make more space for large visiting vessels to comfortably moor up in the Marina.
25	More facilities for young people in the area such as Bowling, Ice Rink, young people zone where the member of the pubic will not complain for young people being on the street. Also support for young to help through college, family life and life style by funding the youth service.
26	Jacksons Landing. Possible Ice Rink with Visitor Centre, Restaurant / cafe.
27	We don't want anymore of the following etc. take-aways, pubs, arcades, betting shops. We want high class shops, no more run down shops, houses or other properties all over the town. Keep our hospital. Get rid of traffic congestion in Park Road, Victoria Road, York Road and the Marina and Raby Road, Stockton Road. Clean up roads of rubbish, overgrown greens like Brenda Road, the Steel Works, do up the Murray Street areas and surrounding streets of rundown - derelict houses and graffiti. More public toilets.
28	Hartlepool includes Seaton Carew. Good effort for sea front but spoilt by Texas Bar etc. which have been left to stumble and not good for visitors to the area. Jacksons Landing should be put to use and filling shops in the town centre!
29	Improve Seaton Carew once a great tourist attraction!!
30	The Marina area could do with some smaller shops, no need for large stores as Marina is in need of a newsagent type shop. There is a lot of derelict wasteland, mainly near Newburn Bridge (Promenard) and from Museum to Premier Inn to Travel Lodge. This land only attracts rubbish, uninviting weeds and other unwanted, not good to look at issues. If nothing can use the land, for visitors sake at least it would be better even landscaping. If landscaped it would look to visitors to the town, the main attraction the Marina area, a lot more welcoming, better and it would look like we're proud of the area. Maybe the land can be used for visitor attractions as we could do with more, one good idea, maybe some sort of attraction to do with industry. Our town's involvement in the wars or the first aeroplanes first flight in WWI landed on the beach at Hartlepool. If none of the above, please landscape it, it's an eyesore.
31	I think it's about time Hartlepool come into the 21st century.
32	New shops not just mor of what we already have. We need high level retailers such as Monsoon, Radley, Guess, Pyson Clothing, TX Maxx returned. Restaurants from celebrity chefs i.e. Jamie Oliver. Try lower rents as an incentive to get people here. Surely it is better to have lower rent for units and have them full than having lost of empty units. Jazz Club for something different
33	The link between the areas of Church Square and the road adjacent to Wilko is very good. The area

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	has always been divided and would enhance the area. The Council should also take a look at the state of the footpaths and roads as well as the low crossing. A complete disgrace all over Hartlepool.
34	I think this is a wonderful proposal.
35	Hartlepool Marina does not need anymore retail shops, there are enough. Jacksons Landing should be a venue to equal say: Metro Arena and the likes, pulling crowds that would otherwise travel further. Music events with top artists, theatre etc. International water sport events. Shops come and go, we need putting on the map!
36	I don't care what you do as long as you do something. I have seen more plans for the Marina area than I care to remember, but nothing ever gets done!
37	Your timing is good i.e. coming out of recession. It will help catch up with rest of UK where Hartlepool regarded as a bit of a joke. They don't know great town, great area, friendly people! This region is a fantastic place to visit - lots to do and see from North Yorkshire Moore to Scottish Borders, all accessible from centrally located Hartlepool.
38	Improve green spaces, in particular bring Rossmere Park up to standard off Ward Jackson rather than being abandoned.
39	It is extremely ambitious and probably very expensive. How is it going to be funded.
40	I live in the Cornwall Street area of the town which has now been turned into a slum area and is so run down. As a home owner I am stuck. What can you do for me and others like me in that area. Thank you.
41	Would you please consider to make something like Blackpool Pleasure Beach (or small type of that, because Blackpool gets tourist fun mostly. I think that if something came up like that, tourists from all over the world will look on that.
42	Better transport links to Darlington and Durham for East Coast Main Line and bus services from railway station / Church Street area.  Suggestion for destination venue for music / arts (similar to Sage, Gateshead / Millenium Centre, Cardiff) - with improved transport (later trains etc).
43	Start very soon.
44	I would suggest a bit more thinking on some of these plans. Hartlepool Water Front (2) - viewing tower built into a shopping precinct with a Famous Store and Restaurant with Pub, an IMax Cinema and Supermarkets together.  Town Centre (6) - This would need more thinking about disabled access and weather conditions.  Seaton Carew - a modern tram system linking to Middlesbrough. Taxi Rank, Fun Fair with big rides along the prom.
45	Tourism / leisure can only be milked so far. Town needs industry and variety of work. Attitudes to education and achievement need visible goals. Some (a lot)! Skilled and varied work opportunities need to be found if the town has any hope at all of regeneration. Inward investment is needed.
46	Is there an opportunity to provide a direct bridge access from near Church Street Car Park / Rail Station directly onto the Marina site near the "Vue"?
47	Without a doubt, the priority should be to attract new business and investment to Hartlepool. We are an industrial town with limited leisure and tourism potential. Make Hartlepool the place to invest for engineering and manufacturing companies. I live here and would not use the leisure / shopping facilities here. I always go out of town, so you can't expect others from out of town to come. Engineering skills and jobs first and foremost.
48	It worries me that so much money is being spent on 'window dressing' and not on essential, practical services in the town. I'd rather see more go to vulnerable people / disabled / elderly than impressive buildings etc. This plan makes me think of the old saying "all fur coat and no knickers". Our Council see out of touch. More on the environment and A.S.B. prevention please, less on things like ferris wheels which will turn out to be white elephants!
49	Pedestrian and cycling paths should be encouraged much more in Hartlepool. There seems to be a clear lack of a senior champion within the Council, when compared to Middlesbrough, Stockton, Durham etc. Our town is bottom of the league on focusing on the physical and mental health benefits of cycling and walking. Please change for the sake of the people of Hartlepool.
50	Concessions for disabled individuals would be helpful.
51	Sports facilities should recognise up and coming sports i.e. basketball and Hartlepool Heart and Tees Valley Mohawks teams.
52	Catch 22 - The shopping centre manages itself and is dictated by profit. If new shops are brought into the town and not based in the shopping centre, the shopping centre would struggle to fill empty

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	shops. Jacksons Landing should be sold and apartments built preferably for social lettings (2 bed minimum).
53	Jacksons Landing should be an Ice Rink.
54	Ice Rink
55	Ice Rink
56	To ensure there are plenty 'normal' shops (as well as the visitor attractions) - many tourist areas have little left for locals.
57	Somewhere the children of Hartlepool can go.
58	A new swimming pool. More like splash in Stockton. Mill House has served its purpose.  Middleton Grange needs to be closed and all shops moved to Jacksons Landing.  Outdoor gym equipment at Seaton Park.  A pool and sea life centre at Seaton.
59	Jacksons Landing - Skate Park, Ice Skating, Roller Skating.  Too many take-aways on Church Street.  Town Centre updated.
60	A glass roof covering Church Street making it an 'all weather' venue would enhance the area without losing it's character, but would allow cafes, bars etc to put tables and chairs out in all weather.
61	Better pedestrian access to the Marina from Victoria Road. An Ice Rink for Jacksons Landing.
62	Marina - Attractive for eating and drinking, possibly needs something focused on families and children.  Parking - Off-putting visiting due to charges on parking.
63	Make Jacksons Landing a sports centre / shopping centre. Have a multi-use sports hall.
64	Improve leisure facilities in Seaton Carew area.
65	To do something with Jacksons Landing - leisure / tourism.
66	9) Jacksons Landing  Training for teenagers regarding sailing, water safety, team building. Indoor old fashioned market, cafes, history talks on area, mixing marine life etc. All ages.
67	Focus on improving the environment and overall 'feel' of the town centre. Encourage street entertainers and street traders / artists by providing free or cheap licences for designated areas, such as parks, Victoria Road, Church Square and the sea front. This would also encourage tourists and promote a 'feel good' factor as well as helping the local economy and artists.
68	Ice Rink on Marina.
69	Free parking in all areas of the regeneration site.
70	There's nothing mentioned about derelict buildings or houses. Surely these should have some kind of priority, especially Landlords who don't look after their tenants or properties.
71	An area devoted to art would be nice.
72	- Parking needs improving at Middleton Grange Centre.  - Leisure activities for families and young people - using Jackson's Landing is a good idea.  - Marine restaurants and nightlife linked with night clubs and bars on Church Street and in town centre - important for students.
73	183, The Jacksons landing has been empty for years. I seen the farfetched plans for the Ferris wheel and all that but I have an actual business idea that could make the town rich and put us on the map, once and for all.  As you may know the hacienda in Manchester during the 80s and 90s was the place to be and played a large part in the britpop movement. The club was named the best in the world at one time.  The Jackson's landing rave club would be best in the universe. Literally bouncing.

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	<p>The plan is to set up a rave every weekend where people can go out, socialise, enjoy them selves and of course spend money.</p> <p>As long as the building is safe and doesn't harm people (Which it obviously is as it hasn't been cordoned off) then the rave weekends can go ahead. I would like to work with you to set this up. If the plans for the Ferris wheel are official then the rave nights could happen until work starts, however by that time the world will know of the club and our town will rely on it as income.</p> <p>Other areas of Hartlepool would benefit greatly from the club.</p> <p>The only thing that is needed is a sound system and an examination of the building to make sure it's safe.</p> <p>Obviously this comes at a price but with great advertisement in the mail and on social media the club would generate a vast amount of followers.</p> <p>At £3 a person the cost would be covered in 3 weeks.</p> <p>Obviously the police would have to play a large part in it so this is why I would like to discuss the business idea further.</p> <p>This is not a school activity nor a joke.</p> <p>This is a real business venture I would like to pursue</p>
74	<p>182, Hartlepool Council must develop a better way to both store and collect refuse and recyclable waste which presently blows all around Jacksons Landing, Highlight Retail Park and Knots Landing areas. Containerised waste receptacles have hinged lids which are useless because: Even when their lids are closed when winds blow in certain directions the lids are blown open, They allow people to overfill containers which cause the lids to be raised thereby allowing even the slightest gust to flip them completely open causing rubbish to be blown into the harbour and gulls to scavenge and peck open polly bags of waste causing further scattering of the contents outside the containers. In areas of denser occupation a two weekly emptying cycle is insufficient. The way things are at present is not what the tourists want to experience. P.S not only gulls scavenge and cause such a mess- we also have the vagrants competing for their share of the spoils.</p>
75	<p>181, Need to pull down Coasters at Seaton</p> <ol style="list-style-type: none"> <li>1. Demolish Coasters "Wreck" Seaton Carew</li> <li>2. Entice more shops to Middleton Grange</li> <li>3. Stop building houses on amenities like Foggy Furze library and tennis courts and bowling greens!!!</li> </ol>
76	<p>180, Get rid and make the owners of the many eyesores in the town live shops buildings and rented housing. Make the owners themselves spend their money to clean the above up not use tax payers money etc. This goes for the graffiti too on these buildings etc.</p>
77	179
78	178, attract more tourism
79	<p>177, Pedestrians crossing from rail station to Mail office have to cross seven pelican crossings. This needs to be made better/faster by automatic cross now signs. As it is people are ignoring signs as it takes 15mins to cross road.</p>
80	176
81	175
82	174
83	173, all subject of sea/fishing/sailing etc.
84	172
85	171, Extend from North past boat club to lock
86	<p>170, Millions have already been wasted on the Wesley Chapel and Church Street. they want to take more advice when renovating things as Church Street looked better before they got their silly hands on it. Tunstall court was a disgrace, it should have never let to get in that state before it was demolished. It should have been renovated and turned into a Museum instead of that on the Marina</p>

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	which can only display a small amount at any time. demolishing the terraced houses and be more careful who they rent them too. Please no more horrendous street lights or big iron balls all over the place. I would rather see a nice statue.
87	169, Plan seems most impressive overall. This may well have been included...provision of leisure opportunities for young people-place to use skate boards and similar activities. think it will greatly improve the town both economically and culturally if it is followed through.
88	168
89	167
90	166, I think your first priority of making Hartlepool a major visitor and tourist destination is wrong. The first priority is making Hartlepool a better, more attractive more pleasant place to live. Given Hartlepool's position of being beside the sea with a wonderful coastline, the tourists and their money will quickly follow. Happy and contented residents sell the area to visitors.
91	165
92	164
93	163, Would like to see similar link bridging Headland to Marina for pedestrians as was done for Tall Ships. Overall plan looks good on paper.
94	162, Need regular direct rail link to Darlington area to attract people from that part of the Tees Valley.
95	160
96	159
97	158  do not put fun parks at the beach like Blackpool so 70,s and had there day  get more street appeal by flowers and hanging baskets  and get rid of ugly 70,s and 80's buildings  and restore heritage  apply optid and principles it will work
98	157
99	156  i would like to see something happen to the old arcade building on seaton carew there eyesores and really let seaton carew down
100	155
101	154
102	153  The council should give priority to attracting new businesses to the town  more business means more employment rates thus more spending prosper  they should also give consideration to developing mill house which may mean more selling land to HUFC
103	152  Church street would benefit from a bus route make areas of the town more accessible  the only passing trade in this area is traffic and most businesses rely on passing trade  give the town some public transport that connects an areas of interest and shopping which may give residents and visitors more access to the town as a whole  allow free parking times  church street is a good link to the town Seaton and the marina allow pedestrians and traffic to flow through
104	151

105	150 THE SHOPPING CENTRE IS AN EYESORE IT NEEDS UPDATING AS ITS A LARGE POINT OF CONTACT FOR VISITORS  THE SMELL IN SUMMER FROM RECYCLING BINS NEEDS TO BE ADDRESSED
106	149  we need more good stores in the shopping centre fashion stores shoe stores NOT pound shops no more mobile phone shops or gambling stores no fascinating stores the business rates should be lowered like it has in Middlesbrough and Stockton to encourage good stores to open up.  these good shops will encourage shoppers from outside to come into Hartlepool.  we should stop being short sighted and encourage businesses
107	148 q4 priorities suggestion 1 if improvements focus on shopping the critical need in this town is JOBS attracting industry small med and large businesses by offering rate rent free leases for 1-3 year periods expand the rail network
108	147 i would like some financial help to smarten up the building in the town centre  it looks run down there is a lot of broken pavement stone as well
109	146
110	145
111	144 you must consider access routes for those who live on the marina both vehicle and pedestrian  church street is a major route out of the town do not pedestrianise this  you must provide adequate free parking for the regenerated shopping centre and historic quay area
112	143 the physical environment is fundamental to the Masterplan and something that can be improved immediately clearing up weekend rubbish and keeping areas weed free is a good start  eg bottles glasses takeaway rubbish sprew and human excrement
113	142
114	141
115	140
116	140
117	139 The rent in the town is to high why do we need to regenerate jacksons wharf when it hasn't been built that long  you need to stop some of the people living in our town the way they do with drugs alcohol always down church street
118	138
119	137 The following suggestions are low cost  shopping centre:



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	<p>remember comfortable shoppers stay longer and spend money they also come again , so that in mind walled planters in all the sections of the centre make shopping a more interesting relaxed experience they also kill the echo making the environment more inviting</p> <p>finish the job off by planting millions of trees along seaton front and everywhere from EEC environmental funding will achieve this.</p> <p>jacksons landing will be re named The slake in bright purple letters to cater for international conference and festival hall events its placed in an excellent accessible position and has good facilities around it.</p>
120	<p>136</p> <p>not sure if its possible to encourage more visitors without some major attraction - possibly something which changes from time to time eg different exhibitions the historic quay is brilliant but doesn't offer enough differences and there is a cost of entry</p>
121	135
122	134
123	133
124	<p>132</p> <p>Paintwork around the marina is a disgrace for tourism</p>
125	<p>131</p> <p>we suggest free parking in town and marina for a trial period to see if visitors the holiday facilities and museums</p>
126	<p>130</p> <p>to get the area around the travel lodge cleaned up either grass or gravel this area is a total disgrace for visitors to have to see</p>
127	<p>129</p> <p>need to get the shops on the marina full too many empty units looks like a slum</p>
128	<p>If the town is to be sold as a leisure\tourist attraction, I fell that it is important to take a holistic approach. Whilst the marina and town centre may be at the heart of any plan, it will be important to include the Headland and Seaton Carew also, and to adopt an approach that integrates all three - in such areas as transport, facilities etc.</p>
129	<p>Regeneration of the town centre will only start when you remove parking charges and compete with supermarkets and out of town centres.</p> <p>People resent their money going to private carpark firms while they watch their town's shops close.</p>
130	<p>128</p> <p>new businesses need support but don't forget about those businesses that are already established and employ the majority of employees in the town</p> <p>develop church street whitby street tower street the headland needs further regeneration</p>
131	<p>127</p> <p>I think you should also consider the housing in raby road and other areas of boarded up houses it should be important for residents not just for visitors.</p> <p>i think you have missed opportunities on headland by not having more tourist attractions instead of selling land and building houses some old buildings should be restored instead of being knocked down</p>
132	126
133	<p>125</p> <p>church street definitely needs a revamp is looking shabby dirty+ defiantly doesn't help to support the good businesses that operate 9-5 in it</p>

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	its the main street that visitors see when they come into the town by train so to attract more visitors lets at least have a clean professional looking facility
134	124 The proposals look great i just hope it all works out for everyone
135	123 THE PICTURES LOOK GREAT I HOPE IT ALL BECOMES TO FRUITON
136	121 Greyfeilds the oval is a disgrace tennis taken away from various places going in greyfeilds must be like a prison yard all [REDACTED]
137	120 work needs doing to the whole of the marina so its no longer a blackhole as far as community access and business in concerned
138	119 seaton carew has not been mentioned needs re development to encourage more visitors need more attractions and activities both indoor and outdoor. shopping centre needs some thought to encourage more shoppers - free parking or at least 2 hours free to encourage people into the centre
139	118 I would like to see more chain restaurants in the area eg frankie and bennys and tgi firdays new restaurants on the marina
140	117 IMPROVE INFASURCUTRE and transport whithin to and from hartlepool make more of historical assets you have ie headland
141	115
142	114 Getting rid of overgrown shrub areas on hucklehoven way which attract drug users they are pointless as they serve no purpose and are neglected also a predestrian crossing is needed as motorists use the road like a race track
143	113 leave church street for road users and not for predestrianise as it is a main route for only town centre amenities
144	112 any proprieties such as cleaning up litter on the pavements around eating out areas also cigarette ends also more seating up and around church street museums not enough dog litter bins around myself, think the towns gone down i often pick litter up myself to money left over ciggy boxes and ends let the town down wasteland of victoria terrace is terrible good clean up soon please
145	111 sir, i believe the council should reduce the shop rates lets have a bouncing shopping centre again

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	small rates are better than none get somebody with some intelligence to work these regenerations Masterplan out instead of wasting my rates on buying a white elephant" jacksons landing " 2,000000
146	110
147	109
148	108
149	<p>i feel the town would benefit from a large food court within the old jacksons landing building,</p> <p>inside the unit should include frankie and bennys girafee nandos chiquitos jamie oliver ect. and possibly a cocktail bar</p> <p>furthermore, inside the middleton grange shopping centre i feel we need more high street names for example - miss sefridge h and m zara debenhams and mens fashion as i feel this is lacking at the moment. also i feel the shopping centre would attract more custom by introducing free car parking like the metro centre maybe not all the time but on a saturday. rationalise parking for example have one large multi story car park with one main access to all shops via a lift/ escalator system cutting off all other access and using the existing car parks for expanding the shopping centre.</p> <p>another possibility is creating better access and improved sense of arrival into the town centre and improving environment for example - all main bus routes into town end at the central library when getting off the busses there is no signage or clear route into the town centre and its quite a distance to walk to actually access. the underground car park i feel is a major issue and feel hartlepool would be better off closing its not of a nice apperance its not secure so anyone can gain entry ( for example barriers don't exist) letting gangs and antisocial behaviour to hang around this is not only intimidating this gives off a poor image of the town.</p> <p>moving on to the marina i feel this has a poor image like it has just been forgotten about and it needs major modernisation and it needs an attraction or events to make people want to visit for example water activities but this is only seasonal and a floating restaurant.</p> <p>nightlife of the town is beyond poor we need one central night spot with maybe 12-20 nightclubs but of a named standard eg- crowd 9 the gate ect and have one main taxi rank where anyone can pick up a taxi on a ticketing system this will then improve taxi's income and not have them waiting around for no shows this would attract more people into hartlepool for birthdays hens and stags this would then improve tourism .</p>
150	Rather than focusing on attractions for tourism, priority should be given to improvements to benefit to those who live in and pay council tax here. For instance, the eyesore that is so the Longscar centre should have been addressed years ago. This would greatly have improved the environment for the residents of Seaton and people from other parts of the town who visit. It would also encourage businesses to the area, and in turn visitors from outside of the town. Why have we had to wait for tourist based masterplan to address an issue which should be dealt with to benefit council tax payers as matter of normal council business. This kind of issue is repeated across the town with other derelict buildings.
151	i think there should look at ward jackson park grayfields
152	Decent healthcare facilities for Hartlepool and surrounding areas. Why are people dying in a hospital carpark waiting for an ambulance???????
153	Seaton Carew should be considered, it is surely a valuable asset for attracting visitors and should stop being used as the towns dumping ground. Do not spoil it any further with more wind turbines.
154	Getting rid of all the eyesore buildings in the town .....odeon cinema, chinese buffet restaurant in park road
155	The only way to improve shopping is to adjust car parking charges
156	<p>The main problem with development of inner town shopping is charging for parking.</p> <p>Unlike hospital parking, shoppers have alternatives, mainly supermarket and out of town centres which do not charge. For an all day shopping expedition it is nearly as cheap to go to the Metro Centre and a lot more to choose from. Why is M&amp;S moving to the Marina?-free parking.</p>
157	I don't think HBC should be using money to improve further and higher education providers, as they have had significant investment from government and the education budget's ring-fenced. If they want their immediate areas improving to attract more students, some mutually beneficial scheme (e.g. colleges pay a significant amount towards it) should be considered.

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	I think we should concentrate on getting the areas lots of people visit right (i.e. improve them, at least to the standard Stockton has done, if not more), then concentrate on the areas to expand. I doubt you need a footfall survey to recognise most people are on York Road, Library area, and Marina - NOT church street!
158	PURCHASE BUILDINGS THAT HAVE LAID IDLE FOR MORE THAN THREE YEARS AND DEMOLISH
159	Not just concentrating on leisure and consumerism. Any chance of building more industry and providing opportunities for young people especially.
160	The escalating of empty eyesore premises around the town centre area should be high on the agenda.
161	I believe Hartlepool must move forward and regeneration is long over due. Jacksons landing was heading to be a eye sore. We need to move forward now
162	Is that it? Ok - you seriously need to look at the level crossing at bottom of Church Street. The length of time this crossing is down has increased from average of 1-2 mins in 1999 to an average of way over 5 (and sometimes 10) minutes. this has been partly caused by closing of old local signal box, replaced by automated system from afar (Sunderland methinks). What happens now is that the barrier automatically comes down when the train is a certain distance from the crossing. Main problem arises with southbound trains as barrier is closed way before train even enters the station, then it has to let passengers off, take on new passengers, start engine again and drive to crossing. Meanwhile, traffic tails back badly. Also, I've seen kids jump the barrier because they were "sick of waiting". Finally, barrier used to lift as soon as train crossed through. Now it has to wait til train is well passed. this is pointless and doesn't improve safety but does cause more traffic flow problems. THIS ALL NEEDS ADDRESSING as part of your plan to improve the link.
163	look after the people of Hartlepool and let visitors go somewhere else
164	I do feel that the beach at the Headland is an incredibly beautiful place and also very unappreciated in the same time. The views are beautiful on the whole spectrum of the horizon (no factory plants or any other nonsense in the way) with an added historic aspect, this place has an enormous potential for a visitor attraction, and is terribly neglected at the moment.
165	Although there is a lack of choice of shops, I don't believe the council can directly effect this. I believe the rent of the units on the town centre is too high to attract new shops and the parking charges discourage people from visiting the centre also.
166	Top priority must be attraction of new and sustainable businesses to the Hartlepool area only then will there be growth in other sectors. Middleton Grange and Jackson's landing areas are in serious need of improvement these areas were much better when I moved to the town 15 years ago. The Longscar centre at Seaton Carew needs to be knocked down it is a huge scar on the area and is blighting any attempts that have been made to improve Seaton. Church Street is an area where I as a middle aged person with a good salary wouldn't choose to go it needs considerable improvement and a change in culture. There seems to be a strange idea within the planning department that building executive houses in Hartlepool will attract executives and this will magically improve Hartlepool firstly the executives will not come in the first place unless there are businesses secondly they certainly wouldn't shop in the centre of Hartlepool.
167	I would like the council to stop wasting our money on grandiose plans and concentrate on maintenance of Hartlepool. get rid of waste in town hall return our hospital and cut created jobs on council staff
168	HEADLAND
169	I would like to see Jacksons Landing made a priority as it is becoming an eyesore
170	Cyclists use the pavement despite millions being spent on dedicated cycle paths.  Better enforcement to make cyclists use the above paths would be far beneficial.  and create a safer environment for pedestrians
171	What about Seaton? What about regeneration at Seaton. We seem to be the forgotten cousin. What is happening with the Longscar hall? I have seen lots of glossy brochure's but little else.
172	I can imagine that some of the town will be quite annoyed that the MasterPlan only covers a tiny proportion of the town. Clearly it is focussed on bringing more visitors to the town but there is a real need to regenerate some of the purely residential and commercial areas of the town too. Branding this as the master plan is very short sighted. A master plan should 'fix' everything and this particular plan is focussed on one specific area. I fully support the plan and commend the council for beginning the work but the delivery of communications around this will be key.
173	Emphasis on the archaeological and historical aspects of the area. Building less houses on greenfield

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	sites and so protecting the rural area from excessive housing. Protecting villages such as Greatham from the planners so that they continue with the village community and Hartlepool does not spill into the area as it did with Graythorpe
174	I think sport & outdoor environment should have top priority for the health & well being of the townspeople.
175	Giving incentives to attract new business to the town
176	I would like to see Jackson's landing area, Seaton Front and the Headland further developed to attract visitors. Longscar Hall and Jackson's landing area look derelict and gives the impression of a dying community rather than a vibrant and welcoming place to stay. If our image was improved more visitors would come as well as new businesses. The Tall Ships race in 2010 was brilliant but the area of Jackson's landing let us, as a town, down badly. Every effort should be made to return it to use - perhaps as a local craft centre?
177	Planning and infrastructure needs a complete review. The current road network, particularly in the centre of town must be made more sensible and should, in my opinion feature in this master plan.
178	General tidy up of whole town's pathways/walk ways etc. clear away weeds and make edging clean (i.e. not over growing onto paths etc). remove eyesores from grassed areas, i.e. town moor there is a patch (former building maybe) where nothing grows. dig it out and re seed so it matches rest of the moor, could remove tarmac'd area opposite Gallys court too, where small play area use to be.
179	<p>First and foremost we need a local plan. Not having one could bankrupt the council. All resources should be put into getting this sorted. We were promised it would take 6 months, and it's been a year, still no plan. Not happy.</p> <p>A modern swimming baths at Seaton Carew on the Longscar centre site. I have measured the dimensions of Splash in Stockton, and it will fit on to the longscar site with room to spare. This would give people a reason to come to seaton all year round and breathe new life into the resort. This would bring more jobs, more people and the businesses would thrive all year around, rather than the summer months.</p> <p>Pedestrianizing church street would be a massive mistake, it's hard enough getting around Hartlepool as it is.</p> <p>Demolish the vacant dogs leg in the town centre and the market hall.</p> <p>Jacksons landing won't work as retail, but may work as a multi sports centre, or an ice rink, or climbing centre, or bowling alley, or ice rink and bowling alley.</p> <p>Open fronted shopsworks in the right climate, let's face it, its grim up north for 9 months of the year.</p> <p>Have a 3 month trial of free parking in the town centre. Or even first 2 hours free.</p> <p>The lights at the old co-op building should be a roundabout. The transport exchange is not utilised.</p> <p>Do something with Wesley chapel.</p> <p>Encourage the art college to take over church street, it would revitalise the area.</p> <p>Pedestrian access over the rail crossing is a good idea.</p> <p>The lights at the bottom of church street near the crossing are pointless and need to be removed.</p> <p>I have tried to be constructive with my comments, and it's important to have some plans. I'm glad the people of the town have been consulted, rather than this being put out to a consultancy firm who would charge thousands (like the 'vision' scandalous waste of our money).</p> <p>My final question would be, where is the money going to come from for these vague ideas?</p>
180	<p>Jack sons landing would make an ideal music arena. Well situated with good transport links.</p> <p>Forget the Ferris wheel and the other stupid ideas.</p>
181	i think other parts of the town are in need of regeneration the headland,seaton and some parts that people enter the town use could be given a clean up.
182	If you have attracting visitors as an objective why are there potential plans for a western bypass?

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	This will take people away from the town area therefore reducing potential visitors
183	Part of the Hartlepool Master Plan should include how to develop a cohesive community within the town as a whole and how the individual community groupings or neighbourhoods can work towards improving their local community - the environment, health and well-being, safety etc. i.e. a plan for each community to improve their own community.
184	Think very carefully before deciding on WHITE ELEPHANTS like Jacksons Landing etc.
185	Any developments must be sustainable, utilising current buildings or landscaping sites. It cannot be like the Marina.
186	can the council employ tradesmen like councils used to to do the regeneration work. instead of sub contracting the work out to companies and stop all the backhanders to councilors and people in positions to profit from such deals keep the money in house employ local people and train the youth to get trades and take pride in the town they are rejuvenating. i live in kent and have done for 30 yrs but visit family in pool regular and love the pool dearly and hope to come back and relocate in the near future
187	Jack sons landing needs to be remoulded completely. I think it may be better to turn it into housing
188	You can only dictate the bus routes if you own the company or pay them a lot of money. Most routes in the town aren't viable and the population should be made to see that. It's futile bringing mediocre new shops into a shopping centre you don't run then strangle them with high fees and parking charges for their prospective customers. Peterlee has a similar range of shops and 3 hours free parking. Middlesbrough offers a better range and 2 hours free parking. decent retailers are deserting middleton grange for outlying retail parks with smaller charges for businesses and free parking for their customers.
189	I believe Seaton Carew has been ignored, to the Borough's detriment. We have a beautiful seaside area, where some businesses are abusing the hospitality of the HBC. Why are there massive tips along the sea front and beyond, why are buildings (one in particular on the front) allowed to decay? The area should be bristling with caravan parks and associated leisure businesses; will someone please stop the landfill sites and allow positive healthy tourist investment in this fantastic area. Both up and down the coast, the local authorities make the most of the access to the sea, we could too!
190	get our hospital back as we have a lot of people in this town going to north tees and not coming back!
191	play area for children while parent use shopping facilities.
192	The shopping centre looks very aged and needs updating.  it is an eye sore and those visiting from the South see this before any other sites you are suggesting improvements for. Range of shops is not aimed at those with money. The proposals look great but this issue should be addressed too.  The smell of the recycling works ( industrial estate) also needs addressing. It would put people off in summer..
193	We need our own A/E department and hospital
194	How many master plans do HBC need to ask the public about? There are people in the civic centre who receive a great deal of money to work on master plans. Why then are they asking the public to do their jobs for them. I think receiving wages under false pretences comes to mind.
195	I really think the money should be used to keep our hospital ! This is more urgent than regenerating the town centre - ask the towns folk what they would rather have and get it right for once and support the towns people !! This council will be the ruination of the town, one way or another, don't you people listen? Do your eyes not see?
196	Should sort out priorities within the council and stop over paying stupid people who either know or care very little about OUR Town. It's not Rocket science !
197	Demolish the longscar centre , we have had to look at that eyesore for over 10 years. its negligence by the owners and negligence by the council not to take ownership of the issue and sort it.
198	I love my Town and am pleased to see any improvement at all . but above all i want to see us get our Hospital and A& E back before many more people die .
199	Concentrate on Leisure development linked to current marina and development for greater enhancement to area and potential water sport business and attractions
200	Car parking fees are a disincentive to shop in the town and increases the likelihood of people going to out-of-town amenities that don't charge. I planned to volunteer my skills/efforts to help out at The Studio but resented the idea of paying for parking so it never happened. I think it's easy to underestimate the effect of these charges, after all 70p doesn't seem much. Also I think it's pointless encouraging tourism until the town is less filthy, littered, and miserable looking. A thriving town

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	centre would see an immediate improvement in these areas.
201	I have been a user of mill house skatepark for many years and it has become more and more run down. I ride scooters so I am unable to go to Rosmere skatepark. It would be a benefit to many teens if you were to revamp the skatepark instead of making more shops/ leisure facilities as these would not be used as frequently as the skatepark is. Even if it was a basic refurbishment such as fixing the lighting in the skatepark and ensuring the ramps were back to a safe standard, as although they get painted this only lasts a couple of weeks and does not help with the cracks and bends in the ramps.
202	Scrap the swimming baths and build a new one in the style of a complete leisure centre incorporating numerous sporting and leisure facilities.
203	regenerating seaton carew seafront ie longscar hall eyesore
204	
205	the only thing that should be done is our shopping centre , why waste money on things that dont eally matter
206	building new council homes.
207	<p>Thousands of people use Teeside Park every week, Hartlepool has much more to offer than Teeside Park with the coast, the Marina and Church Street. Attracting big name high street labels, big name chain restaurants into the Marina Area will encourage people to come to Hartlepool rather than travel to Teeside.</p> <p>This is were the investment should be, a revamp of the Old Jacksons Landing site (Aim for something like The Gate in Newcastle) and not in the out dated, over priced and generally over run Middleton Grange Shopping Centre which should be demolished.</p>
208	<p>Seaton Carew , the Front. Compulsory purchase of the eyesore previously known as Coasters, demolition of said eyesore and landscaping of the site. It is a disgrace that it has been left as it is. Are there no incentives from any dubious sources that will satisfy our 'representatives' on the council? It is clear that there are none from more acceptable agencies.</p> <p>Provision for young people. There used to be Youth Centres across the town that catered for young people. Seaton Centre is possibly the latest one to be sold off for housing. Perhaps councillors will remember their responsibilities to the youth of the town when their constituents are complaining about young people congregating on street corners in the evening, perhaps drinking and smoking, perhaps being 'intimidating'. They used to have somewhere to go. Not any more. </p>
209	<p>Think a lot of money has been spent in Seaton and the old longscar hall lets it down - work needs to be undertaken on this.</p> <p>Sports Facilities in Seaton are limited the Domes offers limited options, no womens sport facilities such as netball - would be good to have a proper sports hall - for badminton, netball,</p>
210	I would like to see more affordable housing built in the central area. That is where they are needed, close to essential services.
211	Why waste more money on Church St? The people who use it don't give a damn for the environment. The previously envisaged Parisian ambience never materialised 20 years ago and certainly will not do so now.
212	<p>Do not focus on choice of shops. That should be governed by market forces. It is a quick way to suck precious public finances into private hands without any guarantee of long term benefits. Private capital doesn't generally pursue the promotion of social goods that is sought after by well-meaning council officers. They're not here to improve our locality but to make money. Once the council grants run out will they stick around?</p> <p>Also, concentrate on funding projects that improve the physical environment, parks, plays areas, plant trees etc. Not on projects that provide short term feel-good effects but lack any durable impact. Why not develop our own council-provided tram service that connects all areas of the town - stop the bus companies holding the council to ransom?</p>
213	Nothing in the master plan includes anything on The Headland! Why? In my opinion the Manor House, which I understand is to be redeveloped into flats/apartments and surrounded by houses and flats, should be developed as a Heritage Centre. It could be brought into use as a living museum along the lines of the Maritime Museum.
214	I think Hartlepool has a lot of potential to develop into a major tourist & leisure destination. We just need bold and creative ideas that w ill excite people and bring in visitors to the hartlepool - and keep people in hartlepool spending their money in hartlepool as opposed to gong to places like

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	<p>middlesbrough, durham, newcastle, whitby, leeds etc etc</p> <p>I would love to see Hartlepool have some unique visitor attractions that people from around the area and further afield would come to visit us for - our maritime history, links to the war should all be developed into top class visitor attractions. We should look at what other towns are doing in other regions and copy what works, I'd love to see things like the ESCAPE complex that Castleford has, or an ice-rinks, major concert/comedy venues - things like that that people would use again and again. Whitby attracts a lot of visitors and the headland could tap into some of that market if the headland is developed further.</p> <p>I think our marina could and should be developed further (it's become a bit stale) I would love to see the headland area linked up to the marina complex - a bridge was mentioned - how about a ferry to shuttle people back and forth - that's a novel thing that would attract visitors on a weekend. It's nice to see Hartlepool host a recent triathlon event - we should be looking to do more of that kind of thing and exploit our seaside location.</p> <p>On the downside - I think we have some truly embarrassing buildings in town - the Longscar Centre completely ruins seafront and old Odeon cinema near Millhouse is a complete eye-sore. Why have these buildings been allowed to decay for so long - these need sorting fast.</p> <p>All in all - a lot of progress has been made in Hartlepool recently - but there is room for much more bold, creative &amp; visionary development that focusses on our tourist &amp; leisure potential - and while shops &amp; the shopping centre is part of that - it shouldn't be the focus of Hartlepool's development as lots of rival towns will also be developing their shopping strategy - let's focus on things that can make Hartlepool a truly unique visitor destination.</p>
215	<p>The masterplan, once again in this town, is all about development of the main town centre area, if you are looking at attracting visitors by pushing the historic side of the town what has happened to the Headland area?</p> <p>Once again it looks as this part of town is being allowed to slip further behind and appears to be somewhere that the Council wishes would just disappear.</p>
216	<p>I think we desperately need better play parks. In particular, there are none on the marina and the nearest one available is on the sea front which needs improving. There is very little available and there needs to be more catered for younger children (toddlers). The new play park at Ward Jackson Park is an excellent example which should be recreated elsewhere in the town.</p>
217	<p>There needs to be better marketing of the marina area. There are signs on the way into Hartlepool but they stop short of taking you to the actual marina and I'm sure the businesses down there are suffering as a result.</p>
218	<p>I feel that all three priorities are linked. The regeneration of Jackson's Landing and the Church Street area would meet the other two priorities. Above all Hartlepool people should spend their money in the town. This is not being done at present and far too many people shop out of town due to the absence of quality shops and a pleasant shopping environment. Many people I know do not use the shopping centre because of the small range of shops and the type of people that these attract. Creating a new shopping area linking Jackson's Landing and Church Street and embedding visitor attractions would help restore (the now absent) pride in the town and also help to create external interest from visitors.</p> <p>Attracting new businesses to the town has to be a huge priority for the sake of the future of the town and the youth. One only has to look back to the 80s and the loss of many manufacturing jobs in the town as the start for the decline so evident in the town. The sooner we encourage/new businesses with incentives the sooner the feel good factor can return.</p> <p>In addition, we need to capitalise on the beautiful beaches we have by incentivising small businesses to open leisure attractions aided by the council's efforts to support image improvement along the front including demolishing the unsightly derelict buildings - eg. Coasters.</p> <p>Finally, I recommend that a town hall meeting be held for the public to hear final draft blueprint plans and offer comments and consent.</p>
219	<p>I'd like to see much improved access throughout the town by cycle paths that can be used by everybody, particularly children and the elderly on mobility scooters. At present the cycle paths provided are little more than a token gesture and are unsuitable to actually use. The town center would be more prosperous if it could be accessed safely by everyone and not just drivers. This</p>



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	would in turn, make the pavements safer for pedestrians. As a fairly flat coastal town Hartlepool should look to the model provided by cities like Copenhagen and Amsterdam.
220	I strongly believe the voluntary sector has an important role to Hartlepool's regeneration and should not be forgotten.
221	People will be attracted by a major leisure facility. Jackson's Landing seems to be the obvious place to do this with some water-themed attraction- Wet n' Wild but better! But people are also attracted by attractive, traffic-free and safe open spaces (designed so ongoing maintenance is possible to keep them attractive)- places for picnics or just to wander on a warm summer's evening. The Marina is OK for this at the moment but it could be much better. Cycling should be encouraged but more carefully segregated from pedestrians than is the case in the rest of town (there are excellent cycling planning guidelines available from CTC). Speaking of which this would be a good opportunity to improve the dreadful cycle paths that link the town to the Marina (excepting the one from Seaton, which is quite good!). No more gyms, at least indoors- we already have bads of provision. But some sort of outdoor running route or gym would be good and encourage young professionals to come and settle here. I've seen these in France and Italy (a track around a public park with an electronic board timing people with wristbands) but also in Manchester. Middleton Grange could do with a few more prestigious shops but boutique shops down Church Street would be good to make Hartlepool feel a bit like York. And we definitely want a slice of renewable energy tech companies.
222	It is essential that the footfall into the surrounding areas of the planned regeneration (particularly the Burbank Area and the views from the Trains and Cars coming into to town) be made to attract visitor experience. It is essential that residents in the immediate area can feel 'a part' of the development and not be merely 'hemmed in'. See 'A Vision for Burbank' document.
223	More disabled access to public buildings and amenities and more disabled properties to rent.
224	Jacksons landing could be a great events centre to use for alsorts of things like collectors fayers, big markets like Christmas, technology events job fayers even shows and a big events like the old grayfields show with competitions ect.  the uses are endless and this will create jobs. i don't think we need more shops built we just need to bring in new retailers to the Middleton grange . maybe get rid of the market hall its to old and out dated is not appealing place to shop. dose not shout shop here at all. housing should be looked at affordable places to rent is much needed. also parking for the football ground would be good. stop traffic parking issues on match days. good luck but don't let the towns folk have to pay for the cost of all the improvements people are finding rising cost hard to deal already.
225	Develop a decent music/entertainments centre for the town with adequate parking  Look at parking issues related to businesses outside main shopping areas
226	I think the church street area has had enough wasted money spent on it.  it is going to used mainly by students and will detract from what was a pleasant area.  the money could be better spent on the areas that will lift the depressed areas and make people more proud to be HARTLEPUDLIAN.
227	I feel as well as regenerating the town keeping a hospital for a town of this size is really necessary and important I don't know if this is relevant to what you are doing but I feel so strongly about it any improvement in the town would be very welcome it's about time there was some pride in Hartlepool
228	Toilets and Seats there are not plenty in Shopping Centre or on the Headland
229	SUMMERHILL VISITORS CENTRE and the surrounding area requires more policing for ASBO at weekends and parking issues during school drop off and pick up times
230	We have lived in the dyke house area for 39 years and while i agree significant changes in the areas you are regenerating I think the area we .live could really do with regenerating e.g mill bank and existing areas
231	Planning should take into account the need for a vibrant but controlled night time economy.
232	Activities for young children such as play areas at the marina.  Turn jacksons landing into something worthwhile that will also create jobs e.g. Bowling alley, Ice rink,  Use the marina for more water activities
233	Being disabled i find it very difficult to get around in my wheelchair. Not all pavements have ramps. Not all buses are 'low line'. The shops in the town centre are not ideal for wheelchair users, many have their isles too close together making it very difficult to look around. It is very annoying when

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	most of the time i visit the Middleton Grange Centre to find one of the lifts is out of order, this happens far too often. Also the automatic door near the post office is frequently out of order..
234	There has been no mention of priorities dealing with the problems facing those with long-term and short-term disabilities. The disabled community has been fighting for decades for better access and Hartlepool is no further forward than it was 10 years ago when I joined this community on a professional basis, but now face it also on a personal basis. Hartlepool has the opportunity to become a flagship town creating through it's masterplan a town which identifies and resolves the disabled persons issues making it a better place to live and a place where disabled people are happy to visit.
235	I feel that some attention should be given to the Middleton Grange Shopping Centre as this also needs work.
236	I think that the Headland should receive improvements and have better links with Seaton and the marina . After all this is the oldest part of the town , I can't believe all of the great old buildings and shops that were just wiped out years ago. This didn't happen in other coastal areas , they were maintained or rebuilt in the same style . So as a development to the master plan for the future a link between the headland and Seaton would be nice
237	Hartlepool was built on "heavy" industry not leisure we should be concentrating on securing more meaningful permanent developments/industry
238	The consultation boards are a little confusing. For example on board 2, what is point 11 about? The map shown next to the text is not the area indicated on the main map. Neither of these areas have any evidence for 'historic grain working'. This kind of wooliness does not fill me with confidence about the rest of the plan.
239	Church street needs life in it not dull and so on its deaths doors.
240	make jacksons landing a major north east music venue-perfect size and layout,with ideal parking and exit routes.north and south
241	I am disappointed if this is the end of the consultation. Surely there are more important points on which you could consult me?
242	Above all.....be realistic in what you want to achieve !! DO NOT aim for 'pie in the sky' developments that we know will never get off the ground and will waste time and tax payers money.  If you can achieve that then at least it will have been worthwhile attempting the Masterplan, but if we keep on thinking we can build attractions to match those you have copied and pasted from other areas of the country such as Manchester and London then you are sorely mistaken.  We are a small coastal town, punch too far above your weight and you pay for it in the long run !
243	I think our Council is living in a parallel universe! Who would want to come here now? Large area - no A&E! Parking charges for shopping centre - we have no decent shops apart from M&S which is soon to relocate. We have an expensive, clean bus station. Very few companies use it. Why not? Are we trying to charge too much. If so, make it reasonable and INSIST the local companies use it. Victoria Road is always congested and all the buses go past the bus station except the 6
244	What about considering a metro service to join us to Sunderland/Newcastle. This is would be a great way of opening Hartlepool up further as an attraction area. Connection to Middlesbrough are would also be a big boost
245	The marina building would make an excellent leisure complex but it has to offer some alternative leisure that would attract people to come. For instance look at xscape in Leeds we often travel there with the kids and stay over for a fun packed weekend. Indoor skiing/tobogganing is fab, sky-trax and wall climbing, could put new bowling alley in, soft play, restaurants etc, the building is perfect for a full leisure experience for all ages ,complemented by a good night time experience in the marina bars and the new travel lodge is a welcome as we have friends far and wide using that as a base for a long weekend in Hartlepool.  Ps love the drive into Hartlepool with all the wild flowers it looks amazing and lots of people commented on it.... Fab idea!!
246	Cleaning the town from its rubbish and smells
247	Focus is very much on central Hartlepool. What about other areas, eg Seaton, Headland?
248	The Odeon York Road
249	I was under the impression Trincomalee Wharf was under private ownership, as also most of the Marina so the owners should take responsibility for it.

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	<p>Jackson Landing has potential IF the right project is put into place otherwise will be a white elephant. It has the potential to be a decent events venue, especially with all the parking available down there.</p> <p>Church Street has had lots of money thrown at it, but the image of it being a troubles pot for drinkers, and the empty properties like the Shades is not good as that is a potentially good building going to waste.</p>
250	Not sure that Hartlepool will ever be a 'major tourist destination'. I think the plan should concentrate on improving what we have already got first, filling empty shops/derelect buildings, bringing new businesses in to fill more of the empty units, etc. Some of the ideas in the plan seem a bit ambitious when there are smaller steps that still need to be taken.
251	Improving transport links to the town
252	<p>Jackson's Landing should be considered for an Outlet Shopping Mall ,as it was originally albeit in a smaller form.</p> <p>Either that or an indoor selection of bars,restaurants ,in effect a pub crawl /night out all under 1 roof.</p>
253	<p>Much greater consideration needs to be given to the transportation needs of the proposals and indeed the impacts. Particular good access for cyclists and pedestrians is needed. Road Safety implications should also not be ignored. Hartlepool sits on the coastal footpath / NCN 14 but nothing is made of this. The headland should be linked in better to cycle routes and more made of its historic features.</p> <p>The big concern in all of this, is where will the businesses come from to fulfil the vision?</p> <p>Also, building new houses is all fine - but who will live in them? who could afford them? What happens to older housing stock in the town? the way things are going you are simply going to depress the existing market to build new houses that people cant afford and if they can they are poorly located to be served by public / sustainable transport networks - hence increasing demand for car travel leading to congestion, environmental issues, decreasing road safety.</p>
254	More support and funding will be needed to promote this new Vision for the town; it is all very well improving the facilities but what plans are being made to sustain the Vision; will there be more events centred around the Marina site to attract visitors etc.
255	<p>Housing planning that does not spoil the character of the adjacent areas to the development.</p> <p>Spending £1,000,000 on a gypsy camp - No, that is not a good use of taxpayers money</p>
256	<p>open markets (not flea markets) on available land in and around marina area every fortnight, markets are good start for new business. cheap rates for stall holders. brings footfall to area if markets are of quality goods and not just brick a brack. Not sure what call there is for markets now maybe the indoor market in town centre could be utilised however im aware this is privately owned and not HBC owned.</p> <p>also</p> <p>please get rid of the old longscar a.s.a.p. you have made amazing progress on seaton sea front its a total pleasure now to go to seaton however the building makes me so angry when i walk past it, the owners should be ashamed it totally lets down Hartlepool. please make this first action for hartlepool ! (ps the old odeon and wesley chapel) hartlepool is not longer a nightclub area, lets restore to former glory or pull down.</p>
257	<p>Seaton Carew links to town centre and marina need to be improved.</p> <p>Not sure what plans are for Jacksons Landing building however feel this would be ideal to be converted into bars / restaurants facing onto the marina and pedestrianised around the building on an evening.</p>
258	The tip at Seaton Carew needs looking into, putting up new buildings; re-generating the look of Hartlepool will be badly let down by the amount of rubbish that blows from this area onto the green belt and the beach and the smell from there in the summer is pugnent to say the least
259	Some of the proposals in themselves are fine-they just don't add up to a vision-ie making hartlepool a 'major tourist destination'. The whole 'vision' thing looks contrived and lacks credibility. At worst there is a danger that pre-occupation with this detract from more fundamental issues and challenges facing the town.
260	Develop the marina area as the main shopping and leisure area and link this with the sea front strip

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	to Seaton Carew. Stop the use of waste dumping and tipping within site of the natural asset to the Town the seafront bay
261	Making the area a leisure area may attract the Hen and Bachebr party groups etc, with associated problems
262	There are some disused buildings that make some areas of the town unattractive. Could the council use their powers of compulsory purchase to improve these areas?
263	TO IMPROVE SHOPPING IN HARTLEPOOL, WE WOULD NEED TO ATTRACT 'BIG NAME STORES' AND MORE IMPORTANTLY CUSTOMERS / VISITORS TO THE TOWN. I THINK THE LACK OF PARKING SPACES AND PARKING CHARGES ARE PUTTING VISITORS OFF. FORGET PUBLIC TRANSPORT THAT IS FOR LOCALS MAINLY. ITS TOO COSTLY ANYWAY. MOST VISITORS ARRIVE BY CAR, SO STOP OR VASTLY REDUCE CHARGES, AND MORE PARKING PLEASE! OUT OF TOWN RETAIL / SUPERMARKETS DON'T CHARGE.
264	Have doubts about the town becoming a 'major' tourist attraction. We do not have the one original idea that other areas have haven't already thought about. i.e. a marina, ferris wheel to look at what!. We should concentrate on what we have already and keep them in tip top shape, i.e. paintwork, weeds etc. The wingfield castle is now shabby, the marina area has weeds all over, paintwork is peeling. Never mind generating new facilities if we cannot maintain what we have now. Promote what we have, i.e. the Headland area, Seaton Carew and the Marina. Install period lighting on the headland area, create a footbridge from the Marina over to the Headland side at the old Throston Bridge site. Promote it as an historical walk/ cycle path/ fitness walk area. The bridge connection can and will be used all year round. Organize more events on the Marina site, i.e. markets, rallies, caran club meets etc. These can be spread throughout the whole year. But in so doing we must provide on site facilities i.e. shower/toilet block, electric points. These must be permanent not brought in for events. Try providing beach huts on permanent site at Seaton Carew on a small scale at first, but of a good solid standard. With water/toilet facilities accessed via a key to cabin holders only. Have them painted in different colours with CCTV to deter anti-social behaviour. Cabins may be rented or leased/sold in time if people like the idea. But they must be of good quality. Instead of large 'ferris', how about a tall watch tower with a viewing platform that public can access. It will be cheaper to construct and maintain. It could have a cafe at the bottom. Stop trying to have big ideas for the town. Hartlepool is not in same league as Newcastle/Sunderland/Middlesbrough for shops, and never will be. Stockton has a river and developed around that as people like to be on/hear water. Stockton took its time over the Riverside Festival, and developed it over years. they saw a gag in the market for such an event. We so far follow others with ideas of grandeur. Re-invest in what we already have, and keep them first rate. It will slowly draw others in
265	Create an attractive and desirable music venue/theatre/arena/concourse which will interact with residents and the wider community in the area.
266	Football ground to be allowed to be sold to IOR.
267	One of the key priorities of the council should be to bring as many jobs as possible to the town. Without increased job prospects and more reliable employers who value the workforce that Hartlepool can provide, visitor attractions and retail parks are of limited value.
268	Developing High Tech and skilled business opportunities
269	Jacksons Landing and the surrounding area including the marina itself need bringing back up to the standard they were 10 years ago. As we live on the marina we were very pleased to hear that Marks and Spencer are moving down with a new Simply Food store including restaurant. However this puts the central shopping centre at even greater risk of deteriorating further. The main reason we visit the centre is to shop at M&S and I would guess many others do the same. Litter is a constant problem with the gardens surrounding the marina shopping areas being smothered in litter encouraging rat infestation. I have actually seen a rat in daylight hours running from one set of bushes in Asdas car park to another. The litter floating in the marina is also disgraceful although I appreciate this is not the councils responsibility.
270	Ensure that ALL developments are relevant to ALL, hence allowing a "community" spirit to be prevalent and hence negate where possible an anti-social environment.
271	"Education providers in the church street area" what does this mean ? not clear .....
272	The Longscar centre in Seaton Carew needs to be addressed as a matter of urgency, as it's in an appalling state and is undermining efforts to improve the area.
273	As vehicle congestion is a local & national problem more secure facilities are required for motorcycle/scooter & pedal cycles at every public car park .  CCTV in the town & Marina should be improved.
274	Not sure how much more cash you need to spend in order to re-generate Church St. It is not that

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	<p>long ago a substantial amount of money was injected into the area - but to no avail.</p> <p>I am rather more concerned with the apparent sudden demise of the Marina area. My wife and i often visit the Marina mid week and have a pleasant walk. However i have noticed drastic drop in numbers recently. Is this in the wake of several top class restaurants closing or what?</p>
275	I dont think we could attract any extra tourists to Hartlepool. Preferred plan would be to offer more quality leisure/recreational activities for residents.
276	<p>The devepement of Jacksons Landing is a further waste of public money. The Marina is only important to HBC who I believe is allowing the present situation of empty shops in the Middleton Grange Shopping area to continue as they wish to transfer the town centre to the Marina. The Marina is poorly designed, constructed and maintained and the amount of empty shops and flats would endorse this opinion.</p> <p>Church Street is a brewers delight due to its many pubs and clubs but was a main part of the old Hartlepool when we were a ship building and steelworks town, the only modification it needs is the same as the many houses that used to be in that area, which have been demolished. This would also be a reduction of attendance by the police who patrol the weekly weekend bloodbath.</p> <p>I believe that more effort in controlling the exhorborant rental charges within the Middleton Grange Shopping area may do more good than throwing more money where it, in my opinion, would be wasted.</p>
277	Hartlepool is not on a through route to any destination which means special journey is required to visit the town, with this in mind it is essential adequate car parking is provided at a rate which will encourage visitors and not discourage prospective holiday maker/visitors. This to my mind is competitive to any future development parking fees have in the past been looked at is a source of income, but due to Hartlepool's geographical location this is a policy which will guarantee visitors to give Hartlepool a wide berth. This was proven in the early stages of the evolution of the Town Centre it is a very contentious issue which must be addressed with great caution and consideration
278	nothing really
279	Development of Seaton Carew; Longscar Centre.
280	Jacksons Landing is not something the council should get involved in.....commercial operators could not make it work and it could become a money pit funded by Hartlepool residents. Another example would be the loss making tall ships event which was heralded as a "free" event but Hartlepool council tax payers actually paid for it.
281	Improvement to Mill House area of the town.
282	Stop allowing more retail parks while existing units remain empty, ensure pressure on retail park owners to keep area modern and well maintained
283	Part of the Masterplan should be providing housing in the central area. That is good quality housing including affordable. This would also protect the valuable western fringe of Hartlepool from unwanted building
284	TO INCLUDE THE HEADLAND NOT AS AN AFTER THOUGHT BUT WITHIN THIS PLAN AS FEEL THIS AREA GETS FORGOTTEN AND IT HAS SUCH HERITAGE AND BEAUTY.
285	THE WASTE LAND AREA ON THE MARINA ARE A DISGRACE AND THE LIGHTING ON THE MARINA IS OFTEN BROKEN. I WOULD LIKE MORE ATTENDED OPEN GREEN PARK AREAS ON THE MARINA. TOURIST TO THE AREA ARE DISAPOINTED AT THE MOMENT WITH THE SCRUFFY APPEARENCE OF THE MARINA.
286	I feel that a well kept and modern caravan park would be a great asset to have close to the town/marina.
287	<p>The regeneration of Seaton Carew must be high on the priority list to include somewhere for visitors to sit in comfort. A proper tea shop with outdoor seating would be great as not everyone wants fish &amp; chips. Jackson's Landing could go back to retail but would need more choice than there was before. Prior to its closure it was a bit like shopping in an aircraft hanger and not at all attractive.</p> <p>Dalton Park despite being pretty cold for much of the year, appears to be successful. Teesside Park is always busy. Could Hartlepool learn from these two and attract more popular outlets. There had been talk some years ago of a wet &amp; wild type attraction. Jackson's landing would be a good site for this or perhaps an ice rink would be a popular choice. We also need to make the whole shopping experience in Hartlepool much better as we cannot hope to attract visitors when so many locals shop out of town. The B&amp;Q retail park is making good progress and it is good to see that the owners are currently carrying out work to improve the site. I hope that any prospective occupiers to the empty units are encouraged to take up occupation rather than having to jump through hoops for any changes in planning permissions.</p>


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288	Demolish Mill House and built a more suitable/ modern leisure complex on Jackson landing. The subsequent sale of Mill House for housing would help fund the new facility. Mill House is too small. Whenever I enquire about pool opening times I am given a small window of opportunity between aquarobics, swimming lessons, adult only session, etc. The Billingham forum has a separate pool for this kind of activity so the public pools are open 95% of the time. Also, although not the council's fault, the job as land at the back of the mecca bingo detracts from the vibe of the rest of the area. Even if not developed it should be more aesthetically pleasing
289	One of the major issues in town is the scatter of the retail offer. The key retail locations are too far apart and need the use of a vehicle if you are wanting to access more than one at the same time. Middleton Grange probably not in the best of locations fundamentally.
290	More manufacturing and high end jobs
291	Maintaining the unique coast & countryside / woodland. Countryside access being found to be beneficial to well being.
292	places like the marina are lovely but are not kept clean. they aren't as nice to go to and sit and enjoy the scenery. Any budget should look at the upkeep costs also.
293	<p>I think there is too much emphasis on bringing visitors in from outside and not enough on providing the facilities that residents want. Hartlepool is not on the way to anywhere so we don't benefit from passing trade. Rather than trying to lure people off the A19 into Hartlepool I think there should be more thought as to what the people who live here want. These plans look extremely expensive which means that the facilities on offer will need to generate higher income to offset this - more than likely through high entrance fees and ticket prices and expensive food and drink which local people will not be able to afford. Also, the proposed retail and manufacturing outlets again seem to be aimed at bringing in people from outside the town rather than giving local people the opportunities to set themselves up in businesses.</p> <p>I think what we really need is an overhaul of the local infrastructure to make it easier for residents to get from one part of town to another. This means improving transport links to the estates, improving parking facilities for workers and shoppers in the town centre area, and making it easier for pedestrians to cross the busy roads. Part of the reason the shopping centre is dying is that it is too difficult to get to unless you live close by - once you've made the decision to get into your car you're better off going to Middlesbrough, Dalton Park or Teesside Park all of which have much better shopping and facilities and don't take that much longer to get to!</p> <p>I understand that these plans are trying to focus on bringing independent retailers in rather than chain stores but there is a reason why businesses become successful chains and we need to learn what we can do to attract these, independent retailers will then come in on the back of this. Until the Council understands why we have no Starbucks (when equally deprived towns have more than 1) you will never get a project like this off the ground. Sorry to be so negative but I think that there is potential for a great deal of my tax money will be wasted on this project.</p>
294	The local economy and business links must be improved as a priority or young people will leave the area both professionally and socially. A sound prolonged infrastructure would retain and attract interest in the Town primarily then further developments become progression rather than "wish lists".
295	Why not zone York Road for accommodation instead of shops? This would make the shops move towards Church street. Church street will never thrive as long as the majority of businesses are based on York Road. There are currently more shops than the town needs.
296	To link Hartlepool Marina to the Headland. during the Tall Ships race the area was opened up making it pedestrian friendly to walk/cycle from Seaton to the Headland.
297	improve public transport, reduce traffic congestion, more litter bins specifically at Seaton Esplanade and Front
298	The Council needs to actually 'do things' rather than investing in fairytales like the vision.
299	Marina to be maintained.
300	<p>Whilst I agree that all of the priorities are correct, I'm unsure about why we would need to support education providers on Church Street. They have their own budgets and I'm not aware of them being under threat.</p> <p>I would love to see more being made of our heritage in the town, with old buildings being regenerated rather than torn down. Buildings like the Wesley Chapel, the Odeon Cinema and The Shades on Church Street are in desperate need of being done up and repurposed. I would hate to see us lose these buildings as they could create a beautiful environment to visit and shop. I have a great love for Middleton Grange Shopping Centre but would love to see more independent shops in</p>

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	<p>and around Church Street</p> <p>In regenerating Church Street and the Town Centre area, I would like to see alcohol licencing reduced to 2am again. There's no point in investing all this money if no one wants to visit. At the moment, alcohol related crime (and the fear thereof) is a problem.</p> <p>I would also like to see in the development of all this, apprenticeships for the young people of the town. I'd like to see people in Hartlepool get opportunities for employment as a result of this.</p>
301	<p>transport is a major issue. "Cars are bad" is the dominant view still but car parking has killed Middleton Grange shopping centre... but cycling isn't taken seriously either. For cycle paths to work they need to be bespoke, separated from road traffic AND pedestrians so children and adults can safely use them, like the Dutch do. Cycle needs to be better not worse than for others. Then people will use them. They also need to be maintained e.g. kept broken glass free. They don't come free a bit of paint on the road isn't a cycle path!</p>
302	<p>There has been significant regeneration money spent on improving the Headland, this now seems to be going to waste due to poor maintenance.</p> <p>Although the Marina is generally ok, the connectivity, general design, landscape and general maintenance is very poor.</p> <p>Church Street is in desperate need to a new lease of life, it has become down trodden and generally an eyesore (in the main due to nightlife moving to Marina).</p>
303	<p>More attractions at affordable prices which can be enjoyed by individuals or families .e.g ice rinks, aquarium etc. There is very limited attractions to enjoy in the town and often I travel out of the area for entertainment / activities.</p>
304	<p>ice rink</p> <p>bowling alley</p> <p>more up to date swimming pool with slides and rides to attract families</p> <p>incentives for town residents</p>
305	<p>Youth Centres and things for young people to do in the town!</p>
306	<p>Masterplans depend on local residents supporting initiatives, however the level of unemployment and low incomes means that people do not have the money to spend and support. Many of the plans demand a cosmopolitan population...plans are more suitable for a major city ! However, if successful I will more than welcome them and this may encourage adults and young people to remain in Hartlepool rather than look elsewhere for to establish their lives.</p>
307	<p>Whilst the Masterplan is a wonderful and exciting opportunity for the town, I feel that an area missed from the plan is one of providing employment, education and training opportunities for young people and young adults. We need to attract quality jobs to ensure that Hartlepool's talent remains in the town rather than having to move to other towns and cities.</p>
308	<p>Any free activities for children.</p>
309	<p>public transport is very important, a bus zone in the park road rocker street area would serve the shops banks and one life centre, an element of free parking e.g. 2 hours would attract shoppers as in other major centres such as Middlesbrough which has a lot more to offer, more pedestrianisation in the central part of York Road and more support for new shops in York Road, pedestrianise Villiers Street as it is a dead end too small for the traffic and trucks doing 3 point turns, use the zone as a piazza for market stalls as it is close to the library &amp; bus stops</p>
310	<p>I think that the main retail/attractions/recreation aspects of Hartlepool centre are spread over too wide an area. These aspects should perhaps be more concentrated/focussed around the Marina and Church Street area. I also think that it is important that the waterfront aspect of further developments at the Marina must be fully exploited (for example car parking should not be located between developments and the waterfront). A high quality and well maintained public realm is also crucial.</p> <p>I also think that a radical solution is required to address the steady and seemingly inevitable decline of the Middleton Grange shopping centre. Perhaps considering a reduction in the overall size of the shopping centre and an improvement in its relationship to the immediate surrounding area?</p>
311	<p>Cycle hub; velodrome!</p>

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	General environmental improvements eg traffic calming/reduction, improved pedestrian and cycle routes
312	I agree that a large focus should be placed on joining up the congruence of the town's many areas. With the first stage focus being to maximise the sport/leisure/tourism in and around the maritime experience. I feel Jackson's Landing should be a watersports centre akin to that at Teesdale with canoe polo, jet skis et cetera. This with a visitors cafe would bring in many more visitors. And the spillover to the businesses that would then locate there would be easily measurable. Then join this regenerated side of Hartlepool back the Middleton Grange area by way of cycle and walking routes via Church Square would be a huge and readily appreciated improvement.
313	A watersport centre at the Marina  A new bowling centre  Swimming baths in the marina area
314	The retail offer is important but needs to be thought through carefully. It is not just about bringing in key shops but is about the mix and location. Also the notion of the town centre being dead at night could be addressed by the inclusion of some flats over shops type residential development I led both to the college and younger professionals. Connectivity is severely damaged and the retail park opposite the maritime experience is of very poor quality
315	Need to develop use of our unique asset - the sea, water sports, water transport
316	Encouraging large job providers to the town  Promoting the town both to itself and to outside audiences  Hartlepool's jewel in the crown is the Marina, rather than water down it's offering by spreading itself too thinly, it should centre all promotions and development around the Marina first and foremost then look at additional areas afterwards. The pedestrianisation of Church Street would provide a natural flow from the train station down to the marina. It is important to have the train station, railway tracks and path to Church Street in tip top condition to give the best impression to visitors.  
317	It's important that Hartlepool is marketed correctly and robustly in order to maximise the publicity and benefit to the town.
318	Are you flogging a dead horse if you are trying to improve the Shopping Centre and basing a number of other decisions on the assumption that many people will want to walk to or from Middleton Grange?
319	Middleton Grange must be turned around as the outcome of it becoming out of use is frightening for the town in general and all local business.  Encouraging retail parks at the marina is good for shoppers but local business will gain nothing, and possibly end up closing doors altogether.  We cannot allow Hartlepool to become a ghost town.
320	I would like to see more greenery in the plan. As it stands, the town centre and surrounding areas feels drab and fairly colourless. Maybe add some tree saplings to the streets or make some open grass/garden areas
321	Better attractions at Seaton Carew, more toilets there, maybe cafés and coffee shops rather than just fish and chip shops
322	Should be supporting existing business they also need help.  Put the fairground back at Seaton. Council talks about keeping things original at Seaton so PUT OUR FUN FAIR BACK. This will create more jobs and also help our local businesses and give our sea side visitors something to do. South Shields have managed to do it so why can't we.
323	Seaton Carew needs an attraction similar to the carnival but on a smaller scale. It will make people want to visit from out of town
324	I would love it to be easier to access all areas of marina, on foot or by car. The area in front of travel lodge needs either re-turfing and looked after or maybe just concreted with few shrubs seats or children's play area, to attract visitors as at present is an eye sore. A good leisure facility using the basin is a great idea and again would bring people into town. Encouraging small unique businesses to the area making it different from other towns retailers would also help. I've only lived here a short



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	time, but feel we as a town have lots to offer, and should be encouraging more visitors.
325	Too many empty shops in town centre. Lower rents might keep businesses there. Receiving a lower rent is better than no rent at all. Money would probably be wasted on Jacksons Landing.
326	From the questions it's rather obvious that it is the art and design college that is to benefit this part of your plan. If tourism will generate the towns funds why not put plans in place to bring both coastal parts of the town back to life. Seaton is crying out to be 50/60 setting with donkey rides diners and the beach huts the maybe even a drive in open air movie site the headland with its Victorian features already in place could be restored back to that rebuild the band stand instead of building a new one at seaton. Your planners are very well paid surely they can see the potential hartlepool has . Instead of throwing everything into one area spread it out to revive the whole of hartlepool instead of the wards in your favor
327	The Headland is so often overlooked but could be the jewel in the crown of any regeneration with such historical heritage. We desperately need better transport links both within and to bring people in to town. Decisions have been made in this town with demolition of historic buildings and decimation of hospital services. People now think what's the point? But I think if people saw lots of small changes litter picking wildflower verges you could go some way to re engaging and making this a happier town and a destination to others.
328	<p>Developments or attractions ?</p> <p>What about getting the basics correct such as litter on the streets, street lighting, potholes, the state of disrepair in the Marina area with railings eroded etc needs sorting before we can think about anything else.</p> <p>What about Jobs ? What are we doing to attract business to the area ? What about transport links ? If you're trying to attract visitors to Hartlepool then the roads leading into town will need work ? the A179 , can this not be converted into a dual carriage way ? Then there's the A179-A19 junction, can this not be transformed into something similar to Wynyard. It'll help congestion.</p> <p>These are things that need to be considered too!</p>
329	<p>Shops, cafe's, restaurants, cinemas etc will only come to Hartlepool when the people of Hartlepool have the income to spend.</p> <p>The Council need to focus on bringing new industries to the town that pay a decent wage then the masterplan will look after its self.</p>
330	<p>The overall feel of the proposals is more attractive and more realistic than some of the images in the original vision document, and it would be very positive if any of this could actually happen.</p> <p>The plan should build in opportunities to promote physical activity wherever possible, including cycle storage and level access routes. As an attraction, the suggestion of a cycle centre is good one (Hartlepool should be ideal for cycling in general terms being almost flat) and how could we expand on this to perhaps build a general activity centre as hinted at in the consultation boards.</p> <p>Wish list ideas for attractions could include a replacement (but smaller?) bowling alley, sea life-type centre/aquarium.</p> <p>Is there a wider opportunity for the all organisations associated with the Marina area to come together as a group/network to achieve a better environment, and increased take up of water sports and leisure activities?</p> <p>Can we do more to build on the Tall Ships legacy/future opportunities?</p> <p>Re-development of the CCAD. Following the award of the money for this - and assuming its to be on roughly the same site - we need to ensure that any redevelopment is sympathetic to the remaining historic buildings in the area, as too much has been lost already.</p> <p>As a general rule, the town should be making much more of the educational and artistic assets that we have. For instance its good to see as a small start that signs have gone up advertising the art college around Church Square.</p> <p>The Council should emphasise and require high quality urban design. Some parts of the town/marina are good, whereas others are lost opportunities in terms of building design and layout.</p>

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	<p>As a small scale example of what can be achieved, the new development at Seaham Harbour is attractive.</p> <p>In the short term is it possible to 'tidy up' the land between the museum and premier inn? This could be an attractive waterside walk if there is to be no development in the short/medium term.</p> <p>Strongly support any efforts to 'open up' some of the walls that are in place and generally don't present a good appearance eg. those around Middleton Grange.</p> <p>Hopefully its just an oversight but the map doesn't show a bus stop at the transport interchange! I'm still not sure why stagecoach doesn't use it given that they used to go into church square anyway for some services (Eg. 7) but all efforts should be made to get the transport into full usage.</p> <p>Initial publicity associated with the 'Vision' highlighted the pedestrianisation of much of Church Street. If this is still a proposal, is this the best idea? Although I'm in favour of mixed use spaces and much better access for pedestrians generally, many places have made it easier for cars to access the 'high street' and is it realistic to divert the traffic that currently uses it? Would the existing businesses suffer from a lack of passing trade?</p> <p>In the general Church Street area, quite a lot of the on-street parking is minimum 1 or 2 hours (eg Tower Street) which many people would not need for relatively short visits to the shops. Is it possible to amend to have half hour parking, and/or more free 30 min parking as a short term measure?</p>
331	<p>The councillors need to realise that this vision will never happen and those with a brain realise that this is a smoke screen to cover up the mess they have/and are currently making of this town. They are corrupt, end of.</p>
332	<p>I think Marks and Spencer moving to Jacksons Landing and only having a food court will make the town centre like a ghost town. However, if this is to go ahead, I think there should be some sort of free transport to get people across to Jacksons landing, especially the older generation.</p> <p>In the town centre itself, the rent needs to come down to entice the new business into it. There are too many phone shops in the town and not enough variety of shops. We used to have an Early Learning Centre, Body Shop and many more shops that gave a wider variety of choice.</p> <p>I know there are other shops around the town. However, when you rely on public transport, it is not easy to get to the shops that are spread all over the town. Such as the Range at Tees Port Bay, to Dunelm Mill over the other side of the Marina.</p> <p>Eating out in Hartlepool is coming more difficult too. There is no longer a wide variety of restaurants like there once was, especially at Navigation Point.</p>
333	Bigger Bingo

# REGENERATION SERVICES COMMITTEE

15<sup>th</sup> January 2015



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

**Subject:** QUARTERLY UPDATE REPORT FOR PLANNING  
SERVICES JULY – SEPTEMBER 2014

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## 1. TYPE OF DECISION/APPLICABLE CATEGORY

This report is for information.

## 2. PURPOSE OF REPORT

- 2.1 To update the Regeneration Services Committee on performance and progress across the key areas of Planning Services for the second quarter of 2014/2015.

## 3. BACKGROUND

- 3.1 The Planning Service consists of four discrete teams: Development Control, Planning Policy, Landscape Planning and Conservation and Tees Archaeology.
- 3.2 The Development Control Team focuses on assessing proposals for new development and their impact on their surroundings, particularly in the form of planning applications. The service encourages the use of an advisory service (One Stop Shop) to enable proposals to be considered informally before applications are submitted, helping to improve the quality of development where appropriate. The section is also responsible for monitoring development and, where necessary, implementing enforcement action against unauthorised development, including derelict and untidy buildings and land.
- 3.3 Planning Policy is responsible for spatial planning policy and sustainable development policy, this includes the preparation, monitoring and review of the statutory Local Development Framework including the Local Plan, which will establish the overarching planning policy framework for the Borough and will eventually replace the adopted Hartlepool Local Plan 2006. The section

also provides policy advice in relation to planning applications and guidance on development activities, including the preparation of development briefs.

- 3.4 Landscape Planning and Conservation provides professional and technical expertise aimed at the conservation, protection and enhancement of the natural and built environment of Hartlepool. This team provides aboricultural and ecology advice and carries out ecology surveys and the inspection and review of Hartlepool's protected tree stock, including the making of Tree Preservation Orders, the processing of High Hedge applications and the surveying of Council owned trees. The section also has wider roles across the Council this includes ensuring that the authority complies with statutory duties such as the Habitats Directive, Wildlife & Countryside Act and NERC (Natural Environment and Rural Communities) Act.
- 3.5 Tees Archeology is a shared service between Hartlepool and Stockton Borough Councils based in Sir William Gray House. The section provides the Local Planning Authorities and other relevant organisations with advice on the archaeological implications of planning proposals and maintains and updates a Heritage Environment Record (HER). Government policy requires authorities to hold a record of heritage assets, archaeological and historical sites and other information such as excavations, found objects and documentary sources within its area. It is also involved in a wide range of projects both in Hartlepool, Stockton and the wider region.

#### **4. DEVELOPMENT CONTROL**

- 4.1 This quarter 87% of planning applications were approved. In terms of the performance for the year 95% of all planning applications were approved, this demonstrates the proactive, pro-development nature of the planning team.
- 4.2 In terms of major applications (such as minerals and waste developments, residential developments over 10 dwellings, the creation of floorspace over 1,000 square metres or sites over 1 hectare) which have been received, 100% were determined within the required target date (13 weeks or longer with the applicant's consent) well above the national target of 60%.
- 4.3 In terms of minor planning applications (such as residential developments up to 9 dwellings, the creation of floor space less than 1,000 square metres or sites less than 1 hectare) for the quarter, 91% were determined within the 8 week target; well above the national target of 65%.
- 4.4 With regard to other planning applications (such as change of use, householder development, advertisements, notifications etc) for the quarter, 95% were determined within the 8 week target date well above the national target of 80%.

- 4.5 One planning appeal (Raby Arms) was received during this quarter and was allowed by the Planning Inspectorate.
- 4.6 The applications received this quarter have generated a fee income of £312,727. Cumulative fee income for the year so far is £697,992. This is a significant increase in fees received compared to previous years; the knock on effect being that the service has to process and determine more and more complex applications during this time.
- 4.7 This quarter 124 informal enquiries (pre-application advice in the form of the 'One Stop Shop') have been received.
- 4.8 Planning Services receives complaints regarding potential planning breaches which are then investigated by the Council's Planning Enforcement Officer and 43 complaints were received this quarter. Further to this 1 enforcement notice was served and 2 Section 215 notice was served.

## **5. PLANNING POLICY**

- 5.1 Officers have completed a the public consultation on the Issues and Options Paper which is the first stage of the new Local Plan. The aim of this stage is to seek public thoughts and open the debate on what kind of place residents, businesses and all other stakeholders want Hartlepool to be in the future. Specifically it will focus on the most appropriate locations for development to occur over the next 15 years. The Council received 45 responses to the consultation; the results will be published, along with the Council's response to those comments in a Consultation Statement document.
- 5.2 Officer are now working on the Draft Local Plan taking into consideration the results of the public consultation on the Issues and Options paper.
- 5.3 The main evidence base documents that underpin the Local Plan include, the Strategic Land Availability Assessment (SHLAA), Employment Land Review (ELR), The Open Space Assessment, Gypsy and Traveller Accommodation Assessment (GTAA) and the Strategic Housing Market Assessment (SHMA). Other subsequent evidence base work will be carried out once these have been completed covering such issues as flood risk, retail and infrastructure. It is anticipated that these evidence base documents will be reported for endorsement to Regeneration Services Committee early in the new year.
- 5.4 Officers have also been offering professional planning advice to the Neighbourhood Planning Groups which have been established in the Borough to support the Community Regeneration Team.
- 5.5 In the last quarter the Planning Policy section has, as part of its regular workload, been heavily involved in the processing of major planning applications. This is primarily providing professional advice to seek and negotiate developer contributions which subsequently involves viability

testing. Examples include applications at Tunstall Farm, Quarry Farm and Wynyard. It must be appreciated that due to the significant turnover in key staff in the policy team, they have been working above capacity within this quarter whilst the vacant posts were recruited.

## **6. LANDSCAPE PLANNING AND CONSERVATION**

- 6.1 This quarter the Ecologist's work has been focused on surveys of Local Sites in Hartlepool and feeding this data into the Tees Valley Local Nature Partnership. In addition work has taken place to gather background information which will be the basis for Natural Environment policies in the local plan. Work has also been carried out for the Engineering section with bird surveys of North Gare completed. These will provide information for the eventual Environmental Management Scheme. Consultancy work continues to be carried out along side this with a continuation of the previous quarters bat surveys for a local housing association and a health trust.
- 6.2 Arboricultural Officers continue to survey publicly owned trees in various locations within the town. This quarter areas included Ward Jackson Park Belle Vue Way and the town centre. These inspections are carried out on a cyclical basis with trees examined to identify any risks they may pose to the public or signs of obvious defects which can then in turn be reported to enable appropriate remedial action to take place. Officers have also carried out a review of a number of Tree Preservation Orders to ensure that the information remains up to date in areas where tree works have been carried out.
- 6.3 Conservation projects have included carrying out research and survey work on structures throughout the borough with a view to updating the list of locally listed buildings. In addition a Conservation Grant Scheme was launched in June and in this quarter 35 visits were made to householders. Advice was provided on carrying out works to the buildings along information on the grantscheme.
- 6.4 Alongside this work the team has provided specialist advice and guidance on 42 planning applications in this quarter of the year and processed numerous applications covering works to trees, listed building consent and work to properties in conservation areas.

## **7 TEES ARCHAEOLOGY**

- 7.1 Tees Archaeology was the subject of an Internal Audit at the beginning of 2014 and the report recommended that a 'Service Level Agreement' should be concluded with the partner authorities and the service should provide a medium term financial strategy. Both of these tasks have now been completed and Internal Audit has indicated that they are satisfied with these.

- 7.2 Tees Archaeology has been heavily involved in the development of the bid to the Heritage Lottery Fund for a Landscape Partnership Project covering the area of the River Tees from its mouth to Piercebridge. The project, River Tees Rediscovered, was successful in achieving a grant for its delivery phase and this will focus on improving access to and along the river and raising awareness of the river and its heritage. As part of this process Tees Archaeology has been commissioned to deliver the Community Archaeology strand of the five year project and it is intended that this will include projects in the Hartlepool area as well as throughout the project area.
- 7.3 The Historic Environment Record (HER) for Hartlepool and Stockton is maintained and improved by the service and over the last year we have been identifying and adding sites that relate to the military use of the area during the First World War. These include gun batteries, airfields, training camps, troop accommodation, a wireless intercept post, early warning installations against air attack and a Prisoner of War camp. This information will be used to provide information to local people through our website and to inform our response to planning applications and to suggest archaeological projects for the future.

## **8. EQUALITY AND DIVERSITY CONSIDERATIONS**

- 8.1 There are no equality or diversity implications.

## **9. SECTION 17 OF THE CRIME AND DISORDER ACT 1998 CONSIDERATIONS**

- 9.1 There are no Section 17 Implications.

## **10. RECOMMENDATIONS**

- 10.1 That the Regeneration Services Committee notes the content of the report and the progress made across key areas of the Planning Services Team.

## **11. BACKGROUND PAPERS**

- 11.1 There are no background papers.

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