

REGENERATION SERVICES COMMITTEE AGENDA



Thursday 12 March, 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 12 February, 2015 (*previously published*)

4. BUDGET AND POLICY FRAMEWORK

- 4.1 Seaton Carew Masterplan Supplementary Planning Document – *Assistant Director (Regeneration)*
4.2 Strategic Housing Market Assessment 2015- *Assistant Director (Regeneration)*

5. KEY DECISIONS

- 5.1 Neighbourhood Planning (Hartlepool Rural Neighbourhood Plan 2015 – 2030) – *Assistant Director (Neighbourhoods)*

6. OTHER ITEMS REQUIRING DECISION

None.



7. ITEMS FOR INFORMATION

- 7.1 Promoting Change, Transforming Lives Project - *Assistant Director (Regeneration)*
- 7.2 Selective Licensing Implementation - *Assistant Director (Regeneration)*
- 7.3 'Foyer' Accommodation – *Assistant Director (Regeneration)*
- 7.4 Illustration Festival – *Assistant Director (Regeneration)*
- 7.5 Quarterly Housing Report October- December 2014/15 – *Assistant Director (Regeneration)*
- 7.6 Quarterly Update Report for Planning Services October - December 2014 – *Assistant Director (Regeneration)*

8. ANY OTHER BUSINESS WHICH THE CHAIR CONSIDERS URGENT

9. LOCAL GOVERNMENT (ACCESS TO INFORMATION) (VARIATION) ORDER 2006

EXEMPT ITEMS

Under Section 100(A)(4) of the Local Government Act 1972, the press and public be excluded from the meeting for the following items of business on the grounds that it involves the likely disclosure of exempt information as defined in the paragraphs referred to below of Part 1 of Schedule 12A of the Local Government Act 1972, as amended by the Local Government (Access to Information) (Variation) Order 2006.

10. KEY DECISION

- 10.1 Proposed Compulsory Purchase of Empty Residential Dwelling – Property 004 - *Assistant Director (Regeneration)* (para. 3)

11. ANY OTHER CONFIDENTIAL ITEMS WHICH THE CHAIRMAN CONSIDERS ARE URGENT



REGENERATION SERVICES COMMITTEE

12th March 2015



Report of: Assistant Director (Regeneration)

Subject: SEATON CAREW MASTERPLAN SUPPLEMENTARY
PLANNING DOCUMENT

1. TYPE OF DECISION/APPLICABLE CATEGORY

The SPD will form part of the Budget and Policy Framework.

2. PURPOSE OF REPORT

- 2.1 The purpose of the report is to seek approval from the Regeneration Services Committee to hold a public consultation on the draft Seaton Carew Masterplan Supplementary Planning Document (SPD).

3. BACKGROUND

- 3.1 The regeneration of Seaton Carew has been identified as one of the key priorities within the Hartlepool Vision. The aim is to prioritise investment and regeneration to support the resort's natural and historical assets of the sea, beach and promenade, which provide a free, easily accessible attraction for everyone.
- 3.2 It is important that the regeneration of Seaton Carew is developed in a sustainable way to support existing businesses whilst generating new opportunities and attractions.
- 3.3 The Council previously made the decision to utilise its own assets and land holdings in Seaton Carew to release funds to help deliver a regeneration scheme. The Esh Group were appointed as preferred developer to work alongside the Council to deliver these improvements.
- 3.4 The regeneration proposals for Seaton Carew include residential development on three Council owned sites that will release capital receipts to deliver the range of priorities that have been identified in Seaton Carew over the years.

- 3.5 The identified improvements include a comprehensive redevelopment scheme for The Front involving the redevelopment of the Longscar building, the creation of new family orientated visitor facilities, such as a proposed water play area and the creation of new Community Hub.
- 3.6 Work is continuing to develop the proposals in line with the timescales set out within the Development Agreement with the Esh Group.
- 3.7 On the 30th January 2015, the Finance and Policy Committee approved the commencement of preparatory work for the Compulsory acquisition of the Longscar building to allow the site to be included within the proposals for the Front at Seaton Carew. This work has commenced, however the Council continues to make every effort to acquire the building by agreement in advance of the use of its Compulsory Purchase powers.

4. SEATON CAREW SUPPLEMENTARY PLANNING DOCUMENT

- 4.1 The purpose of the Seaton Carew Masterplan (SPD) (**See Appendix 1**) is to support the policies of the Hartlepool Local Plan and to provide further more detailed guidance setting out the parameters of the development principles to achieve the most appropriate form of development to regenerate the resort.
- 4.2 The Seaton Carew Masterplan SPD will form part of the Hartlepool Local Plan and will become a material consideration when determining planning applications in this area.
- 4.3 The SPD helps to guide potential investors by providing the broad planning and design principles for the area as well as representing the thoughts and aspirations of the community. It identifies what areas can be developed, what type of development is acceptable and when it should happen.
- 4.4 Having a clearly defined Planning Policy Framework will support the case for a Compulsory Purchase Order (CPO) for the Longscar building should these powers be required.
- 4.5 The Seaton Carew Masterplan SPD is a draft document and will be subject to a formal eight-week public consultation period. Permission is therefore sought from the Regeneration Services Committee to hold a consultation on the draft SPD from 16th March 2015 until 8th May 2015.
- 4.6 Following the consultation the draft SPD will be revised before being presented to the Regeneration Services Committee and then to full Council for adoption.

5. FINANCIAL IMPLICATIONS AND RISK

- 5.1 There are no financial implications or risks associated with this report as permission is only being sought to consult on the draft SPD.

6. EQUALITY AND DIVERSITY CONSIDERATIONS

- 6.1 There are no equality or diversity implications in consulting on the draft SPD. The consultation will be open and accessible to everyone.

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

- 7.1 The Seaton Carew Masterplan SPD has been designed with the reduction of crime and anti social behaviour in mind.

8. RECOMMENDATIONS

- 8.1 Approval is sought from the Regeneration Services Committee to hold a public consultation on the draft Seaton Carew Masterplan Supplementary Planning Document.

9. BACKGROUND PAPERS

- 9.1 There are no background papers.

10. CONTACT OFFICER

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Seaton Carew Masterplan SPD

- 1. Introduction and Context**
 - 1.1) Overriding aims and objectives
 - 1.2) Complimentary projects
 - 1.3) Location
 - 1.4) Historical context
 - 1.5) Natural Environment
 - 1.6) Seaside Resort Policy Background
- 2. Hartlepool Local Development Framework**
 - 2.1) Planning Policy
 - 2.2) Planning Objectives
- 3. Masterplan Area**
- 4. Analysis**
 - 4.1) Land Use
 - 4.2) Access
 - 4.3) Issues and Opportunities
- 5. Land Ownership**
- 6. Development Principles**
- 7. Design Principles**
- 8. Proposals**
- 9. Figures**
 - Fig 1. Location and Connections to Hartlepool and Seaton Carew*
 - Fig 2 Seaton Carew Masterplan Area and Development Sites*
 - Fig 3 The Front - Seaton Carew*
 - Fig 4 Seaton Carew Conservation Area Boundary*
 - Fig 5. Inset G- Proposals Map*
 - Fig 6. Seaton Carew Consultation Results*

Consultation

This document is the Supplementary Planning Document (SPD) which outlines Hartlepool Borough Council's approach on the regeneration of Seaton Carew. This is a draft document and is subject to a formal eight-week public consultation period, from 16th March 2015 until 8th May 2015. Comments on this draft should be emailed to planningpolicy@hartlepool.gov.uk or sent in writing to

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(All responses should be received by 4:30 on Friday 8th May 2015)

The draft SPD and other background documents are available on the Council's website at:
www.hartlepool.gov.uk

1. Introduction and Context

Seaton Carew is a popular tourist destination, and its natural and historical assets are valued by residents and visitors. Seaton Carew's primary assets of the sea, beach and promenade provide a free, easily accessible attraction for everyone. There is a need to prioritise investment and regeneration in Seaton Carew to compliment and build upon its assets in a sustainable way supporting existing businesses and generating new opportunities and attractions.

The regeneration and continued development of Seaton Carew as a visitor destination is a Council priority and a planned regeneration approach has been agreed by the Council to deliver those priorities.

The purpose of the Seaton Carew Masterplan Supplementary Planning Document (SPD) is to support the policies of the Hartlepool Local Plan and to provide further, more detailed, guidance setting out the parameters of the development principles in order to achieve the proper development and regeneration of Seaton Carew.

The Seaton Carew Masterplan is a Supplementary Planning Document and forms part of the Hartlepool Local Plan and is a material consideration when determining planning applications in this area.

The Masterplan helps guide potential investors by providing the broad planning and design principles for the area as well as representing the thoughts and aspirations of the community. It identifies those areas can be developed, what type of development is acceptable and when it should happen.

1.1 Overriding aims and objectives:

The three aims of the Seaton Carew Masterplan are;

- To develop a clean, family friendly environment;
- To enhance public amenities, space and facilities for visitors and residents; and
- To support the economic vibrancy of the area

Seaton Carew is a key tourism asset within the Borough of Hartlepool. Regeneration of the sea front area called 'The Front' and other areas within Seaton Carew is required in order to strengthen the attraction of the location within the wider region and continue the economic revival of the town itself.

Hartlepool Borough Council (HBC) has significant land holdings in the area. Utilising these assets funding has already been secured against the key priorities of:

- Regenerating a large prime sea front development site located in the heart of the resort;
- Form a new focal point for the towns leisure and tourism offer;
- Strengthen employment, skills and training by creating commercial opportunities in the town for local people through appropriate development;
- Create areas of exceptional quality public realm and play provision within the scheme that will broaden the visitor appeal of Seaton Carew raising it above other competitor locations in the wider region;
- Deliver a commercially robust and viable mixed use development that provides a modern, attractive place for people to live, work and enjoy leisure time and provide wet weather or winter attractions;
- Ensure that development sites complement the heritage of Seaton Carew through the implementation of strong urban design principles from the outset and include the principles of sustainable construction;
- Strengthen Seaton Carew's improving image as a destination and promote the towns tourism offer.
- Ensure that any housing delivered meets the design standards set out in the Local Plan or relevant SPD, providing appropriate levels of affordable housing for local people; and
- Adequate provision/improvement of public/community buildings within Seaton Carew;

- Protect and enhance the heritage assets of Seaton Carew.

1.2 Complimentary Projects

Other major projects currently being developed in and around Seaton Carew critical to ensuring the delivery of the Masterplan:

- *Seaton Sports Domes* – A flagship £7m leisure facility recently developed at the southern end of Seaton Carew is a private sector sports complex that provides facilities for five aside, mini golf, golf driving range, putting course, gym and conference facility within the Mayfair Centre.
- *Play Builder* – £136k has been invested recently in Seaton Carew delivering new play facilities for young people.
- *Sea Defence Improvements* – A key stretch of the existing sea defences in the heart of Seaton Carew has been upgraded and improved to provide enhanced coastal flood protection. This £2.2m investment is a key part of the Masterplan area and integral to the delivery of some of the development sites within the Masterplan.

1.3 Location

The maritime town of Hartlepool is one of the top visitor destinations in the North East of England. The town has seen major investment in its facilities and attractions. As a result of this investment, the town has experienced transformational changes headlined by the redevelopment of a large area of former dockland and the creation of the largest Marina on the north east coast between Hull and Edinburgh. Hartlepool boasts a wide range of shopping, tourist and leisure facilities, including the Hartlepool Maritime Experience, Hartlepool Art Gallery, Middleton Shopping Centre, Navigation Point and the Historic Headland.

Hartlepool is well serviced by road and rail with easy access to the A19 and A1(M), approximately 5 and 12 miles to the west respectively (**See Figure 1**). Hartlepool has a direct rail link to London, and both Hartlepool and Seaton Carew have a direct rail service to Billingham and Middlesbrough to the south and Sunderland and Newcastle to the north. Seaton Carew boasts good road transport links to Hartlepool and with the surrounding road network via the A178 trunk road. In addition to road and rail connections Seaton Carew enjoys strong pedestrian and cycle links to Hartlepool along the sea front and the Sustrans cycle trail. There are three main bus routes, linking Seaton Carew with central Hartlepool and with south Hartlepool and settlements further afield.

1.4 Historical context

Situated on the southern edge of the town of Hartlepool, the seaside resort settlement of Seaton Carew has existed since at least the 12th century. Throughout medieval times, its inhabitants were predominantly employed in fisheries, agriculture and salt-panning.

In the late 18th and early 19th century, Seaton Carew became a popular holiday destination for wealthy Quakers from Darlington and other nobility and gentry. Meeting the demand for accommodation, a number of high quality hotels and boarding houses were built along The Front, Church Street and The Green. With the arrival of the railway in the 1840s, the resort took on a more popular appeal with day trippers from County Durham and Teesside continuing to visit until the 1930s.

Although the beaches were closed throughout World War II, visitors from Teesside and the County Durham mining communities returned after the war and Seaton Carew continued to have busy summer seasons throughout the 1950s.

In recent decades the interest in Seaton Carew's attractions has waned with the advent of cheap package holidays abroad. Revenue generated by tourism in the Seaton Carew area has therefore diminished in recent years. Although the resort remains popular for day trippers, Seaton Carew has become a commuter settlement for those working in the larger local towns, with housing development taking place between the older part of the settlement and the railway station.

The history of the area therefore provides an explanation of the physical development of the settlement. The 18th century period of development produced much of the informal layout of the buildings around The Green and Green Terrace. Many of these buildings were constructed in random stonework with clay pantile and a unselfconscious external appearance influenced by local needs.

The second main phase of physical development was in the 19th century when access was improved by roads and railways which was later supplemented by a tram service in the early 20th century supporting the expansion of visitor numbers. This period produced its own set of buildings; consciously designed residential villas such as the Staincliffe (now a hotel), The Cliff and the rest of The Green. The additional visitors also resulted in the construction of hotels (Seaton Hotel and the Seven Stars (now the Marine). All these buildings, unlike the earliest phase of Seaton Carew, have a designed appearance with strong vertical emphasis and the display of self conscious architectural ideas imported from beyond Seaton Carew. The materials used are brickwork (often with decorative render), slate roofs with elaborate detailed decoration in the form of balconies, porches and towers.

The final main historical phase of physical development in Seaton Carew in the early 20th century was characterised by the reinforcement of its role as a seaside resort with the creation of the Bus Station and the north and south shelters, which are both now demolished. All were constructed in reinforced concrete in the Art Deco style of the 1930s.

A formal promenade was established over a number of years. It was introduced at the Southern end of Seaton in the 1870's and eventually finished at the northern end of the area with the completion of the Esplanade in 1905.

The improving transport access which accelerated with the introduction of the tram service in 1902 was the major factor in the late 20th century development patterns including the conversion of the agricultural land to the west of Seaton Carew to a residential suburban character, which continued through the century.

1.5. Natural Environment

The coast fronting Seaton Carew is of considerable importance in terms of its ecology and geomorphology.

At the northern end of Carr House Sands is the Hartlepool Submerged Forest SSSI. This is an area of peat and preserved tree trunks from around 5,000 years bp. The SSSI designation extends from just north of Newburn Bridge to Long Scar rocks but the peat deposits themselves extend to the railway line in the west and south west of Long Scar rocks. The "Forest" is usually covered with a thin layer of sand which is only occasionally exposed.

Long Scar & Little Scar rocks are designated as a Local Geological Site. They are designated on account of the exposure of red Sherwood Sandstones from the Triassic, but ongoing research indicates that they might form the junction of the

Triassic rocks with the earlier Permian Limestone, which would increase their importance if this proved to be the case.

Carr House Sands is part of the West Harbour and Carr House Sands Local Wildlife Site. This is designated because it supports good numbers of birds, in particular species that are associated with the Special Protection Area. The designation extends to the southern extent of Little Scar rocks.

Coronation Drive does not currently have any ecological designation however the southern end of the embankment on the west side of the A178, on the northern side of Warrior Park Drive has a notably diverse flora, for example with 107 Bee Orchids counted there in 2014. Further investigation might establish that it meets the criteria for designation as a Local Wildlife Site on the basis of its flora.

Seaton Dunes and Common SSSI is immediately south of the master plan area. The designated area includes the foreshore from the Pumping Station to Seaton Channel as well as the dunes and common themselves. The dunes form an important coastal defence feature and are vulnerable to excessive trampling, particularly on the seaward side.

Seaton Dunes and Common SSSI forms part of the wider Teesmouth & Cleveland Coast SPA/ Ramsar which is an internationally important site, designated for the birds that it supports. The Seaton master plan will need to be subjected to a Habitats Regulations Assessment to ascertain whether it would have a significant effect on the site. Various factors resulting from the master plan may need to be considered but the most notable is the potential for an increase in recreational activity as a result of the plan to increase disturbance to the birds for which the SPA/Ramsar is designated. Mitigation measures that could form part of the master plan would be considered in forming the conclusion to the SPA.

Although certain of these natural environment features have the potential to act as a constraint on the master plan, they could also be seen as useful assets which enhance the importance of Seaton. Interpretation to highlight these features could add to the tourist appeal and could also act as mitigation to minimise any potential adverse effects, such as disturbance. Something that might be worth further consideration is the potential for a “Virtual Visitor Centre” ie an interactive portal that enables people to link to the natural and heritage features in the wider Hartlepool area though this would of course be dependent on there being a suitable facility within Seaton to host it.

1.6 Seaside Resort Policy Background

The much documented decline of British seaside resorts during last century and the rise of more affordable overseas travel has created a range of economic challenges for coastal resorts and towns. These places however still have a role to play in the tourism offer which in turn is an important part of the UK economy. In 2009 tourism represented a £115.4bn contribution to the economy which equates to 8.9% of GDP.

Recent national policy documents have therefore emphasised the importance of supporting coastal towns and resorts. Coastal areas around the country, although diverse, do share a set of key challenges including physical isolation, deprivation, declining investment and inward migration of older people. The government's view is that while these characteristics are not unique to coastal towns the combination of these issues together with the environmental challenges of coastal towns means that they do require specific focus. Recent policy developments have included the English Heritage/CABE report 'Shifting Sands'¹ that focused on the need to regenerate seaside resorts with high quality buildings and public spaces and more recently a Select Committee Inquiry was held into Coastal Towns².

The Shifting Sands report makes a number of recommendations for the regeneration of seaside resorts. The report identified that one of the charms of the English seaside resorts has been the broad base of their appeal. It is important to raise the quality of such areas without losing the character. The importance of using heritage as part of a regeneration strategy is highlighted alongside the need to raise the quality of open spaces. The report identifies that the aim must be to produce effective regeneration for people living within the seaside resorts. It is proposed that places where people want to live and work are likely to be places that people want to visit.

The Select Committee Enquiry identifies the critical importance of the economic regeneration of seaside resorts, therefore the significant role that tourism plays and therefore the need to support this sector.

Recent Government responses have resulted in focused regeneration funding aimed at coastal and seaside towns including Seachange and Coastal Communities Funding. The limited size and availability of this funding has meant that in addition to national policy support, more proactive local solutions are also required to address the issues facing coastal towns such as Hartlepool and Seaton Carew.

Hartlepool Borough Council is committed to bringing forward the regeneration of Seaton Carew through utilising its own assets and land holdings. The Masterplan links together a number of Hartlepool Borough Council owned sites that will be brought to market and developed in a coordinated way with revenue from the sale of the land and receipts from elements of Section 106 Legal Agreements being reinvested in the regeneration works at Seaton Carew.

¹ Shifting Sands:

<http://webarchive.nationalarchives.gov.uk/20110118095356/http://www.cabe.org.uk/files/shifting-sands.pdf>

² Coastal Towns: www.publications.parliament.uk/pa/cm200607/cmselect/cmcomloc/351/351.pdf

2. Hartlepool Local Development Framework

The Seaton Carew Masterplan sits within the Hartlepool Local Development Framework (LDF). The Hartlepool Development Plan comprises a number of documents. These documents known as Development Plan Documents (DPDs) and Supplementary Planning Documents form the Statutory Development Plan for Hartlepool. The Local Plan is the Key Development Plan document within the Local Development Framework setting out the spatial vision, strategic objectives and land allocations for Hartlepool for the next 15 years.

2.1. Planning Policy

See **Figure 5** for Proposals Map.

i) International (SSSI)

The southern boundary of the Masterplan area is immediately adjacent to internationally and nationally important nature conservation sites. The Teesmouth and Cleveland Coast Special Protection Area (SPA)/RAMSAR site and its proximity to the Seaton Carew Masterplan will mean that an “appropriate assessment” will be required. The area covered by the SPA and RAMSAR is also covered by the nationally recognised Seaton Dunes and Common Site of Special Scientific Interest (SSSI).

iii) Regional

The Tees Valley Economic and Regeneration Investment Plan (TVERIP) are guiding investment in Tourism and the wider economy across the sub region. Both documents indicate the role Seaton Carew has in contributing to the visitor economy.

iv) Local (Conservation & Design)

Whilst a new Local Plan is developed a Planning Policy Framework Justification (November 2014) has been produced to show where it is considered that saved policies from the 2006 Local Plan are in conformity with the National Planning Policy Framework. The following policies apply:

To3 Core Area of Seaton Carew
To4 Commercial Developments sites at Seaton Carew
Rec 9 Recreational Routes
Rec 4 Protection of Outdoor Playing Space
WL2 Protection of International Nature Conservation Sites
HE1 Protection and Enhancement of Conservation Areas
HE2 Environmental Improvements of Conservation Areas
HE3 Developments in the Vicinity of Conservation Areas
Com 6 Commercial Improvement Areas
GN3 Protection of Key Green Space Areas

Full details of all of these policies can be found in the “HBC Policy Framework- November 2014” update at www.hartlepool.gov.uk .

The new Local Plan will replace the current policies covering Seaton Carew.

2.2 Planning Obligations

The Local Authority requires Planning Obligations to ensure that developments make a positive contribution to sustainable development by providing social, economic and environmental benefits to the community as a whole. Depending upon the nature of the development the developer may be required to contribute towards:

i) Affordable housing

Affordable housing will be required on all planning applications for residential development that consist of a gross addition of 10 dwellings or more, the Planning Obligations SPD outlines how the Affordable Housing requirement should be addressed by developers.

ii) In addition to Affordable Housing, the following categories of the Planning Obligations may be required from development proposals:

- Outdoor Sport and Play Facilities
- Built Sports Facilities
- Green Infrastructure
- Highway Infrastructure
- Community Facilities (including Education)
- Training and Employment
- Heritage

For further details, please refer to the Planning Obligations SPD or contact a member of the Planning Policy Team on 01429 284084.

3. Masterplan Area (SPD)

The Seaton Carew Masterplan area covers development sites across the whole settlement as identified in **Figure 2** including;

1). The Front

The Front extends to 11.75 acres and is the main visitor focus and commercial area, located on the A178 between Station Lane and the former Fairground site. The area is defined by Seaton Common sand dunes and the former Fairground site to the South, Hartlepool Bay to the east, Seaton Park to the west and Station Lane to the North as identified in **Figure 3**.

2) Seaton Park

Seaton Park is situated within the heart of the settlement and provides an alternative to the beach and sand dunes for users seeking open green space. It is situated close to the seafront and was opened in 1962. The park occupies part of what was the Glebe Farm Estate, which was bought by Hartlepool Borough Council in 1949. The Park has a variety of family play attractions as well as sports and leisure facilities in its boundaries including tennis courts, bowling, playing pitches and changing facilities. Seaton Carew Library is also located in the Park.

3) The Elizabeth Way site

Elizabeth Way site extends to 2.26 acres and is located behind a local commercial centre on Elizabeth Way which includes a post office and parade of local shops. The site formerly housed the council sports and community centre facilities on a large open site .

Coronation Drive site

Coronation Drive site extends to 11.98 acres and consists of a large open site located at the entrance to Seaton Carew when approaching from the north and adjoins an existing residential development site.

The areas are not contiguous, however these sites are interdependent and form the key development areas of the Seaton Carew Masterplan.

4. Analysis

4.1 Land Use

The Front – The Front primarily serves as a recreational space for residents of Hartlepool and the surrounding area. This area includes a paddling pool set alongside a green open space used seasonally by a fairground, a significant disused property – The Longscar Building dominates the seaward side of The Front. There is also a block of mixed used development including resort related retail provision. Seaton Carew Bus Station is a Grade II Listed building and a prominent feature. The area has significant on and off street parking provision at the Rocket House car park and Sandy car park. The landward side of The Front includes amusement arcades, two pubs, retail units, a cluster of hot food takeaways and residential use. The built up area behind The Front is dominated by residential, guest house and care home uses.

Seaton Carew Conservation Area - The Front is located within the southern end of the Seaton Carew Conservation Area. The Conservation Area was declared in 1969 and subsequently extended in 1976 and 2002. All of The Front with the exception of the Longscar Building and Former Fairground site is located within the Conservation Area. The southern end of the Conservation Area contains a number of listed buildings; including The Marine Hotel, Seaton Hotel and Holy Trinity Church reflecting the quality of the built environment in this area. **(See Figure 4)**

Coronation Drive Site

Coronation Drive is an undeveloped site currently serving as informal recreational space. The site is a former industrial site and is known to be contaminated with a significant earth mound to the rear of the site. The area is bounded on three sides by residential use.

Elizabeth Way Site

A council run community centre and separate sports hall previously occupied this site. It is surrounded on all sides by residential development and has direct access onto Elizabeth Way, and is adjacent to the local centre.

Former Fairground Site

This site is currently undeveloped.

Seaton Park

Seaton Park provides formal open space play facilities as well as sport and leisure facilities. Seaton Carew library occupies part of the site.

Consultation Views

Public consultation events **(See Figure 6-** July 2014 consultation Results) have provided extensive feedback of the views of local people. These have helped to significantly shape the proposals and priorities of the Masterplan.

4.2 Access

The Front is the focal point for vehicular, cycle and pedestrian movement. The main A178 connects Seaton to Hartlepool and both the road, and promenade run parallel to the sea and dominate the access in and out of the resort. The other key access points to The Front are via Station Lane and to a lesser extent Elizabeth Way.

Tourist and commercial facilities are located on both sides of the A178 and although there are pedestrian crossings and protected crossing areas enhancements to facilitate a safer crossing environment are important.

The A178 is also designated a abnormal load route, due to the access required by heavy industries to the south of Seaton Carew, therefore periodic closures and heavy loads do affect the area.

4.3 Issues and Opportunities

Issues

Public Space – There have recently been significant enhancements to the public space along the Front with works to improve the promenade and planting areas however, the central area is dominated by the Longscar Building which is derelict and highly prominent within the street scene. The negative impact of this property has contributed to reducing the success and popularity of the surrounding public space.

Legibility –The Front is the main focus for visitors accessing either the commercial facilities, beach, sand dunes or the promenade. Currently the area is not clearly identified as a gateway to the promenade, beach or main car parks.

Movement – The key concern relates to pedestrian movement across the A178. A 20mph zone is in place through The Front which helps safer pedestrian movement, but as this area is a focus for people with very young families, conflict remains an issue.

Landscaping – A number of landscaping schemes have been implemented at different times, however more recently a coherent strategy has been applied to the area immediately to the north of The Front, which assists in signposting pedestrians to the resort.

Sense of Place – The Front offers a mixture of attractions and reasons to visit Seaton Carew, from the traditional seaside amusement arcades and fish and chip shops to the historical attractions of the Bus Station and the natural assets of the sand dunes and beach. The promenade links Seaton Carew to the rest of Hartlepool and the Marina offering a mixture of uses and reasons for people to visit the town. Clear signage and identification of the individual

elements through careful design improvements will help to strengthen its character.

Environment – The rundown Longscar Building dominates the appearance and perception of The Front. The form, mass and scale of the building is not in keeping with the rest of the built form in the area and detracts from key historic listed properties including; The Marine Hotel and the Seaton Hotel.

Opportunities

Through consultation with residents, businesses and visitors a list of priorities have been developed for The Front, identifying a number of improvements and opportunities to revitalise the area:

Access – Access to Seaton Carew via public transport should be maintained. The Current bus service to Seaton Carew especially during evenings and weekend should be preserved and extended.

Public Realm and Landscaping – Scope exists to continue to improve the landscaping, planting and environmental improvements that have already taken place in Seaton Carew. Public realm improvements including the introduction of flexible multi-purpose spaces that can be used for events and outdoor organised activities would add significantly to the resort.

Environment – The removal of the Longscar building would open up the seaward side of The Front and provide opportunities to enhance the public realm and provide complementary commercial facilities.

Movement – Improving pedestrian movement along the Front and enhancing the movement across the A178, between retail units and recreational attractions. Is a key requirement to improve the function of Seaton as a leisure and commercial destination.

Legibility - Opportunities exist to enhance the legibility of the place and create a better relationship and movement between the built environment and the natural assets of the beach, shoreline and dunes.

Play – Additional play facilities in the heart of the resort will complement the 'play journey' that already exists along the promenade that links Seaton Carew to Hartlepool. Seaton Carew Park could also incorporate additional play facilities.

Facilities – Community Facilities need to be introduced to the park to replace and improve those lost as part of wider development schemes. This will involve the redevelopment of the library to create a "Community Hub" incorporating library and community facilities.

Visitor Facilities – Opportunities exist to Improve visitor facilities in the central area to include more interactive water play facilities, improved public areas - together with cafe's restaurants/Beach Huts

Development – The current commercial property market in Seaton Carew is relatively stable with very few empty units. Sympathetic development could be introduced to the Longscar Site including cafes, restaurants, ice cream parlours, art galleries etc to diversify the offer in Seaton Carew and extend the visitor stay.

5. Land Ownership

Hartlepool Borough Council own significant areas of land within the Masterplan area. These include the Former Fairground site and Coach Car Park, Bus Station, Rocket House Car Park, Paddling Pool site North Shelter area. Coronation Drive/Warrior Drive and Elizabeth Way sites and Seaton Carew Park.

The major site within the Masterplan in private sector ownership is the Longscar Centre that has been vacant and in a state of disrepair since it closed over 10 years ago. Given the size and nature of this property and its location, its inclusion in the Masterplan is critical. In bringing forward and delivering the objectives of the Masterplan the Council will work with the owners of this building, through agreement or by utilising its planning powers, to ensure this site contributes to the objectives of the Masterplan.

A series of principles should be used to guide any development that comes forward in the Masterplan area. The residential sites at Elizabeth Way, Coronation Drive will be covered by existing policies including, housing and design. Where new Planning Policy documents are adopted, developments will need to be in line with these.

6. Development Principles

- a) The Front (Between Station Lane and Crawford Street)
 - Development at The Front should complement existing planning and design policy and be aimed at achieving a range of uses relating to the cultural and visitor offer. The area at The Front should be developed and enhanced to accommodate a range of indoor and outdoor facilities to support the leisure, visitor and tourism market. Developments such as Cafes, restaurants and other visitor facilities will be encouraged to continue to ensure that this area remains a focus for the family visitor market.
 - New tourist facilities will be encouraged including those that incorporate amenities which support the recreational use of the Seafront, beach and promenade, for example Beach Huts, waterplay, changing facilities and showers.
 - The area of The Front is the main focus for visitors and related uses and as such should be the focus for development. Residential development in the central area of the Front should be kept to a minimum and only introduced as a part of a wider comprehensive scheme and be ancillary to other uses.
- b) Seaton Carew Bus Station

- Seaton Carew bus station will remain a bus stop and any development in this area will be restricted to the rear of the building, and must be sympathetic to the character of the listed building.
- c) Former Fairground Site
 - Currently the 'Old Fairground Site' is underused and the Council is keen to bring forward development to enhance Seaton Carew. A range of uses may be appropriate including residential, retail and leisure. The adjacent coach park will continue to operate as a car park and be retained.
- d) Seaton Carew Park
 - Any development in the park should be restricted to community and recreational/leisure uses.
- e) Coronation Drive
 - The Coronation Drive should be considered for residential development providing a range of family homes at a density of 25-30 homes per hectare.

7. Design Principles

i) The Front

The designs brought forward for any development at the The Front will be required to:

- a) Respond to the scale and massing of the surrounding built form, noting the difference in building heights between the seaward and landward side of The Front and where contemporary designs are incorporated they should reflect the local place;
- b) Ensure that an innovative approach is taken to the design of any new buildings and that the unique character and distinctive appearance of Seaton Carew is reflected in any new developments;
- c) Respect the Heritage Assets within the area.
- d) Any development, both within and in the vicinity of the Conservation Area should compliment and reinforce existing character, particularly with respect to views and vistas along the promenade and The Front. Proposals should respond to the surrounding development in terms of scale, height, massing, alignment and materials.

ii) Former Fairground Site

The setting of the development site would allow for a whole range of development options. Uses here could include commercial, retail, restaurants, commercial leisure uses and residential. This could range from one large entity with associated car parking and facilities to a number of smaller developments and users occupying the site. A mixed-use cluster style development would be welcome. The size and nature of the site and its prominence to the foreshore would allow a mixture of developments to enhance the development area as a whole.

Development brought forward for the fairground site, including residential development will need to reflect the coastal and Maritime setting;

iii) Seaton Carew Park

It is essential that the open character of the park be retained and that any development respects the character of this park and does not compromise the facilities already provided on this site for Seaton residents. Access to the site along Station Lane provides two key gateway locations (north-west and north east corners of the site) where entrance features would be appropriate to link Seaton Front to the east and Station Lane to the west of the site. The Station Lane frontage must incorporate good design principles respecting the identity of Seaton and the character of the park. Any new development should consider secure by design principles and should make effective permeable links with existing entrances into the park from surrounding residential areas to encourage use. Development of community facilities will need to be developed to ensure that they are accessible and in keeping with the adjacent Seaton Carew, Conservation Area. The proposals for this development should incorporate new/relocated community facilities. The existing car park could be utilised and expanded as appropriate. There is scope for small car parks with access coming from Allendale Street and Grosmont Road. Servicing of any buildings which may be erected, will have to be considered. Cycle parking should also be provided.

iv) Coronation Drive/Warrior Drive

As this site is located in a very prominent location along the main approach into Seaton from the north, it is essential that the design of the site and specifically the North-East corner of the development and the main road frontage has excellent design standards to act as a gateway into Seaton Carew. Within the site there should be sufficient provision of safe, accessible and attractive open space with permeability throughout the site to allow ease of movement and adopting secure by design principles.

8. Proposals

A Masterplan has been developed for the Front. The phases and principles are detailed in the following plans.

Seaton Carew Masterplan: Phase 1



Proposed Layout Plan
1:1000 @ A1



Site Map NTS @ A1



Potential Multi-Functional Event / Picnic Area



Potential for Fabric Shelters - Event Areas / Market Square / Skate Park



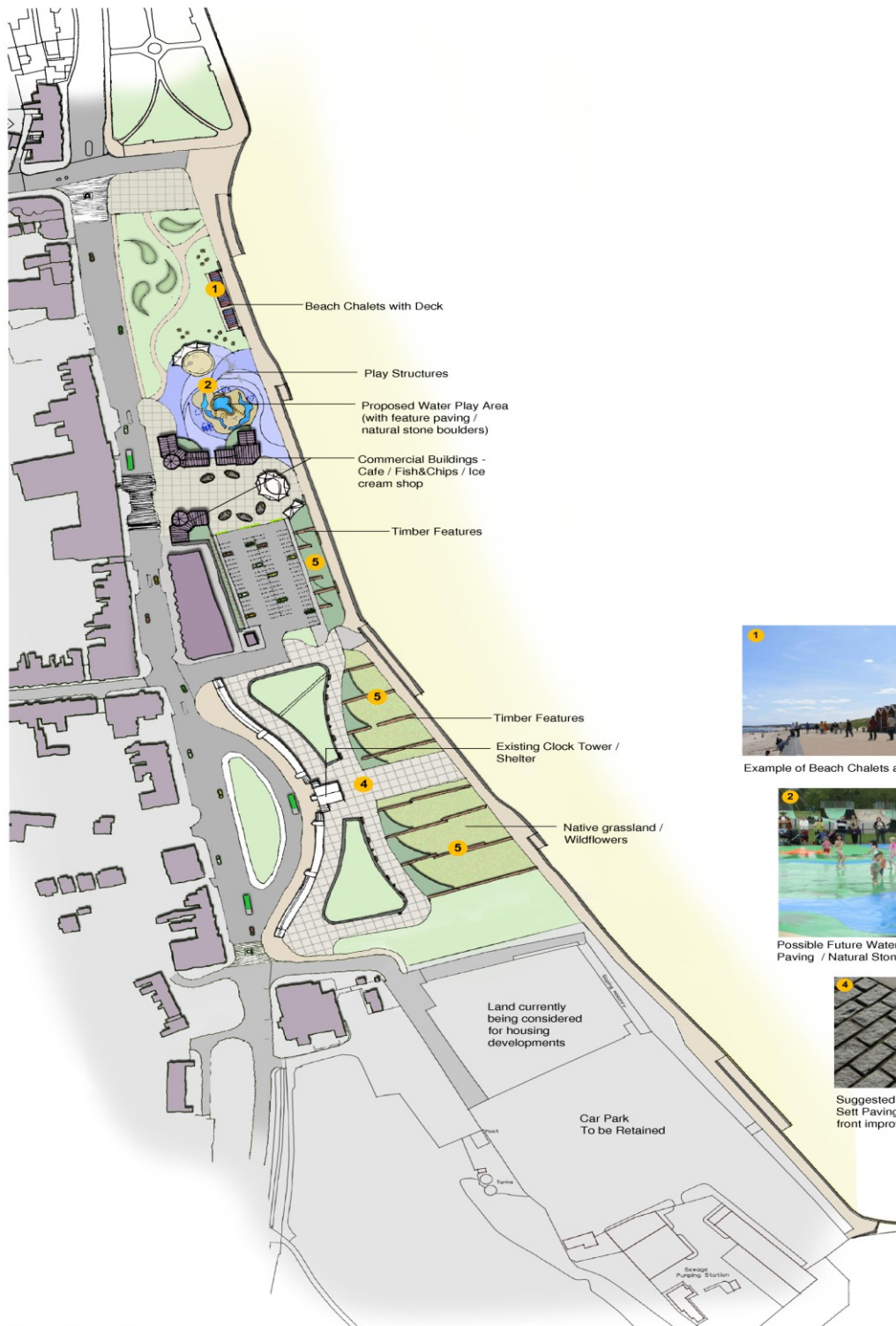
Potential Timber Screening to Market Square (Indicative Sketch Only)



Suggested Hard Surface - Flag / Sett Paving to match other sea front improvements

B	Appendix number amended	YES	DH	DG	10/01/14
A	Revised layout and amended annotations	YES	EL	BS	07/03/15
	Initial issue for comments	YES	EL	BS	06/03/15
Rev.		CDM	By	Chk	Date
Proj.	Seaton Carew				
Client	Borough of Hartlepool Council				
Dwg.	Phase 1 Landscape Layout Plan				
Scale	1:1000 @ A1	Date	Feb. 2013		
Drawing No.	752/PA1/001	Rev.	B		
		southerngreen <small>LANDSCAPE ARCHITECTS</small> Tel: 01464 480 000 Fax: 01464 480 001 Email: info@southerngreen.co.uk Web: www.southerngreen.co.uk			

Seaton Carew Masterplan: Phase 2



Proposed Layout Plan
1:1000 @ A1



Site Map NTS @ A1



Example of Beach Chalets at Blyth



Possible Future Water Play Area - Coloured Feature Paving / Natural Stone Boulders



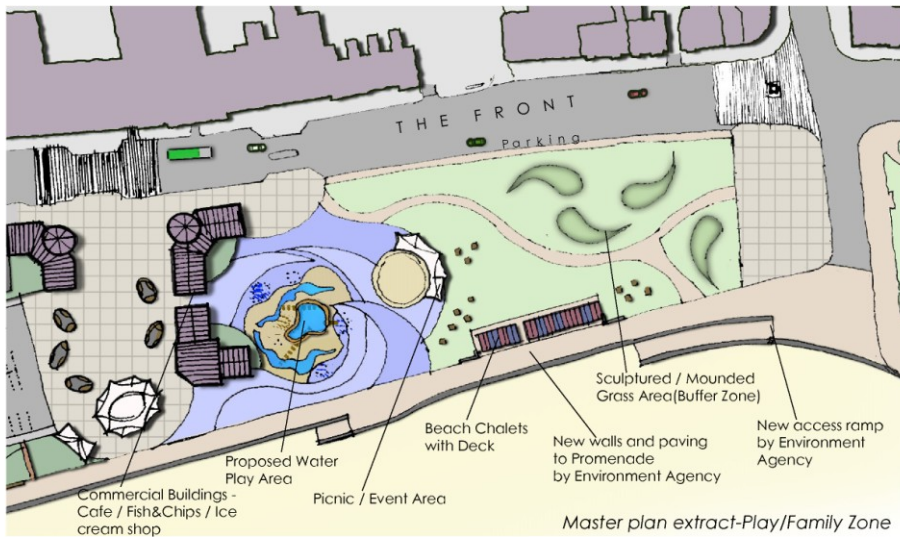
Suggested Hard Surface - Flag / Sett Paving to match other sea front improvements



Suggested Timber Features with Natural Stone Boulders / Ornamental Shrubs and Grasses Planting

B	Appendix number amended	yes	DN	DG	16/01/14
A	Amended annotations and added photos	yes	EL	RS	16/01/14
Rev.	Initial issue for comments	yes	EL	RS	16/01/14
Prop.		CDM	By	Chk	Date
	Seaton Carew				
Client	Borough of Hartlepool Council				
Dwg.	Phase 2 Landscape Layout Plan				
Scale	1:1000 @ A1	Date	Feb. 2013		
Drawing No.	752/PA2/001	Rev.	B		

Play/Family Zone Principles



PLAY/FAMILY ZONE

Key design principles

Provide a range of play and family orientated activities to complement the natural 'Beach' offer. Activities are to be integrated within a high quality predominantly soft landscape setting appropriate to the conservation area status

Play opportunities to include-
Water/sand play
Mini golf
Natural/landform play

Entrance feature reinforced with distinctive quality surface treatments to demarcate 'gateway'

Maximise beach access improvements through recently completed sea defence improvement scheme

Explore viability of introducing outdoor swimming/lido facility to further enhance the family offer

Precedent study



Beach Chalets, Blyth, Northumberland



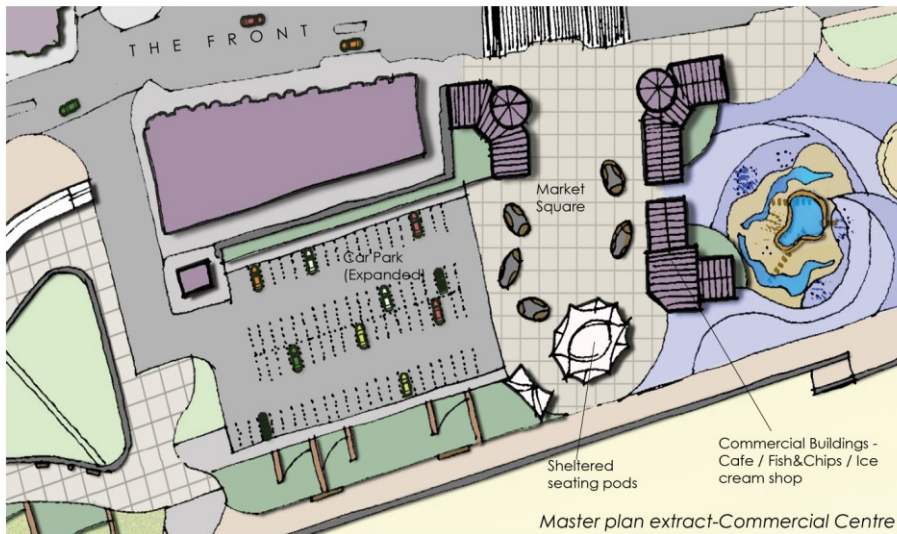
Possible Future Water Play Area
Coloured Feature Paving / Natural Stone Boulders



Potential Multi-Functional Event / Picnic Area

Seaton Carew Seafront

Commercial Centre Principles



COMMERCIAL CENTRE

Key design principles

Create commercial hub which links the existing high street with the seafront

Introduce distinctive landmark buildings which maximise coastal views and enhance the existing street scene

Provide high quality public realm with flexible space for markets and events. Space needs to allow service access.

Provide a viable mix of ground floor retail/entertainment and consider upper floor residential

Narrow carriageway and resurface to enhance pedestrian flow into new square and towards beach

Introduce sheltered seating pods and quality hard landscape materials

Precedent study



Alnwick Market Place



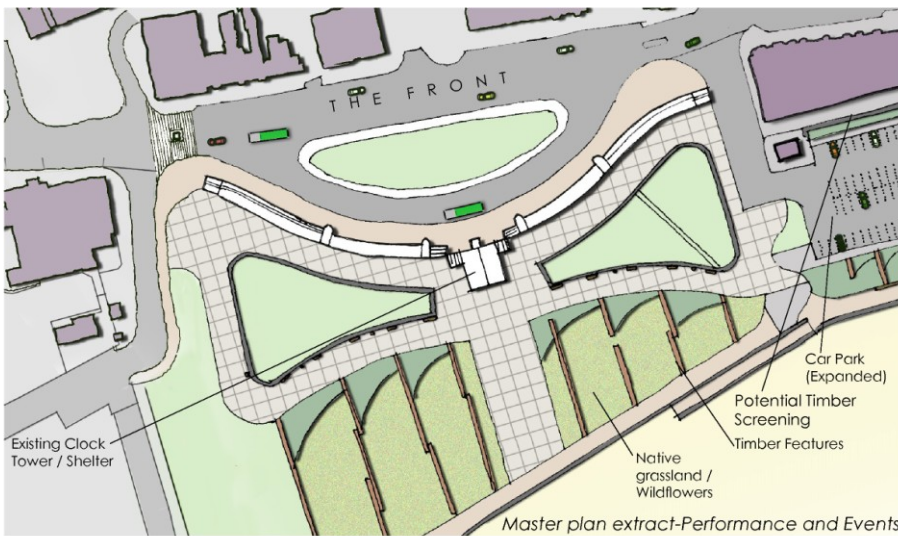
Example of Landmark building which relates to its coastal setting. Bexhill on Sea



Sketchup massing study of Commercial Centre (Indicative only)

Seaton Carew Seafront

Performance and Events Space Principles



PERFORMANCE AND EVENTS SPACE

Key design principles

Respects and takes inspiration from Art Deco styled listed structure

Improved access and integration between lower 'street level' and higher landscaped area

Explore possibility of using existing 'stage' for open air performances

Curvy Interplay between hard and soft landscape surfaces to create a simple but dramatic landscape which is flexible enough to accommodate larger events

Entrance feature reinforced with distinctive quality surface treatments to demarcate 'gateway'

Provide ornamental garden as a focal point in the streetscape and appropriate setting for the listed structure

Precedent study



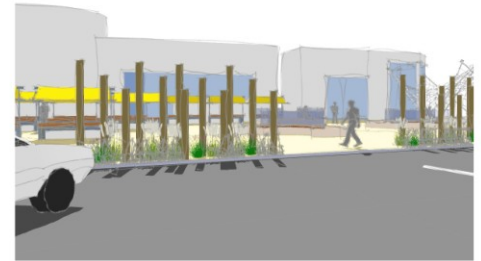
Performance space could be amphitheatre style as in this example from Drift Park, Rhyl or the space could be more flexible



Suggested Timber Features with Natural Stone Boulders / Ornamental Shrubs and Grasses Planting harmonise with the coastal location



Suggested Hard Surface - Flag / Sett Paving to match other sea front improvements



Potential Timber Screening to Market Square improvements (Indicative Sketch Only)

Seaton Carew Seafront

9. FIGURES

Figure 1. Location and Connections to Hartlepool and Seaton Carew

Figure 2- Seaton Carew Masterplan Area and Development Sites

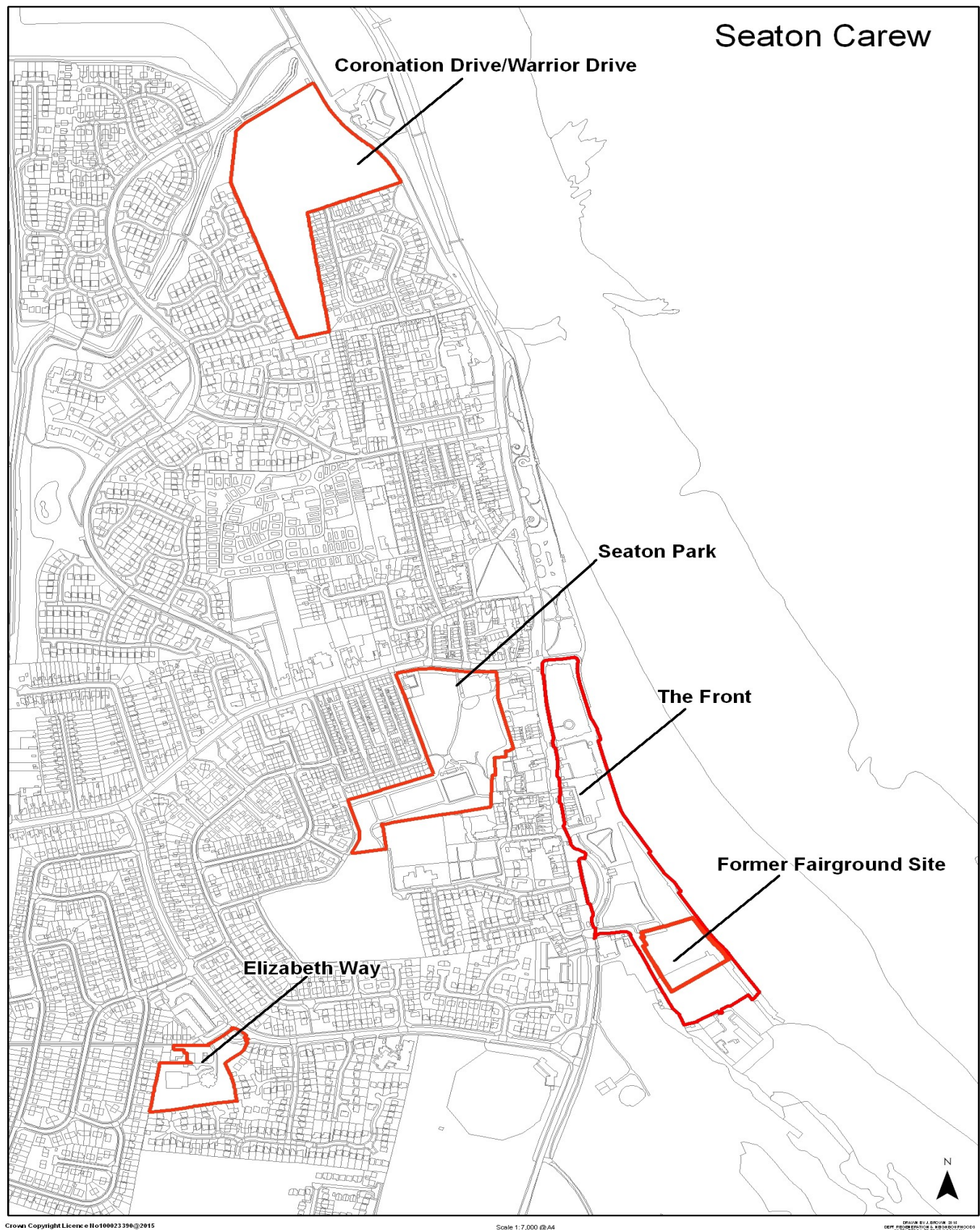


Figure 3 – The Front - Seaton Carew

SEATON CAREW 'THE FRONT'

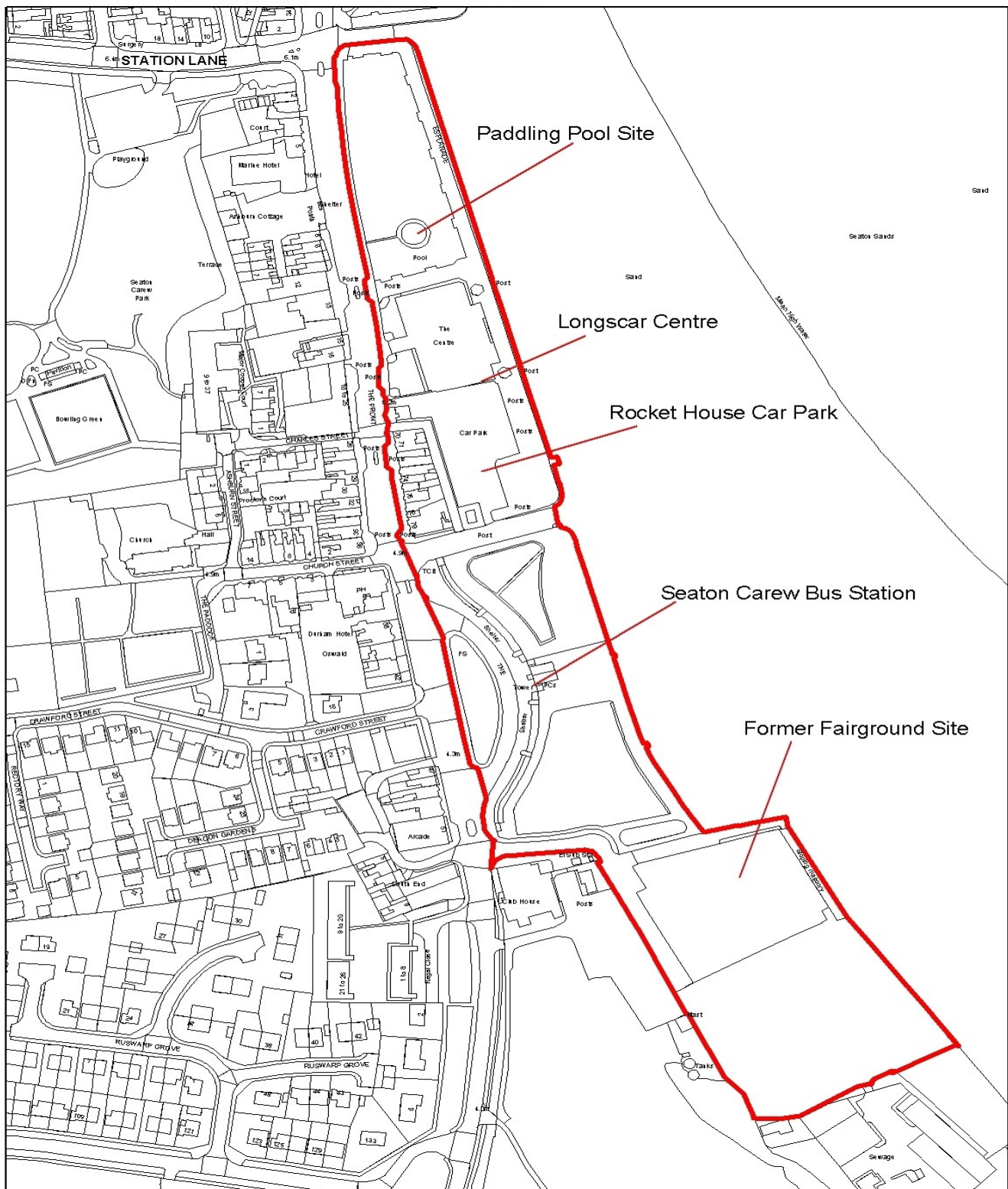
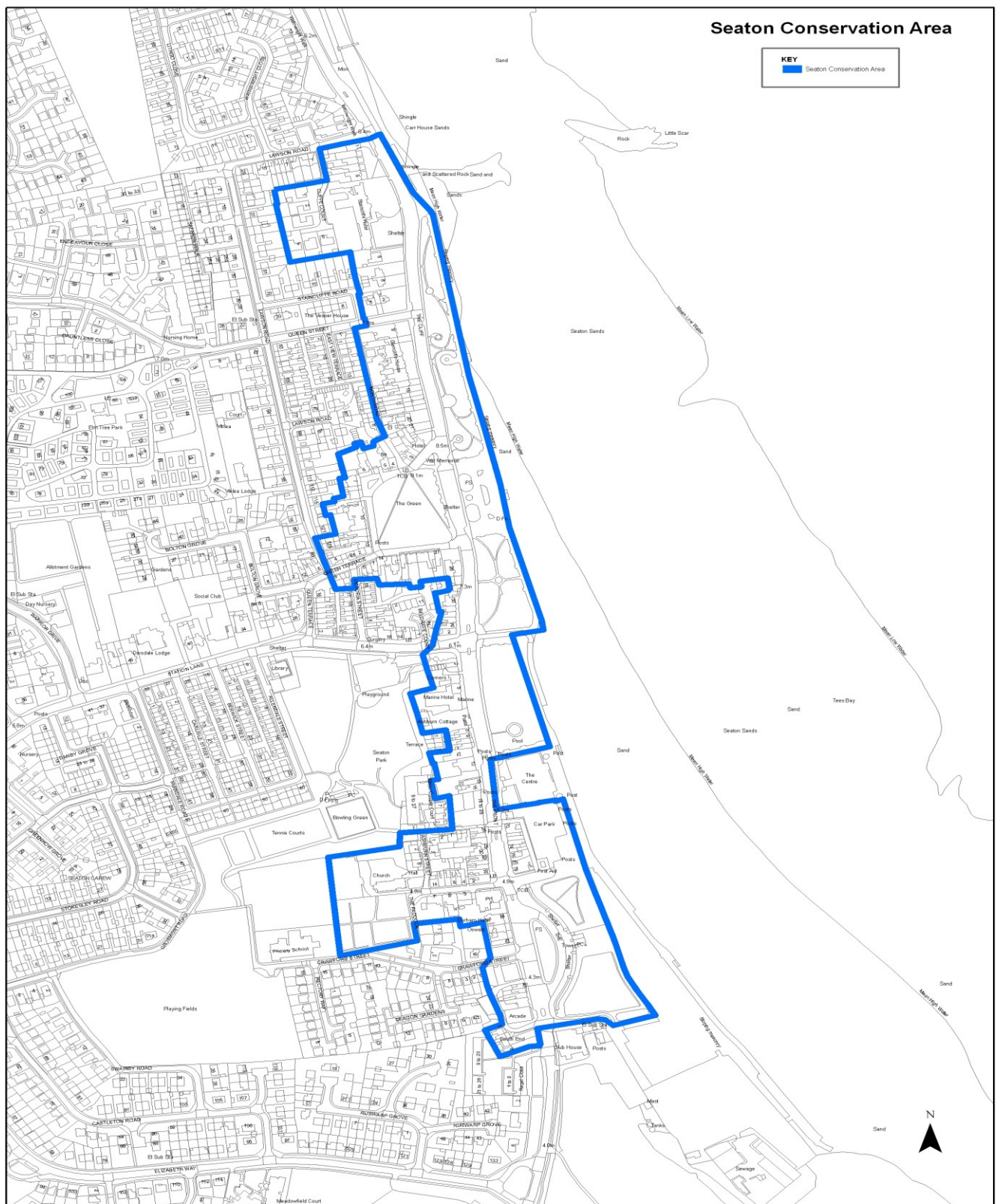


Figure 4- Seaton Carew Conservation Area Boundary



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Scale 1:5,000 @ A4

DRAWN BY J.BROWN 2015
DEPT REGENERATION & NEIGHBOURHOODS
HARTLEPOOL BOROUGH COUNCIL

Figure 5- Inset G- Proposals Map

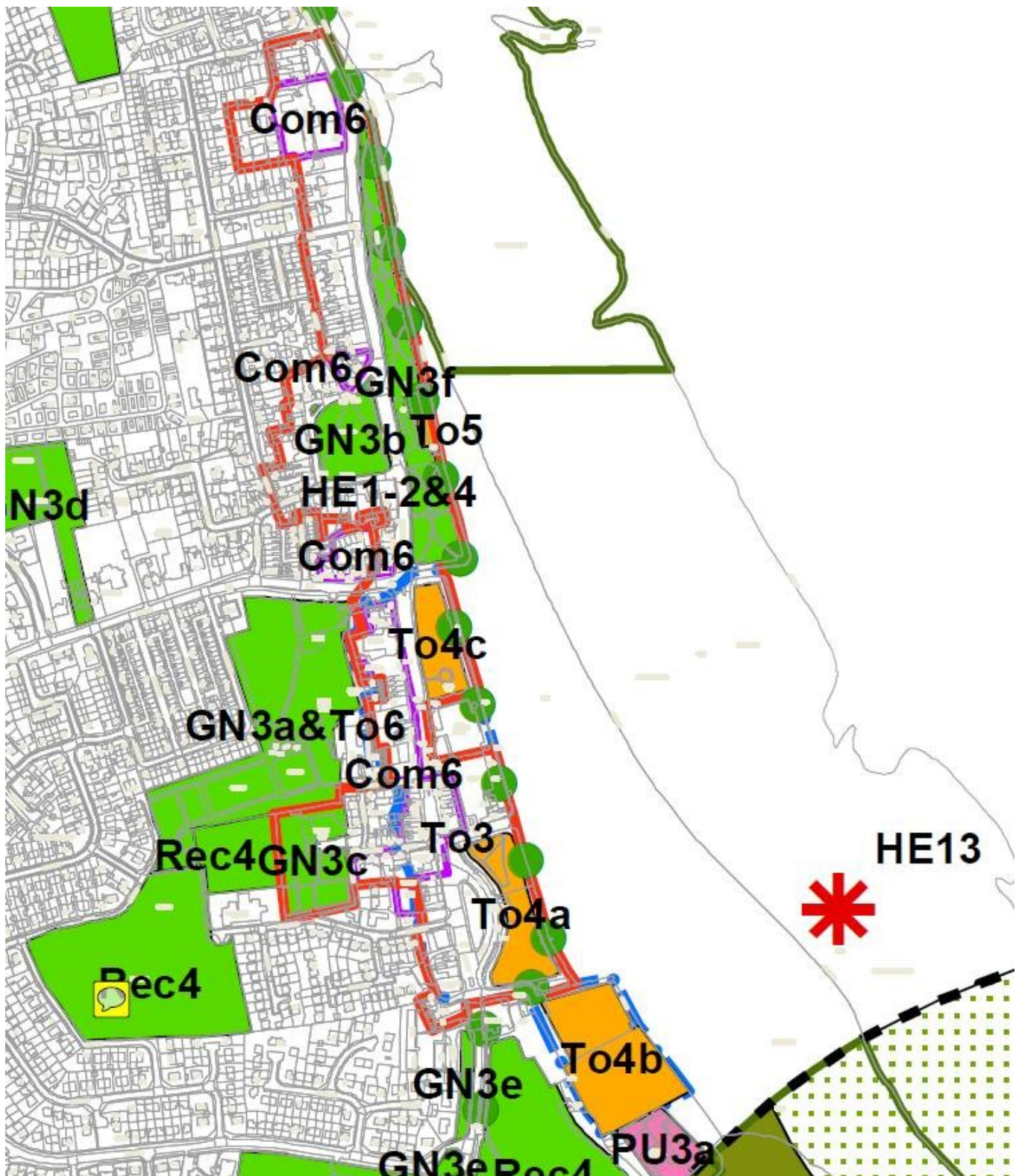


Figure 6- Seaton Carew Consultation Results

Seaton Carew Regeneration - The Front

Please tell us how you feel about the following statements							
Answer Options	Strongly disagree	Disagree	Neither agree nor disagree	Agree	Strongly agree	Don't know	Response Count
There is a need to improve the appearance and	1	1	0	7	87	0	96
There is a need to address the problem of the Longscar	0	0	0	5	91	0	96
The development of small retail or cafe / restaurant	0	0	0	5	90	0	95
answered question							96
skipped question							1



REGENERATION SERVICES COMMITTEE

12th March 2015



Report of: Assistant Director (Regeneration)

Subject: STRATEGIC HOUSING MARKET ASSESSMENT 2015

1. TYPE OF DECISION/APPLICABLE CATEGORY

1.1 This report forms part of the Budget and Policy Framework.

2. PURPOSE OF REPORT

2.1 The purpose of the report is to seek Members endorsement of the 2015 Strategic Housing Market Assessment (SHMA) which is a crucial piece of evidence base to inform the development of a new Local Plan for Hartlepool. It will also be used to inform a new Housing Strategy for Hartlepool. The SHMA assesses the housing need and affordable housing need over the next 15 years.

3. BACKGROUND

3.1 The SHMA provides an up-to-date analysis of the social, economic, housing and demographic situation across the area. In particular, the SHMA considers the housing market area of Hartlepool, and the Objectively Assessed Housing Need.

The 2015 SHMA has comprised:

- A major household survey which was completed by 2,087 households, representing an 11% response rate;
- Interviews with stakeholders; and
- A review of existing (secondary) data.

- 3.2 The findings from the study provide an up-to-date, robust and defensible evidence base for policy development which conforms to the Government's National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG).
- 3.3 The SHMA has identified that Median prices in Hartlepool have been consistently lower than the median prices for the North East and England. Overall, prices have increased from £47,000 in 2000 to £101,250 in 2014, an increase of 115.4%. Prices peaked at £115,000 in 2013 but have since fallen during 2014. During the period January 2013 to the end of June 2014, median prices across Hartlepool were £112,000 and lower quartile prices were just under £70,000.
- 3.4 Across Hartlepool Borough there are a total of 42,599 dwellings and a total of 40,631 occupied dwellings¹. Overall, the 2014 household survey shows that:
- 73.3% of properties are houses, 12.1% are bungalows, 13.7% are flats/maisonettes, and 0.9% are other property types;
 - 11.2% have one bedroom/studio, 29.3% have two bedrooms, 43.6% have three bedrooms and 15.9% have four or more bedrooms;
 - 11.5% of properties were built before 1919, a further 15.4% were built between 1919 and 1944, 24.4% between 1945 and 1964, 23.2% between 1965 and 1984, 17.8% between 1985 and 2004 and 7.7% have been built since 2005;
 - 60.2% of properties are owner-occupied, 23.1% are rented from a social landlord, 16.0% are private rented/tied accommodation and 0.7% are intermediate tenure.
- 3.5 The population of Hartlepool Borough is estimated to be 92,600 in 2014² and this is projected to be unchanged by 2037³. Over the next few decades, there will be very little change in the demographic profile, the exception being a slight increase in the numbers aged 65 and over (rising from 16,200 in 2012 to 17,000 in 2037).
- 3.6 Across Hartlepool Borough, 51.2% of households receive less than £300 each week, 21.7% receive between £300 and £500 each week and 27.0% receive at least £500 each week.
- 3.7 In terms of travel to work, the 2011 census indicates that 67.1% live and work in Hartlepool, a further 11.1% work in Stockton, 7.4% work elsewhere in Tees Valley, 6.5% work in County Durham, 4.1% work elsewhere in the North East and 3.8% work outside the North East.

¹2014 Council Tax data

² ONS 2012-based population projections

³ ONS 2012-based population projections

- 3.8 An analysis of 2011 census migration data suggests that 80.2% of moving households originated from within Hartlepool Borough and 67.1% of employees live and work within the Borough. Former Government guidance suggested that housing markets are self-contained if at least 70% of moves take place within the area.
- 3.9 Therefore, Hartlepool Borough can be described as a self-contained housing market on the basis of migration, and although it is largely self-contained in terms of workplace, it is part of a wider functional economic area including Tees Valley and County Durham.
- 3.10 On the basis that over 70% of households moving within Hartlepool originated from within Hartlepool Borough, and over 70% of households planning to move intend to stay in the Borough, it is proposed that Hartlepool is considered to be a self-contained market area for the purposes of Local Plan policy making.
- 3.11 There are many factors to consider when establishing an objectively assessed housing needs figure and after considering this evidence it is proposed that the objectively assessed housing need figure for Hartlepool is 300-325 dwellings each year. This target also takes into account:
- A baseline dwelling requirement based on 2012-based SNPP of 194 each year; and
 - A need to deliver new dwellings to support economic growth aspirations. The recently endorsed Employment Land Review considers in the region of 1700 jobs will come forward over the plan period, helping to bring in migration into the Borough. The Tees Valley Strategic Employment Plan considers in the region of 2900 jobs will be created but the basis for this document is around reducing unemployment and raising employment and has also been considered but doesn't result in the need for as many new dwellings due to the majority of those people already residing within Hartlepool.

To provide further context to an objectively assessed need for 300-325 dwellings each year:

- Past trends in delivery have been around 250 over the past four years;
 - Market signals are not indicating a 'pent up' demand for housing, with lower quartile house prices generally constant, coupled with a fluctuating number of households on the housing register and a vacancy rate in excess of the national rate of 2.7%.
- 3.12 The 300-325 target represents an ambitious and aspirational figure which addresses housing need and supports economic growth ambitions.

- 3.13 Affordable housing need is defined as *‘the quantity of housing required for households who are unable to access suitable housing without financial assistance’*. A key element of the study is to explore the scale of housing need and the extent to which additional affordable housing is needed.
- 3.14 Affordable housing is defined as either social/affordable rented or intermediate housing which is provided and made available to eligible households (i.e. those who lack their own housing or live in unsuitable housing) who cannot afford to meet their needs through the market. Intermediate affordable housing is housing at prices and rents above those of social rents, but below market prices or rents.
- 3.15 The scale of affordable requirements has been assessed by taking into account the annual need from existing and newly-forming households within each ward and comparing this with the supply of affordable, affordable social rent and intermediate tenure dwellings. The overall net annual imbalance is calculated to be 144 affordable dwellings each year. The distribution of affordable need is illustrated in table 1 below (a minus figure indicates over provision of affordable within a ward). In terms of the split between social/affordable rented and intermediate tenure products, the household survey identified tenure preferences of existing and newly-forming households. This suggests a tenure split of 70.4% affordable (social) rented and 29.6% intermediate tenure.

Table 1

	General Needs		Older Person	
	1/2 Bed	3+ Bed	1/2 Bed	
Burn Valley	48	12	8	67
De Bruce	-35	-12	8	-38
Fens and Rossmere	20	7	8	35
Foggy Furze	17	0	5	23
Hart	5	32	-6	31
Headland and Harbour	-30	-13	5	-38
Jesmond	66	-9	1	58
Manor House	-77	-5	5	-77
Rural West	1	-1	27	27
Seaton	-2	31	3	32
Victoria	21	2	2	25
Total	34	44	66	144

- 3.16 Given that the overall annual need is for 325 new dwellings the 144 affordable dwellings therefore represents an affordable housing target percentage of 44%. This has increased from the affordable need in the 2012 Tees Valley SHMA which had an affordable percentage of 27.5%. The main reasons for this increase are linked to lack of supply of affordable units over the past 3 years coupled with raising living costs, lower wages and therefore issues surrounding relative affordability.

- 3.17 Households intending to move in the open market were asked what type and size of property they would like and expect to move to. This could then be compared with the current profile stock to identify any mismatches between availability and aspirations/expectation. Of households moving, most would like to move to a house (67.3%), 19.4% would like to move to a bungalow and 13.3% to a flat. This compares with 67.3% who expect to move to a house, 15.18% to a bungalow and 16.9% a flat. A much higher proportion would like to move to a detached house (45.6%) but only 19.2% expect to. In contrast, higher proportions expect to move to a semi-detached house (33.5%) than would prefer to (14.7%). Future development should focus on delivering to address identified mismatches and reflect household aspirations.
- 3.18 The SHMA has been produced in a way which allows the authority to carefully consider the types of properties needed on a ward basis over the plan period and highlights where there is existing over provision of a particular house type.

4. RISK IMPLICATIONS

- 4.1 It is not considered that there are any risks associated with the endorsement of the SHMA.

5. FINANCIAL CONSIDERATIONS

- 5.1 The 2015 SHMA has no direct financial implications to the Council.

6. LEGAL CONSIDERATIONS

- 6.1 The 2015 SHMA has been produced to be in conformity with national planning guidance contained within the National Planning Policy Framework and the National Planning Policy Guidance. It is not considered that there are any other legal implications involved in endorsing the 2015 SHMA.

7. EQUALITY AND DIVERSITY CONSIDERATIONS

- 7.1 There are no equality and diversity considerations involved in the endorsement of the 2015 SHMA which is purely an evidence base to inform the emerging Hartlepool Local Plan.

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

- 8.1 There are no Section 17 implications in relation to the 2015 SHMA.

9. RECOMMENDATIONS

- 9.1 Regeneration Services Committee is requested to endorse the 2015 SHMA.

10. REASONS FOR RECOMMENDATIONS

- 10.1 Hartlepool Borough Council is implementing a new Local Plan and the SHMA is a crucial part of the evidence base as it sets both the overall housing numbers and the level of affordable housing which the Local Plan needs to incorporate.

11. BACKGROUND PAPERS

- 11.1 Copies of the SHMA are available in the Members Library or via the following link:

http://www.hartlepool.gov.uk/downloads/file/12463/strategic_housing_market_assessment_2015_draft_awaiting_committee_approval-march_2015

12. CONTACT OFFICERS

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REGENERATION SERVICES COMMITTEE

12th March 2015



Report of: Assistant Director (Neighbourhoods)

Subject: NEIGHBOURHOOD PLANNING (HARTLEPOOL
RURAL NEIGHBOURHOOD PLAN 2015 – 2030)

1. TYPE OF DECISION/APPLICABLE CATEGORY

1. Key Decision (test ii). Forward Plan Reference No. RN 11/15.

2. PURPOSE OF REPORT

- 2.1 To update the Regeneration Services Committee on the current position of Neighbourhood Planning in Hartlepool.
- 2.2 To consider the first draft of the Rural Neighbourhood Plan in line with the Council's statutory responsibility under the Localism Act 2011 to determine the conformity of Neighbourhood Plans with the Local Plan and National Planning Policy Framework.

3. BACKGROUND

- 3.1 Neighbourhood Planning was introduced under the Localism Act 2011. It is intended to give local people greater ownership of plans and policies that affect their local area, and to provide communities with the opportunity to develop a community-led framework for guiding the future development, regeneration and conservation of an area.
- 3.2 Once adopted a Neighbourhood Plan will become part of the formal planning process and must be in general conformity with national planning policy (National Planning Policy Framework) and the Local Authority's Development Plan (currently the Hartlepool Local Plan 2006, which will be superseded by the Hartlepool Local Plan post adoption, now anticipated in 2015).
- 3.3 Almost 1,300 communities across England have begun the Neighbourhood Planning process and 160 draft plans have been published for local consultation. To date, 49 Neighbourhood Plans have been formally adopted after a simple majority vote at referendum, to become part of the development plan for those areas.

3.4 In accordance with the Localism Act 2011 and Neighbourhood Planning Regulations published on 6 April 2012, the Local Planning Authority (LPA) have a statutory obligation to fulfil a number of duties throughout the development of a Neighbourhood Plan which include:

- Providing technical assistance, support and guidance to the Parish Council or Neighbourhood Forum. This can include sharing evidence and information on planning issues, providing advice on national and local planning policies, assisting with consultation and facilitating communication with external partners;
- Formally publicising the proposed Neighbourhood Plan boundary and statement of suitability submitted by the Parish Council or Neighbourhood Forum. During this time, representations from interested parties can be made to the LPA in relation to the boundary and / or the Group undertaking the Plan development; all of which must be considered when formally designating the boundary at the end of the statutory consultation period;
- To validate the Neighbourhood Plan before arranging an independent examination (to be undertaken by a suitably qualified individual) and neighbourhood referendum; and
- Should a simple majority vote be gained at referendum, the LPA have a statutory obligation to adopt the Neighbourhood Plan.

3.5 In 2012, a funding programme to support Local Authorities in meeting legislative duties in relation to Neighbourhood Planning was announced by the Department of Communities and Local Government (DCLG). The un-ringfenced grant support consists of the following three elements:

- First payment of £5,000 can be drawn down after a Neighbourhood Plan area has been formally designated by the LPA.
- Second payment of £5,000 will be made when the final pre-examination version of the Neighbourhood Plan is publicised by the LPA prior to examination.
- Third payment of £20,000 can be drawn down on successful completion of the Neighbourhood Planning examination.

£15,000 to date has been drawn down, for the formal designation of the Rural, Headland and Wynyard Neighbourhood Plan boundaries.

3.6 DCLG ran five waves of un-ringfenced grant applications for potential Neighbourhood Plan areas to apply for Front Runner status in order to test the principles of Neighbourhood Planning with the support of LPAs; which the Hartlepool rural area was successful in securing in 2011. This was alongside four key support organisations (The Prince's Foundation, CPRE / NALC, Locality and Planning Aid) delivering direct support and training to those developing Neighbourhood Plans. This source of funding / resource ceased in 2011 and 2013 respectively and a further, revised support fund of £9.5 million was announced in early 2013 (The Supporting Communities and Neighbourhoods in Planning Programme delivered by Locality in partnership with Planning Aid England), comprising the following elements:

- *Direct Support*: advice and support delivered by Planning Aid England, with an average value equivalent to £9,500. The package is tailored to meet the needs of supported neighbourhoods and is assessed via an online application process.
- *Grant Payments*: up to £7,000 per Neighbourhood Plan area, to contribute to costs incurred by the group preparing a Neighbourhood Plan or Order. This is also assessed via an online application process.

3.7 The current 'Supporting Communities in Neighbourhood Planning' programme ceases at the end of March 2015. However, a new programme has been announced worth £22.5 million, to be launched in early 2015. Details of the programme are still being formalised.

3.8 There are currently three Neighbourhood Plans being developed in Hartlepool, these are:

- Hartlepool Rural Plan
- The Headland Neighbourhood Plan
- Wynyard Neighbourhood Plan

Updates on the progress made to date on each of the Neighbourhood Plans are detailed in Sections 4 to 6 of this report.

4. HARTLEPOOL RURAL NEIGHBOURHOOD PLAN

- 4.1 In May 2011, Hartlepool was successful in securing £20,000 from DCLG to develop and produce a Neighbourhood Plan for the rural area of Hartlepool.
- 4.2 The Hartlepool Rural Plan Working Group publicly consulted on their Neighbourhood Plan boundary in October / November 2012 in line with the statutory requirements as outlined with the Neighbourhood Planning Regulations (General) adopted in April 2012. No written representations or objections were submitted to the LPA as part of this consultation process.
- 4.3 Supported by the Community Safety and Engagement and Planning Policy Teams, the Hartlepool Rural Plan Working Group undertook their first phase of consultation on their Neighbourhood Plan in Summer 2012 after securing resources from Design Council CABE. This included a series of community events and village walkabouts, in addition to an extensive household survey of those living and working within the Plan boundary. The Working Group secured a Direct Support package through the 'Supporting Communities in Neighbourhood Planning Programme' which is administered by Locality in partnership with Planning Aid England. This entitled them to 26 days support from a Planning Aid advisor, particularly focusing on engagement and consultation, collating evidence bases and policy writing.
- 4.4 In January 2014, the group also secured a grant of £6,500 to commission the support of a Planning Consultant, to enable it to move forward with the

development of the first draft of the plan. Later that year, consultation was undertaken with the community and key stakeholders on the group's vision and objectives. The first draft of the plan has now been completed and is attached for consideration by Regeneration Services Committee at **Appendix A**.

- 4.5 The plan is built around the local distinctiveness of the rural area to generate a greater understanding of the community's sense of place and wellbeing for the present community and for future generations. It is based on extensive research and is influenced by robust engagement with the local community, reflecting their comments and aspirations. It has been prepared within the context of European legislation, national planning guidance including the National Planning Policy Framework and Planning Practice Guidance and the strategic policies in the adopted and emerging Hartlepool Local Plans. The plan:

- provides a synopsis of the plan area, which covers approximately 5,000 hectares;
- outlines the consultation process;
- highlights the issues and opportunities that the plan should consider;
- sets out the vision for the plan area over the next 15 years;
- outlines the plan strategy, which has been prepared in accordance with the presumption in favour of sustainable development;
- recognises and supports the strategic development needs set out in the adopted and emerging Hartlepool Local Plans;
- outlines the objectives in terms of housing, the rural economy, transport and movement, community, natural and built environment and provides appropriate policy for each, along with a justification;
- lists the infrastructure priorities for the plan area and an appropriate policy by which to address these;
- outlines the monitoring and implementation of the plan and;
- includes supporting documents as appendices.

- 4.6 The Hartlepool Rural Plan Working Group is constituted and holds its own funds. It has expanded its remit, such as campaigning for rural broadband in partnership with Tees Valley Rural Community Council. The group has also recently become involved in working with students of Newcastle University. The project focus is on looking at various approaches to the design of new developments and how the various approaches can be used in Neighbourhood Planning work in considering potential sites. The students will work with the group in assisting with the Village Design Statement as well as looking at the North Farm development.

5. HEADLAND NEIGHBOURHOOD PLAN

- 5.1 In November 2011, the Headland Parish Council approached Hartlepool Borough Council demonstrating an interest in developing a Neighbourhood Plan. Collaboratively an application was submitted to DCLG to become a Neighbourhood Planning Front Runner. Whilst not successful in securing

Front Runner status, the Parish Council secured alternative support packages from The Prince's Foundation and Planning Aid as part of the Communities and Neighbourhoods in Planning programme for the initial stages of developing a Neighbourhood Plan.

- 5.2 The Headland Neighbourhood Plan Working Group publicly consulted on their Neighbourhood Plan boundary in January / February 2013 in line with the statutory requirements as outlined within the Neighbourhood Planning Regulations (General) adopted in April 2012. No written representations or objections were submitted to the LPA as part of this consultation process and the boundary was formally designated in February 2013.
- 5.3 The Headland Neighbourhood Plan Working Group delivered a three day collaborative planning workshop in partnership with The Prince's Foundation in March 2013. A report was produced which outlines some of the key features of the area, issues that the Headland is facing and potential actions to address these issues. The group explored the themes of the report in more detail to ascertain their key policy areas. Copies of the report are available from the Headland Neighbourhood Plan Working Group.
- 5.4 Ongoing consultation has been developed in line with the baseline information outlined in the Princes Foundation report and has included obtaining feedback from residents on what they like and dislike about the area, improvements that they would like to see made and people's vision for the Headland in 20 years' time. Consultation has included a questionnaire to every household, sessions with young people accessing Headland Future, attendance at key events on the Headland and visiting Voluntary and Community Sector groups, and businesses across the area.
- 5.5 The Group secured £7,000 through the Supporting Communities in Neighbourhood Planning Programme to assist them with delivering events and raise awareness about Neighbourhood Planning but also to commission some consultancy support to develop their Neighbourhood Planning policies. A first draft of the plan has been prepared and the group is in the process of reviewing it. A copy of the first draft of the plan will be taken to a future Regeneration Services Committee meeting.

6. WYNYARD NEIGHBOURHOOD PLAN

- 6.1 In May 2013, Grindon Parish Council began partnership working with Wynyard Residents Association (WRA) to develop a Neighbourhood Plan for the Wynyard area. The aspiration of both parties is to provide a joined-up approach to the planning of their area, in particular developing community facilities and appropriate housing whilst protecting the valuable characteristics and design of the neighbourhood.
- 6.2 Wynyard Neighbourhood Plan Working Group was set up as a sub-committee of the WRA to oversee the development of the Neighbourhood Plan for Wynyard. The Wynyard Neighbourhood Plan boundary incorporates parts of both Grindon (within Stockton Borough) and Elwick

Parishes, (within Hartlepool Borough); the resulting Neighbourhood Area is therefore is a cross-Parish and cross-Local Authority entity. Grindon Parish Council secured the time of a planning consultant to assist in the development of the Neighbourhood Plan boundary prior to submission.

- 6.3 The Wynyard Neighbourhood Plan Working Group publicly consulted on their Neighbourhood Plan boundary in September / October 2013 in line with the statutory requirements as outlined within the Neighbourhood Planning Regulations (General) adopted in April 2012. No written representations or objections were submitted to the LPA as part of this consultation process and the boundary was formally designated in October 2013.
- 6.4 Grindon Parish Council secured £3,000 from the Supporting Communities in Neighbourhood Planning Programme to support the initial stages of plan development. The group has commissioned the services of a consultant to assist with the preparation of a first draft of the plan. To-date, consultation in relation to the early stages of plan development has included a household survey conducted within the Neighbourhood Plan boundary and through a number of local community events.

7. RISK IMPLICATIONS

- 7.1 Any consultation required throughout the Neighbourhood Planning process will be delivered in adherence with the Voluntary and Community Sector (VCS) Strategy and Statement of Community Involvement (SCI) for a statutory period of eight weeks. This accommodates the Neighbourhood Planning Regulations (General) adopted in April 2012 which stipulates a minimum six week consultation period.

8. FINANCIAL CONSIDERATIONS

- 8.1 Neighbourhood Plans will be subject to an independent examination and referendum; both of which the Local Authority have a duty to arrange and fund. As outlined in Section 3.4, a funding programme to support Local Authorities in meeting legislative duties in relation to Neighbourhood Planning was announced by DCLG in late 2012; this allows Local Authorities to draw down on unringfenced grant funding at three distinct phases in the Neighbourhood Plan's development. It is anticipated that this funding stream will support the statutory duties of the Local Authority; however any additional costs would have to be secured from elsewhere. The costs associated with the examination and referendum process are currently being looked into.

9. LEGAL CONSIDERATIONS

- 9.1 Neighbourhood Planning Regulations (General and Referendum) came in to force on 6 April 2012 and 3 August 2012 respectively and are now law. As outlined in Section 3.2, the Local Authority will have a duty to adopt the

Neighbourhood Plan should a simple majority vote be gained at referendum. This will require an amendment to part of Hartlepool Borough Council's Budget and Policy Framework, as once adopted it will form part of the Development Plan for the borough and the Neighbourhood Plan will have legal status.

10. STAFF CONSIDERATIONS

- 10.1 As outlined in Section 3.4, the Local Authority has a statutory obligation to provide technical assistance, support and guidance to the Parish Council or Neighbourhood Forum, formally publicise and designate the boundary, validate the plan before organising an independent examination and referendum. The Community Regeneration & Development Team and Planning Policy Section have been providing intensive support to groups developing Neighbourhood Plans since August 2011.

11. ASSET MANAGEMENT CONSIDERATIONS

- 11.1 There are no asset management considerations in this instance.

12. EQUALITY AND DIVERSITY CONSIDERATIONS

- 12.1 Equality and diversity will be considered through the associated consultation frameworks, and an Equality Impact Assessment (EIA) will be completed prior to the statutory consultation period on the first draft of the Neighbourhood Plans.

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

- 13.1 There are no Section 17 implications in relation to Neighbourhood Planning.

14. RECOMMENDATIONS

- 14.1 Regeneration Services Committee is requested to note progress in relation to Neighbourhood Planning in Hartlepool to-date.
- 14.2 Regeneration Services Committee is asked to consider the first draft of the Rural Neighbourhood Plan and ensure that it is in general conformity with national planning policy (National Planning Policy Framework) and the Local Authority's Development Plan (currently the Hartlepool Local Plan 2006, which will be superseded by the Hartlepool Local Plan post adoption).

15. REASONS FOR RECOMMENDATIONS

- 15.1 Hartlepool Borough Council is implementing Neighbourhood Planning Policy in line with the Localism Act 2011.

16. BACKGROUND PAPERS

- 16.1 Cabinet (9 January 2012) – Review of Community Involvement and Engagement (including LSP Review).
- 16.2 Cabinet (3 September 2012) – Neighbourhood Planning (Reporting and Decision Making Procedure).
- 16.3 Cabinet (18 March 2013) – Neighbourhood Planning (Update).
- 16.4 Neighbourhood Services Committee (14 October 2013) – Neighbourhood Planning.
- 16.5 http://www.hartlepool.gov.uk/info/1004/planning_policy/108/planning_policy/5

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Hartlepool Rural Neighbourhood Plan 2015 – 2030

Draft Revised 18 February 2015

FOREWORD

The Hartlepool Rural Planning Group was formed from representatives of the Parish Councils of Dalton Piercy, Elwick, Greatham, Hart and the Parish Meeting of Newton Bewley that cover most of the rural areas of Hartlepool Borough. Together there is a strong, shared desire to improve and enhance an area which is already a great place to live, work and bring up a family but which will need to develop over the next fifteen years in order to secure a sustainable future for the communities of rural Hartlepool.

It was immediately clear from the survey and consultation work how much people value living in smaller communities with a rural environment and how much there is a shared ambition to protect and sustain those communities. Although many rural residents wished to see no change to the area, it was recognised that the requirement for the town of Hartlepool to continue to grow would mean that it would encroach on the rural area. Residents of the rural area were keen to see the villages continuing as sustainable communities with a reversal in the decline in facilities and to halt their decline to dormitory suburbs. If communities are to be sustained and developed, the status quo may not be an option. This is clearly the case in villages where populations are becoming increasingly elderly but where the residents wish to maintain such local facilities as schools, shops, pubs and churches. Increasingly, communities need to develop and grow in order to sustain themselves in the future. For example, a village school will not survive unless there is a continuing source of pupils.

We have embraced the spirit of the Localism Act 2011 in developing this Neighbourhood Plan, and have sought to build the plan around the local distinctiveness of the area so as to understand and contribute to a greater sense of place and well-being for our community. Above all, we recognise that we do not own the rural area but are custodians for future generations and that we have an opportunity to put in place policies which will ensure that we leave the rural area in as good a way as we possibly can. We would like to see that our small communities continue to flourish where the future development of the rural area is focused on meeting the needs of the rural communities.

Neighbourhood Planning provides an opportunity for the community to have a real say over local decision making, to achieve its long-standing goals through the planning system and address the challenges and opportunities facing the future of the area.

Brian Walker

Chair of Hartlepool Rural Neighbourhood Plan Working Group

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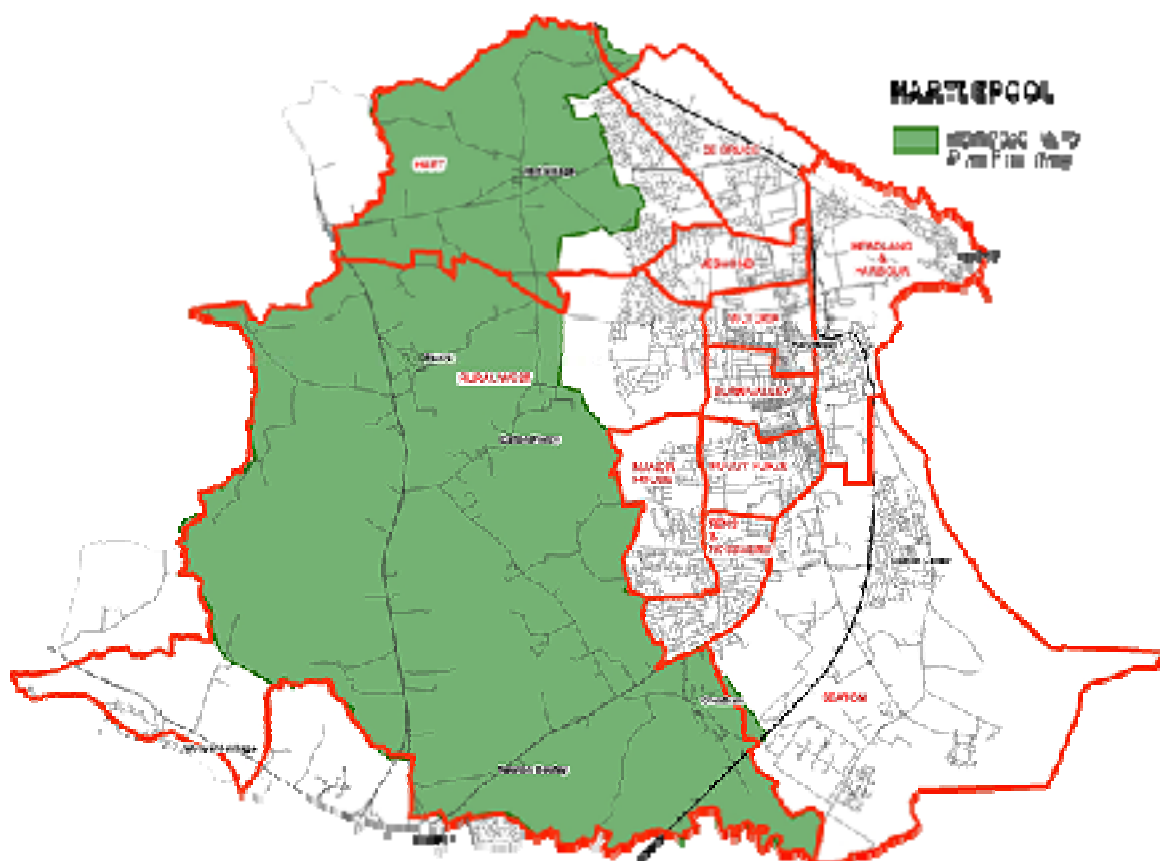
1.0 INTRODUCTION

- 1.1 Neighbourhood Planning is enshrined within the Localism Act 2011 and gives communities and neighbourhoods more influence on the policies that affect the development, regeneration and conservation of their area in future years. The Hartlepool Rural Neighbourhood Plan was successful in securing Front Runner status in 2011 through the fifth wave of the Department of Communities and Local Government's Neighbourhood Planning programme.
- 1.2 The draft Neighbourhood Plan has been developed by the Hartlepool Rural Plan Working Group, which comprises representatives of the five Parishes of Dalton Piercy, Elwick, Hart, Greatham and Newton Bewley with support provided by Hartlepool Borough Council, Tees Valley Rural Community Council, Planning Aid England and Design Council CABE. An independent planning consultant, Rosemary Kidd, has helped in the writing of the policies of the Neighbourhood Plan.
- 1.3 This first draft of the Neighbourhood Plan reflects the comments and aspirations of the rural community that have been gathered throughout the consultation process. Your views on the draft plan are welcome. Please come along to our events to discuss your thoughts with us.
- 1.4 We will consider your comments carefully and revise the Neighbourhood Plan where appropriate. There will then be a further consultation on the final draft plan before it is submitted for an independent examination. Further revisions may be needed then in the light of the examiner's recommendations before a referendum is held.
- 1.5 Once the plan is made, following the referendum, the Rural Plan will become a Neighbourhood Development Plan and will set out the development framework for the area the period from 2015 to 2030. It will be used by the Borough Council and Parish Councils in the consideration of planning applications to ensure that we plan for a sustainable future of our communities, whilst preserving the character of the rural area.

2.0 THE RURAL AREA

- 2.1 The Hartlepool Rural Neighbourhood Plan area was designated in 2012. The designated area covers the rural parishes within Hartlepool Borough Council that lie to the west of and adjoining the town of Hartlepool: Brierton, Claxton, Dalton Piercy, Elwick, Greatham, Newton Bewley and Hart. The area in the south west corner of Elwick parish has been excluded from the Neighbourhood Plan area as it includes development that forms part of the community of Wynyard and has therefore been included within the boundary of the Wynyard Neighbourhood Plan area. The South Fens area of Greatham Parish has been excluded as it forms an established part of the Hartlepool urban area. There are four Parish Councils of Dalton Piercy, Elwick, Greatham and Hart, and a Parish Meeting at Newton Bewley. The plan area covers approximately 5,000 hectares.
- 2.2 The boundary of the plan area shown on the Map 1.

Map 1 Hartlepool Rural Neighbourhood Plan Area



- 2.3 The villages in the area can trace their earliest development to the Saxon era with the founding of the church of St Mary Magdalene at Hart in 675AD. The villages of

Dalton Piercy, Hart and Elwick have been closely linked through the centuries as centres for the surrounding agricultural area. Greatham has an agricultural heart but has also been associated with the Tees estuary through its industrial past linked to salt production. An early landmark in its development was the establishment of the Hospital of God in the village by the Bishop of Durham in 1273. The Hospital Trust continues to be a major land and property owner in the village today. Newton Bewley has grown from a small agricultural community astride the A689.

- 2.4 The plan area consists of low lying undulating land primarily used for agriculture forming the coastal plain to the west and south of the urban area of Hartlepool. Fields are bounded by hedgerows with occasional trees. A stream flows from the north of the area from Elwick through Dalton Piercy to Greatham and into the River Tees. The wooded banks of the stream form an important local feature. In the north the area around Hart village lies within the limestone landscape area as evidenced by the quarry to the south of the village.
- 2.5 Whilst agriculture still retains its importance in the area, residents today are employed in a wide range of businesses both locally and throughout the region. Only a limited amount of built development has taken place in the villages in the Neighbourhood Plan area over recent years. In 2011, there were 2796 people living in 1216 households. This had grown from 2538 people in 995 households in 1991. Recent trends have been for the population of the Plan area to age with an increasing proportion of the population over retirement age and a lower proportion of school age children. This reflects national trends for people to live longer.
- 2.6 The villages in the Plan area have a mix of housing types and sizes with 30% of homes in Council Tax Band B, higher than the national average of 20%. There is a higher proportion of higher value homes in the plan area than in the urban area of Hartlepool which has a high proportion of Council Tax Band A homes.
- 2.7 There is a higher proportion of homeownership in the Plan area as compared to national, regional and Hartlepool Borough figures with 70% of homes owned outright or with a mortgage (compared to 64% nationally), 17% of homes are rented from the local authority or registered provider and 12% of homes are rented privately.
- 2.8 A higher proportion of residents in the Neighbourhood Plan area are managers or are employed in professional services, administration and in financial services than in Hartlepool Borough as a whole. There is a high level of car ownership in the Neighbourhood Plan area with only 15% of households not having a car which compares with a national figure of 26% and a figure of 35% for Hartlepool Borough.
- 2.9 The area has good transport links provided by the A689 and A179 to Hartlepool and via the A19 to Middlesbrough and the Tees Valley to the south and to Newcastle and Durham to the north meaning that there are a wide range of employment opportunities available to residents.
- 2.10 In 2011, 39% of households contained no one in employment compared to 33% nationally, reflecting the proportion of households that are constituted only of pensioners. However only 3% of the residents of working age were unemployed

compared to a national figure of 4% and a figure for Hartlepool Borough of 8%. The skills level of residents is similar to the national level with 40% of working age residents having attained an educational level 3 or 4; this compares to only 30% in Hartlepool Borough as a whole.

- 2.11 All the parishes within the Neighbourhood Plan area are classed in the Index of Multiple Deprivation as being amongst the 50% most affluent in the country whereas some wards in the urban area of Hartlepool are classed within the 10% most deprived. The Community Vitality Index showed that in 2011 the rural area had experienced improving levels of community vitality since the baseline of 2007 and ranked highest in the Hartlepool Borough area. Indicators include housing, unemployment and income, community safety, education, health and sustainable communities.

Source: 1991, 2001 and 2011 Census data, CVI2011 prepared by Tees Valley Joint Strategy Unit

(Further details of the data are set out in the Background Evidence report)

3.0 CONTEXT

- 3.1 Once completed the Hartlepool Rural Neighbourhood Plan will be an important plan and will become part of the development plan for Hartlepool. It will be used in considering planning applications and development proposals throughout the rural area. It has been prepared within the context of European legislation, (particularly that concerning nature conservation and protected habitats and species), national planning guidance including the National Planning Policy Framework and Planning Practice Guidance and the strategic policies in the adopted and emerging Hartlepool Local Plans.
- 3.2 The adopted Hartlepool Local Plan at the time of preparing the Neighbourhood Plan is the 2006 Plan. A revised Local Plan was found sound in 2013 but was withdrawn by the Council. A further review of the Local Plan is currently being prepared and it is anticipated that consultations on the draft plan will take place during 2015.
- 3.3 The Local Plan sets out strategic policies for the Borough as a whole and will determine how much development should be planned for over the next 20 years or so. The strategy of the 2006 adopted Plan has been to promote the regeneration of the older parts of the town and make provision for additional housing on allocations on the western edge of the urban area.
- 3.4 If the review of the Local Plan demonstrates that further development is required on the edge of the urban area of Hartlepool in the future, this is likely to take place within the area of the Hartlepool Rural Neighbourhood Plan. This Neighbourhood Plan has been prepared in the context that it is the role of the Local Plan to allocate strategic development sites that will provide sufficient land for the future development of the urban area.
- 3.5 At the time of preparing the Neighbourhood Plan, a number of planning applications for major housing developments were under consideration on sites in the Neighbourhood Plan area along the western edge of the urban area of Hartlepool. In order to ensure that any developments on the fringe of Hartlepool are sensitive to the rural area, a policy has been included in the Neighbourhood Plan to provide a design framework to be used in the consideration of housing developments on the edge of the urban area.
- 3.6 Very strong views were expressed from all communities in the consultations on the Neighbourhood Plan about the importance of maintaining the character and identities of the villages and safeguarding the countryside gaps between the urban area and the villages. Concerns were also expressed about the potential impact of the traffic from any major new developments on the local road network through the villages and to ensuring that the strategic highway network was improved to accommodate the additional traffic.
- 3.7 The Neighbourhood Plan has sought to address these concerns and includes policies that seeks to ensure that any development sites on the urban edge are selected and designed so that they do not impact on the character of the villages or

result in increased traffic flows through the villages in the rural area; they maintain the separation of the villages from the urban area by establishing green gaps between the urban area and the villages; that improvements to the highway network are required to serve the developments; and importantly that the new developments are well designed to create distinct communities around a community hub with good internal landscaping and a strong landscape buffer on the countryside fringe.

4.0 THE CONSULTATION PROCESS

- 4.1 From an early stage the Hartlepool Rural Plan Working Group was clear that the Neighbourhood Plan must reflect the aspirations of all of the communities involved. With assistance from Design Council CABE a programme of meetings were undertaken in May / June 2012 in each of the villages including “walkabouts”, led by the then President of the RTPI Colin Haylock, to “scope” each settlement and establish what local people valued about their communities and how they wished to see them developed.
- 4.2 Although, in the main, quite well attended, at the conclusion of these events the Group did not consider that the evidence base was sufficient to commence drafting the Plan. It was recognised that, when such an exercise was being led by Parish Councils, there was always the danger that vested interests might prevail rather than the views of residents.
- 4.3 Consequently, it was decided that, as far as practicable, all residents/properties in the area would receive a questionnaire to ascertain their views on the future needs of the area. This was done during September to October 2012 by hand delivering the questionnaires and providing local points for them to be returned. In many cases, this was supplemented by knocking on doors to ensure as many questionnaires as possible were returned. A substantial amount of effort went into this process with the result that approximately 40% of properties responded to the survey.
- 4.4 A series of day long events were held in each village in September 2014 to seek views on the issues to be addressed in the Neighbourhood Plan, the draft vision and objectives and to obtain views on possible development sites.
- 4.5 Detailed analysis of the results both of the surveys and the village meetings was undertaken with the aid of advisers from Planning Aid. These results are set out in Consultation Statement. The Working Group then held a series of “away days” to prepare the draft Plan with support from Rosemary Kidd, an independent planning consultant.
- 4.6 In addition to the views of the community, data about the area was collated from a number of sources including the 1991, 2001 and 2011 Censuses. Hartlepool Council also provided material from studies that had been undertaken for the Local Plan notably on the strategic housing market assessment, strategic housing land availability assessment, economic development appraisal and renewable energy. Information on nature conservation sites, landscape character areas, heritage assets, transport improvements and rights of way was obtained from relevant departments.
- 4.7 It can be seen, therefore, that this first draft of the Neighbourhood Plan is based on extensive research and influenced by robust engagement with the local community.

5.0 ISSUES

5.1 Consultation with the community and workshops has highlighted the following issues and opportunities that the plan should consider.

- How much housing development is required in the villages in the next 20 years?
- Except for Greatham, the housing stock in the villages is well balanced. Greatham has a high proportion of retirement housing and rented housing. What mix of house types, sizes and tenures should be provided by the plan?
- The villages have historic areas at their core with conservation areas at Elwick and Greatham and listed buildings, scheduled monuments, buildings of local importance, village greens and attractive wooded streams. How can new development be designed and landscaped to enhance the character of each village?
- The neighbourhood plan area lies immediately to the west of the urban area of Hartlepool and to the north of Billingham. How can the narrow gap of open countryside be safeguarded to ensure that the villages of Brierton, Dalton Piercy, Hart, Greatham and Newton Bewley retain their separate identities and do not become submerged into the adjacent urban areas?
- The future expansion of Hartlepool is likely to take place to the south west or west of the town within the plan area. How can the landscaping of these areas be enhanced to provide an attractive setting for the new urban fringe? Can the plan influence the layout and design of the expansion area? What benefits can this development bring to the communities of the plan area?
- There are few employment opportunities in the plan area, with the main employers being in agriculture, livery, quarrying, schools, leisure (eg pubs, caravan park, quad bikes), roadside services and estate management (Greatham). There appears to be limited scope for further employment opportunities other than the conversion of farm buildings and working from home. In view of the proximity of the plan area to the urban areas of Hartlepool and Tees Valley, what approach should be taken to developing the economy of the area? How should the development of the rural economy be balanced against the desire to maintain the attractiveness of the villages and surrounding countryside?
- What is the scope for the re-use of the former RHM employment site to the south of the level crossing at Greatham?
- What measures can be taken to safeguard and enhance the historic assets of the plan area including the conservation areas?
- The villages all have limited community facilities, including shops, public houses, community halls, schools and churches. What steps can be taken to safeguard and improve them?
- The villages have limited amounts of public open space such as playing pitches, playgrounds and incidental open space. Is this adequate or should more be planned for?
- There are a number of local wildlife and local geological sites in the plan area. Part of Cowpen March Site of Special Scientific Importance (SSSI) along Greatham Creek is of international and national importance for nature conservation for birds linked to the RSPB reserve at Saltholme and is part of the Tees mouth and Cleveland Coast Special Protection Area and Ramsar Site. Hart

Bog is an SSSI of national importance. Are adequate measures in place through the Local Plan to safeguard these areas and support their enhancement? What can the plan do to support the creation of a linked network of habitats as recommended in the Tees Valley Biodiversity Action Plan?

- The countryside in the plan area is primarily agriculture with limited amounts of tree and woodland planting. Should more encouragement be given to tree planting and habitat creation?
- The A19 North South Trunk Road linking Middlesbrough to Newcastle upon Tyne runs through the plan area with the partially dualled A689 and A179 east west routes linking the A19 to Hartlepool. All the villages gain their access from one of these major routes which are busy at peak times. How can the standard of accessibility at the junctions serving the villages be improved? Can the A19 / A179 junction be improved?
- The village of Newton Bewley is divided by the A689. What measures can be put in place to link the village? Would a major proposal to realign the A689 supported by major housing development around the village be feasible and supported by the community?
- Public transport between Hart, Elwick and Dalton Piercy and Hartlepool and the hospitals at North Tees and Middlesbrough is poor. How can the needs of non-car users be met?
- Can the station at Greatham be re-opened and served with park and ride facilities?
- Can support be given to the reopening of Hart Station which is just outside the plan area, but would serve the rural communities?
- How can accessibility to the open countryside, woodlands and nature conservation areas (especially those at Greatham Creek and Cowpen Bewley) be improved for pedestrians, cyclists and horse riders?
- The area has been identified as an area with potential for the development of renewable energy. What is the potential capacity for further renewable energy development in the area, particularly for wind turbines? How can the plan ensure that any further schemes are located so that they fit into landscape?

6.0 VISION AND OBJECTIVES

Vision

6.1 Our vision for the Rural Area of Hartlepool for the next 15 years is:

“To maintain and enhance the quality of life for all sections of the community and vibrancy of the villages, ensuring that the area retains its rural character and historic and environmental assets, maintains the links between all of its small settlements, adjoining parishes and the urban area of Hartlepool, and develops in such a way as to meet the present and future needs of the rural community”.

6.2 To deliver this vision, we will:

- promote development of an appropriate scale and design that will enhance our built environment and provide housing suited to the current and future needs of our population;
- promote the local economy by encouraging suitable business and employment opportunities;
- promote social development and seek to safeguard and enhance community facilities and open spaces to support health and wellbeing for everyone's benefit and to sustain communities;
- support measures to improve public transport, highway safety and to improve accessibility for non-car users to the countryside;
- protect and enhance the character of the local built and historic environment;
- safeguard and enhance the countryside and its distinctive landscape character;
- protect and enhance the network of habitats that are important for biodiversity and geology including designated nature conservation sites and priority habitats; and
- contribute to meeting the challenge of climate change by supporting schemes to supply renewable and low carbon energy of an appropriate scale and location and encouraging greater energy efficiency and encouraging the use of sustainable solutions for the disposal of surface water.

6.3 We will take forward the spirit of the Localism Act 2011 in producing our Neighbourhood Plan, embracing the concept of local distinctiveness that contributes to a sense of place and wellbeing for the present community and for future generations.

7.0 PLAN STRATEGY**Presumption in favour of sustainable development**

- 7.1 The Plan has been prepared in accordance with the presumption in favour of sustainable development. It recognises and supports the strategic development needs set out in the adopted and emerging Hartlepool Local Plans that will involve the expansion of the urban area of Hartlepool into the rural plan area.
- 7.2 The plan has focused on planning for the development needs of the rural communities and businesses. Agricultural and other businesses based in the rural area form the basis of our economy and we want them to continue to thrive; our villages are the hubs for our communities and we want them to continue to be attractive and vibrant with housing and open spaces and community facilities suitable for people of all ages; our transport networks are vital lifelines and we want to ensure that they are improved; and we recognise the importance of our countryside setting with its precious natural and historic environment which we want to protect and enhance..
- 7.3 The plan seeks to ensure that
- the level of housing development and mix of house types and tenures is commensurate with the needs of the area's rural communities;
 - provision is made for businesses to operate successfully to support the rural economy;
 - most new development will take place within or on the edge of the villages, located to help maintain the identity of the villages and the open countryside between them, and use suitable brownfield sites where possible;
 - new development contributes towards improving the local community and recreational facilities to provide opportunities for physical and social interaction to promote health and well-being ;
 - new development is well designed and respects and enhances the heritage, locally distinctive building character and the landscape of its surroundings;
 - the countryside is safeguarded, enhanced and treated as a valuable resource for agriculture, nature conservation, and where appropriate for recreation and renewable and low carbon energy generation;
 - the landscape setting along the urban fringe of Hartlepool is enhanced with an open gap maintained to retain the separate identity of the villages;
 - new housing development in the countryside will be exceptional and will need to be clearly justified;
 - public transport is improved, where feasible, and alternative options such as community and voluntary transport will be explored;
 - road linkages through the area to the A19 are improved;
 - recreational routes for pedestrians, cyclists and horse riders are improved;
 - natural habitats and geological sites are safeguarded and new areas of tree planting and habitats are created; and
 - the historic character of the villages is conserved and new development is well designed to respect the vernacular.

8.0 THE POLICIES

POLICY GEN1 - VILLAGE ENVELOPES

Within the Village Envelopes as defined on the Proposals Map, development will be permitted where it accords with site allocations and designations.

Development within the Green Gaps shown on the Proposals Map will only be permitted in exceptional circumstances where it is connected with the essential functioning of agriculture or forestry and does not compromise the openness of the countryside between the villages, Hartlepool and Billingham.

In the countryside outside the Village Envelopes and Green Gaps, development will be permitted where it is essential for the purposes of agriculture, forestry, public infrastructure or to meet the social needs of the local rural community. Other development that is appropriate to a rural area and supports the rural economy, agricultural diversification, rural tourism and leisure developments will be permitted where it respects the character of the local countryside and does not have a significant impact on visual amenity and the local road network.

Justification

- 8.1 The purpose of this policy is to focus new development into the villages, to safeguard the countryside and to maintain the areas of open countryside between the edge of the urban areas of Hartlepool and Billingham, and the villages of Brierton, Dalton Piercy, Hart, Greatham and Newton Bewley to retain the separate identities of the villages.
- 8.2 Development in villages will be permitted on sites allocated in the plan where it contributes to the delivery of the plan and where it takes into account the policies associated with various designations such as those on heritage assets and nature conservation.
- 8.3 The countryside in the plan area is highly valued by residents, visitors and businesses alike for its scenic, recreational, aesthetic and productive qualities. Much of the land is fertile and is valuable for food production.
- 8.4 Development in the open countryside outside village envelopes will normally be unacceptable unless it can be shown to be essential to local needs and the rural economy and cannot be accommodated within existing settlements. Particular care will be needed with any rural development to ensure that it is well designed and appropriately landscaped to respect the countryside character and does not impact on visual amenity or the local highway network. Policy H4 Housing in the Countryside sets out more detail on the circumstances where new housing may be permitted in the countryside.

- 8.5 This Policy will protect the gaps between settlements from inappropriate development, in order to make sure that the existing communities retain their separation and definition, along with their individual character, whilst the intrinsic character and beauty of the countryside will be recognised and protected.
- 8.6 All development should be well designed and take account of the design principles set out in Policy GEN 2.

POLICY GEN 2 - DESIGN PRINCIPLES

The design of new development should demonstrate how the following have been taken into account:

- 1. relevant village design statements and conservation area appraisals;**
- 2. new housing should be well designed and score highly using the most recent Building For Life criteria;**
- 3. by helping to create a sense of place and reinforcing the character of the village or rural area by being individually designed, respecting the local vernacular building character, safeguarding and, where possible, enhancing the historic assets of the area, landscape and biodiversity features;**
- 4. by helping reinforce the existing streetscape or green public spaces by facing onto them where possible**
- 5. by preserving and, where possible, enhancing significant views and vistas;**
- 6. by incorporating the highest standards of energy efficiency;**
- 7. by demonstrating that it can be accessed safely from the highway and incorporates sufficient parking spaces;**
- 8. by designing development to be accessible by people with limited mobility; and**
- 9. by using sustainable surface water management solutions in new developments to reduce surface water disposal in public sewers and manage the release of surface water.**

Justification

- 8.7 This policy sets out the general design principles to be considered in all forms of development and seeks to ensure that new buildings are well designed and respect the built character of the local area. Design and Access Statements should be submitted with a planning application to demonstrate how these matters have been taken into account in the design and layout of any new development.
- 8.8 The attractiveness of an area depends on the quality of the design of the buildings and landscaping and how they have respected the character of the local context. Well designed new development provides the opportunity to reinforce and enhance the character of the village. A Village Design Statement has been prepared for

Greatham and others will be prepared to provide locally distinctive guidance for each village. The Conservation Area Assessments provide the historic context for new development in Elwick and Greatham.

- 8.9 Development, particularly new housing, should be designed to be accessible by those with limited mobility. The Lifetime Homes Standards sets out design standards to improve the design of new homes so that they can be adapted to the changing needs of people through their lifetimes. It will be important to provide a wider choice of housing in the Plan area to meet the needs of the elderly and those with disabilities.
- 8.10 A Government consultation is underway on a review of the national Housing Standards in which it is proposed that development plans can identify the need for a proportion of new housing to be accessible (comparable to Lifetime Homes) and adaptable for wheelchair users. Proposals for a minimum space standard for new housing are also proposed. Once the standard has been introduced, local evidence will be needed to support the introduction of such a policy in the Plan.
- 8.11 Northumbrian Water provides guidance on the disposal of surface water. Their principles for new development include the following:
- Surface water runoff to be managed at source (avoid disposal to public sewer systems wherever possible).
 - Runoff rates should not exceed the runoff from greenfield land wherever possible, with runoff up to and including the 100 year event being managed on site where possible.
 - Measures that provide water quality improvements should be actively encouraged.
 - Developers should be encouraged to set part of their site aside for surface water management, to contribute to flood risk management in the wider area and supplement green infrastructure networks.
 - Surface water should be removed from combined sewer systems.
 - Developers should be encouraged to maximise permeable surfaces.
- 8.12 Hartlepool Surface Water Management Plan provides further advice on managing surface water in the area. There is evidence of localised flooding from surface water in the Rural Plan area due to ground conditions.

HOUSING

- 8.13 The Vision of the Rural Plan seeks to maintain and enhance the quality of life of all sections of the community in the rural area of Hartlepool and ensure that it develops in such a way as to meet the present and future needs of the rural communities. The Plan recognises that a limited amount of new housing is essential to meet the needs of the rural communities and that this should be carefully planned and well designed to enhance the character of the village. The reuse of brown-field sites is preferred before encroaching on any greenfield land, although this should not be at the expense of the loss of community facilities and services or employment opportunities.
- 8.14 This approach to housing reflects the feedback from consultation. A range of growth options was tested through consultation on the Neighbourhood Plan; in addition, the Hartlepool Local Plan assessed various scenarios for growth in the rural area. Feedback from the community consultation generally accepted that a limited amount of housing development was acceptable provided that new housing was designed to be in keeping with the character of each village. Many people called for strong controls to safeguard the countryside and the green gaps.
- 8.15 Housing development over the past 20 years or so has been carefully managed through the Local Plan with the definition of village envelopes around the villages and strategic gaps between Hart and Greatham and the main urban area of Hartlepool. Just over 200 new households have been added to the area during the last 20 years mainly through small developments and conversions of existing property.
- 8.16 The Neighbourhood Plan proposes that future housing development in the Plan area should continue on a similar scale in the form of small scale incremental growth, conversions and infilling. The reasons for this are:
- to safeguard the character of the villages and the attractive countryside settings;
 - to continue to support the community facilities and services in the villages, particularly for families in order to support the village schools;
 - evidence from the Neighbourhood Plan household survey and SHMA is that there is likely to be limited demand for new market and affordable housing in the villages in the rural area;
 - it is anticipated that any requirements for significant areas of growth will be accommodated in the urban area of Hartlepool in order to support the sustainable development and regeneration of the town;
 - in addition, the new community of Wynyard to the west of the Neighbourhood Plan area is being developed to provide a high quality homes and employment opportunities and will provide a choice of locations for prospective residents.

Update following with data from 2014 SHMA to be published in March 2015

- 8.17 The Tees Valley Strategic Housing Market Assessment 2012 demonstrates that the rural area of Hartlepool Borough has a balanced housing market where demand for all types of houses is likely to be satisfied. (TV SHMA 2012 Table 4.8A). However, the data for the area as a whole masks the differences in types and sizes of houses available in each village. It is evident from surveys and the consultation responses

that there is a need for further smaller homes in Elwick, Greatham and Hart. Furthermore in Greatham, despite there being a good supply of retirement homes to rent, there is a shortage of such houses to purchase.

- 8.18 Whilst average house prices in the rural area are higher than the urban area reflecting the type of home available in the villages, they remain reasonably affordable. The Neighbourhood Plan envisages that new market housing development should provide a mix of house types and sizes to maintain this balanced housing supply.
- 8.19 The 2012 SHMA also demonstrates that there is a net annual affordable housing requirement in the rural area of Hartlepool Borough for 27 dwellings, with 13 being for 1 or 2 bedroomed properties and 12 for 3 or more bedroomed properties. There was a need for 1 small property for older persons.

Housing Objectives:

- 8.20 The Hartlepool Rural Neighbourhood Plan will:
1. support the development of a limited amount of new housing within settlements commensurate with the current and future needs of local communities;
 2. support the development of a mix of house types, sizes and tenures;
 3. in exceptional circumstances, support the development of new housing in the countryside;
 4. recognise the distinctive character of each village and encourage high-quality design to enhance the character and identity of the villages; and
 5. seek to ensure that any new developments on the edge of Hartlepool in the Plan area are developed in an appropriate form with strong peripheral landscaping to enhance the character of the rural area.

	Delivered by policy
Housing Objective 1	H1, GEN1
Housing Objective 2	H1, H2, H3
Housing Objective 3	GEN1, H4
Housing Objective 4	GEN2
Housing Objective 5	H5

HOUSING POLICIES**POLICY H1 HOUSING DEVELOPMENT**

**At least 170 new dwellings will be developed in the plan area by 2029.
Permission will be granted for new homes on the following sites:**

Village	Site Name/windfall	No allocated	Type and tenure
Dalton Piercy	Site to be determined	XX	
Elwick	North of North Farm/ Potters Farm (43 and 44)	25/30	
Greatham	Between Hill View and Saltaire Terrace (106)	12	
Greatham	Mellanby Lane	5	
Greatham	Garden rear of 15 High Street	6	
Greatham	Grove House Nursery	6	
Hart	Eastern part of Nine Acres (eastern part 3)	15/ 17	
Hart	Glebe Farm East (4)	15/ 17	
Newton Bewley	Infill only	Less than 5	

(Note: site nos refer to SHLAA nos)

New housing development should provide a mix of house types and tenures on sites of 5 or more dwellings in accordance with the latest evidence of housing need.

Justification

- 8.21 The assessment of potential housing sites in the Plan area has made use of the Strategic Housing Land Availability Assessment undertaken for the Hartlepool Local Plan. The sites have been selected to provide a range of deliverable and developable sites in the main villages of the Plan area. In addition there may be other potential sites within the village envelopes that have not been identified. Their suitability will be considered through planning applications.
- 8.22 New housing development in all villages should provide a mixture of house types and sizes, in particular 2 bedroomed starter homes and 3 bedroomed homes suitable for young families to help to retain families in the villages to support village schools. There is evidence from consultation of demand for bungalows and smaller homes

suitable for older people to downsize to, thus releasing larger family homes. In Greatham, whilst there is a good supply of rented retirement housing, there is a shortage of retirement housing to purchase. A Housing Needs Survey is being carried out to provide further evidence on the need for various types of homes in each village.

- 8.23 At February 2015, planning permission had been granted for development at the following sites:

Village	Site Name/windfall	No with planning permission	Type and tenure
Dalton Piercy	Priory Farm Stackyard	2	
Elwick	North Farm	14	
Greatham	Station Road (behind school)	29	
Hart	Rear of Raby Arms	23	

- 8.24 New housing development should be designed to reflect and enhance the unique character of each village in accordance with the Design Principles set out in Policy GEN2. Affordable housing should be provided in accordance with Policy H2. Requirements for particular sites are as follows:

- 8.25 **Dalton Piercy:** Two and three bedroomed homes with provision for an equipped children's play area.

- 8.26 **Elwick:** The site to the north of Potters Farm to be integrated into the sites at North Farm with no further access being created across the village green. A mixture of house types and sizes should be provided including two bedroomed homes set around incidental open space. (*Further information to be added from Newcastle University Design Project*)

- 8.27 **Greatham:**

Between Hill View and Saltaire Terrace: xxxxxx

Mellanby Lane: xxxxxx

Rear of 15 High Street is a prominent site in the Conservation Area. It should be laid out to provide a frontage house designed to reflect the character of nearby properties together with a row of cottages with parking and access in the rear garden area. A replacement bus shelter will be required.

The Grove House Nursery site includes a locally listed country house which should be retained and restored. The remainder of the site is suitable for a low density development laid out and designed to reflect the character of the main house.

- 8.28 Hart:** The sites to the east of Glebe Farm and Nine Acres should provide a mixture of house types mainly two bedroomed houses and bungalows. The sites should be laid out around open space and should contribute towards the provision of the proposed community open space. It is envisaged that the site will be developed after the site to the rear of the Raby Arms is completed.

Evidence report

Hartlepool SHMA (2014), SHLAA (2014), Rural Plan Housing Needs Survey (2015).
Consultation Statement. Emerging Local Plan strategy

POLICY H2 AFFORDABLE HOUSING

- 1. Affordable housing will be required in proposals for residential development that consist of a gross addition of five or more dwellings (or 0.4 hectares). These include residential new build, renewal of lapsed unimplemented planning permissions, changes of use and conversions.**
- 2. The affordable housing need within the Borough equates to 27.5% of new housing development. Developers will be required to deliver affordable housing in a bid to contribute to the delivery of this target. The affordable provision and tenure and mix will be negotiated on a site-by-site basis, having regard to the economic viability of the development and the most up-to-date evidence of housing need, aspiration and the local housing market. The affordable homes provided must be of a tenure, size and type to help meet identified local housing needs and contribute to the creation of mixed, balanced and inclusive communities where people can live independently longer.**
- 3. Market and affordable homes on sites should be indistinguishable and achieve the same high design quality.**
- 4. It is expected that affordable housing will be delivered through on-site provision and where appropriate, be pepperpotted throughout the development. However in certain circumstances it will be acceptable for provision to be made off-site, preferably within the same village, where:**
 - Applicants can provide sound, robust evidence why the affordable housing cannot be incorporated on-site; and/or**
 - Hartlepool Borough Council and the Parish Council is satisfied that off site provision will benefit the delivery of affordable housing in the Rural Plan area.**
- 5. Units provided shall remain affordable for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.**

- 6. Other than in exceptional circumstances all affordable units will be delivered in partnership with a Registered Provider by means of a Legal Agreement, and appropriate provision to secure long term availability.**
- 7. Where the scheme's viability may be affected, such that an adequate amount of affordable housing cannot be provided, developers will be expected to provide viability assessments which will be submitted as an open book viability assessment. There may be a requirement for the provision of 'overage' payments to be made to reflect the fact that the viability of a site will be agreed at a point in time and may need to be reviewed, at set point(s) in the future.**

Justification

- 8.29 'Affordable housing' and 'Affordable homes' are considered to be as defined in the National Planning Policy Framework.
- 8.30 A community's need for an appropriate balance and mix of housing, including the provision of affordable housing, is recognised at national level as a material consideration in determining planning applications for housing development. Government policy seeks to create sustainable communities that offer a wide range of housing types and tenures and are socially inclusive.
- 8.31 Whilst there is a plentiful supply of lower value and affordable homes in the urban area of Hartlepool, the Neighbourhood Plan recognises that there continues to be a need for affordable homes in the villages particularly for young families wishing to stay in their village.

Update with 2014 SHMA March 2015

- 8.32 The Tees Valley Strategic Housing Market Assessment 2012 (Table 4.21a) shows that the Hartlepool Rural Area has a net annual affordable housing requirement of 27 dwellings between 2012/13 and 2016/17. The plan seeks to make provision for new housing development to include an element of affordable housing within the scheme. Evidence from recent planning applications has indicated that 15% on site affordable housing is achievable and does not render a scheme unviable.
- 8.33 A local housing survey needs survey is to be undertaken in spring 2015 to assess the level of need in the Neighbourhood Plan area for affordable and market housing of varying types and sizes.
- 8.34 The plan seeks to continue to ensure that a balanced housing stock is maintained in each village so that there is a good choice of housing available which meets the needs of people at all stages of their lives from those setting up home for the first time, to growing families and those seeking homes to meet their needs in older age. It is recognised that there is a need to attract young and growing families to the villages to help support schools and community organisations. Also with improving

longevity, housing that meets the needs of older people will be increasingly important so that they can maintain their independence. Consequently, a good range of housing that meets local needs is vital to the overall strategy.

- 8.35 In future, where evidence, such as local housing needs studies or housing market assessments, indicate a change in the housing need of the area, these thresholds and percentage requirements may be varied.
- 8.36 Affordable housing can support broader home ownership through initiatives such as housing designed specifically for first time buyers and can allow families to grow through fixed discount and shared ownership housing.
- 8.37 Affordable housing should normally be delivered without public subsidy and provided on site in order to meet the needs of residents of the local community. In exceptional circumstances where it can be justified, affordable housing will be accepted off-site; this must be on a site that is agreed as being in a suitable location relative to the housing need to be met, ideally within the same village or if this is not feasible then within another village in the neighbourhood plan area..
- 8.38 Where viability assessments are submitted to demonstrate that an alternative provision of affordable housing should be provided, they will be evaluated by Hartlepool Borough Council independently.
- 8.39 The Plan area is a designated rural area under section 157 of the Housing Act 1985. The National Planning Policy Guidance advises that on sites of between 6 and 10 dwellings, contributions in the form of a commuted sum should be sought for affordable housing. However, in view of the small number of housing sites in each village in the Neighbourhood Plan area, it is unlikely to be feasible to use commuted sums to deliver additional affordable housing in the Neighbourhood Plan area. On site provision is therefore the preferred method of delivery.

POLICY H3 RURAL EXCEPTIONS HOUSING FOR LOCAL NEEDS

Rural Exceptions affordable housing will be permitted as an exception to other policies concerning the countryside, to meet locally identified affordable housing need, subject to all of the following criteria being met:

- 1. Sites should adjoin the village envelope;**
- 2. Proposals must be for small schemes of 10 dwellings or fewer. Any such developments must be appropriate in scale, design and character to the locality;**
- 3. A thorough site options appraisal must be submitted to demonstrate why the site is the most suitable one. Such an appraisal must demonstrate why the need cannot be met within the settlement;**

4. In all cases, proposals for rural exceptions housing schemes must be supported by an up-to-date Housing Needs Survey that identifies the need for such provision within the village or group of villages;
5. Occupancy will be restricted, in perpetuity, to a person in housing need and resident or working in the relevant village, or who has other strong links with the relevant locality in line with the community connection criteria, both initially and on subsequent change of occupancy. This could include Self Build;
6. The locality to which the occupancy criteria are to be applied is taken as the parish (or any adjoining rural parish), unless otherwise agreed with Hartlepool Borough Council and the relevant parish council;
7. To ensure that a property is let or sold to a person who either lives locally or has strong local connections in the future, it is expected that a 'cascade' approach to the locality issue appropriate to the type of tenure will be adopted. Thus, first priority is to be given to those satisfying the occupancy criteria in relation to the village or adjoining village or group of rural villages.

Cross Subsidy

8. Proposals must consist in their entirety of affordable housing that will be retained in perpetuity. In exceptional circumstances, proposals that intend to include an element of market housing, or plots for open market sale, may be acceptable, if they meet all of the above criteria, along with the criteria below:
 - a. Such proposals will only be permitted where it can be demonstrated that the site would not be viable, as a rural exception site, without cross subsidy. The developer will be required to submit an open book viability assessment to be carried out by Hartlepool Borough Council. In such cases:
 - i. The Council will not accept aspirational land value as justification for allowing a higher proportion of market value units;
 - ii. The assessment must show that the scale of the market housing component is essential for the successful delivery of the rural exception affordable housing scheme and that it is based on reasonable land values as a rural exception site and must not include an element of profit;
 - iii. The majority of the development must be for rural exception affordable housing; and
 - iv. No additional subsidy is required for the scheme.

Justification

- 8.40 The National Planning Policy Framework states that in rural areas 'local planning authorities should be responsive to local circumstances and plan housing development to reflect local needs, particularly for affordable housing, including through rural exception sites where appropriate. Local planning authorities should in particular consider whether allowing some market housing would facilitate the provision of significant additional affordable housing to meet local needs'.
- 8.41 This policy allows for the granting of planning permission for small sites comprising affordable housing to meet local needs as an exception to normal policies. The policy sets out the criteria against which such proposals will be evaluated and under what circumstances schemes solely for affordable housing may be permitted.
- 8.42 It is recognised that there may be difficulties in securing an adequate supply of housing for local needs in rural areas. Where it can be demonstrated that a proposed development will meet a particular locally generated need that cannot be accommodated in any other way, affordable housing will be allowed as an exception to normal policy.
- 8.43 The delivery of rural exceptions sites can be difficult but they can play a vital role in maintaining sustainable communities and meeting the needs of people who live or work in the rural area. It also recognises that Self Build could be a way of delivering affordable market housing in rural areas.
- 8.44 The provision of small scale market development in conjunction with affordable units will help cross subsidize the affordable housing and enable more development sites to come forward to meet local demand. Such schemes will, however, only be permitted where viability assessments or some other clear reason demonstrates that this is the only way that affordable housing to meet local needs can be delivered on the site.
- 8.45 Local connections are currently identified as those who:
- an applicant currently lives in the rural area and has done so for at least two years;
 - an applicant has previously lived in the rural area for a continuous period of 10 years;
 - an applicant has close family living in the rural area, who have done so for at least the last five years. Close family is defined as children, parents, brothers and sisters only;
 - an applicant has permanent employment in the rural area.

POLICY H4 HOUSING IN THE COUNTRYSIDE

Outside village envelopes, new housing will be permitted exceptionally

- 1. where it is essential for a person employed in agriculture, forestry, or other use requiring a countryside location where it is essential for the worker to live permanently at or near the place of work; or**

2. it would re-use existing rural buildings where the building is permanent, substantial and would not require extensive alteration, rebuilding or extension; or
3. for the replacement of an existing dwelling by a new dwelling not materially larger than the dwelling it replaces; or
4. for new housing of an exceptional quality or innovative nature that reflects the highest standard of architecture, significantly enhances its setting and is sensitive to the landscape character and heritage assets of the area.

Proposals for new housing development and the reuse of existing buildings should pay particular attention to design and landscape character so to preserve and enhance the character and distinctiveness of the countryside.

Justification

- 8.46 The National Planning Policy Framework advises that new isolated homes in the countryside should be avoided unless there are special circumstances.
- 8.47 There are a number of underused rural buildings in the plan area; this policy would facilitate the conversion of those that are of a sufficient size to provide reasonable living accommodation with only minor extensions eg for a porch or garage. The buildings should be a permanent construction (eg built of brick or stone) and should be capable of conversion without requiring demolition and rebuilding.
- 8.48 Hartlepool Council is preparing a Supplementary Planning Document containing advice on the Development of New Dwellings in the Countryside.

POLICY H5 HOUSING DEVELOPMENT ON THE EDGE OF HARTLEPOOL

New housing development on the edge of Hartlepool should be designed to:

1. create distinct new communities designed to create a sense of place around a central community hub containing a community centre, shops and other local services on a scale that meets the needs of the new community;
2. incorporate a diverse housing mix with a variety of house types, sizes and tenures;
3. provide an open and attractively landscaped development with the gross density of the development of about 25 dwellings per hectare (or less);
4. include a strong landscape buffer where the development adjoins the countryside to reduce the visual impact of the development and create a continuous habitat for wildlife linked into existing natural areas and wildlife habitats;
5. include landscaped open spaces, roads and footpaths, incorporating children's play areas, throughout the development linked to the peripheral

- landscape buffer to provide green routes through the housing areas that enhance the quality of the development and provide wildlife habitats;
6. link new footpath and cycleway routes through the development to routes in the countryside, and to schools, community facilities and the town centre;
 7. retain existing farmsteads, trees and hedgerows within the development;
 8. not compromise the Green Gaps between the urban area and villages;
 9. address any significant impacts arising from an increase in traffic on the road network between Hartlepool and the A19 as a result of the new development. This includes improvements to the junctions from the villages to the A19, A179 and A689 as well measures to discourage traffic from the new development using minor roads through the villages in the plan area and traffic calming where necessary;
 10. avoid areas at risk of flooding and incorporate sustainable drainage measures to manage rain water run-off from the development.

Justification

- 8.49 Future residential expansion of Hartlepool is likely to be to the west and southwest of the town within the Rural Plan area. In view of the scale of this development, the Hartlepool Local Plan will determine the location of this growth area. Policy H5 sets out general principles that should be applied in the layout, design and landscaping of any new residential development on the edge of Hartlepool within the Neighbourhood Plan area. The aim of the policy is to promote the creation of new communities with their own shops, schools and other community facilities at their heart of a scale designed to serve the local community. The new local shopping centres should be designed so that they do not become out of town shopping centres.
- 8.50 The new communities should be designed at a density that will provide for a strong landscape setting on their periphery, in order to reduce their impact on the surrounding countryside, and within the development to create an attractive environment for new housing development. The new landscape buffer along with landscaped areas within the development also provides the opportunity to create new habitats and create a wildlife corridor that would link up existing natural areas as proposed under Policy NE1. These areas should also provide footpath and cycleway routes that link into routes into the countryside and to provide easy access to schools, shops and community hubs.
- 8.51 Existing farmsteads, trees and hedgerows should be retained where possible to retain the existing landscape features and links to the historic farm and field patterns of the area.
- 8.52 The choice of location for the new housing development should seek to retain the Green Gaps between the urban area and the nearby village to avoid coalescence and safeguard the identity of the villages. Areas at risk from flooding should also be avoided and sustainable drainage measures included in the design of the development to reduce and manage surface water run-off.

- 8.53 There are significant concerns about the impact of traffic from the urban extensions on the major and local roads in the plan area. The urban extensions should be served by direct road links to the major road network. Before any development is commenced, traffic calming and management measures should be implemented to limit traffic from the new development accessing minor roads serving the villages in the rural area.
- 8.54 Before any urban extensions to Hartlepool are commenced, adequate measures should be put in place to improve the road junctions from the villages to the major road network and to maintain highway safety on the local road network.

RURAL ECONOMY

- 8.55 The Rural Plan aims to enhance the rural economy by encouraging diversification, and promoting agriculture, tourism, leisure and retail business. Employment opportunities should be enhanced and local entrepreneurs encouraged. For the success of the rural economy, improved telecommunications and internet connectivity and speed across the whole area is essential to facilitate communication so to enable businesses in the area to operate competitively and to enable people to work from home.

Rural Economy Objectives

- 8.56 The Hartlepool Rural Neighbourhood Plan will:
1. To enhance the rural area as a good place to work from for agricultural and other businesses and for people wishing to work from home, through the provision of high quality communications and ease of access to the regional road network.
 2. To encourage the re-use of redundant buildings for appropriate economic uses, particularly where the new economic use can help support the continued agricultural use of the farm holding or other local business to provide local employment.
 3. To support sustainable development that will encourage visitors to the rural area, especially that which relates to the safeguarding and enhancement of the historic and natural environment.
- 8.57 To seek to retain shops, public houses and other businesses that serve the local community.

	Delivered by Policy
Rural Economy Objective 1	Policies EC1, EC4, T1
Rural Economy Objective 2	Policies EC1, EC2
Rural Economy Objective 3	Policies EC1, EC3, EC4, T2, T3, NE1, BE1
Rural Economy Objective 4	Policies EC2, EC4

POLICY EC1 DEVELOPMENT OF THE RURAL ECONOMY

The development of the rural economy will be supported through:

- 1. the retention or expansion of existing agricultural and other businesses;**
- 2. the re-use or replacement of suitable buildings for employment generating uses in villages and the countryside;**
- 3. the provision of live-work units and small scale business units;**
- 4. through the construction of well designed new buildings in association with existing buildings to assist in the diversification of the agricultural holding to sustain its viability, or to assist in the expansion of an existing business;**
- 5. appropriate tourism related initiatives;**
- 6. recreation uses appropriate to a countryside location.**

New specialist retail businesses, including farm shops, garden centres and similar outlets selling goods grown or manufactured in the locality, will be permitted where such developments would provide support for the rural economy, and could not reasonably be expected to locate within the village envelope or Hartlepool urban area by reason of the products sold, or their links to other uses on the site.

The development should be of a scale appropriate to its setting and enhance the local landscape character and nature conservation. It should not be detrimental to the amenity of nearby residential properties, sites of geological importance or result in significant impacts on the local highway network or infrastructure.

Improvements to technology and communications infrastructure will be supported to facilitate the development of businesses in the area.

Justification

- 8.58 A wide range of businesses can operate successfully from a rural location. The plan area is well located close to Hartlepool, Middlesbrough and Stockton with the A19 providing good transport links to the region. The development of the economy of the plan area will enhance the vibrancy and vitality of the villages and help support the diversification of agriculture. A careful balance will need to be achieved in supporting proposals that assist the economic sustainability of local communities, whilst addressing any potential environmental consequences. There is a clear link between the economic stability of rural areas, and the likely success in achieving a well-managed countryside.
- 8.59 The plan seeks to support small scale enterprises that can be accommodated primarily through the conversion of existing buildings within villages or on farmsteads. Well designed and landscaped small scale new buildings may be acceptable where needed to accommodate new uses that would help to support the agricultural business or the expansion of an existing business located in the rural area.

- 8.60 Care will be needed to ensure that new business development does not impact on residential amenity or result in unacceptable levels of increased traffic on the rural roads in the plan area.
- 8.61 It will be particularly important to encourage environmentally sensitive schemes which capitalise on the tourism and recreational potential of the rural area. Improvements to cycleways, bridleways and footpaths are supported through Policy T3 to help improve the accessibility and attractiveness of the rural area to cyclists, horse riders and walkers.
- 8.62 The establishment of new small retail uses outside of villages may be acceptable where the shop primarily sells goods grown or manufactured on the premises or nearby. Small shops and cafes serving visitors to tourism and leisure uses may also be acceptable with a preference to locations in villages.
- 8.63 It is anticipated that the trend for more businesses being based from the home will continue. A small scale office development or the construction of live-work units may help to meet these needs. The attractiveness of the area for small businesses depends on good quality communications and internet connectivity. It is vital that these continue to be improved as technology changes; currently improving broadband coverage in the area is critical.

POLICY EC2 RETENTION OF SHOPS, PUBLIC HOUSES AND COMMUNITY FACILITIES

The change of use or redevelopment of a village shop, public house or community building will only be permitted where:

- 1. at least one other similar facility exists within the village; and**
- 2. it can be demonstrated by the applicant that all reasonable efforts have been made to sell or let (without restrictive covenant) the property as a business or community facility, and that it is not economically viable; and**
- 3. there is no evidence of significant support from the community for the retention of the business or community facility.**

Preference will be given to the premises remaining in some form of community or employment use; as long as there are no significant impacts on the rural road network, residential amenity, environment, heritage assets and their settings or the conservation area.

Justification

- 8.64 The loss of shops, public houses and other facilities in rural settlements is a national trend. The number of basic facilities in rural areas such as the shop, post office or public house has been in decline for a number of years. There is a real challenge to

maintain the viability of these businesses in rural communities, however, there are many examples of how they can be profitable when run independently with imagination. There is a growing awareness of the valuable contribution that these facilities offer in their communities; acting as they do as a focus for village activities and country life.

- 8.65 Increasing pressure to find sites for new housing in villages is resulting in the loss of public houses and community halls. If our communities are to thrive, it is vital that the facilities are retained to serve the local community and provide the focus for community activity.
- 8.66 It is proposed to register village shops, public houses and community buildings as assets of community value, where appropriate.

POLICY EC3 FORMER RHM SITE TO THE SOUTH OF GREATHAM STATION

The redevelopment of the former RHM site at Greatham will be supported for community and leisure uses to include:

- 1. A park and ride facility linked to the reopening of Greatham Station;**
- 2. A visitor centre with associated car parking and improved footpaths links, to inform visitors about the importance of the local environmental habitats, the historic and archaeological importance of Greatham Creek and renewable energy;**
- 3. A solar energy installation.**

The visitor centre should be of an innovative design with high sustainability credentials. A comprehensive scheme of landscaping and environmental enhancement should form part of any proposal. An archaeological assessment of the site should be carried out prior to any development taking place.

Development proposals should not result in an increase of traffic movements above that of the former industrial use of the site.

Appropriate mitigation measures to address any effects identified arising from the development on the local habitats will be required prior to any development proceeding.

Justification

- 8.67 The site of the former RHM factory has been cleared and now provides a redevelopment opportunity. In view of its proximity to heavy industry the site is not suitable for housing development.

- 8.68 Proposals have been included in the Tees Valley Metro Project for the re-opening of Greatham Station. It is proposed that the northern part of the site adjacent to the rail line would be suitable for a park and ride facility which should include cycle parking.
- 8.69 The site lies to the north of the Greatham Creek which is part of the internationally important Tees Estuary. The RSPB promote the area from its visitor centre at Saltholme. Part of the RHM site has been incorporated into the nature reserve and it is proposed that a northern entrance and visitor centre should be established on part of the former RHM site to facilitate access to the Greatham Creek area to provide information to visitors. This could be linked to information about the Romano – British settlement at Greatham which has been revealed in recent excavations. An archaeological assessment of the RHM site will be required to ascertain the significance of the site.
- 8.70 It is considered that the site also has potential for the development of a solar farm in conjunction with the other uses proposed. Such a use has the potential to generate income to support the visitor centre. It would also help support the improvement of the environment of the site and the local area.
- 8.71 All traffic to the site has to pass through Greatham village. The future use of the site will have to be carefully managed to ensure that the level of traffic generated does not exceed that of the former industrial use of the site.
- 8.72 In view of the proximity of the site to the environmentally important area around Greatham Creek, an environmental assessment of any development proposals should be carried out and any mitigation measures considered necessary agreed with Natural England.

POLICY EC4 SERVICE STATIONS AND TRAVEL RELATED DEVELOPMENT

Land at the service stations on the A19 shall be safeguarded for the following uses to serve the travelling public:

Petrol filling stations with an ancillary shop, premises for the sale of hot and cold food and drinks; vehicle recovery; parking for cars and heavy goods vehicles.

Proposals for new or improved facilities within the safeguarded sites or within an extension of the safeguarded areas shall not give rise to an intensification of use of the access roads unless improvements are made with the approval of the Highways Agency. Improvements to the environment and landscaping of these areas shall be included in any proposals.

Justification

- 8.73 The service stations on the north and south bound carriageways of the A19 near Elwick provide valuable facilities for travelling members of the public and local residents. The plan seeks to safeguard these services for the current range of uses stated. In view of the traffic conditions on the A19 in this area, care will be needed in considering proposals for any new or improved facilities at the service stations to avoid them resulting in an increased hazard to road users.
- 8.74 Any extension of the safeguarded areas will need to be carefully justified to outweigh the loss of countryside. Improvements to the landscaping of the service stations will be encouraged. Signage should be kept to a minimum.

TRANSPORT AND MOVEMENT

- 8.75 The Rural Plan area is crossed by three main A roads which provide links from Hartlepool to Middlesbrough and Stockton to the south and Newcastle, Sunderland and Durham to the north. These routes are vital for the economy of Hartlepool and the rural area. The A19 trunk road enables communication north and south of the town; the A689 and A179 provide for east/west movement to and from Hartlepool through the rural area to the A19. There are also minor roads serving the villages in the Plan area which have links to the A roads. There are currently no stations in the Plan area and recently public transport provision has been drastically reduced due to Local Authority spending cuts.
- 8.76 To encourage the development of the rural area, transport links must be strong. Access to services must be a priority to enable communities to flourish. The development of rights of way, bridleways and cycleways will be supported as essential components of the rural environment that encourage communication between villages and promote healthy lifestyles for residents and visitors. The Rural Plan has been prepared in collaboration with the Highway Authority and identifies highway and off road improvements that are considered important to the local community and which will deliver the objectives of the plan. The Rural Plan will link in with the Local Transport Plan and the Local Infrastructure Plan.

Transport Objectives

- 8.77 The Hartlepool Rural Neighbourhood Plan will:
1. To maintain and upgrade the A road links to improve accessibility and accommodate the projected increase in traffic movements to and from the urban area.
 2. To encourage traffic management measures to ensure the safety and wellbeing of those that live, work and visit the rural area.
 3. To facilitate improvements to public transport and other means of transport suitable for non-car users.
 4. To enhance the public rights of way network and encourage the development of new routes to improve linkages and accessibility between the villages and Hartlepool and the countryside.

	Delivered by Policy
Transport Objective 1	Policy T1
Transport Objective 2	Policies T1, H5
Transport Objective 3	Policy T2
Transport Objective 4	Policies T3, H5

POLICY T1 IMPROVEMENTS TO THE HIGHWAY NETWORK

Support will be given to the Highway Authority in securing the following highway improvements:

1. improvement of the A179/A19 junction;
2. the dualling of the A179;
3. improved junctions to the A179, A689 and A19 junction from Dalton Piercy, Elwick, Greatham, and Hart;
4. alleviating the impact of the increase in traffic on the A179 and A689 arising from new development in Hartlepool on Greatham, Hart and Newton Bewley;
5. measures to discourage traffic from any new development on the edge of Hartlepool using minor roads through the villages in the plan area, including traffic calming, where necessary.

Justification

- 8.78 The villages in the plan area all gain their access directly from the A19, A179 or A689. Traffic volumes on these main routes are increasing and there are concerns about the safety of the junctions and difficulties in gaining access onto the main roads at peak times. Proposals to improve safety of the main roads and the junctions will be encouraged.
- 8.79 Improvements to the A179 / A19 junction are proposed for 2014 – 2015. These will include part signalisation and junction improvements.
- 8.80 The safety of the A19 is kept under review by the Highways Agency. Concerns have been raised about the safety of road users when crossing the central reservation, especially at peak times. The Highways Agency is considering closing the central reservation and constructing a grade separated junction at Elwick within the next 10 years or so. No improvements to the junction to Dalton Piercy are currently programmed.
- 8.81 There are significant concerns about the impact of traffic from any new development on the edge of Hartlepool on the major and local roads in the plan area. A traffic impact assessment should be carried out on any proposals for the urban expansion of Hartlepool. Where the proposal would provide access onto and result in the increase of traffic on the A179, contributions to the improvement to the western junction from the A179 to Hart village will be sought by the Highways Authority. Proposals to fully dual the A179 from Hartlepool to the A19 will be supported.
- 8.82 Improvements to the Greatham/ Dalton Back Lane junction onto the A689 were proposed to serve the proposed south west extension to Hartlepool; this included a

roundabout at the junction with the A689. This roundabout will improve access to Greatham village and will be supported.

- 8.83 Before any urban extensions to Hartlepool are commenced, adequate measures should be put in place to provide direct links from the development to the major road network and to discourage traffic from any urban extensions using minor roads through the villages and rural area in general with traffic calming, where necessary. Every effort should be made to avoid severing the links between farms and nearby villages.

POLICY T2 IMPROVEMENTS TO PUBLIC TRANSPORT

The reopening of Greatham railway station will be supported provided that:

- 1. It would not result in an increase in road traffic accessing the station that would be detrimental to road safety or the quality of life in Greatham village; and**
- 2. The station is served by a new car park and bus service to provide a park and ride service together with new cycle and pedestrian routes to employment sites at Queens Meadow, Graythorp and Seal Sands, Hartlepool.**

The re-opening of Hart Station together with a park and ride facility will be supported.

Justification

- 8.84 Proposals have been included in the Tees Valley Metro Project for the re-opening of Greatham Station (also known as Queens Meadow). The scheme is supported provided that this is linked with the provision of a new car park and cycle and footpath routes to employment areas at Queens Meadow, Graythorp and Seal Sands. The location of the car park has not yet been determined and a proposal is included in Policy EC3 that it should be located on the former RHM site to the south of Greatham Station. Care will be needed to avoid increased traffic movements impacting on residential amenity and highway safety in the village. Traffic levels based on those at the time the former industrial site to the south of Greatham Station was in operation will be used in any assessment of traffic impact.
- 8.85 Hart Station lies just outside the plan area on the Hartlepool to Newcastle rail line. The reopening of this halt and the provision of a park and ride scheme is supported as it would improve access to rail services from villages in the northern part of the plan area.
- 8.86 Bus services to the northern part of the Plan area are limited and there are particular difficulties about accessing hospitals at North Tees at Stockton and James Cook in

Middlesbrough. The bus services to the villages of Dalton Piercy and Elwick were cut in 2011 and a locally subsidised service has been running since then. The Parish Councils are currently considering the possible options to provide the most cost effective means of meeting the transport needs of local residents who do not have access to a car.

POLICY T3 IMPROVEMENT AND EXTENSION OF THE PUBLIC AND PERMISSIVE RIGHTS OF WAY NETWORK

Improvement and extension of the public and permissive network of bridlepaths, cycleways and footpaths will be supported.

The following new and improved routes are prioritised:

- 1. New bridges over the A19 near Elwick and over the A689 near Greatham suitable for pedestrians, cyclists and equestrians;**
- 2. A new traffic light controlled safe crossing point on the A689 at Newton Bewley;**
- 3. Cycleways and footpaths from Brierton, Dalton Piercy and Elwick to Hartlepool;**
- 4. Cycleways and footpaths linking Brierton, Dalton Piercy, Elwick, Greatham, Hart and Newton Bewley and providing direct and circular routes between the villages and the countryside;**
- 5. A cycleway and footpath from Greatham to the Tees Road at Greatham Creek, to link into routes to RSPB Saltholme, Seal Sands, Middlesbrough via the Transporter Bridge and Graythorpe;**
- 6. A network of bridleways throughout the rural area.**

Improvements to the footways in the villages, including improved maintenance, will be sought to provide accessibility for people with mobility limitations and people with young children, to local shops and community facilities.

The provision of new and improved signage, seating and bins will be encouraged.

Justification

- 8.87 The creation of well maintained long distance and circular off road routes is an established means of attracting visitors and tourists to an area wishing to cycle, walk or ride horses. The area has the potential to develop routes linking the Tees Valley to the Durham coast and countryside with the spin off of increased business opportunities for accommodation and refreshment providers. A network of bridleway routes is being developed to support equine businesses in the area.

- 8.88 The provision of safe off-road routes provides improved opportunities for people to walk or cycle to work and improved access to the countryside and local wildlife sites. Walking, cycling and horse riding will help in the promotion of healthy lifestyles.
- 8.89 Consultation has demonstrated that there is concern about the lack of cycleway routes through the plan area, with only Greatham connected to the National Cycle Route. Poor signage and maintenance of existing routes were also highlighted. Improved pedestrian and cycleway routes to create a network linking the villages and surrounding countryside were proposed as well as routes from Elwick and Dalton Piercy to the urban area of Hartlepool.
- 8.90 Improvements to the footways in villages were also highlighted with the need for dropped kerbs and better maintenance to enable people with mobility limitations and with young children to better access local services.
- 8.91 The proposals have been discussed with Hartlepool Borough Council's Highways Officer and Rights of Way Officer. The policy identifies the key routes that are to be sought. These are shown in detail on the Proposals Map which shows the routes that are proposed as upgradeable and those that are aspirational.

COMMUNITY

- 8.92 The Rural Plan sets out to preserve and improve the assets of the communities, believing that all villages should have a local centre with a nucleus of facilities to serve local people and visitors.

Community Objectives

- 8.93 The Hartlepool Rural Neighbourhood Plan will:
1. To safeguard and improve the existing schools, shops, public houses, community halls, play areas, sports and recreation areas, allotments and open spaces
 2. To ensure that new housing development in the rural area contribute to the improvement of community facilities and open spaces to meet the needs of future residents

	Delivered by Policy
Community Objective 1	Policies C1, EC2
Community Objective 2	Policies C1, H1, H5, INF1

POLICY C1 SAFEGUARDING AND IMPROVEMENT OF PLAY AREAS, SPORTS AND RECREATION FACILITIES AND ALLOTMENTS

Community buildings and open spaces used for play areas, sports, recreation and allotments will be safeguarded unless they are proven to be surplus to requirements or unless improved alternative provision, of similar or better quality, is to be made.

The sites shown on the Proposals Map will be designated as Local Green Space.

Improvements to provide better leisure, community, sport and recreation facilities will be supported where the proposed facilities are of a type and scale appropriate to the size of the settlement. Priority schemes are:

1. Improvements to Dalton Piercy Village Hall
2. A new equipped children's play area at Dalton Piercy
3. New car park to serve Elwick Church
4. Improvements to Greatham Community Centre.
5. Improvements to Greatham Sports Field
6. A new multipurpose community open space with equipped play area, sports pitch, wildlife area, dog walking area and allotments at Hart.

Contributions will be sought from new housing development within the village towards the improvement of leisure, community and recreation facilities and open spaces serving the village either through developing new facilities on site or contributions towards the improvement of existing facilities in the vicinity.

Justification

- 8.94 The villages have a number of village and community halls as well as primary schools that provide essential places for the community to meet together and share activities which help build community spirit and contribute to physical and mental well-being. Hart village hall and Elwick WI hall have been improved and updated whilst those at Dalton Piercy and Greatham are in need of modernisation.
- 8.95 There is a limited number of children's play areas, playing fields, allotments and incidental open spaces in the villages. These are important for children's development and fitness, growing fresh food and contribute to the openness and attractiveness of the villages. It is proposed that they should be designated as Local Green Space. In Hart village, the only open space is the school playing field which is accessible outside school hours. A proposal for a new multi-purpose open space is proposed in response to feedback from consultation. Further work is needed to determine a suitable site. Residents in Dalton Piercy have highlighted the need for an equipped children's play area.
- 8.96 Every effort will be made to retain existing community buildings and open spaces. Contributions from housing developments will be sought towards the improvement of community buildings and open spaces within the local village. Other contributions eg community benefits from renewable energy schemes and through grant aid will also be sought as appropriate to fund the projects proposed.
- 8.97 It is proposed to register community buildings as assets of community value, where appropriate.

NATURAL ENVIRONMENT

- 8.98 The Rural Plan area is blessed with a diverse environment which needs to be managed with care so as to protect it for future generations.

Natural Environment Objectives

- 8.99 The Hartlepool Rural Neighbourhood Plan will:
1. To protect and enhance the network of habitats that are important for biodiversity and geology including designated sites of international, national and local importance and priority habitats.
 2. To support the enhancement of the biodiversity potential of the rural area as a whole, its woodlands and wildlife corridors.
 3. To safeguard and enhance the landscape character of the rural area through the planting of trees and restoration of hedgerows.
 4. To support small-scale renewable energy schemes.

	Delivered by Policy
Natural Environment Objective 1	Policy NE1
Natural Environment Objective 2	Policies NE1, H5, T3, C1
Natural Environment Objective 3	Policies NE1, H5
Natural Environment Objective 4	Policies N2, EC3.

POLICY NE1 - NATURAL ENVIRONMENT

1. **Nature conservation sites of international and national importance, Local Wildlife Sites, Local Geological Sites and Local Nature Reserves will be protected, managed and actively enhanced. Designated sites are identified on the Proposals Map.**
 - a. **Development that would affect internationally and nationally important sites will not be permitted unless it meets the relevant legal requirements.**
 - b. **Development which would affect a locally designated site will not be permitted unless the reasons for the development clearly outweigh the harm to the conservation interest of the site. Where development on a locally designated site is approved, compensatory measures will be required to maintain and enhance conservation interests. Compensatory measures may include biodiversity offsetting where on-site compensation is not possible.**

- 2. Enhancement of wildlife corridors, river and stream corridors, other habitats and potential sites identified by the local biodiversity partnership will be encouraged to create and develop an integrated network of natural habitats which includes wildlife compensatory habitats.**
- 3. Where possible, new development should conserve, create and enhance habitats to meet the objectives of the Tees Valley Biodiversity Action Plan.**
- 4. Existing woodland of amenity and nature conservation value and in particular ancient semi natural woodland and veteran trees will be protected. The planting of woodland and trees, and the restoration of hedgerows, using appropriate species, will be encouraged, particularly in conjunction with new development, to enhance the landscape character of the plan area. New tree and hedgerow planting should:**
 - a. Aim to reduce the impact of any new buildings or structures in the landscape setting. In the area that forms the urban fringe of Hartlepool, areas of woodland and tree belts at least 10 metres wide designed to promote biodiversity and include public access routes should be planted along the western edge of any areas to be developed, prior to any development commencing;**
 - b. Provide screening around any non-agricultural uses;**
 - c. Use a mix of indigenous species appropriate to the landscape character area;**
 - d. Ensure that trees are planted at distances from buildings that provide sufficient space for the future growth of the tree to maturity.**

Justification

- 8.100 The Hartlepool Rural Plan area contains a wide range of sites that are of importance for nature conservation. There are two nationally important sites, Hart Bog SSSI, in Hart Parish, to the north west of Hart Village, and part of Cowpen Marsh SSSI along the Greatham Creek, between the A178 and the railway line. The latter is also part of the Teesmouth & Cleveland Coast Special Protection Area and Ramsar site, both designations indicating that it is of international importance.
- 8.101 The Rural Plan area also has 25 Local Wildlife Sites (LWS) and three Local Geological Sites. These are non-statutory sites of Tees Valley importance that meet agreed criteria for their nature conservation and/or geological interest. These sites are shown on the Proposals Map.
- 8.102 In addition there are several sites in the Rural Plan area that do not meet current criteria for designation as Local Wildlife Sites but which are nevertheless considered to be important for nature conservation, for example most of the mature woodlands. The Tees Valley Biodiversity Action Plan (TVBAP) identifies priority habitats and species for the Local Nature Partnership across the Tees Valley to take actions to further their conservation.

- 8.103 Although there are a large number of Local Wildlife Sites, they are in many cases small and isolated which makes them vulnerable to external factors including climate change. This can result in species being unable to move between sites and increases the chances that species could be lost from individual sites and that biodiversity could continue to decline. Therefore taking opportunities to create areas of habitat that expand existing Local Wildlife Sites or which could form links between them, is essential in enhancing the nature conservation value of the rural area. Priority should be given with any compensatory measures required as part of development proposals to creating or enhancing sites within the plan area.
- 8.104 The landscape character of countryside of the plan area is split between the Durham Magnesian Limestone Plateau to the north and the Tees Low lands to the south. The Durham Magnesian Limestone Plateau has a gently undulating landscape with a relatively open character. The Tees Low lands comprise broad low-lying and gently undulating farmland. The Tees Forest area covers much of the open landscape of the Plan area. A Landscape Character Assessment has been prepared by Hartlepool Borough Council which sets out a detailed analysis of the landscape of the area, and provides a sound and reliable tool that can assist in the process of well-informed decision making regarding new development or the enhancing the natural environment.
- 8.105 There are only small areas of woodland in the plan area and it is therefore a very valuable feature in the landscape. Locally, the wooded sides of the streams through the villages are very important features that enhance the setting of the village. A variety of local organisations (such as the Woodland Trust and Tees Valley Wildlife Trust) support tree planting and habitat improvement in the Plan area.
- 8.106 Wildlife corridors may be enhanced by safeguarding, linking and improving the environment and habitats along river and stream corridors, roadside verges, rights of way, sports and recreation areas and hedgerows.
- 8.107 The majority of the landscape of the plan area is undulating farmland. This contains few areas of woodland or hedgerow trees. In many areas hedgerows have been removed. Large scale farm buildings often intrude into the landscape. On the edge of the urban area, views from the countryside are disturbed by industrial uses, pylons and housing estates. New woodland and belts of trees should be established in the urban fringe areas in advance of any development to provide adequate screening and routes for walking. They should be designed to promote biodiversity by creating a wildlife corridor and be accessible to local residents.
- 8.108 When selecting trees for planting in the vicinity of buildings, a suitable indigenous species should be selected with sufficient space for it to grow to maturity without impacting on the amenity of occupiers of the building.

Evidence: Landscape Character Assessment, Natural England's Designated Sites

POLICY NE2 - RENEWABLE AND LOW CARBON ENERGY

1. The development of renewable and low carbon energy schemes, together with any ancillary buildings and infrastructure, will be supported and considered in the context of the wider environmental, economic and social benefits arising from the scheme whilst considering any adverse impacts, individually and cumulatively upon:
 - a. The surrounding landscape including natural, built, historic (including archaeological) and cultural assets and townscape; including buildings, features, habitats and species of national and local importance;
 - b. Residential amenity including visual intrusion, air, dust, noise, odour, traffic generation, recreation and access; and
 - c. The operation of air traffic operations, radar and air navigational installations.
2. Appropriate mitigation measures to address any effects identified and considered will be required prior to any development proceeding.
3. Given the nature of some forms of renewable and low carbon energy schemes and their supporting infrastructure and ancillary buildings, it will be necessary and appropriate in certain instances to secure removal of the scheme and its supporting infrastructure and ancillary buildings and restore the land to an appropriate use once a scheme is ready for decommissioning, through the imposition of planning conditions.

Justification

- 8.109 The UK Government has made a commitment to increasing the percentage of energy generated from renewable and low carbon resources. *The Renewable Energy Directive 2009*, states that 'by 2020, 15 per cent of energy should be generated from renewable resources'.
- 8.110 Renewable energy involves capturing energy flows that occur naturally and repeatedly and include energy from wind, the fall or flow of water, the movement of the oceans, heat and light from the sun and also biomass. These sources of energy provide clean energy and reduce CO₂ emissions that are associated with generating electricity from coal, gas and oil.
- 8.111 The generation of renewable and low carbon energy will help meet the Government targets and reduce climate change. The northern half of the plan area was identified in the North East Regional Spatial Strategy as a Wind Resource Area where a combination of wind speeds and a relative absence of significant constraints make wind energy development potentially deliverable. The *North East Assembly Wind Farm Development and Landscape Capacity Study: East Durham Limestone and Tees Plain Report (2009)* gives more detailed assessment of the landscape capacity and other constraints in the Plan area on the basis of smaller zones. This concludes that there may be limited potential for additional wind turbine development in the Plan area but that the cumulative impacts of further development may be unacceptably

high. It recommends that any further proposals should include detailed assessments as part of the Environmental Impact Statement submitted with the planning application.

- 8.112 Care is needed in the choice of location of turbines. Turbines may alone, or in combination, be intrusive in the landscape, be visually prominent, a source of noise, shadow flicker, electromagnetic interference, have significant impacts on the ecology of the area and adversely affect neighbouring residents and wildlife.
- 8.113 Within the plan area there are three wind turbines located at High Volts in Hart and Elwick parishes. Permission has been granted for five more turbines at Red Gap in Elwick parish. There are other proposals under consideration for two solar farms and additional turbines at High Volts and Claxton. Cumulatively, these projects will make a significant contribution to meeting the renewable energy target of Hartlepool Borough. In order to ensure that the development of wind turbines does not adversely impact on the landscape character of the Rural Plan area, and taking account of the cumulative impact of turbines developed and permitted, any additional turbines should be located so as to form part of the developed and approved clusters at High Volts and Red Gap.
- 8.114 There are various other sources of renewable and low carbon energy that are suitable for use in the plan area. It is anticipated that the following technologies will be the most viable and feasible:
- Solar thermal and photovoltaics on buildings.
 - Ground mounted solar schemes.
 - Biomass boilers serving individual or groups of buildings.
 - Farm scale anaerobic digestion.
 - Air and ground source heat pumps.
- 8.115 Proposals should include details of associated developments including access roads, transmission lines, pylons and other ancillary buildings. Proposals should include details of measures to mitigate any adverse effects on the amenities of occupiers of nearby properties during the construction, operational lifespan and decommissioning of the equipment/infrastructure. Ground mounted solar schemes can be large scale and care will be needed in the selection of suitable sites to ensure that they are well screened within the local topography, or hedges and trees so that they are not visually intrusive when viewed from villages and the highway network.
- 8.116 Some applications may need to be accompanied by an 'environmental statement' which will include an indication of the likely significant effect of the development on human beings, flora, fauna, soil, water, air, climate, landscape, material assets and cultural and historical heritage. Applications for wind turbine installations will need to include details of associated infrastructure such as new access roads so that the proposal can be fully assessed.
- 8.117 Community benefits from new wind turbines, ground mounted solar schemes and other large scale renewable energy development will be used for community

infrastructure as set out in Policy INF1. Benefits should not be restricted to revenue streams only.

BUILT ENVIRONMENT

8.118 The Rural Area has five distinct villages as well as farmsteads and small clusters of homes and businesses in the countryside. Each village has its own character reflecting its historic development. The rural area contains a number of heritage assets, listed buildings, locally important buildings, scheduled monuments and other archaeological sites and two Conservation Areas at Elwick and Greatham. This heritage is of economic and cultural value to both the rural area and the wider community. This plan aims to protect and enhance the heritage assets, the distinctive character of each village and the scattered built development in the countryside. It is crucial that new development respects this character and sits harmoniously with the existing built form.

Built Environment Objectives

8.119 The Hartlepool Rural Neighbourhood Plan will:

1. Ensure the distinctive character of each village is safeguarded and enhanced with any new development taking account of guidance in the respective village design statement.
2. The heritage assets should be safeguarded and preserved, including listed buildings and locally important buildings, scheduled monuments and archaeological sites.
3. Opportunities for enhancement and improved management as identified in the conservation area appraisals and management plans will be sought.

	Delivered by Policy
Built Environment Objective 1	Policies GEN2, H1
Built Environment Objective 2	Policies BE1, EC3
Built Environment Objective 3	Policy BE1

POLICY BE1 – ENHANCEMENT OF HERITAGE ASSETS

Proposals to safeguard, conserve and / or enhance the area's heritage assets will be supported. The following projects have been identified:

1. **Review of the Article 4 direction in Elwick Conservation Area and encouragement to use more appropriately designed windows, doors, boundary features and other domestic features.**
2. **Enhancement to the environment of Elwick Village Green by resurfacing of access lanes with, for example, resin bonded gravel to give a more informal appearance.**

- 3. Extension of the Article 4 Direction in Greatham Conservation Area and encouragement to use more appropriately designed windows, doors, boundary features and other domestic features.**
- 4. Environmental enhancement at Greatham of the areas around The Green, the area to the front of the Hospital of God, High Street and the area around Vicarage Row including landscaping works, sandstone paving, other resurfacing works and lighting.**
- 5. Enhancement of the environment in the area around Hart church and the medieval walls.**
- 6. Protection of the ridge and furrow landscape.**
- 7. Interpretation boards at scheduled monuments and other key sites.**
- 8. Reduction in traffic signs and poles.**

Justification

- 8.120 The projects listed have been have been draw n up from the Conservation Area Appraisals and responses from consultation. Consultation on the draft plan may result in further suggestions. The list of projects is not prioritised.
- 8.121 Our heritage assets are very important in the Rural Plan area and help to create the distinctive character of the villages and countryside. There are two conservation areas at Elwick and Greatham. Conservation Area Appraisals have been published for both areas.
- 8.122 There are 28 entries in English Heritage's listed buildings schedule, with several including a number of separate properties and structures, listed as being of architectural or historic interest. These include the Grade I St Mary Magdelane Church at Hart and nearby medieval walls; the chapel, almshouses and other properties of the Hospital of God at Greatham, as well as other churches, windmills, farmhouses and cottages in other villages. In addition there are a number of buildings on the Local List of Heritage Importance compiled by Hartlepool Borough Council.
- 8.123 There are currently five Scheduled Monuments which are protected under the Ancient Monuments and Archaeological Areas Act 1979. These are:
- Claxton Medieval Moated Site.
 - Hart Manor House Walls.
 - Hart Fishponds.
 - High Burntoft Medieval Farmstead and Open Field System (Elwick parish)
 - Elwick Fishponds.
- 8.124 Research has indicated that there are a number of areas showing the remains of ridge and furrow particularly around Hart and Elwick.
- 8.125 Recent excavation has revealed a Romano – British settlement at Greatham. There are other areas of archaeological interest within the villages of Elwick, Hart, Dalton Piercy, Greatham and Newton Bewley. This list is not exhaustive and other sites of archaeological interest may come to light over time. Before any development takes place on the former RHM site to the south of Greatham, archaeological assessment

of the site should be carried out to ascertain whether the Romano British settlement extends into the area. Tees Archaeology should be consulted for further information.

- 8.126 The development of proposals to secure funding for the projects listed aimed at safeguarding and enhancing the character of the area and its heritage assets will be supported. The Parish Councils/ Meeting will continue to work with Hartlepool Council, English Heritage and other heritage organisations to ensure the safeguarding and enhancement of heritage assets in the plan area.

INFRASTRUCTURE

- 8.127 This section brings together the community infrastructure that has been identified in other policies of the Neighbourhood Plan. The list of projects included in the policy is not exhaustive. Other projects may be proposed as a result of consultation on the draft Neighbourhood Plan or may emerge in the future.

POLICY INF1: CONTRIBUTIONS TOWARDS MEETING COMMUNITY INFRASTRUCTURE PRIORITIES

Developer contributions together with other community benefits and grant funding will be used to fund new and improved community infrastructure in the plan area, including, but not limited to:

- 1. Dalton Piercy: Village Hall improvements**
- 2. Dalton Piercy: new equipped play area**
- 3. Elwick: new car park to serve the church**
- 4. Greatham: Community Centre improvements**
- 5. Greatham: sports field improvements**
- 6. Greatham: new visitor centre at the former RHM site set out in Policy RE3**
- 7. Hart: new multi-purpose community open space with equipped play area, sports pitch, wildlife area, dog walking area and allotments**
- 8. New and improved bridleways, cycleway and footpaths set out in Policy T3**
- 9. Environmental enhancement as set out in Policy NE1**
- 10. Heritage assets enhancement as set out in Policy BE1**
- 11. Surface water flooding alleviation measures**

Developer contributions will be determined on a site by site basis in accordance with Hartlepool Borough Council's Supplementary Planning Document on Planning Obligations

Justification

- 8.128 Contributions from developers for the provision of additional works deemed to be required as a result of the development will be determined in accordance with Hartlepool Local Plan policy and Supplementary Planning Document on Planning

Obligations. Other potential funding sources include community benefits from renewable energy development, Landfill Communities Fund, Heritage Lottery Fund, and a number of environmental funds.

- 8.129 Consultations have helped to identify the improvements needed to community infrastructure in each village. Other improvements to bridleways, cycleways and footpaths are set out in Policy T3; environmental enhancement are set out in Policy NE1 and heritage assets enhancement are set out in Policy BE1
- 8.130 Contributions from developers will be used to fund projects that will meet the deficit resulting from the development usually in the village/ parish nearest to the development proposal. Community benefits from renewable energy projects may be used in more than one parish depending on the location and impact of the project. Community benefits should not be limited to revenue only. The selection of the project(s) to be funded will be made by the relevant parish council in consultation with the local community.

MONITORING AND IMPLEMENTATION

- 8.131 The Hartlepool Local Plan contains a comprehensive set of monitoring indicators to measure the progress of development in the Borough. To evaluate progress with the implementation of the Neighbourhood Plan, the following indicators will be monitored for the Rural Plan area:
- No of dwellings developed per annum
 - No of affordable homes developed
 - The size, type and tenure of new homes
 - An assessment of the design and layout of new development in villages
 - The layout and design of new development on the edge of Hartlepool urban area
 - New business premises developed
 - Business premises lost to non-business uses
 - Proposals for the Former RHM Site at Greatham
 - Proposals for development at the A19 Service Stations
 - Progress with highway improvements
 - Proposals for the reopening of Greatham and Hart Stations
 - Proposals for alternative provision for bus/ community transport
 - Improvements to the rights of way network
 - Improvements to community buildings and open space
 - Projects to enhance the local environment
 - Renewable and low energy schemes approved and developed
 - Progress with projects to enhance of heritage assets
 - Surface water management projects

APPENDIX 1: GLOSSARY OF TERMS

Affordable Housing	<p>Affordable housing: Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.</p> <p>A full definition is available on page 50 of the National Planning Policy Framework.</p>
Amenity	A positive element or elements that contribute to the overall character or enjoyment of an area. For example, open land, trees, historic buildings and the inter-relationship between them, or less tangible factors such as tranquillity.
Amenity Green-space	Open land, often landscaped, that makes a positive contribution to the appearance of an area or improves the quality of the lives of people living or working within the locality. It often provides opportunities for activities such as sports, and can serve other purposes such as reducing the noise from a busy road or providing shelter from prevailing winds.
Archaeological Assessment / Evaluation	An assessment of the potential archaeological interest of a site or building. This can be either a desk-based assessment or a field assessment, involving ground survey and small-scale pits or trial trenching carried out by professionally qualified archaeologist(s) looking for historical remains.
Article 4 Direction	Direction removing some or all permitted development rights, for example within a conservation area or curtilage of a listed building. Article 4 directions are issued by local planning authorities.
Biodiversity	The whole variety of life encompassing all genetics, species and ecosystem variations, including plants and animals.
Biodiversity Action Plan (BAP)	A strategy prepared for a local area aimed at conserving and enhancing biological diversity.
Brownfield Land and Sites	Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure. Also see 'Previously-

	Developed Land'.
Buffer Zone	An area of land separating certain types of development from adjoining sensitive land uses.
Character	A term relating to Conservation Areas or Listed Buildings, but also to the appearance of any rural or urban location in terms of its landscape or the layout of streets and open spaces, often giving places their own distinct identity.
Coalescence	The merging or coming together of separate towns or villages to form a single entity.
Commitments (or committed development)	All land with current planning permission or allocated in adopted development plans for development (particularly residential development).
Community Benefits	Benefits made by developers of major renewable energy projects to local communities.
Conservation (for heritage policy)	The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.
Conservation Area	Local authorities have the power to designate as conservation areas, any area of special architectural or historic interest. This means the planning authority has extra powers to control works and demolition of buildings to protect or improve the character or appearance of the area. Conservation Area Consent has been replaced by planning permission for relevant demolition in a conservation area.
Conservation Area Character Appraisal	A published document defining the special architectural or historic interest that warranted the area being designated.
Conversions	Generally means the physical work necessary to change the use of a building from a particular use, classified in the use classes order, to another use. Can also mean the sub-division of residential properties into self-contained flats or maisonettes.
Developer Contributions	Contributions made by a developer through a legal agreement (usually a S106 agreement) that ensure that certain extra works related to a development are undertaken
European site	This includes candidate Special Areas of Conservation, Sites of Community Importance, Special Areas of Conservation and Special

	Protection Areas, and is defined in regulation 8 of the Conservation of Habitats and Species Regulations 2010.
Green corridor / wildlife corridor	Green corridors can link housing areas to the national cycle network, town centres, places of employment and community facilities. They help to promote environmentally sustainable forms of transport such as walking and cycling within urban areas and can also act as vital linkages for wildlife dispersal between wetlands and the countryside.
Green Gaps	Green gaps comprise the open areas between settlements, which maintain the distinction between the countryside and built up areas, prevent the coalescence (merging) of adjacent villages with the main urban area.
Greenfield Land or Site	Land (or a defined site) usually farmland, that has not previously been developed.
Habitat	An area of nature conservation interest.
Heritage Asset	A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).
Inclusive design	Designing the built environment, including buildings and their surrounding spaces, to ensure that they can be accessed and used by everyone.
Infill development	The development of a relatively small gap between existing buildings.
Community Infrastructure	Infrastructure covers the basic services necessary for development to take place, for example, roads, electricity, sewerage, water, education and health facilities. Community infrastructure relates to community buildings and open space that serve the education, health and social needs of the community
International, national and locally designated sites of importance for biodiversity	All international sites (Special Areas of Conservation, Special Protection Areas, and Ramsar sites), national sites (Sites of Special Scientific Interest) and locally designated sites including Local Wildlife Sites.
Landscaper Character	The distinct and recognisable pattern of elements that occur

	consistently in a particular type of landscape. It reflects particular combinations of geology, landform, soils, vegetation, land use and human settlement.
Listed Building	A building of special architectural or historic interest. Listed buildings are graded I, II* or II with grade I being the highest. Listing includes the interior as well as the exterior of the building, and any buildings or permanent structures (e.g. wells within its curtilage).
Local Centre	A small group of shops and perhaps limited service outlets of a local nature (for example, a suburban housing estate) serving a small catchment.
Local Green Space	Designated open space where public access may or may not be formally established, but which fulfils or can fulfil a recreational or non-recreational role (for example, amenity, ecological, educational, social or cultural usages).
Locally Listed Building	Locally important building valued for contribution to local scene or for local historical situations but not meriting listed building status.
Local Need Housing	Housing requirements generated by the indigenous population rather than by in-migration.
Open Space	All open space of public value, including not just land, but also areas of water (such as rivers) which offer important opportunities for sport and recreation and can act as a visual amenity.
Previously Developed Land or 'Brownfield' land	Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.
Protected Species	Plants and animal species afforded protection under certain Acts and Regulations.

Public Right of Way	A public right of way is a highway over which the public have a right of access along the route.
Registered Social Landlord (RSL)	Organisations that provide affordable housing. Most Housing Associations are RSLs. They own or manage affordable homes, both social rented and intermediate.
Renewable and Low Carbon Energy	Includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels).
Rural Diversification	The expansion, enlargement or variation of the range of products or fields of operation of a rural business (branching out from traditional farming activities, for example new income generating enterprise like renewable energy, tourism and food processing).
Rural Exception Site	Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. Small numbers of market homes may be allowed at the local authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.
Section 106 Agreement	A legal agreement under section 106 of the 1990 Town & Country Planning Act. Section 106 agreements are legal agreements between a planning authority and a developer, or undertakings offered unilaterally by a developer, that ensure that certain extra works related to a development are undertaken.
Sites and Monuments Record	List, description, and assessment of all known ancient monuments and sites of archaeological interest in an area including a map of each site.
Strategic Environmental Assessment (SEA)	A procedure (set out in the Environmental Assessment of Plans and Programmes Regulations 2004) which requires the formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment.

Supplementary Planning Documents (SPD)	Documents which add further detail to the policies in the Local Plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan.
Village Envelopes	A boundary around a village, usually quite tightly drawn, within which development might be allowed in principle.
Windfall Site	Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available.
Wind farm	A group of wind turbines located in areas exposed to wind. A wind farm may vary in terms of the number and size of turbines.
Wind Resource Area	An area of search (or an area of least constraint) where wind turbines may be built subject to planning permission.

APPENDIX 2: LIST OF EVIDENCE BASE DOCUMENTS

The Hartlepool Rural Neighbourhood Plan has made use of relevant evidence prepared for the emerging Hartlepool Local Plan. In particular:

Local Evidence Base Documents

- Tees Valley Strategic Housing Market Assessment 2012 / 2014
- Hartlepool Strategic Housing Land Availability Assessment 2014
- Hartlepool Affordable Housing Economic Viability Assessment 2009
- Future Housing Provision in the Borough for the Next 15 Years 2012
- Hartlepool Strategic Flood Risk Assessment Level 2 2010
- PPG17 Open Space Assessment 2008
- Hartlepool Landscape Assessment 2000
- Designated Protected Sites (Natural England)
- Renewable Energy Technical Paper 2010
- North East Assembly Wind Farm Development and Landscape Capacity Study: East Durham Limestone and Tees Plain Report (2009)
- Listed Buildings (English Heritage)
- Scheduled Monuments (English Heritage)
- Locally Listed Buildings in Hartlepool 2012
- Hartlepool Local Infrastructure Plan 2012
- Hartlepool Local Transport Plan
- Hartlepool Surface Water Management Plan

Local evidence has been collated from

- 1991, 2001, and 2011 Census data
- Village Assessments undertaken by Colin Haylock, CABE
- Neighbourhood Plan Residents Survey 2012
- Neighbourhood Plan Local Housing Needs Survey 2015
- Elwick Conservation Area Visual Assessment 2010
- Greatham Conservation Area Visual Assessment 2010
- Greatham Village Design Statement
- The Heritage of Hart Project, Tees Archaeology, 2009

National and Regional Guidance

- National Planning Policy Framework
- Planning Policy Guidance
- DfT Circular 02/2013 Department for Transport, The Strategic Road Network and the Delivery of Sustainable Development 10 September 2013
- “North East Assembly Wind Farm Development and Landscape Capacity Study: East Durham Limestone and Tees Plain Report” (2009)

- “Delivering community benefits from wind energy development: A Toolkit” A report for the Renewables Advisory Board July 2009

APPENDIX 3 LIST OF BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST (November 2013)

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

DALTON PIERCY

Grade II

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

ELWICK

Grade II*

- St Peter's Church

Grade II

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

GREATHAM

Grade II*

- West Row, St John the Baptist Church

Grade II

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

HART

Grade I

- Butts Lane, St Mary Magdalene Church

Grade II*

- Butts Lane, Medieval wall

Grade II

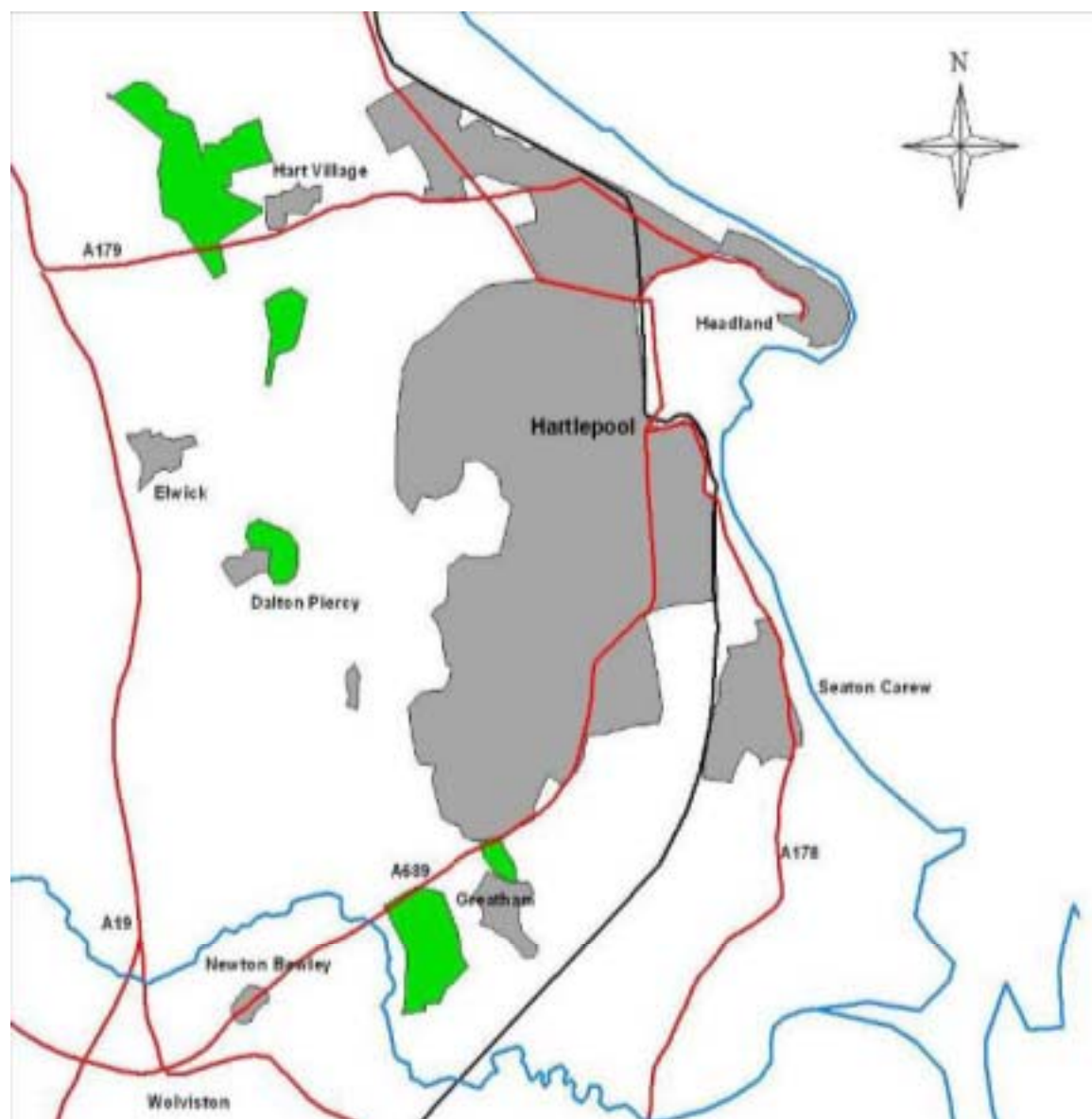
- Butts Lane, Brus Wall
- 5, Front Street
- Off Front Street, Voltigeur Cottage
- Front Street, Home Farmhouse & cottage
- Old School Lane, Hart Windmill

NEWTON BEWLEY

Grade II

- Mill House

APPENDIX 4: PLAN OF BEST AND MOST VERSATILE LAND



Map Legend	
	Best and Most Versatile Agricultural Land
	Urban Area and Villages

REGENERATION SERVICES COMMITTEE

12th March 2015



Report of: Assistant Director (Regeneration)

Subject: PROMOTING CHANGE, TRANSFORMING LIVES
PROJECT

1. TYPE OF DECISION/APPLICABLE CATEGORY

1.1 For information only.

2. PURPOSE OF REPORT

2.1 The purpose of this report is to inform members of the progress of the Council's Big Lottery Fund application on behalf of the Waverley Allotment Group for the Promoting Change, Transforming Lives Project.

3. BACKGROUND

3.1 A report was submitted on 5th January 2015 to the Adult Services Committee which informed members of a funding application which was sent by the Council in December 2014 to Big Lottery Fund's Reaching Communities Programme on behalf of the Waverley Allotment Group (WAG) to develop the Promoting Change, Transforming Lives Project.

3.2 The Waverley Terrace Allotment Project was set up in 2007 by the WAG who are a group of adults with a range of mental, social and physical disabilities. The project was originally developed by the Council's Adult Services Team and service users with support from a range of local partners including Hartlepool MIND, DISC, Nacro, Kirklevington HMP and Hartlepool College of Further Education.

3.3 The Waverley Terrace Allotment offers 3.5 acres of arable land in the Rift House Area of Hartlepool for the cultivation of fruit and vegetables, refurbishment of furniture and creation of a range of seasonal items including Christmas Wreaths. The produce is then sold to the local community with any profit going into continuing delivery of the project. The allotment offers a venue for therapeutic and employment support to disabled adults and/or those with a mental health problem.

- 3.4 There has been considerable progress since the site opened due to the efforts of service users, staff members and partners culminating in the project being praised by Disability Rights UK.
- 3.5 Over the past six months, the Council's Adult Services and Economic Regeneration Teams have been working together to consider how the Waverley Allotment Infrastructure could be further improved to enable WAG to become a sustainable enterprise. As part of this work, a feasibility study has already been produced which sets out key elements such as:
- Options Analysis;
 - Ten Key Implementation Actions, and;
 - Strength, Weakness, Opportunities & Threat (SWOT) Analysis.
- 3.6 This builds on the partnership work already in place between the Adult Services and Economic Regeneration Teams with the Employment Link Team (ELT) now permanently transferred into Economic Regeneration Team after a successful pilot. The ELT is one of the best performing teams of its kind in the Country supporting almost 17% of learning disability and/or difficulty (LDD) adults (known to the Council) into employment. This is more than double the national average.

4. BIG LOTTERY FUND PROJECT PROPOSAL

- 4.1 The aim of the Promoting Change, Transforming Lives Project is to transform the Waverley Allotment Site into a sustainable community enterprise to support adults with a physical disability, learning difficulty, autism and/or mental health problem. The Council will be the Accountable Body for the project on behalf of the WAG.
- 4.2 The overall project cost is £475,000 with £400,000 requested from the Big Lottery and £75,000 in-kind staffing contribution from the Council. The five year project incorporates three key elements: -
- **Therapeutic Services:** The project will build on the current offer and provide a safe environment whereby service users who are unlikely or unable to engage in employment can still lead positive lives and be involved in horticulture which will help them with lifeskills, raise their aspirations and prevent social isolation. At present, a number of service users from the day service access the site as part of their therapeutic support.
 - **Employment and Training Services:** The site will provide work experience and placements and high quality training for service users to develop relevant employability skills to assist them to progress into sustained employment. The site will be used as a pathway for individuals to build their confidence and when they are ready for progressing into mainstream employment, they will be supported by

dedicated ELT workers who will help users to identify their chosen career options and link them to local employers. In addition, local training providers are keen to use the facilities for delivery of horticultural Apprenticeships and Traineeships and a test pilot is currently underway with Springboard to assist young people with emotional and social problems to learn key employability skills.

- **Commercial Services:** The development of a commercial facility is critical in supporting the overall project objectives. The commercial aspect of the project will be non-profit based and all income generated will be used to expand the services provided. A business plan and feasibility study has already been produced which shows how the project could be sustainable within five years as long as initial BIG Lottery funding is secured to fund a Business Co-ordinator and Volunteer Co-ordinator within this timeframe.

4.3 If the funding is secured it will be used for: -

- 1 x Business Co-ordinator employed for 5 years @ £35,000 per annum = £175,000.
- 1 x Volunteer Co-ordinator employed for 5 years @ £28,000 per annum = £140,000.
- Capital Infrastructure improvements to the site such as polytunnels, machinery and a welfare unit as well as additional revenue costs = £85,000.

5. STAGE TWO APPLICATION

5.1 On Monday 9th February 2015, the Council was notified by the Big Lottery Fund that it was successful with its Stage One application and was invited to submit a Stage Two (final stage) application.

5.2 The Stage Two application asks for in-depth information around the development, delivery, management and evaluation of the programme with some of the key questions shown below: -

- Conduct research and consultation with service users to evidence the need for the project;
- How the project will be evaluated including if it has made a difference and evidence of the impact;
- Activity timetable showing the tasks, actions or services that take place during the project to achieve the outcomes;
- Information on the management of the project including experience, structure, finances and risks;
- Detailed brief on each member of staff who will be employed by the project through the funding, and;
- Complete project budget including a split of the revenue, capital and overhead costs.

- 5.3 As part of the Big Lottery Fund's Capacity Building Scheme all Stage Two applicants for the Reaching Communities Programme are offered an additional sum of money to develop their organisations knowledge, skills and confidence as well as complete the application form.
- 5.4 The Council is able to request an additional upto £15,000 to pay for a member of staff to undertake activities for the organisation such as those shown below: -
- Consult with Service Users;
 - Develop Trustees;
 - Marketing;
 - Partnership Development;
 - Additional Fundraising, and;
 - Strategic Planning.
- 5.5 It should be noted that the Council will only receive the additional funding if it is successful with its Stage Two application.

6. TIMESCALES

- 6.1 The Council needs to submit the Stage Two application by 13th June 2015: -
- Big Lottery Fund will make a decision within four months of the Stage Two application being submitted.
 - The application form will propose a start date for the project of 1st January 2016.

7. LEGAL, FINANCIAL AND STAFFING IMPLICATIONS

- 7.1 There are currently no legal, financial or staffing implications, however if the funding application is successful then an additional report will be submitted detailing all of the implications in the delivery of this project.

8. SECTION 17 OF THE CRIME AND DISORDER ACT 1998 CONSIDERATIONS

- 8.1 This potential project will positively contributed to Section 17 by improving employment routeways for vulnerable groups. It will also provide early interventions to intensive support for individuals who may have been identified as high risk of offending.

9. EQUALITY AND DIVERSITY CONSIDERATIONS

9.1 This potential project will support vulnerable groups of people, regardless of their background, to achieve their career aspirational goals, particularly amongst vulnerable groups such as the priority groups shown below:

- Adults with specific learning difficulties and/or disabilities;
- Adults with autism;
- Adults with mental health problems;
- Elderly people at risk of social isolation;
- Young people with specific learning difficulties and/or disabilities, and;
- Young people with mental health issues.

10. CONTRIBUTION TO OTHER COUNCIL PROJECTS AND PERFORMANCE INDICATORS

10.1 If successful this project will benefit other Council employment initiatives, such as the Think Families, Think Communities. Also, the initiative will positively contribute towards the following key indicators: -

- Improving the Overall Employment Rate;
- Reducing the Unemployment Rate, and;
- Increasing the Number of Adults with Learning Disabilities in Employment.

11. RECOMMENDATIONS

11.1 Members are recommended to note the contents of this report.

11.2 A further report will be submitted once a decision has been made on the outcome of this application.

12. REASONS FOR RECOMMENDATIONS

12.1 This funding will provide the Council with an opportunity to: -

- Develop additional resources to support adults with a physical disability, learning difficulty, autism and/or mental health problem;
- Improve the employability skills and employment opportunities of vulnerable adults, and;
- Transform the Waverley Terrace Allotment Project into a sustainable community enterprise.

13. CONTACT OFFICERS

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REGENERATION SERVICES COMMITTEE

12th March 2015



Report of: Assistant Director (Regeneration)

Subject: SELECTIVE LICENSING IMPLEMENTATION

1. TYPE OF DECISION/APPLICABLE CATEGORY

Non key.

2. PURPOSE OF REPORT

- 2.1 To provide members with information on the implementation of the Selective Licensing designation, and other complementary activities, as approved by Members at their meeting in January 2015.

3. BACKGROUND

- 3.1 At the meeting of this committee in January Members approved the following;
- The proposed **Selective Licensing Designation** is implemented in 13 streets (*as detailed in 4.3 table 1*).
 - The development of a **Voluntary Landlord Scheme** encompassing 92 streets and the development of a **General Register of Landlords** across the whole town.
 - A programme of **targeted interventions** in the 5 streets that fell short of the criteria for the formal Selective Licensing Designation.
 - That a further **consultation** exercise be undertaken, the outcome of which be examined with a view to a further Selective Licensing Scheme being introduced in the future.

4. SELECTIVE LICENSING DESIGNATION

- 4.1 Following the approval gained by Committee in January the required legal notices have been published in accordance with the prescribed guidance. The legal notification period remains in force for a minimum of 3 months before the scheme can be enforced. During this intervening period intensive work will be carried out to confirm the licensing status and ownership of all residential properties, within the designated area. A detailed implementation

plan is included at **Appendix 1**; (this is a working document under construction and will be continuously updated).

- 4.2 The Selective Licensing designation will come into force from 6th July 2015 and will remain in force for 5 years, coming to an end on 30th June 2020. All potential license holders will be encouraged to make their application for a license as soon as possible and advised that they may be eligible for a discount on the standard license fee of £600.

4.3 **Table 1**

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

5. VOLUNTARY LANDLORD SCHEME (VLS)

- 5.1 To complement the mandatory licensing scheme a VLS is also being developed as a collaborative model between the Council and one or more of the nationally recognised landlord associations: Landlords who sign up for membership will be regulated by the national providers system of compliance and will be offered a package of practical tenancy management support and guidance.
- 5.2 Where landlords fail to comply with the providers 'code of practice' they will be referred back to the Council for investigation and consideration for potential enforcement action. The VLS will be actively promoted across the whole town and particularly targeted towards all landlords operating throughout all the streets included in the consultation for this designation (as detailed at **Appendix 2**).

6. GENERAL REGISTER OF LANDLORDS (GRL)

- 6.1 In addition to the licensing and voluntary schemes work is also underway to develop a GRL to encompass all remaining landlords operating throughout the town. This register will allow us to regularly disseminate relevant housing related information, to ensure all landlords are kept fully informed of their legal obligations and raise awareness of any opportunities they may wish to take advantage of in order to improve the standard of private rented accommodation available in the town.

7. TARGETED INTERVENTIONS

- 7.1 The streets, detailed in table 2 did not meet the level of evidence required to support their inclusion within the Selective Licensing designation, however these will be included in a programme of complementary initiatives and interventions, carried out by the Council and partner agencies, targeted towards private landlords and managing agents operating within these streets;

Table 2

Belle Vue Ward	Waldon Street	Harrow Street	Eton Street
Jesmond Ward	Mapleton Road		
Victoria Ward	Belk Street		

- 7.2 **Targeted advice and guidance from the Community Safety Team**
The Community Safety Team will provide detailed advice and guidance to all residents in the area to ensure they know how to report any issues of concern, and to any perpetrators to ensure they understand the consequences of their anti social behavior.
- 7.3 The Joint Action Group (JAG) has agreed to consider the 13 streets included in the Selective Licensing designation (table 1), and the additional 5 streets (table 2) as a priority area for action and all relevant activity within these streets will be monitored through this group with immediate effect.
- 7.4 The Community Safety Team will also develop improved monitoring and sharing of information with the police.
- 7.5 **Targeted advice and guidance from the Housing Services Team**
Landlords and managing agents operating within the area will be offered detailed advice and guidance to assist them in responding to potential management issues that are a cause for concern to the community and have been formally reported. This means that any issue reported concerning a private sector property will result in the landlord or managing agent being contacted to provide them with advice and guidance on how to respond to the issue.
- 7.6 **Regular street inspections**
Regular street inspections will be carried out, and reviewed by all agencies linked to the JAG, in order to identify and respond to matters of concern, such as properties of poor external appearance, empty properties, etc.
- 7.7 **‘Empty Property Purchasing Scheme’**
This scheme aims to bring empty properties back into use and where the property is suitable the Council will consider acquiring empty properties by agreement so that the Council can refurbish in order to bring them back into use. To be eligible for this scheme the property must have been empty for at least 6 months.

7.8 'Empty Home Leasing Scheme'

The Empty Homes Lease Scheme is delivered by Housing Hartlepool, based on a grant/loan approach in order to undertake the refurbishment works necessary to return a property which has been empty for six months or more back into use. The Empty Homes Lease Scheme involves Housing Hartlepool organising any necessary refurbishment works and/or repair works to an empty property, the property would then be leased for a period of time to Housing Hartlepool (usually between 5 and 10 years). As part of the terms of this lease Housing Hartlepool will:

- Arrange the refurbishment/repair works for the property;
- Manage the contractors on site;
- Identify a suitable tenant to move in;
- Ensure that the rent is paid each week;
- Make sure that the property is looked after when a tenant has moved in by providing ongoing property management for the duration of the lease.

7.9 The cost of above repair and refurbishment works would be repaid from the rent on an interest free basis over the term of the lease, and at the end of the lease period the property is handed back to the owner.

7.10 Enforcement Powers

Where complaints are unable to be resolved by negotiation the Council has a range of specific enforcement options available, which are set out in detail in Housing Services Enforcement Policy Section 4, these include:

- Abatement Notices
- Improvement Notices
- Prohibition Orders
- Emergency Remedial Action
- Management Orders
- Enforced Sale
- Compulsory Purchase Orders
- Revocation of licences
- Prosecution

7.11 Officers will take a balanced approach to enforcement. Decisions about the most appropriate enforcement action to be taken are based upon professional judgement, legal guidelines, statutory codes of practice and priorities set by the Council and/or Central Government.

7.12 Notices may require activities to cease immediately where circumstances relating to health, safety, environmental damage or nuisance demand. In other circumstances, the time allowed to rectify a contravention will be reasonable, and take into account the seriousness of the contravention, the implications of the non-compliance and the appeal period for that notice.

8. MONITORING AND STEERING GROUP

- 8.1 The involvement of the JAG will ensure that all partner agencies are fully aware of all relevant activity within these streets and will enhance the coordination of all required actions and associated resources. A template for monitoring all activity has been drafted for consideration by the JAG and is attached at **Appendix 3**.
- 8.2 The JAG will also develop a process for disseminating this information, in accordance with data protection parameters, to all relevant parties including residents. The information will also be integrated into the Neighbourhood Sustainability Plans as described in the Community Cohesion and Engagement Strategy.
- 8.3 A multi agency steering group, comprised of officers, residents and landlords will be developed to oversee and guide all relevant activity within the designation and surrounding areas.

9. CONSULTATION

- 9.1 In order to consider any future Selective Licensing designation a further comprehensive consultation will be carried out in accordance with prescribed guidance. The methodology used to identify consultees for the current designation was based upon the Vulnerable Localities Index (VLI), which is a proven neighbourhood analysis method used in the Community Safety setting, to identify and prioritise residential neighbourhoods.
- 9.2 The data collected between April 2011 and December 2013 included the following:
- 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.
- 9.3 It should be noted that the data at this level is not filtered to include only that which relates to private sector tenancies. Any future proposals for a further Selective Licensing designation will require the Council to gather and interrogate this level of data across the whole town.
- 9.4 This data will then be analysed further to ensure there is sufficient direct evidence, of anti social behaviour and low demand relating to private rented housing to support a future proposal for any further Selective Licensing

designation. This is necessary to build a robust case should a legal challenge be made.

10. EQUALITY AND DIVERSITY CONSIDERATIONS

10.1 There are no equality or diversity implications for the purposes of this report

11. SECTION 17 OF THE CRIME AND DISORDER ACT 1998 CONSIDERATIONS

11.1 There are no Section 17 implications for the purposes of this report.

12. RECOMMENDATIONS

12.1 This report is for information only, there are no recommendations.

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Housing Act 2004, Part 3

Designation of an Area for Selective Licensing - (No. 2) 2015

Implementation - Action Plan

Item No.	Key action required	HA ref.	Actions: carried out/completed
1	Designation: a) Council resolution to approve designation	Sec 80: (<i>Designation of selective licensing areas</i>) Sec 81: (<i>Designations under section 80:further considerations</i>) Sec 82: (<i>Designation needs general approval to be effective</i>) HA 2004 Part 3.pdf	<ul style="list-style-type: none"> Regeneration Services Committee 15.1.15: <ul style="list-style-type: none"> Committee report 15.1.15.pdf 15 01 15 - Regeneration Services Committee Minutes Decision Record amendments.docx Regeneration Services Committee 26.1.15: <ul style="list-style-type: none"> Committee report 26.1.15.pdf 26.01.15 Regeneration Services Committee Minutes Decision Record[1].pdf
	b) Make Designation	General Approval order:2010 general approval order 2010.pdf	Complete Designation document - complete 28.1.15 Designation Doc (No. 2) 2015.pdf
2	Notification i) Statutory requirements: a) Publication of Sec 83 Notice (7 day deadline)	Sec 83: (<i>Notification requirements</i>) Regs: SI 2206 No. 373 (9) (<i>Publication requirements</i>): SI 2006 373.pdf	Sec 83 Notice – complete 28.1.15 Sec 83 Notice final draft.pdf <ul style="list-style-type: none"> Display on public notice board Civic Centre: complete 30.1.15 Publish on website – complete 28.1.15 www.hartlepool.gov.uk/selectivelicensing Statutory publication in press complete 28.1.15 Schedule of Sec 83 notifications - publication.docx Sec 83 schedule of public notice locations.docx Sec 83 schedule of relevant parties.docx

	<p>b) Other notification requirements (14 day deadline):</p> <p>(i) All respondents to consultation</p> <p>(ii) Organisations which represent:</p> <ul style="list-style-type: none"> the interests of landlords and tenants managing agent/estate agents/lettings agents <p>(iii) Organisations which provide advice on landlord & tenant matters</p>		<p>All notifications sent – Complete 5.2.15</p>
	<p>ii) Misc (for info only):</p> <ul style="list-style-type: none"> Press release Staff /Members update – email (iii) Residents groups etc update - briefing 		<p>(i) PR done by press office - complete 28. 1.15</p> <p>(ii) Complete 30.1.15 Staff members briefing 30.1.15.docx</p>
3	<p>Implementation/development of scheme</p> <p>a) Review/develop documents</p> <p>b) Review/develop systems</p> <p>c) Review/develop policies/procedures</p> <p>d) Review/develop enforcement (in addition to c) above)</p> <p>e) Review/develop Partnership awareness/working - protocols</p>	<ul style="list-style-type: none"> Sec 85 to Sec 100 Regs: SI 2012 No. 2111 (Amendment to SI 373 regs): SI 2012 2111 (amendment to SI 373).pdf Regs: SI 370 SI 2006 370.pdf Regs: SI 2206 No. 373 (7) (Applications) SI 2006 373.pdf 	<p>(a) Review of licence application docs underway.</p> <p>(b) Draft of application completed to develop online application facility. 5.2.15</p>

	f) Review/develop website		<ul style="list-style-type: none"> All material relating to 1st scheme removed. Completed 28.1.15 Sec 83 notice (No. 2) 2015; designation and general info uploaded Completed 28.1.15 Review FAQ's - underway
	g) Operational Implementation of SL (No.2) 2015		Link separate action plan Apply 2 part test to all properties within designation To include: Create MAU records for all properties in designated area
4	Review of Scheme	Part 3 Sec 84 (<i>Duration, review and revocation</i>)	
Additional/linked initiatives (as approved 15th, 26th Jan)			
	Development of voluntary landlord scheme (VLS)		Link this doc. to separate action plan Initial contact made with RLA;NLA;PRSAS
	General Register of Landlords (GRL)		Link to separate action plan

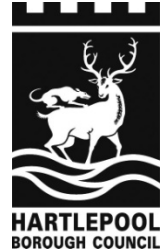
Burn Valley		
Charterhouse Street	Baden Street	Thirlmere Street
Cornwall Street	Bangor Street	York Road
Derby Street	Burn Valley Road	Alston Street
Devon Street	Colenso Street	Powell Street
Dorset Street	Colwyn Road	Bathgate Terrace
Eton Street	Ellison Street	Elwick Road
Harrow Street	Elwick Road	Holt Street
Jackson Street	Grasmere Street	Kilwick Street
Marlborough Street	Keswick Street	Lister Street
Oxford Road	Kimberley Street	Waldon Street
Richmond Street	Leyburn Street	Kent Avenue
Rossall Street	Penrhyn Street	Westbourne Road
Rugby Street	Rydal Street	Shrewsbury Street
Stockton Road	Uppingham Street	
Victoria		
Murray Street	Albany Court	Hartley Street
Wharton Street	Addison Road	Joicey Court
Ridley Court	Cameron Road	Lowthian Road
Sheriff Street	Errol Street	Lynnfield Road
Straker Street	Furness Street	Dent Street
Young Street	Grosvenor Street	Derwent Street
Raby Road	Hartley Close	Elcho Street
Hartley Street	Avenue Road	Elliott Street
Joicey Court	Belk Street	Mary Street
Lowthian Road	Bentick Street	Morton Street
Stephen Street		
Foggy Furze		
Borrowdale Street	Kendal Road	Wensleydale Street
Brenda Road	Patterdale Street	Worcester Gardens
Hereford Street	Sydenham Road	
Jesmond		
Wharton Terrace	Parton Street	Raby Road
Brougham Terrace	Mapleton Road	St Oswalds Street
Lancaster Court	Milbank Road	
Lancaster Road	Avondale Gardens	
Headland & Harbour		
Burbank Street	Middleton Road	
Manor House		
Wynyard Mews		

Selective Licensing Scheme (+ 5) – JAG Monitoring Return			
The JAG has agreed to consider the following 13 streets included in the Selective Licensing scheme (<u>and</u> the additional 5 streets that failed to meet the evidence threshold for the scheme) as a priority area for action. All partner agencies are required to complete the following to include all relevant activity within these streets.			
SL streets:	Dent St, Furness St, Sheriff St, Straker St, Stephen St, Richmond St, Cornwall St, Rydal St, Kimberley St, Sydenham Rd, Borrowdale St, St Oswald's St, Burbank St.		
+ 5 streets:	Waldon St, Harrow St, Eton St, Mapleton Rd, Belk St.		
	Issue identified/reported	Actions taken	Outcome
Housing Services Officer responsible for collating information JB	(date) (responsible officer)	(date) (responsible officer)	(date) (responsible officer)
Community Safety Officer responsible for collating Information NS	(date) (responsible officer)	(date) (responsible officer)	(date) (responsible officer)
Police Officer responsible for collating information (to be determined)	(date) (responsible officer)	(date) (responsible officer)	(date) (responsible officer)
Fire and Rescue Service Officer responsible for collating information (to be determined)	(date) (responsible officer)	(date) (responsible officer)	(date) (responsible officer)
Neighbourhood Services Officer responsible for collating information (to be determined)	(date) (responsible officer)	(date) (responsible officer)	(date) (responsible officer)

Child and Adult Services Officer responsible for collating information (to be determined)	(date) (responsible officer)	(date) (responsible officer)	(date) (responsible officer)
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REGENERATION SERVICES COMMITTEE

12th March 2015



Report of: Assistant Director (Regeneration)

Subject: 'FOYER' ACCOMMODATION

1. TYPE OF DECISION/APPLICABLE CATEGORY

Non key decision – for information.

2. PURPOSE OF REPORT

- 2.1 To provide Members with information on 'Foyer' accommodation and support services for young people.

3. BACKGROUND

- 3.1 At the meeting of this Committee in August Members requested further detailed information on the concept of 'Foyer' accommodation and support services for young people in Hartlepool.

4. THE ROLE OF FOYERS IN THE SUPPORT OF YOUNG PEOPLE'S HOUSING, EMPLOYMENT AND TRAINING NEEDS

- 4.1 When considering housing options for young people, bricks and mortar alone are simply not adequate. For some young people who are particularly vulnerable to disaffection (i.e. homelessness and unemployment), a number of supportive measures and facilities need to be combined. These include money advice, information, practical life skills, formal and personal support networks and health services. Also they need legal and welfare rights knowledge, education, training, employment advice, advocacy, counselling and leisure activities. From this extensive list it is clear that agencies need to combine their resources and expertise and provide a holistic approach to meeting the various needs of young people. One of the ways in which housing and training for employment has been addressed nationally is through Foyers.

- 4.2 The Foyer Federation was established in 1992, alongside the first five Foyers in the UK. Since then, the Foyer network has grown rapidly and now operates in over 120 urban and rural communities across the UK, providing safe, quality assured environments, helping young people with personal development opportunities.

5. FOYER MODELS

- 5.1 There are three main types of Foyer models and it is extremely important that each individual Foyer is responsive to the needs of service users in their local area:
- 5.2 **New Build Foyers** - Both the housing and employment elements are built in conjunction with one another for the sole purpose of the Foyer. The advantages of this model are that the projects are effectively integrated; including the team of staff, and importantly much attention can be placed into the design of the accommodation and training facilities. The main disadvantages of this type development are that they prove to be costly, which consequently increases the rent levels.
- 5.3 **‘Add On’ Schemes** - The housing or employment element has been built in addition to an existing scheme providing accommodation, training, job-search, or youth work facilities. The two are then run under an integrated financial and management structure. These Foyers benefit from having a larger number of staff to draw upon and are cheaper to establish. The problem with this model is that the designs of the building may not be entirely geared for providing both employment advice and accommodation to young people.
- 5.4 **‘Core and Cluster’ Schemes** - These consist of a central building, which usually provides the training and job-search elements of the Foyer, with accommodation provided in separate buildings. These buildings may be in the same town as the core, or dispersed in outlying rural areas. There is a strong connection between the dispersed buildings and the central facility. It is evident that this model requires a large quantity of staff in order to provide adequate support, which may have implications for revenue funding. Its benefits are that young people view the model as less institutional.

6. CLIENT GROUP OF FOYERS

It is apparent that an ideal Foyer would have a balanced community of young people with varying levels of needs and that they should come from different backgrounds. The age range which is applied to many Foyer schemes is 16-25. Foyers are seen to have a restricted approach to service delivery. Young people are required to enroll (or be referred) and are subjected to screening as to suitability prior to access being granted to services. *“A fundamental weakness of the Foyer approach is that those in greatest need of professional support are rarely likely to equate with those ready for the experience”* ((1) – see 14.1). Shelter specified that foyers would not

cater for those with special needs, those in further or higher education, those over 25 years old, and emergency accommodation for the young homeless.

7. FACILITIES AND PROVISION OF FOYERS

7.1 Foyers provide a comprehensive range of services to address young peoples' needs in a holistic way, and the facilities provided vary across the individual schemes. The operation of the YMCA Support Services provides a clear framework for support services. This states that an action plan/contract needs to be developed before an individual programme is set up for each young person. This includes orientation, social and life skills, literacy and numeracy, vocational training/work experience and job search. The following facilities have been observed within Foyers in England;

- I.T. facilities and support
- Own training venues
- Crèche
- Café
- Conference rooms
- Key workers and personal contact between residents and members of staff.

7.2 It is evident that the crèche and cafe may provide opportunities of part-time work for the Foyer residents and may also encourage the wider community into the confines of the development. Within Foyers there is a strong link between training and accommodation, as accommodation is given in exchange for a commitment to undertake some form of training or seek work.

8. FUNDING

8.1 It appears that Foyers are established in areas of the Country where housing associations are able to obtain funding. This has implications on whether Foyers are actually set up where they are most needed. Organisations working in partnership are crucial for this initiative as they can combine their resources and skills to develop and manage Foyers. Across the Country Foyers are funded by many different sources, there isn't one single package for this area. If the amount of revenue funding for a Foyer is particularly low this will increase the rent levels, which consequently has negative implications for young people and those able to access it.

9. FOYER ACCREDITATION

9.1 The Foyer Staus mark can be used by any organization accredited as a Foyer by the Foyer Federation. To be awarded the Foyer Status Mark it is essential that:

1. The **FOCUS** meets the development needs and goals of young people in transition.
2. The **APPROACH** makes a positive 'offer' of integrated skills, resources and opportunities accessible for young people.
3. The **RELATIONSHIP** is based on a formal commitment between the young person, the service, and the community, which is a condition of continued engagement.

10. CURRENT SUPPORTED HOUSING PROVISION SPECIFICALLY FOR YOUNG PEOPLE IN HARTLEPOOL

- 10.1 **Gainford House** is a purpose built supported housing service for young people with complex needs provided by Stonham (part of the HOME group). They provide temporary housing with support for young homeless people with a wide range of needs. The support includes working with the residents to develop their independent living skills such as;

- Budgeting
- Health
- Planning for the future
- Leisure opportunities

- Cooking
- Looking after their home
- Education/training/work
- Developing positive social networks

- 10.2 The service is provided for young people aged 16-26 years old who live in Hartlepool (or have a Hartlepool connection) and who need stable and safe accommodation to be able to achieve their goals in life.
- 10.3 Residents can stay from 6 months to 2 years and will receive help in finding suitable future permanent housing when they are assessed as being ready to move on to independent living.
- 10.4 The accommodation is comprised of 6 fully self contained flats and 1 crash pad, accessed from within the project and a further 4 flats attached to the scheme but with their own front door. Plans are currently underway to extend the accommodation to provide a further 6 flats within the scheme and HCA funding has been secured to partly fund this development.
- 10.5 **Glamis Walk** provides 10 self-contained flats and 2 crash pads for young people aged 18 to 35 with low level support needs and residents can stay for up to two years. The accommodation is owned and managed by Accent Housing Association with support provided by DISC.
- 10.6 **Rose House** is refurbished Victorian house converted into 6 self-contained flats and 1 crash pad by Tees Valley Housing, (part of the Thirteen Group). The service is commissioned by Children's Services and provides accommodation and support for young people aged 16 to 24 with priority being given to 'looked after' young people.

The support provided includes;

- Budgeting
- Cooking
- Benefit advice

- Tenancy Management
- Accessing training and education opportunities

- 10.7 There are other supported housing schemes and initiatives to assist people with housing difficulties to access training and employment opportunities such as Community Campus and Opening Doors however these are not specifically aimed at young people. The newly formed Thirteen Group, now one of the largest providers of social housing in the country with over 32,000 homes, also has a 'care and support' service and has expressed their interest in developing further opportunities for their residents.
- 10.8 It is unlikely, given the level of need and funding required that Hartlepool would be able to sustain the development of a Foyer locally however the 'core and cluster' model as described in 5.3 may be appropriate to consider by a partnership of Tees Valley organizations.

11. EQUALITY AND DIVERSITY CONSIDERATIONS

- 11.1 There are no equality or diversity implications.

12. SECTION 17 OF THE CRIME AND DISORDER ACT 1998 CONSIDERATIONS

- 12.1 There are no Section 17 Implications.

13. RECOMMENDATIONS

- 13.1 That Members note the content of the report.

14. BACKGROUND PAPERS

- 14.1 (1) Gilchrist R and Jeffs T (1995). Foyers: Housing Solution or Folly?
 (2) Anderson, I. Quilgars, D. 1995, Foyers for Young People - Evaluation of a Pilot Initiative. The Centre for Housing Policy, York

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REGENERATION SERVICES COMMITTEE

12th March 2015



Report of: Assistant Director (Regeneration)

Subject: ILLUSTRATION FESTIVAL

1. TYPE OF DECISION/APPLICABLE CATEGORY

This report is for a non-key decision.

2. PURPOSE OF REPORT

- 2.1 The purpose of the report is to advise Members of the success of Cleveland College of Art and Design's (CCAD) funding bid to host an Illustration Festival in Hartlepool in June in conjunction with the Culture and Information section of the Council and Seven Stories (The National Centre for Children's Books – based in Newcastle).

3. BACKGROUND

- 3.1 A £25,000 grant from the Arts Council will provide the bulk of the funding to enable of Festival of Illustration to take place in Hartlepool during the month of June 2015. A smaller grant from the James Knott Trust and in-kind, and cash contributions from Grand Central Trains, Hartlepool Borough Council and Seven Stories will make up the Festival funding package along with earned income.
- 3.2 The Festival is part of a series of collaborations between CCAD and the Council which will demonstrate the joint commitment to turning the Church Street area into a thriving Cultural Quarter for the town. Around £15 million will be spent on the Church Street area in the next two years.
- 3.3 The various elements of the month-long festival will be: exhibitions in the Hartlepool Art Gallery and Central Library; an illustrator's market in Church Square; a symposium and master classes for young and aspiring artists; storytelling and drawing events in schools and libraries; and a 'Draw your Superhero' sessions in Middleton Grange Shopping Centre
- 3.4 Among the artists confirmed are: Ralph Steadman and Steve Bell (The Guardian); John McCrear (Marvel); Will Simpson (Game of Thrones); Alex Scheffler (The Gruffalo); Shirley Hughes and Quentin Blake.

4. FESTIVAL EVENTS

- 4th June – Opening Event.
- 5th - 7th June – Street Market of Illustrators.
- 5th June – 1st July – Seven Stories collection and key artists exhibition at Hartlepool Art Gallery.
- 5th June – 1st July – The Book Sniffer exhibition at Central Library.
- 6th – 7th June – Illustration Symposium at CCAD.
- 6th – 17th June – 14 Practitioner Masterdasses.
- 8th June – 3rd July – 20 School workshop sessions.
- 8th June – 3rd July – 20 Library workshop sessions.
- 26th June – Book Sniffer charity auction CCAD.

5. SUMMARY

- 5.1 The Festival will demonstrate the joint commitment of CCAD and Hartlepool Borough Council to the development of Church Street as a cultural and creative centre and visitor attraction.

6 EQUALITY AND DIVERSITY

- 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 implications under Section 17.

8. RECOMMENDATIONS

- 8.1 It is requested that the Regeneration Services Committee note the contents of the report.

9. REASONS FOR RECOMMENDATIONS

- 9.1 To inform Members of the success of the CCAD funding application and the implications for the Church Street development in line with the Hartlepool Vision.

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REGENERATION SERVICES COMMITTEE

12th March 2015



Report of: Assistant Director (Regeneration)

Subject: QUARTERLY HOUSING REPORT OCTOBER-
DECEMBER 2014/15

1. TYPE OF DECISION/APPLICABLE CATEGORY

1.1 The report is for information.

2. PURPOSE OF REPORT

2.1 To update the Regeneration Services Committee about progress across key areas of the Housing Service relating to empty homes, enforcement activity, Selective Licensing, Disabled Facilities Grants, housing allocations, the impacts of Welfare Reform and housing advice & homelessness prevention during the third quarter of 2014/15. The report also outlines the activity ongoing with regards to Housing Management Services and review of Housing Strategies.

3. BACKGROUND

3.1 This report provides an update on progress and benchmarking across key areas of the Housing Service during Quarter 3, 2014/15 and updates the last report presented to the Regeneration Services Committee on 20 November 2014. The report also outlines ongoing activity around the development of Housing Services.

4. PROPOSALS

4.1 The report contains no proposals and is for information only.

5. EMPTY HOMES UPDATE

5.1 The target for bringing long term empty homes back into use during 2014/15 is 60 and a total 72 properties have been brought back into use during the

- first three quarters of the year. The target for the year has therefore been exceeded.
- 5.2 In line with the Empty Homes Strategy the Council continues to take forward enforcement activities to encourage and enforce owners to bring long term empty homes back into use. The enforcement activity is led by the Council's 'Top 20 empty homes' list.
- 5.3 During the first three quarters of 2014/15, Compulsory Purchase Order (CPO) activity has been progressed with regards to one property; this is likely to take a minimum of 18 months to deliver. Two further properties acquired through CPO action in the previous financial year have undergone refurbishment this year and are ready to let.
- 5.4 During Quarter 2, one property was acquired through the enforced sale route and this is currently undergoing refurbishment as part of the Council's Empty Property Purchasing Scheme and will be ready to let in April 2015.
- 5.5 Town and Country Planning Act 1990, Section 215 action is currently ongoing in relation to 23 properties at various locations across Hartlepool. This action is focused on improving the visual external appearance of properties and improving the amenity of the local area.
- 5.6 The Council continued to acquire properties through the Empty Property Purchase Scheme (EPPS) throughout Quarters 1, 2 and 3 of 2014/2015 and the target of purchasing 100 properties through this scheme has now been met. To date 53 properties have been let and the remaining properties are being refurbished. All properties will be fully refurbished and ready to let by 31 March 2015. Refurbished properties have been let at 80% of market rent and this has proved popular with local residents.
- 5.7 In November 2014, the Council held an open day at a newly refurbished property on Jackson Street. This gave residents the opportunity to view the standard and condition of the properties being offered to let by the Council and also to publicise the availability of affordable houses to rent in the area. This open day lead to six properties being let to local residents who had viewed the show home.
- 5.8 The Baden Street Improvement Scheme progressed during Quarter 3. Since the scheme commenced 16 properties have been brought back into use from being long-term empty homes (seven of which were acquired, refurbished and let through the EPPS). In addition, a further property has also been purchased, which will be refurbished and let in line with the scheme. Refurbishment works were ongoing on three properties, in partnership with landlords and works are due to commence on a further property in the next quarter.

6. ENFORCEMENT UPDATE

- 6.1 The enforcement update encompasses a number of key areas, including housing conditions, housing related statutory nuisance and problematic empty properties.
- 6.2 Table 1 sets out the service requests that have been received by the service during the course of the year so far. The previous year's figures are shown in brackets for comparison purposes.

Table 1 – Enforcement Team Service Requests

Request Type	Number and % of Total Number by Quarter 2014/15							
	Quarter 1		Quarter 2		Quarter 3		Quarter 4	
Disrepair	47 (53)	22%	57 (55)	26%	72 (86)	43%	(81)	
Empty & Insecure Property	32 (42)	15%	39 (38)	18%	34 (25)	20%	(33)	
Empty property Nuisance	15 (12)	7%	28 (13)	13%	8 (4)	5%	(14)	
Unauthorised Encampment	1 (5)	>1%	3 (4)	1%	0 (1)		(1)	
Nuisance from Adjacent Property	19 (30)	9%	20 (37)	9%	14 (17)	8%	(25)	
Nuisance from Occupied Property	93 (43)	43%	58 (75)	26%	29 (41)	17%	(72)	
Filthy & Verminous	2 (3)	1%	1 (2)	>1%	0 (0)		(2)	
Defective Drainage	3 (10)	1%	5 (10)	2%	1 (0)	<1%	(1)	
HMO Advice/ Complaint	3 (2)	1%	9 (4)	4%	7 (2)	4%	(1)	
Immigration Visit	2 (3)	1%	0 (1)	0	1 (2)	<1%	(2)	
Total Number of Requests	217 (203)		221 (239)		166 (178)		(232)	

- 6.3 The majority of these service requests fall into three main areas:
- Disrepair
 - Empty Properties
 - Nuisance
- 6.4 The overall number of service requests received in the first three quarters of this year is comparable to the first three quarters of 2013/14.
- 6.5 Whilst the number of disrepair cases increased from 57 in Quarter 2 to 72 in Quarter 3, the number has decreased compared to the same period last year.
- 6.6 Hazards were removed from 11 privately rented properties during the last quarter through a combination of informal action and the service of legal notices, taking the total for the year to 35.

- 6.7 The number of complaints regarding insecure empty properties decreased in Quarter 3 compared to Quarter 2. Some of this reduction can be attributed to the way that such issues are recorded in the Carr/Hopps Regeneration area as the Council has acquired properties and has taken a more proactive role in managing the site. Of the four legal notices served to secure empty properties in Quarter 3, three were in this area.
- 6.8 Complaints about nuisance properties (both occupied and empty) reduced by more than 50% from 106 to 51 from the previous quarter and accounted for less than a third of all complaints received during Quarter 3. This would appear to be largely due to the reduction in the number of complaints about gardens in a poor or overgrown condition.
- 6.9 In addition to the reactive work carried out, officers have undertaken proactive work in relation to identifying problematic empty and nuisance properties and those with the potential to be dealt with using Section 215 powers, through area based targeting in a number of areas, including the Carr/Hopps Street Regeneration area, Belle Vue, Burbank Street, Everett Street, Oxford Road and Comwall Street areas.
- 6.10 Mandatory licensing of Houses in Multiple Occupation (HMOs) was introduced in 2007. This requires HMOs, three or more storeys in size with five or more occupants to be licensed. These licences remain in force for 5 years, unless there are circumstances that require a variation or revocation. Whilst a number of requests have been made for HMO advice and application packs this year, no further licences have been issued as properties fell outside of HMO licensing requirements. The total number of HMO licences in force at the end of Quarter 3 reduced to 15 as one licence holder chose to reduce the number of tenants in the property to take it outside the remit of licensing.

7. SELECTIVE LICENSING UPDATE

- 7.1 A comprehensive programme of engagement and consultation on the introduction of a second Selective Licensing scheme concluded during this quarter. This included consultation with stakeholders and partner agencies, landlords and householders (including those in immediately surrounding areas who may be affected by the designation).
- 7.2 The results of the engagement and consultation exercise alongside supporting evidence and final proposals were considered at the January meeting of this Committee.
- 7.3 The first Selective Licensing designation in Hartlepool came to an end on 30 April 2014 and there is no longer a requirement for any new licences to be issued in that area. At the end of the designation there were 693 remaining in force and these will continue to be monitored and enforced until each individual licence expires.

7.4 Table 2 sets out when the remaining licences will expire.

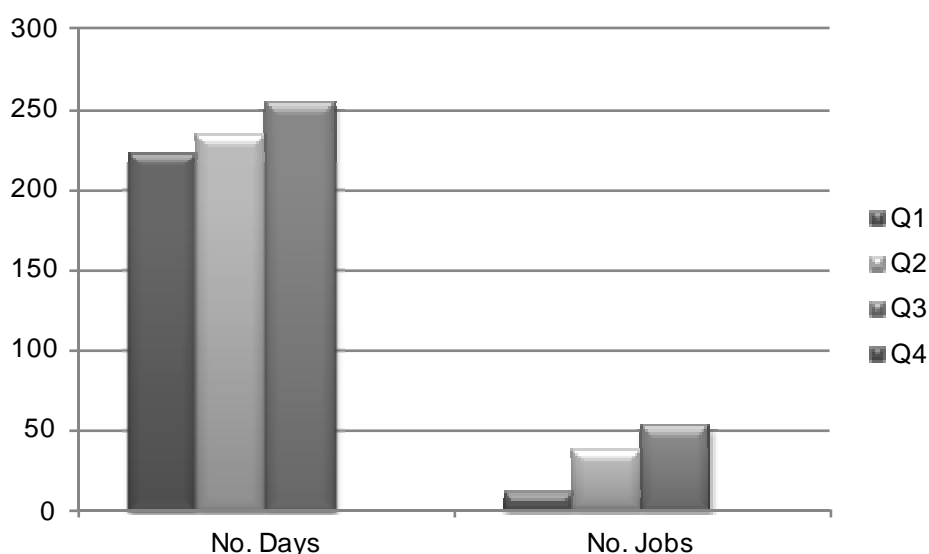
Table 2 – Selective Licence Expiry Dates

Expiry Period	Number of Licences due to expire within this period
2014/15	116
2015/16	394
2016/17	50
2017/18	128
2018/19	5

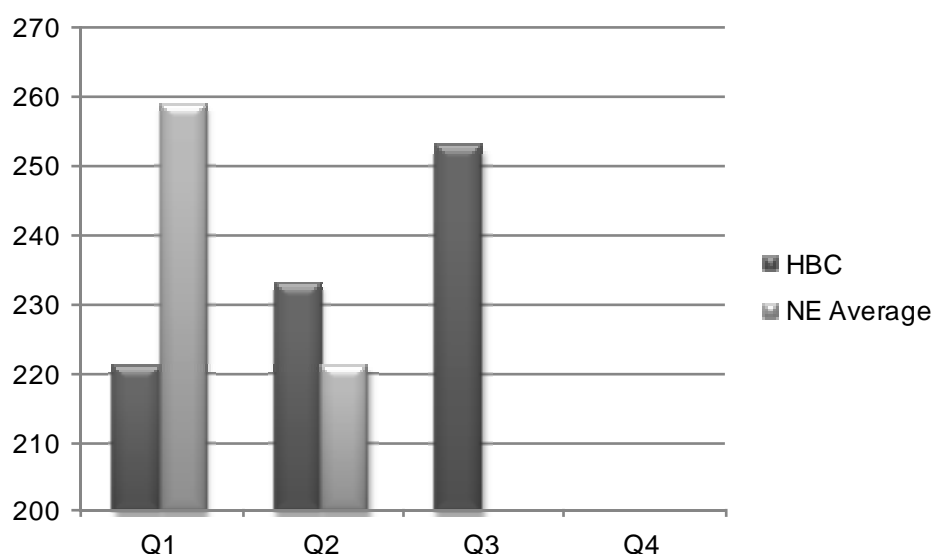
8. DISABLED FACILITIES GRANTS (DFG) BENCHMARKING DATA

8.1 During the first three quarters of 2014/15, 101 DFGs were completed in Hartlepool and the average time taken was 253 days. Figure 1 illustrates the time taken to complete DFG works in Hartlepool during the year.

Figure 1 - Time Taken to Complete DFG Works in Hartlepool – 2014/15



8.2 Benchmarking data is available from the other members of the North East Adaptations Group for 2014/15. Figure 2 illustrates Hartlepool's benchmarking data against the average time taken with the other local authorities who provide data.

Figure 2 – Time Taken to Complete DFG Works

8.3 At the end of Quarter 3, the number of applicants on the waiting list for a DFG was 109 at an estimated cost of £513,900. As previously reported the DFG budget for 2014/15 received from the Government is £451,155. The Council has also received £200,000 from the CCG Better Care Fund and £91,000 from Child & Adult Services. The total funding for 2014/15 is therefore £742,155.

8.4 It can be seen, from the information above, that the time taken to complete DFGs has increased during the year. Reasons include the long waiting list and there have been a higher number of extensions built than in previous years.

9. ALLOCATIONS SUMMARY

9.1 Choice Based Lettings (CBL) activity and performance is monitored on a quarterly basis and compared with our sub regional partners by the Sub Regional CBL Steering Group.

9.2 The number of applicants who are 'live' on the system and able to bid increased in Hartlepool during 2013/14 and has continued to rise during 2014/15. This is set out in Table 3 and includes last year's figures in brackets for comparison purposes. 27% of the waiting list is made up from Housing Hartlepool applicants wanting a transfer.

Table 3 – Total number of ‘live’ applicants (able to bid)

No ‘live’ applicants	Hartlepool	Sub Regional Total
Quarter 1	2,620 (2,385)	16,383 (15,609)
Quarter 2	2,595 (2,552)	16,383 (15,365)
Quarter 3	2,775 (2,516)	17,036 (15,350)
Quarter 4	(2,614)	(16,073)

- 9.3 To ensure that applicants in the greatest need are given preference for an allocation of accommodation, levels of housing need are categorised into bands. Analysis shows that over the year the percentage of applicants whose level of housing need has put them into a ‘priority’ band has remained static, with around two thirds of applicants having no priority in Band 4. Table 4 shows the number of ‘live’ applicants within each band and the previous year’s figures are shown in brackets for comparison purposes.

Table 4 – Total number of ‘live’ applicants (able to bid) within each Band

	Band 1	Band 2	Band 3	Band 4	Total
Quarter 1	288 (206)	565 (548)	74 (58)	1,693 (1,573)	2,620 (2,385)
Quarter 2	279 (235)	539 (540)	83 (65)	1,694 (1,712)	2,595 (2,552)
Quarter 3	299 (225)	566 (543)	90 (62)	1,820 (1,686)	2,775 (2,516)
Quarter 4	(256)	(547)	(71)	(1,740)	(2,614)

- 9.4 At the end of Quarter 3 the number of decant¹ applicants in Hartlepool was 5.
- 9.5 Some applicants within the three Priority Bands (1, 2 and 3) may also have cumulative needs. During Quarter 3 the number of applicants in Band 1 with cumulative needs has stayed the same at 28. In Band 2 the number has increased slightly to 58 from 56 the previous quarter.
- 9.6 The number of bids made on advertised properties in Hartlepool during Quarter 3 has increased from the previous quarter. Table 5 shows the numbers of bids made per band within Hartlepool.

¹ a decant applicant is defined as one who is losing their home through a recognised regeneration scheme and they are awarded the greatest priority

Table 5 – Bids per Band (within Hartlepool)

	Band 1	Band 2	Band 3	Band 4	Total no. bids
Quarter 1	945 (641)	1,615 (1,675)	178 (162)	2,437 (2,799)	5,175 (5,277)
Quarter 2	832 (746)	1,603 (1,645)	171 (151)	2,681 (2,632)	5,287 (5,174)
Quarter 3	1,206 (552)	2,018 (1,589)	149 (84)	2,504 (2,336)	5,877 (4,561)
Quarter 4	(537)	(1,255)	(153)	(2,581)	(4,526)

- 9.7 During Quarter 3 bidding activity has decreased slightly across the sub region. 27,882 bids were placed in total as shown in table 6. Last year's figures are shown in brackets for comparison purposes.

Table 6 – Bidding activity by type of property (within the Sub Region)

	1 bed	2 bed	3 bed	4 bed	5 bed+	Other property type (e.g. studio flat)
Quarter 1	10,158 (15,889)	12,611 (14,035)	7,013 (9,101)	507 (527)	49 (83)	503 (684)
Quarter 2	9,005 (12,495)	11,313 (12,217)	7,323 (7,109)	564 (517)	29 (61)	396 (262)
Quarter 3	8,932 (6,251)	11,536 (6,258)	6,366 (3,558)	678 (191)	32 (4)	338 (121)
Quarter 4	(11,015)	(11,392)	(6,816)	(433)	(80)	(442)

- 9.8 Table 7 demonstrates that the majority of lettings in Hartlepool continue to go to those on the waiting list rather than to Housing Hartlepool transfer applicants. Last year's figures are shown in brackets for comparison purposes.

Table 7 – Lettings Information for Hartlepool

	Total no. lets	Direct Lets	Transfers
Quarter 1	92 (162)	0 (0)	17 (40)
Quarter 2	87 (159)	0 (0)	16 (33)
Quarter 3	99 (138)	3 (0)	28 (27)
Quarter 4	(82)	(0)	(18)

- 9.9 The number of lets within each Band, as shown in Table 8, illustrates that one third of lettings went to applicants within Band 4. Figures for the

numbers of lets within each band for the previous year are shown in brackets for comparison purposes.

Table 8 – Lets within each Band (within Hartlepool)

	Band 1	Band 2	Band 3	Band 4	Total no. lets
Quarter 1	28 (38)	10 (25)	5 (14)	49 (85)	92 (162)
Quarter 2	33 (36)	23 (31)	4 (11)	27 (81)	87 (159)
Quarter 3	35 (35)	23 (26)	12 (11)	29 (66)	99 (138)
Quarter 4	(18)	(15)	(8)	(41)	(82)

9.10 The numbers of offers that are refused are also monitored. During Quarter 3 the number of refusals of Housing Hartlepool properties decreased to 39 from 59 in the previous quarter, the main reasons including 'change in circumstance', 'no longer wants area' and 'no response to offer'.

9.11 The Sub Regional CBL Policy allows for cross boundary mobility as shown in Table 9.

Table 9 – Cross Boundary Mobility

	Area applicant moved from:	Area applicant re-housed to:	Number
Quarter 1	Stockton	Hartlepool	1
	Hartlepool	Darlington	1
		Middlesbrough	3
		Redcar & Cleveland	2
Quarter 2	Hartlepool	Redcar & Cleveland	1
	Stockton	Hartlepool	3
Quarter 3	Hartlepool	Darlington	1
		Middlesbrough	1
		Redcar & Cleveland	3
		Stockton	2
	Stockton	Hartlepool	2

9.12 The percentage of properties let on first offer is also monitored across the sub region and has increased to 91% in Quarter 3 from 66% during Quarter 2.

10. IMPACTS OF WELFARE REFORM

- 10.1 The impacts of welfare reform on demand for social housing and on tenancy sustainability and homelessness continues to be monitored in partnership with registered providers.
- 10.2 Bidding activity continues to show that family houses are in low demand in certain areas of the town as reported in previous quarters.
- 10.3 During the first three quarters of 2014/15, 605 households terminated Housing Hartlepool tenancies, of which 53 households moved to the private rented sector.
- 10.4 As shown in Table 4, at the end of Quarter 3 there were 2,775 applicants on the housing register which shows that the housing register is remaining static.

11. HOUSING ADVICE AND HOMELESSNESS PREVENTION ACTIVITY

- 11.1 During the first three quarters of the year, active casework has been carried out with 820 clients to resolve their housing issues. Table 10 provides a breakdown of the enquiry types clients have presented with, alongside the previous year's figures (shown in brackets) for comparison purposes. This shows that although there are fluctuations of numbers between quarters they are broadly comparable with the same quarters last year.

Table 10 – Housing Advice Casework

Enquiry Type	Quarter 1	Quarter 2	Quarter 3	Quarter 4
Debt Advice*	54 (35)	58 (73)	84 (54)	(64)
Relationship Breakdown	43 (25)	58 (52)	47 (36)	(22)
Asked to Leave	60 (30)	83 (61)	49 (42)	(87)
Possession Proceedings	98 (28)	87 (54)	82 (79)	(61)
Tenancy Advice	33 (19)	27 (30)	31 (29)	(44)
Seeking Accommodation	96 (114)	94 (141)	93 (123)	(111)
Total Enquiry Types	384 (299)	407 (411)	337 (363)	(389)
Total Clients	258 (251)	304 (315)	258 (252)	(264)

* includes mortgage and rent arrears

- 11.2 During the first three quarters of the year, active casework has prevented 217 households from becoming homeless. Table 11 provides a breakdown of the number of households where homelessness has been prevented per quarter with last year's figures shown for comparison purposes.

Table 11 – Homeless Preventions

	Quarter 1	Quarter 2	Quarter 3	Quarter 4
Households where homelessness prevented	73 (75)	78 (77)	66 (88)	 (86)

- 11.3 Where casework has not resolved homelessness, a number of households have been accepted as statutorily homeless and provided with alternative secure accommodation. Table 12 provides a breakdown of those cases, with last year's figures shown in brackets for comparison purposes.

Table 12 – Homeless Duty Accepted

	Quarter 1	Quarter 2	Quarter 3	Quarter 4
Households accepted as statutorily homeless	6 (6)	1 (14)	10 (4)	 (11)

12. HOUSING MANAGEMENT SERVICES

- 12.1 The Finance and Policy Committee approved the proposal to internalise the management of the Council owned stock (82 new build units and 100 units purchased through the Empty Property Purchasing Scheme), into the remit of Housing Services from April 2015. Work is well advanced on preparation for the delivery of this new service.
- 12.2 Following this decision, the Finance and Policy Committee approved a separate report on 30 June 2014 for Housing Services to set up a Social Lettings Agency, as a complementary initiative to improve property and management standards in the private rented sector. The Agency will provide similar services to a commercial 'high street' letting and management agent, working closely with a landlord and tenant to help establish and sustain tenancies for the longer term. This service will complement the social housing management work referred to in 12.1.

13. REVIEW OF STRATEGIES

13.1 Housing Strategy 2015-20

Development of the new Housing Strategy has commenced. The new Strategy will also incorporate the Council's Homelessness and Empty Homes Strategies which both expire in 2015. This will enable the Council and its partners to monitor and manage its strategic functions through the delivery of a single Housing Strategy for Hartlepool.

- 13.2 Consultation on the new Housing Strategy will be undertaken in various stages.

- 13.2.1 **Stage 1** - During September 2014, three consultation workshops were held at the Civic Centre and these were attended by Members, the Housing Partnership, Council officers, Registered Providers, private landlords, developers and the voluntary sector. The aim of the workshops was to identify themes and issues affecting housing across all tenures. The issues raised across these priority areas will be used as the basis for public consultation and as background for development of the new Housing Strategy.
- 13.2.2 **Stage 2** - Public consultation took place during Quarter 3 and will end at the beginning of January 2015. Consultation has taken place at public meetings and residents in Hartlepool were asked to complete a questionnaire.
- 13.2.3 **Stage 3** - The results from the three workshops and the on-line public consultation will be used to develop the first draft of the Housing Strategy for 2015–2020. It is anticipated that this will be formally consulted on during March and April 2015 with all Members, the Housing Partnership, workshop attendees, Council Officers, residents and external partners.
- 13.2.4 **Stage 4** - following the consultation stages outlined above the second draft of the Housing Strategy and an Action Plan for delivery will be developed during May 2015 and is expected to be presented to Committee for approval in June 2015. The final Strategy will reflect the formal feedback received and the views, suggestions and issues that are raised at public events.

14. HOUSING REPORTS ON FORWARD PLAN

14.1 RN07/15 - Hartlepool Housing Strategy 2015-2020

Finance and Policy Committee will consider how the Housing Strategy and Action Plan will meet the key housing priorities for Hartlepool for the period from April 2015 to end of March 2020. The current Housing Strategy ends in March 2015 and during the final year 28 actions remain in the Action Plan for monitoring by the Housing Partnership. The priorities identified for the new Housing Strategy will be clearly linked to other strategies and plans and will be achieved through challenging but deliverable actions. The report will also address financial and delivery arrangements for the Strategy's objectives.

15. EQUALITY AND DIVERSITY CONSIDERATIONS

- 15.1 Impact Assessments have been carried out on all housing services strategies that are relevant to this report.

16. SECTION 17 OF THE CRIME AND DISORDER ACT 1998 CONSIDERATIONS

- 16.1 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. This means that all policies, strategies and service delivery

need to consider the likely impact on crime and disorder. This legal responsibility affects all employees of the Council as well as those agencies that are contracted by, or that legally contract to work in partnership with the Council in the provision of services.

- 16.2 Hartlepool Borough Council recognises that Community Safety affects all our lives, people, communities and organisations. People need to feel safe and this means developing stronger, confident and more cohesive communities. Community Safety includes reducing crime and disorder and tackling anti-social behaviour, offending and re-offending, domestic abuse, drug and alcohol abuse, promoting fire safety, road safety and public protection. The key areas of Housing Services have been developed with the reduction of crime and anti social behaviour in mind.

17. RECOMMENDATIONS

- 17.1 Committee members to note the contents of the report and the progress made across key areas of the Housing Service for information purposes.
- 17.2 To decide which, if any, other key areas need to be included in future reports, for information purposes.

18. REASONS FOR RECOMMENDATIONS

- 18.1 To ensure that committee members are informed about key activities across the Housing Service.

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REGENERATION SERVICES COMMITTEE

12th March 2015



Report of: Assistant Director (Regeneration)

Subject: QUARTERLY UPDATE REPORT FOR PLANNING
SERVICES OCTOBER - DECEMBER 2014

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 third quarter of 2014/2015.

3. BACKGROUND

- 3.1 The Planning Service consists of four discrete teams: Development Management, Planning Policy, Landscape Planning and Conservation and Tees Archaeology.
- 3.2 The Development Management 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 MANAGEMENT

- 4.1 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, 92% 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, 90% 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, 93% were determined within the 8 week target date well above the national target of 80%.
- 4.5 This quarter the Council lost two appeals; one at Low Throston House (temporary siting of chalet) and one at Seaton Meadows (proposed vertical

extension and revised restoration). However the Council also won two appeals; one at 23 Benmore Road (erection of a two storey extension at the rear and loft conversion) and one at Ashfield Caravan Park (erection of detached dwellinghouse).

- 4.6 The applications received this quarter have generated a fee income of £265,744. 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 65 informal enquiries (pre-application advice in the form of the 'One Stop Shop') have been received; 82% of them being responded to within the 15 working day time period.
- 4.8 Planning Services receives complaints regarding potential planning breaches which are then investigated by the Council's Planning Enforcement Officer and 19 complaints were received this quarter.

5. PLANNING POLICY

- 5.1 Officers have completed 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 Officers 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 later in the spring.
- 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 Safety and engagement Section.
- 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 the South West Extension and High Tunstall.

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 and Design Management 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. 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.
- 6.4 Alongside this work the team has provided specialist advice and guidance on planning applications in 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 officers 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 the Council's website and to inform the Council's 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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