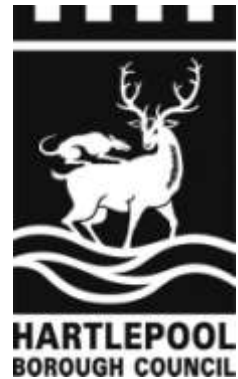


NEIGHBOURHOOD SERVICES COMMITTEE AGENDA



Tuesday 26th July 2016

at 10.00am

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

MEMBERS: NEIGHBOURHOOD SERVICES COMMITTEE

Councillors Beck, Belcher, Hunter, James, Loynes, Robinson and Springer.

1. APOLOGIES FOR ABSENCE

2. TO RECEIVE ANY DECLARATIONS OF INTEREST BY MEMBERS

3. MINUTES

- 3.1 To receive the Minutes and Decision Record of the meeting held on 21st June 2016 (previously circulated)

4. KEY DECISIONS

- 4.1 Allotment Review – *Director of Regeneration and Neighbourhoods*

5. OTHER ITEMS REQUIRING DECISION

- 5.1 Performance Reporting 2016/17 – *Director of Regeneration and Neighbourhoods*



- 5.2 Haswell Avenue Traffic Regulation Order Objection – *Director of Regeneration and Neighbourhoods*
- 5.3 Respect your Neighbourhood Campaign - *Director of Regeneration and Neighbourhoods*
- 5.4 Weldeck Road Traffic Regulation Order Objections – *Director of Regeneration and Neighbourhoods*
- 5.5 Visitor Signage at Stranton Cemetery - *Director of Regeneration and Neighbourhoods*

6. ITEMS FOR INFORMATION

No items

7. ANY OTHER BUSINESS WHICH THE CHAIR CONSIDERS URGENT

ITEMS FOR INFORMATION

Date of next meeting – Tuesday 20th September 2016 at 10.00am in Committee Room B



NEIGHBOURHOOD SERVICES COMMITTEE

26th July 2016



Report of: Director of Regeneration and Neighbourhoods

Subject: ALLOTMENT REVIEW

1. TYPE OF DECISION/APPLICABLE CATEGORY

- 1.1 Key Decision (test (i)/(ii)) Forward Plan Reference No. RN 10/16.

2. PURPOSE OF REPORT

- 2.1 To consider the findings of a recent review undertaken into allotment provision in Hartlepool (attached as **Appendix A**).
- 2.2 To consider a number of recommendations in relation to the relocation of Stranton allotment tenants who will be affected by the planned expansion of Stranton cemetery in 2020.

3. BACKGROUND

- 3.1 Following a report to the Neighbourhood Services Committee in January 2015 outlining current allotment issues, and highlighting the potential loss of some allotments plots due to the extension of Stranton Cemetery in 2020, the Committee agreed that it would be timely to undertake a review of current allotment provision within the town given the fact that the land would need to remain fallow for two to three years and would therefore need to be vacated by 2018.
- 3.2 The Committee delegated responsibility for determining the scope of the review to the Chair of the Neighbourhood Services Committee and the Director of Regeneration and Neighbourhoods. The scope of the review was subsequently agreed by the Chair and Director as follows:

‘To establish current allotment provision at existing locations within the town, the quality of that provision in terms of meeting the needs of the local community, and to suggest options for alternative provision given the displacement of existing tenants from the Stranton site which will inevitably impact on overall provision within the town.’

3.3 The following specific activities to be undertaken as part of the review were also identified in the scoping document which forms part of the review:

1. *Mapping out current provision, the quality of that provision, and potential alternative land that could be developed as new allotment sites and offered to displaced tenants following the Stranton Cemetery extension.*
2. *An examination of access issues affecting allotment use and their surrounding communities including ways of achieving:*
 - *A more balanced distribution of allotment land across the town that are more geographically accessible to all communities*
 - *A mixture of different sized plots including smaller plots to make them more manageable and therefore more accessible to a broader demographic, and*
 - *Specialised areas within allotments such as areas dedicated to the keeping of livestock to achieve better organisation and management of allotments*
3. *Consultation with allotment holders - affected allotment holders /allotment associations and Forum.*
4. *Budget and financial considerations*
5. *Quality standards, Planning, and Legal considerations - including any Secretary of State consents required in relation to the allocation of allotment land.*
6. *Determining a manageable timeline and transitional arrangements for moving tenants to new plots.*

4. SUMMARY OF FINDINGS

4.1 The review was undertaken between March and June 2016. In summary the key findings of the review are as follows:

- In general Hartlepool's allotment provision is relatively good. At 38 hectares (94 acres), the amount of land laid down to allotments in the Borough is almost twice as much as the minimum recommended by the 1969 Thorpe Report into general policy on allotments.
- The demographic of the tenants has changed dramatically over the decades since World War 2 (the last heyday of allotments). This means that the tenants' requirements from the service have changed. In many respects the service has failed to keep pace with these changes e.g. in failing to provide facilities for women and families, car parking, etc.

- The 16 existing allotment sites are not distributed evenly across the town with the majority being located to the west of a line drawn through the main centre of population. Areas that are currently poorly served for allotments include the centre of Hartlepool, the Fens, the Headland, Clavering and Bishop Cuthbert, and the villages. Therefore, whilst the majority of tenants live within a short distance of their plots; some are making long journeys to get to their allotments. Reasons for this include, a shortage of plots near their homes, personal preference regarding sites and moving home after taking on an allotment.
- There are a number of problematic and poor quality sites within the current provision. These sites suffer from poor infrastructure, poor location and access, flooding issues and high levels of dissatisfaction from tenants. These sites require significant investment to bring them up to standard.
- The majority of tenants affected by the Stranton cemetery extension wish to remain on the site and whilst tenants may not get their first preference in terms of specific plots, there is currently sufficient provision for this to be possible. Where tenants expressed a desire to move to an alternative site, the expectation is that the majority of these can be accommodated by the 2018 deadline for moving tenants.
- During the consultation, several tenants suggested that the Council should provide some new allotment sites as an alternative. A number of potentially suitable locations have been identified and the analysis of the feasibility of developing new sites is included in the attached review. The provision of one or more new sites would assist in creating a more balanced geographic spread of allotments across the town.

5. PROPOSALS

- 5.1 The review has highlighted the need to potentially relocate 43 Stranton allotment tenants as a result of the proposed expansion of Stranton Cemetery with a requirement that the land is made available for cemetery purposes by 2018.
- 5.2 The review has also highlighted a number of possible options for improving allotment provision within the town, including the possibility of creating new allotment sites. However further detailed analysis would be required to develop these options further.
- 5.3 Given the pressing need to relocate potentially 43 tenants as a result of the Stranton Cemetery expansion it is therefore proposed that work begins as soon as practicable to relocate the affected tenants at Stranton allotments, and that broader options in relation to improving allotment provision within the town are considered by the Neighbourhood Services Committee at a future date.

6. RISK IMPLICATIONS

- 6.1 Whilst the land in question would be required by 2020 as part of the cemetery expansion, it will need to remain fallow for 2/3 years, and all tenants will need to be relocated by 2018. There is therefore a risk that displaced allotment holders will not be found an alternative / or wouldn't be relocated within the requisite timescale.
- 6.2 To mitigate this risk early consultation with allotment holders has been undertaken, and there is a planned timeline and arrangements in place to manage the transition. An early Committee decision would also enable application to the Secretary of State for consents in relation to how we intend to provide alternative plots for displaced tenants.

7. FINANCIAL CONSIDERATIONS

- 7.1 The costs of the resettlement can be met for the remaining capital budget for Allotments improvements which is currently £300,000. At this stage detailed costs are not quantifiable due to variance in existing plots and variance in relation to the current state of resettlement plots but initial estimates suggest that this could be as much as £81k.
- 7.2 The remaining balance will be used to fund future improvements to allotment provision either by investing in existing sites or the creation of new sites or both. Further investigations will be carried out to identify the options and the Committee will receive a further report in relation to this at a later date.
- 7.3 In considering the issues outlined in this report Members are reminded that significant additional Government Grant cuts will be made over the period 2017/18 to 2019/20. An update of the Medium Term Financial Strategy was submitted to the Finance and Policy Committee on 20th June 2016 and informed Members that the Council faces a budget deficit of £12.7 million over the next three years. This equates to a reduction from the 2016/17 budget of 15% and assumes annual Council Tax increases will be implemented in line with Government Council Tax policy, including the 2% Social Care precept, and Council Tax growth forecasts will be achieved. Achieving this level of reduction will be extremely challenging and detailed proposals for achieving saving of approximately £4 million per year for the next three years will be reported to future policy committees. Any additional budget pressures will increase the level of budget cuts which will need to be made and will need to be referred to the Finance and Policy Committee for consideration.

8. LEGAL CONSIDERATIONS

- 8.1 The land which makes up Stranton allotments is all cemetery land having been purchased for this use in the early 1900s. The provision of the allotments service is governed by the Smallholding and Allotments Acts

1908 and 1926, and the Allotment Acts 1922, 1925 and 1950. Whilst it has always been envisaged that the land in question would be reclaimed for cemetery use, advice from the Councils legal team is that the long-standing use of the site for allotments means that this must now be considered as “established use” and the site must be treated as though it was statutory allotment land.

- 8.2 As such the consent of the Secretary of State will be required for the closure of the plots in question, and the minimum statutory notice period of 12 months must be complied with. Guidance from the Secretary of State regarding the disposal of allotment land considers allotments as valuable community spaces that provide people with the opportunity to enjoy regular physical exercise; meet new people in their neighbourhood; and benefit from a healthier diet, regardless of income. The Secretary of State would, therefore, consider it essential that the total number of allotments available either remains the same or increases.
- 8.3 In considering relocation as an option for tenants, any new site identified is most likely to be acceptable to both the local planning authority and the Secretary of State where the following factors have been demonstrated:
- That the new site is comparable in terms of size, accessibility and convenience to the old site
 - That the new site has a soil quality and condition comparable or superior to that of the existing allotments
 - That the new site is ideally within $\frac{3}{4}$ of a mile of the existing site
- 8.4 Appropriate compensatory arrangements will also need to be agreed. Compensation arrangements in relation to statutory termination of tenancy are governed by the Allotments Act (1950), which provides that following a notice to quit a tenant is entitled to compensation for:
- Growing crops
 - Manure

Whilst the tenant is not entitled to compensation for any improvements made, disturbance may be recoverable which is equal to one years rent at the current rate payable. The Council as Landlord could also offset any deterioration of land caused by the tenant not maintaining the land in a good cultivated and fertile state.

9. CHILD AND FAMILY POVERTY

- 9.1 Increasing the distribution of allotments across the town will make it easier for families and individuals to access plots “on their doorstep”. This will reduce transport costs and increase access to allotment gardening for disadvantaged families.

- 9.2 Allotments provide benefits through increasing access to a healthy diet (fresh fruit and vegetables), exercise, fresh air and social interaction, all of which have proven benefits to health and mental well-being. Gardening also allows the development of skills – both gardening and horticultural skills and also transferable skills such as planning, budgeting, organisation and communication skills. These can boost job prospects and employability for tenants. **(Appendix B).**

10. EQUALITY AND DIVERSITY CONSIDERATIONS

- 10.1 Allotment gardening is attractive to a wide cross section of society and our tenants are made up of a range of ages, backgrounds and abilities. Several of the tenants affected by the cemetery extension have been tenants for a very long time (the longest has been a tenant since 1966 and took over the plot from his grandfather). Understandably there have been concerns raised as to the practicalities of elderly gardeners having to start off a new plot from scratch. New plots will therefore need to be brought up to a cultivatable standard before being handed over to tenants
- 10.2 As part of the consultation process, tenants affected by the cemetery extension were asked about access or mobility requirements that should be taken into account when allocating them a new plot. Where tenants experience mobility issues consideration will be given to allocating them a plot which can be easily accessed and in close proximity to the site access/car parking to reduce walking distance. Where other needs are raised, these will be responded to on an individual basis. **(Appendix C).**

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

- 11.1 Historically, allotments have suffered from crime and anti social behaviour including vandalism, arson, theft and fly tipping. Efforts to improve site security and to make allotments a less attractive target have made some headway in recent years, and any future developments will need to ensure that crime prevention issues are considered and that the allotment team look at good practice elsewhere when developing crime prevention solutions.
- 11.2 For example recent visits to allotment sites within other Local Authority areas undertaken by the Chair of the Neighbourhood Services Committee and the allotment team as part of the review have highlighted that when creating new allotment sites, low or no internal fences are consistently those which experience fewer problems with break-ins. The recent installation of a height restrictor bar at Stranton has also had a huge impact on the fly tipping on this site by preventing access to high-sided vehicles such as transit vans, cage wagons and tipper trucks.

12. STAFF CONSIDERATIONS

- 12.1 The transitional arrangements will be managed within existing resources within the allotment team.

13. ASSET MANAGEMENT CONSIDERATIONS

- 13.1 Allotments are an important Council asset comprising 38 hectares (94 acres) of public land within the Borough. The review has revealed a number of asset management considerations including access problems and location issues that need to be taken into account in planning the future direction of the allotment service.
- 13.2 Many sites have grown “organically” with tenants gradually encroaching on lanes and communal areas over the years. This has reduced the accessibility of these sites and has led to some plots being cut-off from the main access lane rendering them virtually un-lettable. On Station Lane in particular, due to the disappearance of the access lane in places, a number of plots currently can only be offered to the residents of the adjacent properties rather than the next person on the waiting list without substantial works being undertaken to reinstate the lane. As it stands, should one of these plots become vacant it could not be offered to anyone else.
- 13.3 The physical location of some sites also poses an asset management consideration. Several sites are located on low lying ground making them prone to flooding and boggy ground. This affects tenant’s enjoyment of their plot and can also make cultivation difficult. In addition, two sites are located directly adjacent to the railway line and suffer from problems including youths throwing stones at greenhouses from the embankment and poor maintenance of the trackside causing problems for neighbouring allotments.

14. RECOMMENDATIONS

- 14.1 That the Committee notes the content of the report and the implications of the relocation of the tenants affected by the cemetery extension.
- 14.2 That approval is sought from the Secretary of State as soon as possible for the closure of the Stranton plots affected by the Stranton Cemetery expansion.
- 14.3 That the 43 Stranton tenants affected by the cemetery expansion are as soon as practicable relocated, and that approval is granted for those affected tenants wishing to relocate to alternative sites to be “fast tracked” to the top of the waiting list for those sites, so that in effect waiting lists are frozen until all tenants have been allocated new plots.

- 14.4 That pending Secretary of State consent all tenants affected by the Stranton Cemetery expansion are served notice to quit in March 2017.
- 14.5 To note that the costs of resettlement which are expected to be in the region of £81,000 will be met from the existing Capital Budget.
- 14.6 That the Committee delegates authority to the Chair of the Neighbourhood Services Committee and Director of Regeneration and Neighbourhoods to determine the resettlement package offered to Stranton tenants.
- 14.7 That approval is granted for further investigations to be carried out into how the existing capital fund could be used to improve allotment provision in the town through investing in existing sites or the creation of new sites or both, and that the Committee receive a further report in relation to this at a later date.

15. REASONS FOR RECOMMENDATIONS

- 15.1 Plans to expand Stranton Cemetery in 2020 will result in the loss of 43 existing plots on the site and the need to relocate the tenants from these plots. The proposed recommendations in relation to relocation of Tenants aims to ensure that transitional arrangements are as smooth as possible, and that tenants in so far as possible are relocated to a plot of their choice that meets their individual needs, and statutory compensation requirements are complied with.
- 15.2 The review has provided the opportunity to look carefully at allotment provision within the town as a whole and to review the current provision to see where improvements can be made. If approval were to be granted to investigate the extension of allotment provision through the development of one or more new sites this could alleviate the shortage of allotment provision in parts of the town. It would also provide opportunities for more people and families to grow their own healthy food.

16. BACKGROUND PAPERS

- 16.1 Neighbourhood Services Committee Report January 2016.
- 16.2 Thorpe Report.

17. CONTACT OFFICER

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APPENDIX B

POVERTY IMPACT ASSESSMENT

1. Is this decision a Budget & Policy Framework or Key Decision? YES If YES please answer question 2 below				
2. Will there be an impact of the decision requested in respect of Child and Family Poverty? YES If YES please complete the matrix below				
GROUP	POSITIVE IMPACT	NEGATIVE IMPACT	NO IMPACT	REASON & EVIDENCE
Young working people aged 18 – 21	✓			Increasing the distribution of allotments across the town will make it easier for families and individuals to access allotment plots “on their doorstep”. This will reduce transport costs and increase access to gardening for disadvantaged families. Allotments provide benefits through increasing access to fresh fruit and vegetables, exercise, fresh air and social opportunities through meeting other gardeners. Gardening also allows the development of skills – both gardening skills and transferrable skills such as planning, budgeting, communication skills, organisational skills, etc.
Those who are disabled or suffer from illness / mental illness	✓			Ass above
Those with low educational attainment	✓			As above
Those who are unemployed	✓			As above
Those who are underemployed	✓			As above
Children born into families in poverty	✓			As above
Those who find difficulty in managing their finances			✓	
Lone parents	✓			As above

Those from minority ethnic backgrounds	✓			As above
Poverty is measured in different ways. Will the policy / decision have an impact on child and family poverty and in what way?				
Poverty Measure (examples of poverty measures appended overleaf)	POSITIVE IMPACT	NEGATIVE IMPACT	NO IMPACT	REASON & EVIDENCE
Health (access to a healthy diet)	✓			As above
Overall impact of Policy / Decision				
NO IMPACT / NO CHANGE		ADJUST / CHANGE POLICY / SERVICE		
ADVERSE IMPACT BUT CONTINUE		STOP / REMOVE POLICY / SERVICE		
Examples of Indicators that impact of Child and Family Poverty.				
Economic				
Children in Low Income Families (%)				
Children in Working Households (%)				
Overall employment rate (%)				
Proportion of young people who are NEET				
Adults with Learning difficulties in employment				
Education				
Free School meals attainment gap (key stage 2 and key stage 4)				
Gap in progression to higher education FSM / Non FSM				
Achievement gap between disadvantaged pupils and all pupils (key stage 2 and key stage 4)				
Housing				
Average time taken to process Housing Benefit / Council tax benefit claims				
Number of affordable homes built				
Health				
Prevalence of underweight children in reception year				
Prevalence of obese children in reception year				
Prevalence of underweight children in year 6				
Prevalence of obese children in reception year 6				
Life expectancy				

APPENDIX C

EQUALITY AND DIVERSITY IMPACT ASSESSMENT

Department	Division	Section	Owner/Officer			
Regeneration and Neighbourhoods	Community Safety and Engagement	Allotments	Kate Ainger			
Function/Service	Allotment Service					
Information Available	You should consider what information you hold in order to give proper consideration to the Equality Duty. You will need to draw upon local, regional and national research particularly if internal information is scarce. Include any consultation carried out					
Relevance	<p>Age</p> <p>Yes</p> <p>Disability</p> <p>Yes</p> <p>Gender Re-assignment</p> <p>No</p> <p>Race</p> <p>No</p> <p>Religion</p> <p>No</p> <p>Gender</p> <p>No</p> <p>Sexual Orientation</p> <p>No</p> <p>Marriage & Civil Partnership</p> <p>No</p> <p>Pregnancy & Maternity</p> <p>No</p>					
Identify which strands are relevant or may be affected by what you are reviewing or changing						
Information Gaps	Consultation has been undertaken with existing allotment holders affected by the Stranton Cemetery expansion and the resettlement programme . This has highlighted particular needs in relation to elderly gardeners and those with mobility issues. To ensure needs are fully addressed there will be ongoing consultation with allotment holders during the resettlement process.					
What is the Impact	The resettlement process could adversely affect elderly gardeners who will have a new plot allocated and who will need to start work on the plot from scratch. There are also possible issues in relation to those with a disability/mobility in term of access.					
Addressing the impact	<p>Adjust/Change Policy – new plots will be brought up to a cultivatable standard prior to relocation and for those with mobility issues consideration will be given to allocating them a plot which can be easily accessed and in close proximity to the site.</p>					
Actions						
It will be useful to record and monitor any actions resulting from your assessment to ensure that they have had the intended effect and that the outcomes have been achieved.						

Action identified	Responsible Officer	By When	How will this be evaluated?
New plots brought up to cultivatable standard	Kate Ainger	March 2018	Survey of affected allotment holders
Allocation of suitable plots	Kate Ainger	March 2018	Survey of affected allotment holders

Date sent to Equality Rep for publishing	00/00/00
Date Published	00/00/00
Date Assessment Carried out	00/00/00



Hartlepool Borough Council

REVIEW OF ALLOTMENT PROVISION



2016

APPENDIX A

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1. Introduction

- 1.1 Following a report to the Neighbourhood Services Committee in January 2015 outlining current allotment issues, and highlighting the potential loss of some allotments plots due to the extension of Stranton Cemetery in 2020, the Committee agreed that it would be timely to undertake a review of current allotment provision within the town and explore alternative options. The report also highlighted that the land in question would be required by 2020 but would need to remain fallow for 2/3 years. The allotment review therefore needs to be completed during 16/17 with a request from the Chair of the Neighbourhood Services Committee that the review is presented to Committee no later than July 2016.

1.2 **Aim and scope of the review of allotment provision within Hartlepool**

This scoping report provides part of the review of allotment provision in the town.

The aim of the review is to establish current allotment provision at existing locations within the town, the quality of that provision in terms of meeting the needs of the local community, and to suggest options for alternative provision given the displacement of existing tenants from the Stranton site which could potentially impact on overall provision within the town.

The local contextual information provided in the background to this document highlights changing demographics, current distribution and management issues affecting allotments, and the Councils commitment to providing good quality allotment provision with community participation at its heart. As such the following considerations will be included within the scope of the allotment review:

1. Mapping out current provision, the quality of that provision, and potential alternative land that could be developed as new allotment sites and offered to displaced tenants following the Stranton Cemetery extension.
2. An examination of access issues affecting allotment use and their surrounding communities including ways of achieving:
 - A more balanced distribution of allotment land across the town that are more geographically accessible to all communities
 - A mixture of different sized plots including smaller plots to make them more manageable and therefore more accessible to a broader demographic, and
 - Specialised areas within allotments such as areas dedicated to the keeping of livestock to achieve better organisation and management of allotments

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3. Consultation with allotment holders - affected allotment holders /allotment associations and Forum.
4. Budget and financial considerations - including the existing capital allotment budget, any capital costs associated with the development of new allotment land and relocation of tenants; and any future revenue implications.
5. Quality standards, Planning, and Legal considerations - including any Secretary of State consents required in relation to the allocation of allotment land.
6. Determining a manageable timeline and transitional arrangements for moving tenants to new plots.
7. How the review will build on the aims of Allotment Development Strategy 2010- 2015.

1.3 Activity and timeline

Activity	Timescale
Assess number of plots affected by relocation and residency matched to allotment sites of all current plot holders	March 2016
Identify problematic/poor quality sites	March 2016
Identify possible alternative provision including empty plots and potential new allotment land	March 2016
Undertake an assessment to identify if a more balanced geographical spread could be achieved to avoid access issues created by vehicle use in and around allotments	March 2016
Assess whether a greater mix of different sized plots could be achieved	March 2016
Assess the potential to designate specialist areas within allotments – particularly in relation to livestock	March 2016
Undertake an assessment of budget / financial considerations associated with all options identified	May 2016
Assessment of any legal /planning considerations, and quality standards	May 2016
Consultation to be undertaken with allotment holders that will be displaced as a result of the Stranton Cemetery extension and collate and analyse responses	May 2016
Production of timeline including transitional arrangements	May 2016
Report to Neighbourhood Services Committee identifying options for decision	July 2016

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2. Background

2.1 *History*

The current allotment sites in Hartlepool are all well established. The oldest sites at Burn Valley and Chester Road date back to 1896, with the most recent site, Woodcroft, being created in 1958. Since these allotment sites were originally created the size, shape and infrastructure of the town has changed. New estates have been developed and many of the older terraced streets have been cleared and replaced with modern housing. New roads have been built and the layout of the town plan in many areas has changed significantly. In addition, there have been large scale social changes over the years which have affected the allotments. For example, the huge increase in car ownership since the 1950s has meant that greater numbers of tenants expect to drive to their allotment plots. This creates issues with parking, vehicles causing damage to the allotment access lanes, and an additional knock-on effect on nearby residents which could never have been foreseen by the original allotment planners.

The demographic of our allotment tenants is also changing. The old fashioned view of an allotment tenant as being an elderly gentleman in a flat cap is now very outdated. A survey of tenants carried out in 2011 found that a large proportion of tenants are female, and that all age groups were represented. Many tenants also consider gardening to be a family occupation, with parents and grandparents keen to bring children to their plot. With the increasing diversity of tenants comes an increasing need for suitable facilities, including access requirements for elderly or disabled tenants, toilet facilities and lighting. Again, these factors were not built into the original design of the existing sites.

2.2 *Current provision*

Hartlepool Borough Council currently manages over 1,000 allotment plots spread over 16 sites across the Borough. These sites vary in size from the smallest at Olive Street on the Headland which only has 1 plot, to Stranton on Brierton Lane which is the largest site encompassing 174 plots.

The allotment sites are not distributed evenly across the town with the majority being located to the west of a line drawn through the main centre of population. There are no sites at all in the central area of town (the area between Park Road and Hart Lane), which is also the area with the highest density housing and fewest green spaces.

In the north of Hartlepool there are 6 sites. However of these, the Headland site has only 1 plot and the Thompson Grove site only has 5 plots. The three larger sites of Chester Road, Thornhill and Throston are located adjacent to

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each other. As such the geographical spread of the plots in the north of Hartlepool is restricted to the Throston and West View areas.

The south of Hartlepool has the remaining 10 sites. Of these, 6 are in relatively close proximity to each other being located along a stretch of Catcote Road between Wooler Road and Rossmere Way. The other 4 are located in Haswell Avenue, Seaton (2 sites) and Greatham.

Areas that are currently poorly served for allotments include the centre of Hartlepool, the Fens, the Headland, Clavering and Bishop Cuthbert. With the exception of 2 plots in Greatham, there are no Council owned plots in outer lying villages; however Dalton Piercy and Greatham have their own privately managed allotment sites.

There is no requirement within law that sets the required provision of allotments; however, the 1969 Thorpe Report recommends a minimum standard of 0.5 acres per 1,000 population¹. An NAS survey in 1996 showed the average provision in England of 15 plots per 1,000 households².

Hartlepool currently has approximately 94,000 residents living in approx 46,000 households. The current provision is 1,053 plots making an average of 11 plots per 1,000 population or 0.02 plots per household. The current area laid down to allotments (including lanes and other infrastructure as well as plots) is 379,771m². This equates to 38 hectares or 94 acres giving a provision of 0.4 hectares/0.98 acres per 1,000 population.

This means that although Hartlepool's provision of allotment land is below the national average in terms of plots per household, it is almost twice as much as the minimum standard recommended by the Thorpe Report in terms of area.

2.3 *Waiting lists*

Allotment gardening is very popular in Hartlepool, in line with current national trends. In addition to the 1,000 plus tenants already occupying a plot within the Borough there are also extensive waiting lists for each site. A review of the waiting lists was carried out in December 2015 where everyone on the list was contacted and asked if they were still interested in an allotment. Those who did not respond were removed from the list. This has reduced the waiting lists from a total of 374 people to 174.

Residents wishing to be added to the waiting list can do this by telephone or email, or via an online form on the Council website.

¹ Wiltshire and Burn *Growing in the Community Second Edition* Local Government Association (2006)

² Wiltshire and Burn *Growing in the Community Second Edition* Local Government Association (2006)

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The current waiting list figures can be broken down by site as follows:

Figure 1

Briarfields	47
Burn Valley	80
Chester Road	72
Greatham	32
Haswell Avenue	38
Nicholson's Field	52
Olive Street	33
Rossmere	52
Station Lane	40
Stranton	57
Summerhill	72
Thompson Grove	30
Thornhill	49
Throston	64
Waverley Terrace	28
Woodcroft	28

The table above at *Figure 1* shows a total of 774 people. Any apparent discrepancy in numbers is due to some individuals putting their names down for more than one site. Some people are very specific in their requirements and will only put down one site, whereas others who are less focussed on a specific site will often put their name down for every site and exercise a degree of self-selection by choosing which offer to accept.

Some sites have a faster turnover of tenants than others. Having a degree of flexibility in which sites a prospective tenant is willing to accept will often mean that they get a plot more quickly than someone who will only consider their preferred site. The 3 most popular sites (in terms of numbers of people waiting for a plot) are Burn Valley, Chester Road and Summerhill.

The average wait across all sites is approximately 1 year. The length of time someone would have to wait for a plot is affected by a number of factors including the number of plots available, the retention of existing tenants and how many people are already waiting for a plot on that particular site.

To illustrate: Burn Valley has 76 plots and also has a high retention rate. Our newest tenant on Burn Valley waited almost 5 years for a plot. In contrast, Chester Road has a lower retention rate and more plots (147) so the newest tenant here only waited 1 year and 3 months. At the other end of the scale, Olive Street only has 33 people on its waiting list. However because there is only one plot, and it has not become vacant for at least the past 7 years, the wait for this site will be extremely long.

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2.4 *Management of allotments*

The management of allotment sites named above is carried out on a day-to-day basis by the Council's Allotment Service. The delivery of the service is overseen by the Neighbourhood Services Committee. Currently Hartlepool does not have any self-managed plots, although Briarfields is currently exploring this option for their site.

All the larger sites benefit from site associations. The role of these associations varies from site to site, with some being more active than others. Association activities include (but are not limited to):

- Fundraising
- Support and practical assistance for members
- Small-scale maintenance works
- Fault and repair reporting
- Social activities
- Running a shop
- Hiring out equipment to members
- Council Liaison

2.5 *Recent Consultations with allotment holders*

During site visits undertaken across the allotment sites of Hartlepool in the spring and summer of 2015, a number of infrastructure issues were raised such as drainage and flooding, access lanes, car parking and fencing.

Specific consultation has also been carried out with tenants affected by the cemetery extension to establish their preferred options for relocation. This took place during May 2016 and is covered in greater detail in Section 12.

2.6 *Allotment Development Strategy 2010-15*

The Allotment Development Strategy vision was to *'work with allotment holders and surrounding communities to encourage through partnership working the growth of vibrant, supportive, and inclusive allotment groups. To help identify through these partnerships the means and support necessary to take forward works to improve the quality, appearance and environmental value of allotments and promote community participation and through these actions make a positive contribution to a greener and healthier future for Hartlepool.'*

The Allotment Development Strategy encompassed seven broad areas of work including the *promotion of allotment use and food growing; appropriate allotment provision; good administration; localised allotment management; allotment crime prevention; environmental sustainability; and appropriate service resourcing.*

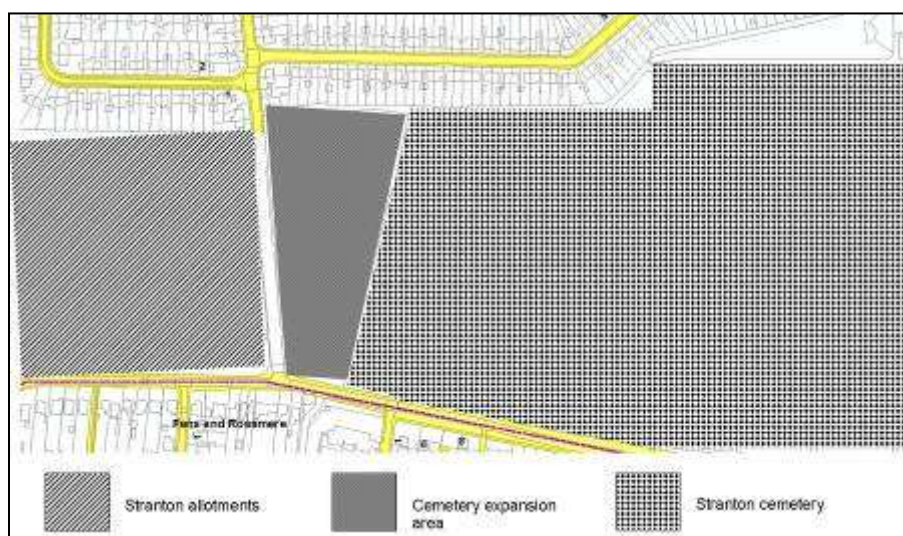
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3. Assess number of plots affected by relocation and residency matched to allotment sites of all current plot holders:

3.1 *Distribution of Stranton allotment tenants*

The image below shows the location of the plots affected by the cemetery extension:

Figure 2

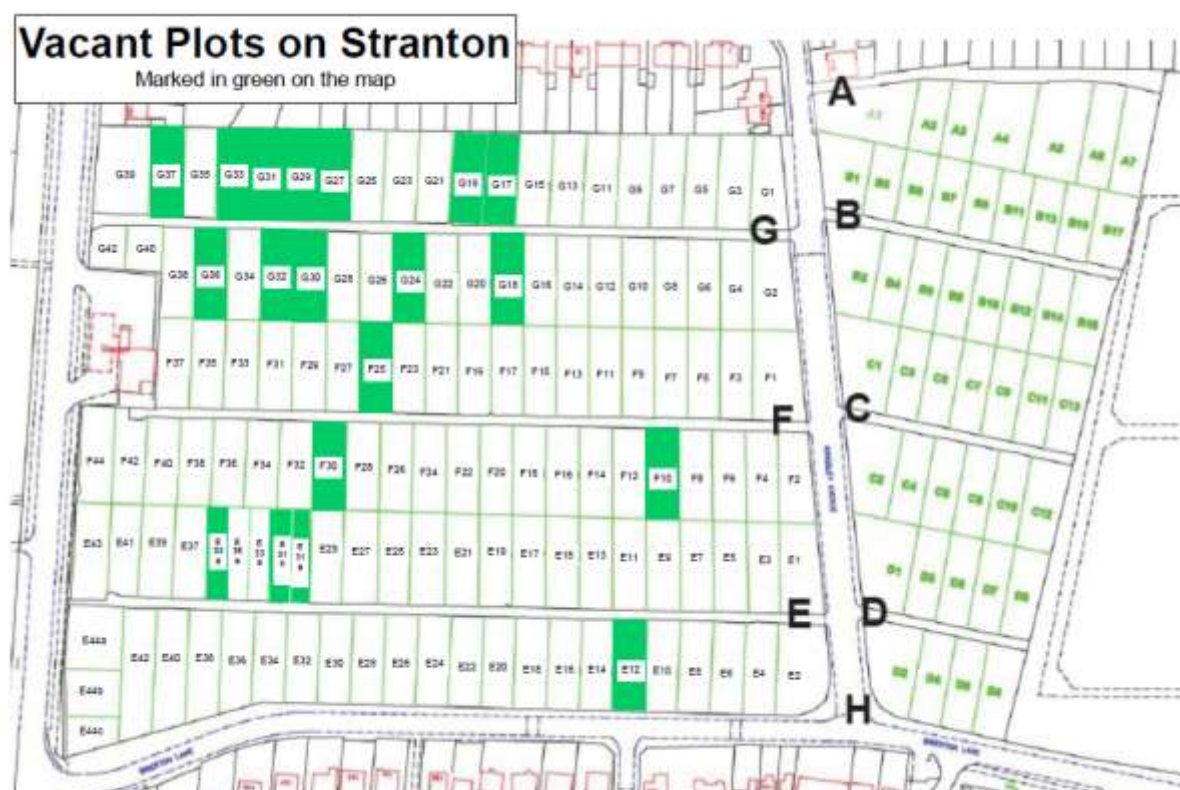


The total number of plots affected by the proposed extension to Stranton cemetery is **52**. A number of these plots have become vacant in recent months leaving the number of tenants affected at **43**.

As plots have become vacant on the west side of the site over the past year these have been held back to accommodate some of those tenants who will be displaced by the cemetery extension. There are currently **14** vacant plots on the west side, with a further 9 on the east side which will be lost to the cemetery expansion. These are shown in green on the map below at *Figure 3*:

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Figure 3



At present, the majority of tenants on the Stranton site live within a 1 mile radius of the site (indicated by the circle on the map below at *Figure 4*). There are a number of tenants living outside this radius, with the furthest distance travelled being from the Headland, approximately 5 miles.

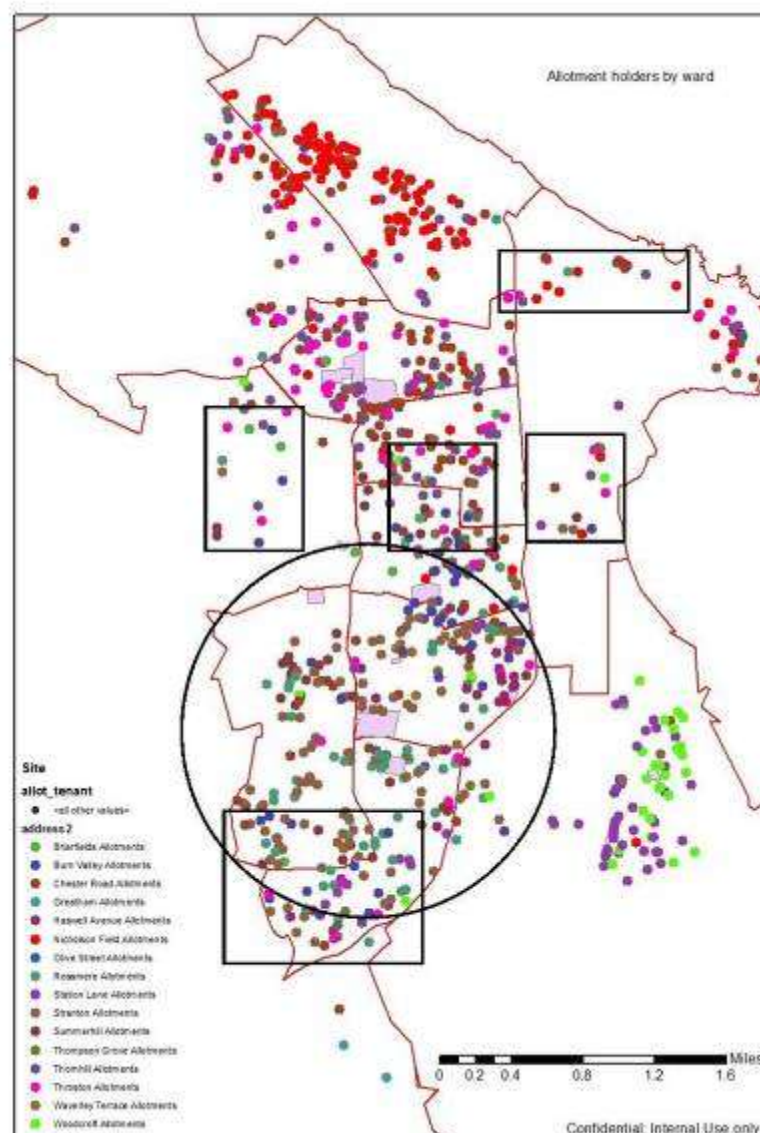
3.2 *Distribution of all tenants relative to allotment sites*

The map below at *Figure 4* shows how the tenants for each site are distributed across the town. It shows that the majority of tenants on other sites live in relatively close proximity to their allotments. There are two exceptions to this: Summerhill and Briarfields have few tenants living near them, however, both these sites are currently set back from residential areas in semi-rural settings and don't have many properties near to the sites.

There are also several areas (indicated by the squares on the map in *Figure 4* below) where there are high concentrations of tenants living in areas which have no allotments near them. Some people are travelling long distances to reach their allotment. This could be due to a shortage of sites/plots nearer to home, or to the tenant having moved house to another part of town after taking on a plot on a particular site. Equally, there may be instances where a tenant is prepared to travel to a further away site if it offers better facilities than one nearer home.

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Figure 4



The following list shows where the majority of tenants for each site live in relation to their allotment site:

- The majority of Briarfields tenants live in the area between Park and Grange roads (10) and in the Dunstan Rd area (3)
- Burn Valley tenants are quite widespread with tenants residing in the Shakespeare Ave/Oxford Rd (approx 26), Park Rd-Elwick Rd ladder streets (approx 22), south Fens (approx 22) and West Park (approx 6) areas
- Around half of Chester Rd tenants live in the area between Hart Lane and Grange Rd with the rest divided between Throston Grange Lane/Wiltshire Way area and in Victoria ward.
- Both Greatham tenants live in the village.
- Two thirds of Haswell Ave tenants live in the streets adjacent to the site, with the rest living in the Brierton Lane/Stockton Rd area.

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- Two thirds of Nicholson Field tenants live in the West View area, particularly King Oswy Drive and the streets off it and West View Rd. The remaining tenants live on the Headland and in Clavering.
- The Olive St tenant lives on the Headland.
- Rossmere tenants are quite scattered. There are about 12 that live in close proximity to the site in the Fullbeck Rd area, but a large proportion of tenants (approx 32) are distributed around the south Fens, Owton Manor Lane and Masefield Rd areas. There is also a group of about 14 in the Oxford Rd area.
- One third of Station Lane tenants live in the properties adjacent to the allotments on Kildale and Bilsdale groves (see below), with the remaining tenants distributed across Seaton Carew and about 8 in south Fens.
- Almost 90% of Stranton tenants live in the Foggy Furze and Manor House wards with the rest living on the Fens estate
- Almost two thirds of Summerhill allotments tenants live in the Rift House area between Masefield, Marlowe and Macaulay roads with the remaining tenants living in the Oxford Rd/Stratford Rd area.
- Thompson Grove only has 5 tenants half of whom live near to the site with the other half living in the King Oswy Drive area.
- Thornhill tenants are scattered around the Jesmond ward (approx 48), Clavering (approx 12), Naiseberry Park (approx 10) and West View (approx 18). There are also about 8 in the south Fens area.
- Like Thornhill, Throston tenants are scattered around the Jesmond ward (approx 30), Clavering (approx 14), Naiseberry Park (approx 4) and West View (approx 22). There are also a few in the south Fens area (approx 8) and on the Headland (approx 4).
- The 13 Waverley Terrace tenants live in the Waverley Terrace/Oxford Rd area.
- Just over half of Woodcroft tenants are located in the north of Seaton with the remaining 50% fairly equally divided between the south of Seaton and individual tenants scattered over the rest of the town

3.3 Analysis

The Fens estate and the south of the Manor House ward are poorly served for allotments but have a high concentration of tenants living there. These are distributed mainly between Stranton, Rossmere, Thornhill, Throston and Burn Valley.

The Headland is also poorly served. Tenants living on the Headland travel to Nicholson Field, Thornhill, Throston and Stranton.

The majority of tenants living in Seaton have a plot on either Woodcroft or Station Lane but one Seaton resident has a plot on Nicholson Field (possibly our farthest travelling tenant).

Most sites have the majority of tenants living close by, but Stranton, Rossmere and Burn Valley have tenants who are scattered over a wide area, possibly because these are the nearest large sites to the central area of town.

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4. Overview of Current Allotment Provision by Site

4.1 *Briarfields*

Briarfields is a small site located behind the former ambulance station on Elwick Rd. There are currently 13 plots. Currently access is via a track across an open green space connecting the site to Elwick Rd. This open space has been ear-marked for development and is currently open to tender. Ultimately this space will be developed for housing and consideration needs to be given to the access requirements of the tenants.

In addition, Briarfields is currently exploring the option of devolved management. They are working through the devolved management framework and negotiating a mutually acceptable devolved management agreement with the Council.

4.2 *Burn Valley*

Burn Valley is a fairly large site with around 74 plots situated adjacent to the Burn Valley Park and Blakelock Rd. There are some issues on this site with fly tipping and the encroachment of plots into communal areas, which are outlined in greater detail under section 5. As well as this, there is also a historical issue around illegal connections having been made to the water supply network on the site by some tenants wishing to have their own tap on their plot rather than use one of the authorised connections.

Burn Valley also has a self-financed CCTV system installed on site and a couple of other associations have enquired about installing similar schemes on their sites. Any CCTV system used on allotments needs to be run in-line with current legislation.

4.3 *Chester Rd*

Chester Rd is one of the largest sites owned by the Council with around 147 plots. It is located on Chester Rd, adjacent to the Thornhill allotment site. It is the joint oldest site (with Burn Valley) having been *in situ* since 1896. Chester Rd recently had most of its perimeter fence replaced through the capital works scheme.

The main issue on Chester Rd is that 4 plots have become overrun with Japanese knotweed, meaning that they cannot be cultivated. As they have been set-aside for a number of years they are also now thick with brambles, small trees and dumped rubbish which will also have to be removed and, due to the Japanese knotweed, will have to be treated as controlled hazardous waste. The allotment service is currently in discussion with the council's landscape architect to develop an action plan to deal with the invasive weed with the hope that these plots can be brought back into use.

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Two of the plots infested with Japanese knotweed at Chester Rd

4.4 Greatham

There are only two plots at the Council's Greatham site, which is located on Saltaire Terrace. There is a second, larger, site located on Station Rd, which is owned and administered by the Hospital of God.

4.5 Haswell Ave

Haswell allotment site has around 30 plots and is located on Haswell Ave. This site has a very organised and active association and has secured a great deal of external funding for improvements to their site including the installation of a new school room for school visits to the site and improvements to the fencing on the Haswell Avenue side of the site.

4.6 Nicholson Field

Nicholson Field lies adjacent to the railway embankment and runs between Speeding Drive and Dowson Rd. It is also one of the largest sites with 169 plots. The site is laid out in a very linear pattern and is almost half a mile in length from end to end (around 835m).

There are a large number of problems with the Nicholson Field site which are explored in more detail below in section 5. As part of the capital works scheme a steel palisade fence and security gates were installed around 2006 to improve security at the entrances on Dowson Rd and Speeding Drive, however, the gates are rarely closed and so provide access for fly tippers, etc.

There have been a higher level of complaints in relation to the behaviours of some of the tenants on this site in comparison to others and this is affecting overall satisfaction levels across the site to the extent that some have expressed a desire to leave.

4.7 Olive Street

Olive St represents the only allotment site on the Headland and only has 1 plot. In December 2015 its historic perimeter walls were partly demolished

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having become unstable as a result of the winter storms. It is currently awaiting the repair/replacement of these walls. As the site is located in a conservation area and the stonework is historic there are numerous planning and conservation considerations to be taken into account and the allotment service is currently seeking advice from the architect's office and the heritage officer to ensure that any heritage/conservation conditions are met.



One of the collapsed walls at Olive St

4.8 Rossmere

Rossmere has around 58 plots and is located off Brierton Lane. The site has historic problems with drainage, particularly on the north east side of the site. New drains were installed in 2012/13 but these have not completely alleviated the problem. There are a couple of “sticky” plots (i.e. plots which are offered out but repeatedly turned down) on this site which need consideration as to how they can be made more attractive to prospective tenants.

Similar to Haswell Ave, Rossmere has a very proactive association who have brought in large amounts of external funding to improve the quality of the site. They have set up an association shop to bulk-buy items such as compost, seeds, fertiliser and animal feed which are sold at a subsidised cost to association members. They also hold regular social events and open days on the site and have obtained funding for the installation of solar panels which provide electricity for the meeting hut.

4.9 Station Lane

Station Lane is one of two sites in Seaton Carew and is located adjacent to the station approach and has around 79 plots. Although there is no association on Station Lane the tenants are reasonably self-sufficient and seem happy to just get on with their gardening. There is a fairly low turn over of tenants with few plots becoming vacant. As many of the plots are quite small Station Lane provides a good location for people who only want a small starter plot.

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It is a linear site and is around quarter of a mile (around 300m) from end to end. It has problems with access and drainage which are outlined in greater under section 5.

In addition, many of the plots which have been historically let to the residents of the adjacent houses (because of a lack of access from the main lane, see below) and some are set out as gardens rather than as allotments. These are characterised by the majority of the plot being laid down to lawn with shrubs, etc. Other features include children's play equipment, laundry lines, sculpture/water features and patio furniture. In the 2015 inspection all plots with a large proportion of the plot laid to lawn (including those on other sites) were issued an advisory letter informing the tenant that the allotment service was moving away from lawns and would increasingly be requiring tenants to cultivate their plots as allotments.



Examples of allotment plots laid out as gardens on Station Lane

4.10 *Stranton*

Stranton is one of the largest sites with around 174 plots and is located adjacent to the cemetery on Brierton Lane. Due to its large size and location next to the cemetery, Stranton forms an important wildlife corridor and common newts have recently been discovered in a pond on the site. Not only this but a number of the plots are gardened to a very high standard. The winner of the “Best Plot” award at the 2014 Allotment Show was plot F13 on Stranton and plot E36 was one of the runners-up in the same class at the 2015 Show.

Stranton is about to lose 52 plots to the next phase of the cemetery extension (see elsewhere in this document for further information). It also has problems with flooding, fly tipping and anti social behaviour. In an attempt to respond to neighbouring residents concerns about fly-tipping at the allotment a height restrictor was introduced in November 2015. As a pilot this has been successful in preventing fly-tipping and will be considered for other sites.

4.11 *Summerhill*

Summerhill is located adjacent to Summerhill country park on the edge of town. It has around 55 plots. In recent years the site benefited from a new perimeter security fence funded by the Council. Similar to some other sites

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the behaviours of some tenants has been a cause for concern, however, this site does have a very active association. Like Rossmere, the association at Summerhill have set up an association shop to raise funds for the site. They also hold regular “works days” where association members come together to take part in communal improvement works such as laying road plainings to improve the surface of the lanes and tidy up the site.

4.12 *Thompson Grove*

This allotment site is located on Thompson Grove near to the existing University Hospital of Hartlepool. There are only 5 plots. This site recently had its perimeter fence replaced through the capital works scheme. The plots on this site are currently gardened communally and have no internal divisions which works well for the current tenants.

4.13 *Thornhill*

Thornhill allotments are located on Thornhill Gardens adjacent to the Grayfields recreation ground. There are around 96 plots. Thornhill has a relatively new association. It has suffered from break-ins and arson attacks. In June 2015 Operation Scarecrow was delivered on Thornhill where cadets from Cleveland Police were given crime prevention training from the Council's Victim Services officer which they then passed on to the tenants. The cadets also gave out security equipment including padlock alarms (funded by the Police and Crime Commissioner), UV security marker pens, signage and information.



Chicken shed on Thornhill which was destroyed in an arson attack killing all the chickens

4.14 *Throston*

Throston is located adjacent to Thornhill and is accessed from Elmwood Rd and Wiltshire Way. There are around 82 plots. Throston is located on a steep

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hill which causes problems with flooding and run-off in wet weather. The site recently received a new water network through the capital works scheme, but there have been complaints over the quality of the work, particularly on the lower lanes. There is a public footpath running through the centre of the site, which sometimes causes problems by providing access for trespassers.

4.15 Waverley Terrace

Waverley Terrace is located adjacent to the Rift House recreation ground. It comprises 13 plots plus a large community allotment site. Secretary of State consent was obtained in March 2016 for the disposal of around 300m² of the site for the construction of a footpath to improve access to Kingsley Primary School. The community allotment has won a number of awards for its work and is currently undergoing an expansion.

4.16 Woodcroft

Woodcroft is located in Seaton and access is off Bolton Grove. There are around 30 plots. Woodcroft has a very active association and, like several other sites, has brought in a great deal of external funding for the improvement of the site. Projects carried out by the association include the installation of a security gate at the site entrance, improvements to the lane and works to tackle flooding and drainage problems on the site. Woodcroft had a devolved management agreement in place for many years but recently came back under council management. This is a very self-sufficient site.

Access is restricted at this site by a very narrow entrance way off Bolton Grove. Residents have complained about delivery vehicles turning in the car park in front of the garages and of damage allegedly done to residents' property by delivery vehicles. This makes deliveries of bulky materials such as road plainings for the lanes, etc. difficult.

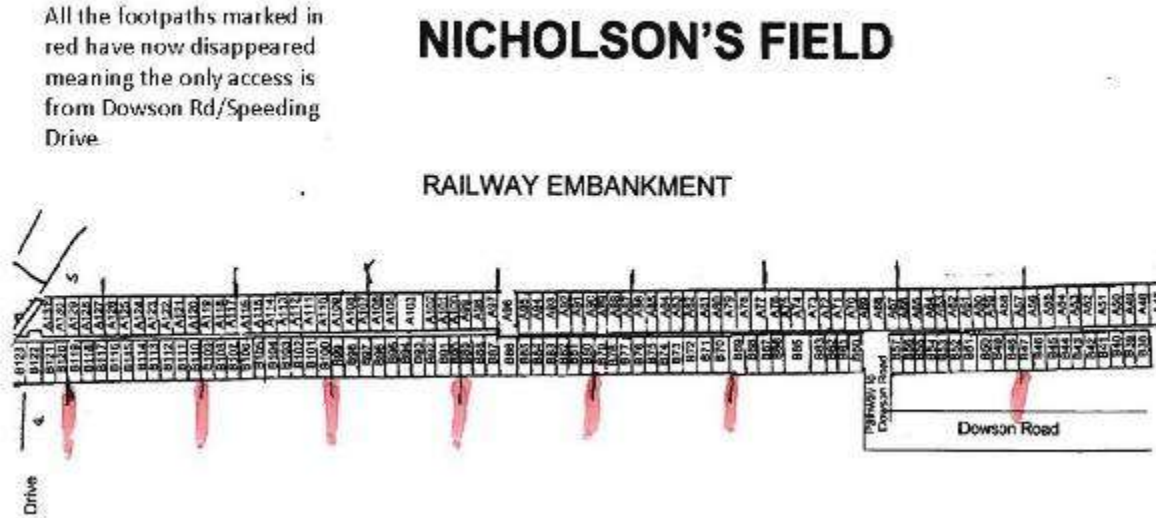
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5. Identify problematic and/or poor quality sites

5.1 Access problems

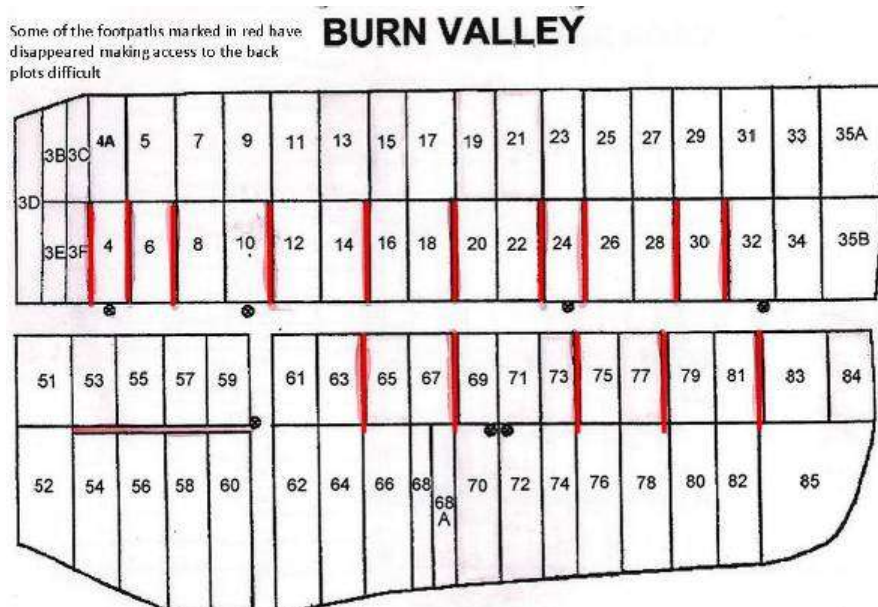
Whilst the majority of allotments sites have had issues in the past, in general, the sites with the most problems are the larger sites. There are a number of reasons for this, not least that these sites have often grown “organically” with tenants gradually encroaching on lanes and communal areas over the years. This has reduced the accessibility of the site, for example at Nicholson Field site all the historic footpath access routes have disappeared leaving pedestrians and vehicles to share the two remaining access points and a long walk for those tenants whose plots are in the centre of the site.

All the footpaths marked in red have now disappeared meaning the only access is from Dowson Rd/Speeding Drive



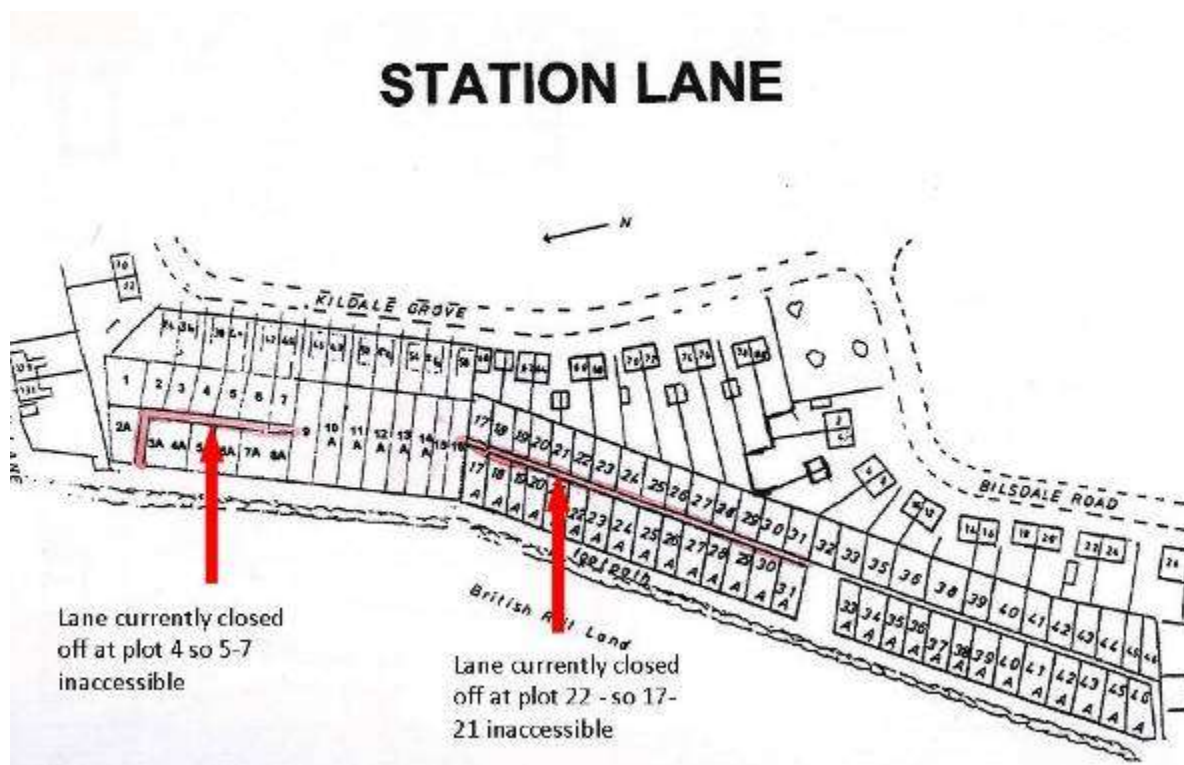
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Similarly, at Burn Valley some of the back plots are almost cut off because some of the footpath access ways (indicated in red) have disappeared meaning a meandering route round plots, sheds and greenhouses must now be taken to reach them.



At Station Lane some of the plots are now only accessible through the adjacent properties due to the disappearance of the access lane in places. This means that they currently can only be offered to the residents of the adjacent properties rather than the next person on the waiting list without substantial works being undertaken to reinstate the lane. As it stands should one of these plots become vacant it could not be offered to anyone else.

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5.2 *Fly Tipping*

On Nicholson Field the fly tipping is arriving faster than the Council can deal with it. There have been several occasions where the site has been cleared on the Monday and the fly tipping has been replaced again by the Friday of the same week. Parts of the site have been made almost inaccessible at times due to the volume of dumped waste. Similar barriers to the one installed at Stranton have been considered for Nicholson Field but it is anticipated that without CCTV cameras to protect them this would be ineffective.

As well as the volume of fly tipped waste, the type of waste dumped is also problematic. Asbestos has been dumped on a number of occasions at Nicholson Field, Stranton and Burn Valley. This is hazardous to both tenants and officers and the cost of removal is significant. Manure used to be regularly dumped at Stranton before the installation of the barrier and has caused several fires, looks unsightly and attracts vermin.

5.3 *Break-ins*

Thornhill has been subjected to a larger number of break-ins and serious arson attacks over the past year than other sites. The reasons for this are not clear as it is situated between 2 other sites (Throston and Chester Rd), both of which have the same security measures in terms of fencing and security gates but do not have such frequent incidences.

5.4 *Location and land issues*

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The location of some sites can be a problem with several sites being located on low lying ground making them prone to flooding and boggy ground. This affects tenant's enjoyment of their plot and can also make cultivation difficult. Nicholson Field and Station Lane both have problems with boggy ground, whilst Rossmere and Stranton have parts of the site which are often flooded to the point of being completely submerged.

Finally, the location of two sites as being adjacent to Network Rail land is proving problematic. At Nicholson Field youths regularly access the railway embankment and throw stones at the greenhouses on the allotments. In addition, a culvert, which is thought to be on Network Rail land, runs between the allotments and this embankment. Despite requests for this culvert to be maintained it has fallen into dereliction in parts and is now flooding the allotments. A similar problem exists at Station Lane where the main access lane to the allotments does not belong to the Council and is also thought to be Network Rail land. The lane is very badly potholed but as it does not belong to the allotment site it cannot be maintained by the allotment service.

5.5 Associations

The larger sites also have associations which are, generally, less cohesive and less effective in developing the quality of provision on their sites, and representing the views of the broader allotment community. Burn Valley and Chester Road have multiple, competing associations, whereas at Nicholson Field and Stranton membership of the association is very low. The sites with the most successful associations are those where a high proportion of tenants are members and which demonstrate a degree of self-reliance in terms of handling small scale maintenance and fundraising. Rossmere, Woodcroft, Briarfields and Haswell Ave are good examples of successful associations.

5.6 Community spirit

Where the community spirit of a small site is missing, the "atmosphere" on a larger site can suffer. There have been issues of bullying on Summerhill, Stranton and Nicholson Field with some tenants being intimidated into relocating or giving up their plots altogether. These problematic sites are also the ones with the fastest turnover of tenants and the most vacant plots. It is very rare for a plot to become vacant on Briarfields, for example, where prospective tenants can wait many years to be offered a plot; whereas the waiting time for Stranton and Nicholson Field can be as short as 6 months as people do not stay as long on these sites.

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6. Identify possible alternative provision including empty plots and potential new allotment land

6.1 Vacant plots

In addition to the vacant plots at Stranton outlined above there are currently a further 8 vacant plots within the provision. These plots will be offered to new prospective tenants from the waiting list, however, these plots are all in poor condition and likely to remain “sticky” plots. Some have been previously cleared and re-fenced at a cost of several thousand pounds. Some have been accepted by prospective tenants only to be turned down or surrendered once they see the condition.

Currently the vacant plots are:

- 10b Briarfields – newly created on 16th May 2016 by subdividing plot 10 at tenant’s request. Expected to be accepted in next offer run
- B31 Chester Rd – vacant since being surrendered on 12th May 2016 (likely accepted without visiting first as surrendered straight away. Currently has no fence and large quantity of fly tipping and brambles)
- E9 Chester Rd – vacant since 8th June 2016. Expected to be accepted in next offer run
- F8 Chester Rd – notice to quit expired on 23rd March 2016. Since been offered and turned down. Considering subdividing into more manageable sized plots to make it more attractive
- A53 Nicholson Field – vacant since 23rd May 2016. Expected to be accepted in next offer run
- B69 Nicholson Field – surrendered 1st March 2016 (likely accepted without visiting first as surrendered straight away. Currently has no gate and large quantity of fly tipping and brambles)
- B96 Nicholson Field – vacant since 10th June 2016. Expected to be accepted in next offer run
- A9 Rossmere – vacant since 10th June 2016. Expected to be accepted in next offer run
- A26 Rossmere – recently cleared of fly tipping and re-fenced. Was let following this but returned after a couple of weeks as tenant switched to a smaller plot
- D4a Rossmere – vacant since 4th May 2016. Has poor access through another plot
- 33 Station Lane – vacant since 28th April 2016. Offered on last offer run but not accepted. Expected to be accepted in next offer run
- A21 Station Lane – vacant since 28th April 2015. Had been set aside temporarily to use as access for works required to reinstate the plot behind. Has new back fence. Offered in last offer run but not accepted. Expected to be accepted in next offer run
- D8 Thornhill – vacant since 8th June 2016. Expected to be accepted in next offer run

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- D1 Throston – vacant since 22nd May 2014, recently cleared of fly tipping and height of fence increased to offer greater security, also given new gate, still being turned down
- 74 Throston – vacant since being surrendered on 4th May 2016. Expected to be accepted in next offer run
- 10 Waverley Terrace – surrendered on 16th May. Expected to be accepted in next offer run
- 13b Woodcroft – surrendered 26th April 2016. Since offered but not accepted. Expected to be accepted in next offer run

In addition to the vacant plots listed above, there are 15 plots listed as “do not offer”. Details of these are given in the table below:

Plot	Reason listed as “do not offer”	Action	Estimated date brought back into use
21 Station Lane	Has been absorbed into plots 20 and 22. Not accessible from the lane.	None at present – new rent is area based so rent for this plot will be covered by plots either side	N/A
D3 Burn Valley	Completely overshadowed by specimen trees from the park. Has been offered many times but never accepted.	Look for alternative use. Advice from horticulture team is that specimen park trees cannot be removed or substantially cut back	N/A
A3 Stranton	Historically combined with plot A4.	None – on cemetery side of site	N/A
E29, E31a, E31b, E33 Chester Rd	Contaminated with Japanese Knotweed.	Japanese knotweed to be treated	TBC
G8 & G10 Chester Rd	Set aside for access to treat neighbouring plots for Japanese knotweed.	Replace perimeter and rear fence	TBC
C16 & C16a Chester Rd	Given to Jesmond Gardens School	None – now part of new school site	N/A
G27,	Soak away for flooding	New anti-flooding	2017

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G29, G31, G33 Stranton		measures to be implemented and plots reconstructed	
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6.2 Possible Creation of New Allotment Sites

A number of potential locations for new allotment sites have been identified across the Borough. Each potential site has been visited and photographed. GIS maps and aerial photos have also been obtained, and an analysis of the strengths and weaknesses of each site as a potential allotment site has been carried out.

The sites identified as potential for development as allotments are (north to south):

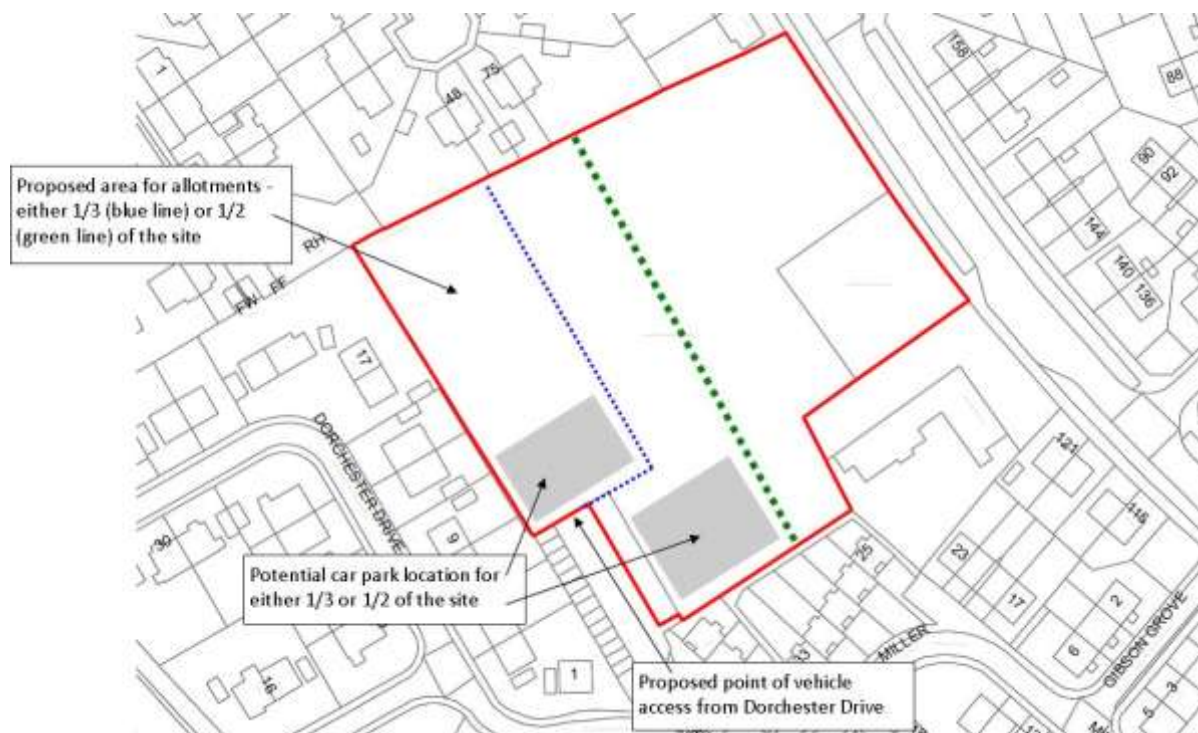
- King Oswy Drive
- Vincent Street
- Old Boys Field – adjacent to Mansepool Close
- Golden Flatts

The four sites were presented to the One-Stop-Shop (OSS) planning advice service on 20th April for advice regarding the feasibility of developing one or more of the above sites as new allotments. The OSS advised that in principle there would be no objections to the development of three of the four sites. The OSS advised that due to its current use as a community forest, an application to develop Old Boys Field may not be suitable or straightforward.

Currently, with the exception of the King Oswy Drive site which is a more formal recreation area, the other three sites are informal green spaces. The OSS panel suggested that allotments would be in-keeping with the green space/recreation area use of the land and that in some cases could be considered a significant improvement to the amenity of the site.

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King Oswy Drive



This site currently has around 1/3 of the site given over to fixed play equipment with the remaining 2/3 being laid down to grass. Up to half of this grassed area could be converted to allotments with access via existing garages from Dorchester Drive (subject to permission from Thirteen Group who own the garages). A car park could also be constructed to avoid increasing on street parking in the area. This would need to be secured with gates to prevent fly tipping or other anti social behaviour. If required acoustic fencing could also be used to provide a buffer from the car park to the existing housing.

The site already has metal palisade fencing installed around the perimeter and so the provision of secure entrance gates at the access point from Dorchester Drive would continue to maintain security. The site is overlooked by housing which would also ensure good natural surveillance.

The OSS panel advised that constructing allotments on part of the site would be in-keeping with the multi-use recreation function of the site. The play area would be unaffected and there would still be a large grassed area for ball games, dog walking, etc.

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Vincent Street

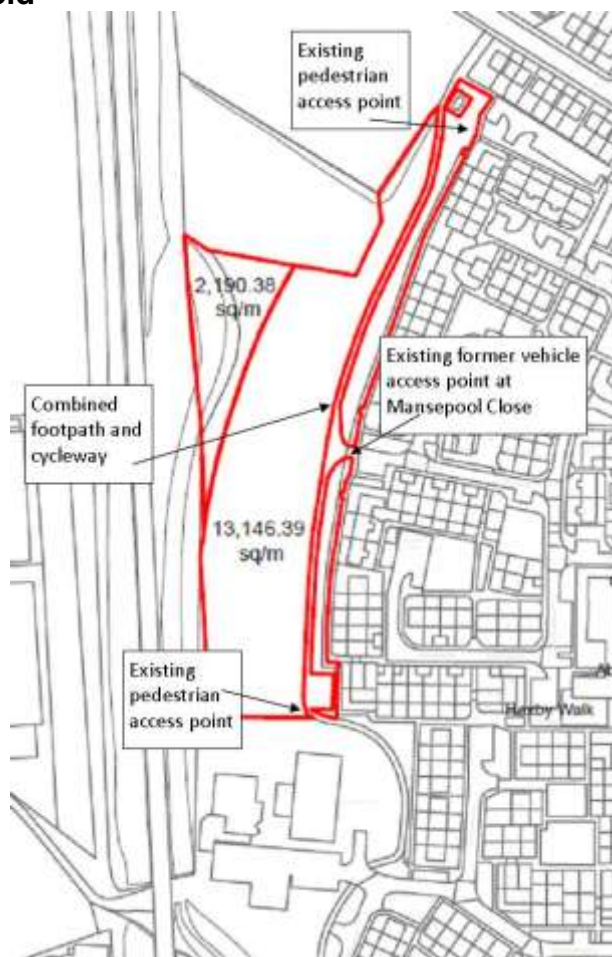
This site is located to the rear of Vincent Street and is accessed directly off West View Road. There is already an existing entrance way and car park provided for the adjacent rugby pitch which could be shared with the allotments. Alternatively a new car park could be constructed at the rear of the site away from the existing housing. Pedestrian access also exists via steps to Old Cemetery Road.

There is good natural surveillance from nearby housing however the site is not currently fenced and so this would need to be installed. Wooden boards or metal palisade fencing similar to other allotment sites could be used, although the OSS suggested that a more visually acceptable form of fencing may be required. Security gates would also need to be installed to prevent access for unauthorised persons and vehicles.

The OSS panel considered that the proposed allotment development would be a good use for the site and could potentially alleviate some current problems experienced on the site. The site is located over an historic anhydrite mine but the panel did not feel that this would pose an obstacle to the development of the site for allotments as there would be no substantial buildings or foundations. The mine has been assessed as being stable for the next 80 years at least and will be regularly inspected to ensure continued stability. The next inspection is due to be completed in the next 3 months. Anhydrite is a naturally occurring substance formed from sea water. Soil

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analysis could be carried out if required to ensure there were no contamination issues. Access to the mine for inspections could be built into the design of the allotment site if required.

Old Boys Field

This site is located to the rear of the Hartlepool Rovers training ground. The site comprises the land adjacent to the railway line running from the back of the training ground to the Phoenix Centre. Currently the site is only accessible by pedestrians via Bridgepool Close and the Phoenix Centre; however a former vehicle entrance exists on Mansepool Close which could be reinstated. Alternatively, a vehicle entrance could perhaps be installed from Bridgepool Close. The OSS panel advised that a site visit and survey be carried out by the highways team to identify the best location for a vehicle access point to have minimum impact on surrounding streets. On this basis, constructing a vehicle entrance from Bridgepool Close seems to be the best option as being the most direct route from West View Road.

The site is overlooked by properties on the Central Estate which provides natural surveillance and the site already has palisade security fencing on one side alongside the railway line. Again perimeter fencing similar to other allotments could be installed on the other sides of the site. The OSS panel

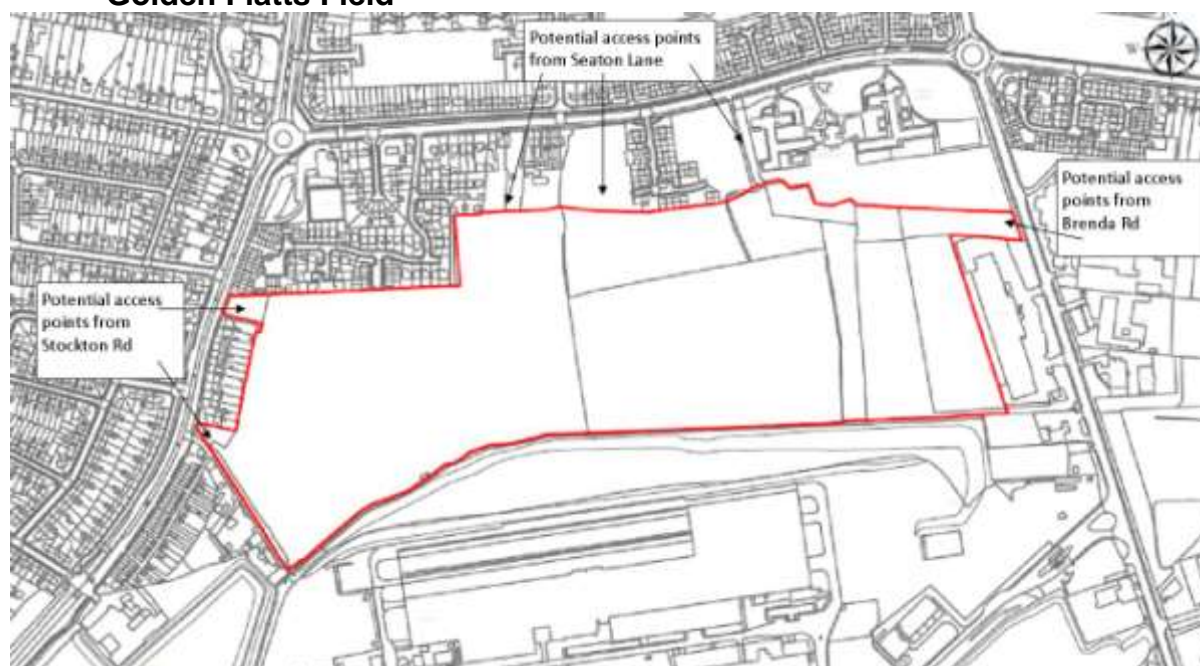
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expressed a concern that there could be a potential impact on the businesses on the nearby Oakesway industrial estate if gardeners chose to park on the industrial estate in order to access the proposed site on foot via the tunnel next to the Phoenix Centre. The provision of on-site car parking and careful design of the access points would mitigate this. Potentially, a height restrictor bar could be used to prevent access from high sided vehicles whilst still allowing tenants free access for cars.

This site has a precedent for being used as allotments as there were “leisure gardens” located here in the 1980s. The site is currently scrub land and with the exception of dog walking does not appear to be well-used by the community. Some members of the OSS panel felt that the development of this site for purpose-built allotments would improve the appearance and amenity of this site as well as helping to address a shortage of allotments in this part of town.

Objections were received from the Countryside team who have received funding from the Forestry Commission for the creation of woodland on this site, with the stipulation that it be managed as woodland for the next 10 years. The Countryside team are also currently seeking further funding to plant further trees on this site. There is also a pond with dipping platform in a boggy area in the North West corner of the site, which although not suitable for cultivation could have been incorporated into the site plan.

Overall the feeling from the OSS panel was that this site may not be suitable for development as allotments due to the commitment to maintain it as community woodland.

Golden Flatts Field

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Covering approx 56 acres from Stockton Rd to Brenda Rd, the land is currently used for livestock grazing. It is proposed to use a proportion of the site for allotments which could tie in with the multi-use recreation area plans in the Green Infrastructure Masterplan. The OSS panel felt that the proposed development of the site for allotments would be a very good use of the site and would help to alleviate existing problems on the site. It would also help to secure the future of the site as a green recreation area. It would also tie in with the new development on Brenda Road which is also planning a number of private allotments. These developments would help to alleviate a shortage of plots in this area and could provide a potential alternative location for displaced tenants from Stranton as it is located within a fairly short distance from the existing Stranton site.

The panel discussed potential access points to the site. The existing access from Meryl Gardens was discounted as it would contravene traffic laws on the dual carriageway. The alternative access points of Seaton Lane and Brenda Road were both felt to be viable provided suitable design and planning was used to ensure safety. The Seaton Lane entrance would be via an existing access lane adjacent to Golden Flatts school. Due to surrounding development this access lane has limited scope for widening but would be suitable for cars.

Alternatively, access from Brenda Road could be installed which could be made suitable for both cars and the large delivery vehicles which are sometimes required on allotments could be accommodated. The panel advised that for safety a right turn lane should be installed for gardeners travelling south on Brenda Road but they also advised that the road was wide enough at this point for this to be done and, indeed, is planned for the Seeker development. Whichever access point(s) is used car parking would still be required as part of the development to avoid on-street parking nearby.

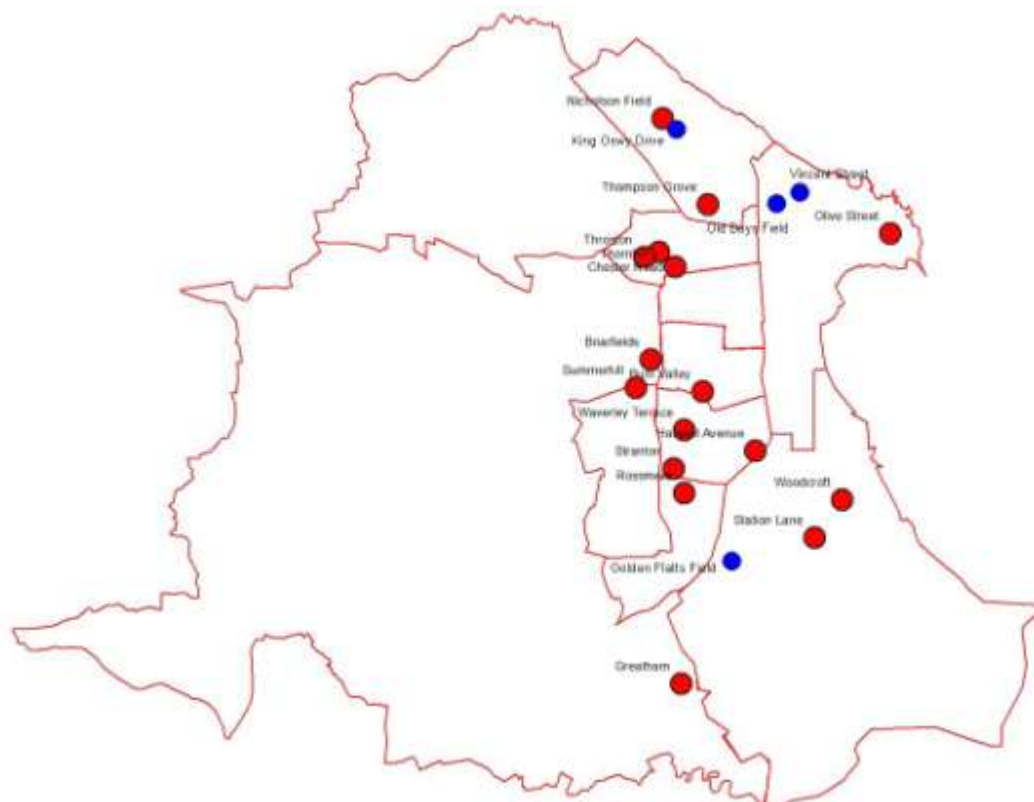
Another proposal for the Golden Flatts site has been received for a development of around 40 acres. This would leave 16.5 acres for other activities – including the proposed allotment development. A great deal will depend on the siting of the alternative development, for example, locating it at one end of the site would leave a large area free for other activities; whereas siting it in the centre of the field would leave a relatively thin strip around the perimeter which may not be suitable for development for allotments.

Since the OSS panel meeting further details on this alternative development have come forward which make this site less likely to be suitable for development as allotments.

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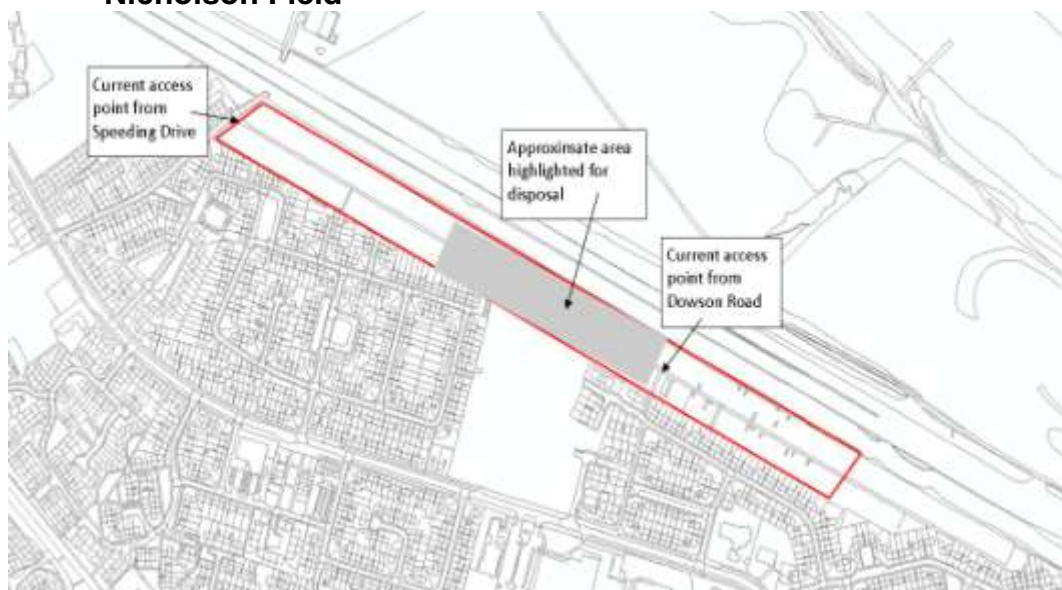
7. Undertake an assessment to identify if a more balanced geographic spread of allotments sites could be achieved

- 7.1 The map below shows the current geographic spread of allotment sites in the town (red dots). Following consultation through the 'one stop shop' suitable sites for the potential development of new allotments are also highlighted (blue dots). All identified sites are currently owned by the Council.



- 7.2 An overview of the comments and advice provided by the One-Stop-Shop panel for the four proposed new sites is included in Section 6. The development of one or more of the proposed allotment sites would greatly improve the geographic spread of allotments across the town. The north area of the town, and particularly the Headland, has been identified as being poorly served for allotments and the development of the sites at King Oswy Drive, Vincent Street and/or Old Boys Field would go a long way to redressing the balance. This would also allow residents from the north area the opportunity to take on allotment near to their home.

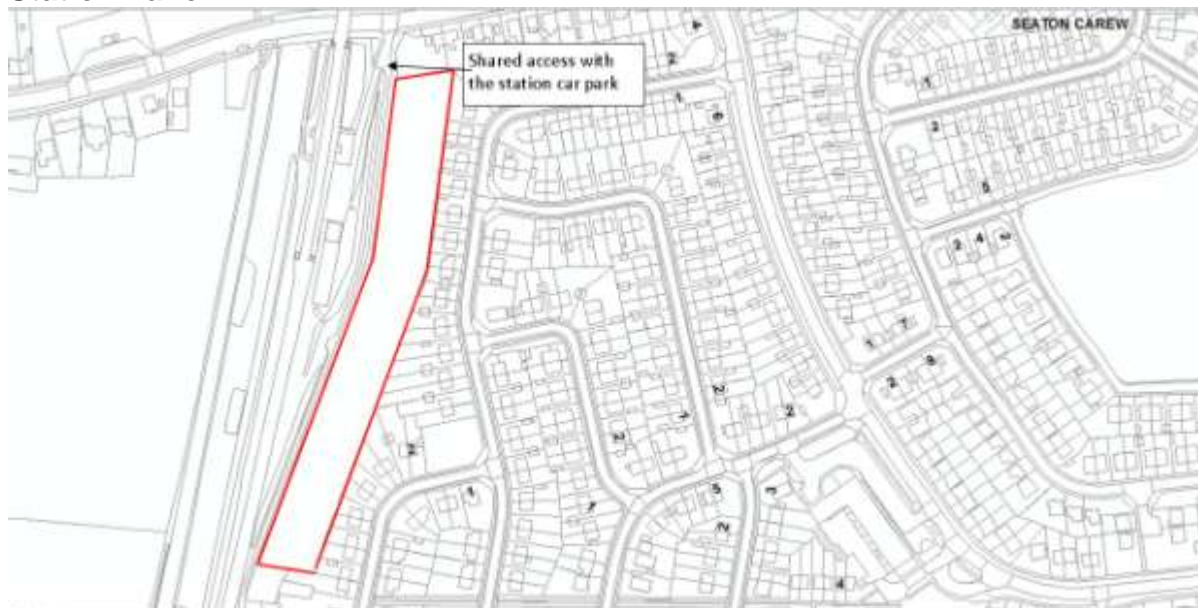
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Nicholson Field

In addition, the development of more sites in the north of the town would provide an opportunity to explore options for improving the Nicholson Field site. The problems faced by the tenants and the council in managing Nicholson Field have been detailed in Section 5. One option for tackling these problems would be to reduce the size of the site and relocate some of the tenants to one or more of these alternative, purpose-built, sites. This would have the advantage of making the Nicholson Field site smaller and easier to manage; as well as potentially creating some capital from the disposal of part of the site that could be reinvested to improve the remaining plots.

The other potential new site is located in the south of the town at Golden Flatts Field. Again, this would address a shortage of plots in the south area and is close enough to the Stranton site to provide a potential alternative location for some of the tenants displaced through the cemetery extension.

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Station Lane

Similarly, the location close to the Station Lane site would provide options for the disposal of this site and the relocation of tenants the short distance to Golden Flatts. Again, the problems with Station Lane have been outlined in detail in Section 5 and many of these could be resolved through the disposal of the site and the reinvestment of the capital generated.

Advice on the potential for disposal of some or all of the Nicholson Field and Station Lane sites was sought from the One-Stop-Shop planning advice service on 20th April 2016. Originally the central portion of the Nicholson Field site was highlighted as potential for disposal, however, the panel advised that the layout of the new development of the former school field would prevent access to this part of the site and so made disposing of this area unlikely to be achievable. An alternative was proposed by the panel of disposing of the western end of the site as this would potentially complement other planned development in the Speeding Drive area. This would also allow for the adjacent streets (Porrett Close and Huttone Place) to be extended into the allotment site making it a potential opportunity for residential development. The panel advised that in principle there would be no planning objections to the disposal of this part of the site, particularly if the eastern portion of the site was retained as green space.

At Station Lane, the OSS panel advised that in principle there would be no planning objections to the disposal of this site provided there were no structural or contamination issues arising from the close proximity of the railway line. However, this would not necessarily preclude development of the site for housing as screening and sound-proofing could be employed to avoid issues with noise. The panel also commented that the line is not heavily used. The panel also made reference to the proximity of the entrance to the site to the entrance to the Sainsbury's supermarket, however, if the existing site

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entrance were upgraded it is likely that there would be sufficient distance between the two junctions.

It should be noted that the advice from the One-Stop-Shop planning advice service does not constitute planning permission or mean that either of these projects is guaranteed to go ahead. Rather, the One-Stop-Shop was simply approached for advice as to the viability of these potential options.

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8. Assess whether a greater mix of different sized plots could be achieved

- 8.1 The standard allotment size, as recommended by the National Allotment Society is 250m², which is roughly equivalent to a double sized tennis court. The Growing in the Community report recommends that a range of plot sizes is offered to suit tenant's circumstances and abilities.
- 8.2 There is already quite a range of different sized plots within the current provision. The smallest plot is 71m², (3A Station Lane), whilst the largest plot is 707m² (60 Burn Valley). There are 243 plots of 250m², plus or minus 10%. The average allotment size is 328m².

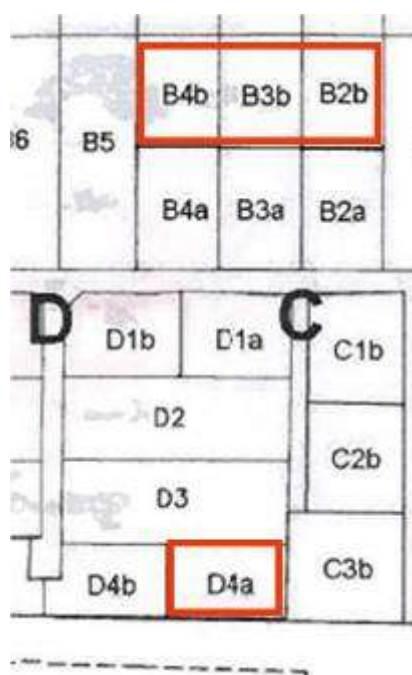
The top 10 largest and smallest plots can be seen below:

LARGEST			SMALLEST		
Site	Plot No.	Area in m ²	Site	Plot No.	Area in m ²
Burn Valley Allotments	60	707	Station Lane Allotments	3a	71
Burn Valley Allotments	58	693	Station Lane Allotments	24	89
Burn Valley Allotments	62	673	Station Lane Allotments	18a	91
Stranton Allotments	G39	664	Station Lane Allotments	37a	91
Burn Valley Allotments	19	656	Station Lane Allotments	19a	94
Burn Valley Allotments	70	638	Station Lane Allotments	43	96
Burn Valley Allotments	85	638	Station Lane Allotments	42	98
Thornhill Allotments	D25	622	Station Lane Allotments	33a	100
Burn Valley Allotments	15	610	Station Lane Allotments	21	103
Chester Road Allotments	C36	609	Station Lane Allotments	42a	104

- 8.3 The smallest plots are all located on Station Lane, whereas the largest are mainly Burn Valley. Most sites have a mixture of different sized plots available. Plots that become vacant are offered to the next person on the waiting list regardless of size, however, that person is able to turn a plot down on the basis of its being too large/too small without jeopardising their position on the list if they want to wait for a more acceptable size to become available. The largest plots are all currently tenanted; however subdivision could be considered when they become vacant. The new area-based rental structure comes into force in 2016 so there may be requests from tenants of these large plots to have them subdivided if they are faced with large rent increases.
- 8.4 In the past some plots have been subdivided. This has been done where a plot is consistently turned down by prospective tenants due to being too large, or sometimes where an existing tenant is beginning to struggle with a full size

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plot but does not wish to give it up completely. Some large plots are not suitable for subdivision due to their shape i.e. very long and thin. To divide such a plot lengthwise would create unacceptably narrow plots, whereas to subdivide across the width would create access problems for the back plot. People generally do not want to access their allotment by walking through someone else's plot and where this has been done these back plots are often difficult to let. The map below shows some of these problem plots at Rossmere, highlighted in red. B4a and B4b have recently been rejoined and let to a new tenant after being vacant for a long time. D4a has been offered out several times, and has even been accepted before being returned. Where people have given a reason for declining/returning this plot it is due to the poor access.



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9. Assess the potential to designate specialist areas within allotments particularly in relation to livestock

9.1 In order to assess whether an existing site has the potential to have a specialist area dedicated for livestock, the requirements of such an area need to be highlighted. These would include:

- Access – both for tenants to see to their animals and also for the delivery of feed, bedding, etc. which may be bulky, and for the removal of manure
- Water – livestock require easy access to fresh water
- Security – livestock is particularly at risk from arson attacks, which are common on the allotments
- Lighting – currently access to allotments is prohibited after dark. Some racing pigeon enthusiasts have requested night access to plots to see to birds which are returning from races late at night (research on pigeon racing forums suggests that this is not actually that common and night flying of pigeons may be poor welfare practice and can result in high numbers of birds being lost, killed or injured - <http://www.pigeons.biz/forums/f14/secrets-of-night-flying-45166.html>, <http://www.pigeons.biz/forums/f5/can-racing-pigeons-b-trained-ot-tossed-at-night-56418.html> - it is suggested that more research be carried out on this issue)
- Structures – plots set aside for the keeping of livestock would require adequate housing to be installed which would need to comply with the Rules and Regulations of Tenancy on structures and also the requirements of S.9 of the Animal Welfare Act 2006 (see below). Planning permission may also be required
- Relocation of tenants – if sections of existing sites are to be set aside for livestock keeping then existing tenants on those plots may need to be relocated to make way for this

9.2 The Allotment Act 1950 gives tenants the right to keep chickens (not including cockerels) and rabbits on their plot provided these are for domestic use (i.e. to provide food for the family). **All** other animals are at the discretion of the allotment service. The RSPCA has produced guidance for local authorities and anyone wishing to keep animals on their plot. This guidance states that animals of any species should not be kept on an allotment unless their welfare needs (as set out in the Animal Welfare Act 2006) are met. The guidance also states that “*In view of the specific needs and the sometimes complex legislative requirements covering the keeping of pigs, camelids (llamas and alpacas), cattle, equines [there is currently one horse with an historic exemption located on Nicholson Field] and sheep, the RSPCA believes that it would be extremely difficult to care properly for these species within the confines of an average allotment, and hence, these animals should not be kept at such premises.*”³ The allotment service also considers dogs to fall

³ RSPCA Welfare of Animals Kept on Allotments Briefing on the Key Issues from the Public Affairs Team (2014)

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within this category and is currently phasing out the keeping of any dogs on allotment plots.

- 9.3 Section 9 of the Animal Welfare Act 2006 sets out the following 5 welfare requirements for all animals. If new allotment provision is to be made available specifically for the keeping of livestock then facilities to meet these requirements should be built in at the design stage:
1. **The need for a suitable diet** – including facilities for the provision of clean water and clean, secure and rodent proof storage areas for fodder
 2. **The need for a suitable environment** – to include resting/roosting areas, feeding areas, exercise areas and other aspects such as access to natural light, good ventilation and escape-proof housing (particularly important where potentially invasive non-native species, especially bird species, may be kept)
 3. **The need to be able to exhibit normal behaviour** – including opportunities and facilities to exhibit normal feeding, exercise, self-grooming, socialising and resting/roosting activities
 4. **The need to be housed with/apart from other animals of the same species** – this varies from species to species but social species should be housed in pairs/groups and solitary species should be housed individually
 5. **Need to be protected from pain, injury, suffering and disease** - protection from arson or other attack from ill-intentioned members of the public, also protection from pain, injury, suffering and disease arising from failure to meet one or more of needs 1-4⁴

⁴ Gov.Uk *Animal Welfare Act 2006: It's Your Duty to Care*

<https://www.gov.uk/government/publications/animal-welfare-act-2006-it-s-your-duty-to-care> (2011) - accessed March 2016

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10. Assessment of any Legal or Planning Considerations and Quality Standards

10.1 In considering relocation as an option for tenants, any new site identified is most likely to be acceptable to both the local planning authority and the Secretary of State where the following factors have been demonstrated:

- That the new site is comparable in terms of size, accessibility and convenience to the old site
- That the new site has a soil quality and condition comparable or superior to that of the existing allotments
- That the new site is ideally within $\frac{3}{4}$ of a mile of the existing site

10.2 *Secretary of State Consent*

Section 8 of the Allotments Act 1925 requires Secretary of State consent to be obtained before allotment land can be disposed of (either through sale or other means). Although the land at Stranton was purchased in the early 1900s for the purpose of a cemetery; the fact that it has been used for at least the past 50 years as allotments creates an “established use”. This means that this site must be treated in the same manner as statutory land.

The Secretary of State has published guidance for local authorities considering disposing of allotment land. This lays out the mandatory criteria which must be met before a site can be considered for disposal:

1. The Secretary of State is satisfied that adequate provision will be made for allotment holders displaced by the action of the local authority; or
2. The Secretary of State is satisfied that such provision is unnecessary; or
3. The Secretary of State is satisfied that such provision is not reasonably practicable.

10.3 *Statutory Termination and Compensation*

Statutory termination is covered by, Section 1(1)(a) of the Allotments Act 1922 as amended by Section 1 of the Allotments Act 1950. This gives the plot holder 12 months notice of termination. However, this Statutory notice cannot be served so as to terminate later than 6th April in any given year; nor earlier than 29th September in any given year. It is anticipated that the notice to quit will be issued to the affected tenants by end of March 2017 and will be a notice period of one year ending 31st March 2018.

Compensation arrangements in relation to statutory termination of tenancy are governed by the Allotments Act (1950), which provides that following a notice to quit a tenant is entitled to compensation for:

- Growing crops

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- Manure

Whilst the tenant is not entitled to compensation for any improvements made, disturbance may be recoverable which is equal to one years rent at the current rate payable. The Council as Landlord could also offset any deterioration of land caused by the tenant not maintaining the land in a good cultivated and fertile state.

10.4 *Planning Considerations*

The Local Government Association 'Growing in the Community Guidance' highlights the importance of ensuring provision of land for allotments or community gardens against a background of increasing residential densities, particularly on new-build estates. The report also suggests that planning permission can be made conditional upon the provision of space for allotments via a Requirement of Sale Agreement and/or under Section 106 agreements, provided there is no alternative provision in the locality.

In the context of Hartlepool Borough Council, there is no specific policy that requires developers to provide allotments; rather it is something the Council encourages developers to consider. If money is secured via a Section 106 legal agreement for green infrastructure then that money can be directed towards new allotments provision and/or maintenance of existing allotments.

The Local Plan safeguards land across the borough for purposes relating to green uses, such as play fields, green corridors, strategic wedges etc. Proposals for allotments would generally be welcomed in these existing green areas and therefore it is considered that there is ample land within the borough to provide future allotments.

Should allotments be proposed within predominantly residential areas then such proposals are likely to be viewed as positive providing that parking and servicing could be achieved.

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11. Undertake an Assessment of Budget and Financial Considerations associated with all Finance Options Identified

11.1 *Funding*

Revenue funding in relation to the day to day maintenance of allotments is generated by rents from allotment plots with any shortfall currently being met by Council funding. The Council also used prudential borrowing in 2012 to develop a capital works fund of £500k, of which an estimated £300k remains.

11.2 *Financial implications*

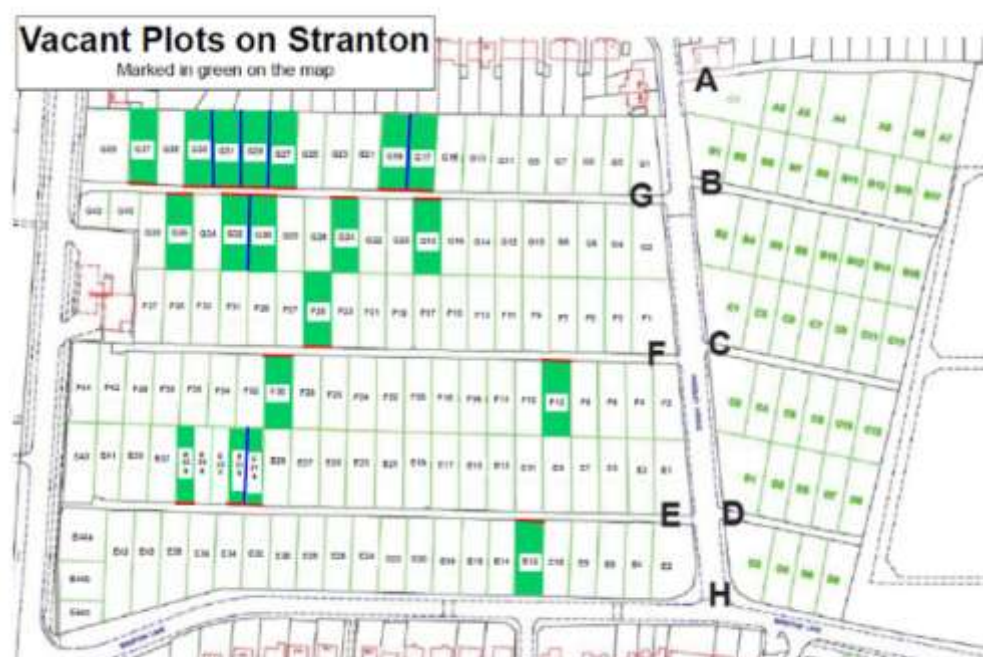
It is recognised that there will be budget and financial implications relating to the improvement of existing sites and creation of new sites and the various options that could be explored in relation to this. Without further exploration it is not possible to quantify these. However the following considerations will need to be included in the assessment of costs to support the resettlement of Stranton tenants who will be displaced by the Stranton Cemetery expansion:

- Improvement works to bring the alternative plots up to standard (including some or all of the following):
 - Removal of overgrowth including weeds, brambles, self-seeded shrubs and abandoned crops planted by the previous occupant
 - Removal of any dumped rubbish or fly tipping
 - Removal of any previous structures that cannot be reused
 - Replacement of fencing on one or more sides of the plot, potentially including a new gate
 - Provision of new fencing and gates to subdivide large plots
 - Work to improve drainage
 - The breaking up of compacted soil by, for example, rotavation.
 - The provision of top soil for those plots which have been previously “scraped” (formerly the method of clearing an overgrown/fly tipped plot was to scrape the surface off with a JCB however this top soil was often not replaced leaving the plot unable to be cultivated)
 - The removal and replacement of any contaminated soil
- Assistance with transportation of or replacement of existing structures eg sheds.
- Compensation requirements as laid out in the Allotments Act (1950)

The plan below shows fences likely to require replacement. Red indicates a lane fence which would be close spaced wooden boards to a height of 2m. Blue indicates an internal division fence which would be 1.5m posts and two strands of plain wire. It is anticipated that where a vacant plot borders an

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occupied plot the division fence will not require replacement. The external perimeter fences appear sound but further investigation may be required to confirm



During the consultation process tenants were asked to give details of sheds, etc. that they would like assistance with moving. The following range of answers was given. It should be noted however that many of these sheds will not be in good enough condition to move safely, and that several items listed do not meet current rules on acceptable structures. It may, therefore be more cost effective to offer tenants one new shed each and anything else they want moved they need to make their own arrangements.

Wooden sheds (various sizes up to 560 ft ²)	Plant frames	Cold frames
Raised beds	Rain shelter	Compost bays
Paving slab paths	Wildlife pond in a bath	Manure bays
Pigeon lofts (various sizes up to 256 ft ²)	Metal security containers (various sizes up to 120 ft ²)	Lean-to greenhouse
Poly tunnels (various sizes up to 240 ft ²)	Metal sheds	Decking
Greenhouse (both wooden and aluminium various sizes up to 150 ft ²)	Chicken coops (various sizes up to 60 ft ²)	Netted tunnel 6ftx8ft
Chicken pens 360 ft ²	Combined shed/greenhouse	

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The final contents of a resettlement package will need to be agreed in light of the Councils statutory obligations. However the following estimates have been calculated to give some indication of the budget that could be required to support the resettlement of Stranton tenants:

Activity	Average unit cost (£s)	Total estimated cost (£s)
Clearance of fly tipped waste, brambles/weeds/previous crops	1,500 per plot X 14 (estimated number that would need clearing)	21,000
New fencing (inc new gate)	82 per metre for close spaced boards on lane fences (indicated red on plan below) 350 per plot post and wire for internal fences (indicated blue on plan)	20,605
Provision of replacement top soil	33 per tonne 1m ³ = approx 1.5 tonnes Average plot would require 383 tonnes to replace top soil	12,600
Provision of replacement shed (as alternative to moving existing shed)*	6ftx4ft economy shed x 33	8,200
Provision and citing of other structures such as replacement greenhouse		12,000
Compensation for crops and manure /those opting out of resettlement to another allotment.	£150 per allotment holder	£6,450
Total		£80, 855

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12. Consultation with allotment holders who will be displaced as a result of the Stranton Cemetery Extension

12.1 Local Government Association Growing in the Community Guidance (2006) sets out the following best practice advice for meeting tenant's expectations with regard to moving to a new allotment site:

- That any offers of replacement sites, facilities and compensation should be stated clearly in a document sent to the association and its members (*Note:* not all tenants are members of an association)
- Consultations should be carried out with the stakeholders affected by the move and this process should not be drawn out
- Compensation should be fair and should recognise that it can take many years to turn a plot into a desired state of cultivation
- That any improvements made to the existing site by the association or by ploholders (particularly those that have been encouraged by the local authority) are recognised and adequate replacement provision for these is made on the new site

12.2 Specific consultation has been carried out with tenants affected by the cemetery extension to establish their preferred options for relocation. This took place during May 2016. There are 52 affected plots but some of these are vacant so there are 43 affected tenants. Of these 37 took part in the consultation, either by attending the consultation event on 18th May, by coming in for an interview, or by completing a questionnaire sent through the post. Those tenants who did not take part were sent a letter inviting them to submit their views by the closing date of the 27th May or it would be assumed they no longer wished to continue with their tenancy and they would be removed from the process.

12.3 From the 37 respondents; 17 expressed a wish to leave the Stranton site with the remaining 20 wishing to stay. Tenants were asked to identify their top 3 preferences for an alternative plot. It was anticipated that some plots would be more popular than others and there would be instances where more than one person wanted the same plot(s), therefore a scoring matrix was developed as being the fairest way of allocating plots in the event of more than one person wanting the same one.

Criteria	Scoring
Length of time been a tenant	Score 1 point for each year
Condition of plot and history of standard of cultivation 2010-16	5 point for every year scored green 0 points for every year scored amber -5 point for every year scored red
Any warnings issued 2012-15	-5 points for every warning

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- 12.4 Other factors to be taken into account when making decisions on final relocation options include:
- Does the tenant have any registered animals/hazards to be moved and is their preferred plot suitable for these e.g. size of plot, proximity to housing, access, etc.?
 - Does the tenant have any special access or other requirements that should be taken into account e.g. mobility problems?
 - Does the tenant have pigeons or cultivate mainly raised beds that would lend themselves to a plot less suited to full cultivation?
 - What size plot are they on? Would they like one the same size or smaller/larger?
- 12.5 For the “tenancy” score in the matrix system, the earliest date in our records that each person is documented as holding a tenancy has been taken as the start date for each tenant. This means that those who have held tenancies prior to moving to Stranton should not be penalised in comparison to those who have been on the same plot for a long time.
- 12.6 For the “cultivation” score, the original plan had been to assess for each year from 2010-2016 inclusive, however, almost half of the tenants have only been with us since 2013 (16 out of 37 respondents) and almost half of tenants scored maximum cultivation points for the period 2013-15 (16 out of 37). Standards of cultivation were high for the majority of tenants. Where tenants did not score full marks for cultivation this was almost always due to the fact that they have only had one or two inspections.
- 12.7 The small number who have not maintained a good standard of cultivation have scored few points anyway. Only 4 tenants had had warnings issued. Therefore, going further back in time would only increase the number of points the longer-serving tenants scored (which has already been included in the tenancy score) whilst not affecting the ranking of scores.
- 12.8 The most popular plot was E12, most likely due to its location near the main entrance. A number of tenants put E12 only and no other preferences on their sheet, others put E12 or “any plot on E lane”. Where no other preference has been expressed or other preferred plots have been allocated to tenants with a higher score, these have been collated into a reserve list for plots that become vacant on E lane in the future.
- 12.9 Plots G17, G18 and G19 have also been very popular, with nearly all tenants who identified these plots putting some combination of the 3 plots as their 3 preferences. This means there are several people who do not score highly enough to get one of these plots but as we have not asked for a fourth preference they have been combined into a reserve list. These tenants will be contacted again to advise them of this fact and to request further alternative options from them.

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- 12.10 Fifteen tenants expressed a preference to move to an alternative site. Reason's given included having moved house and not wanting to go through further relocations in the future when the next cemetery expansion is due. Where plots are available on these sites they could be offered straight away, and where there are currently no plots available the tenant will be placed at the top of the waiting list.

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13. Production of timeline, including transitional arrangements

- 13.1 The land is required for burials from 2020, therefore in order to allow time for the land to lie fallow for the requisite 2-3 years before the land can be used for burial purposes the following timeline is proposed.

Activity	Timescale
Write out to tenants that have only expressed one or two preferences to request more options to enable suitable plots to be found for them	July 2016
Application to Secretary of State for consent to dispose of Stranton allotment land along with plans for the resettlement of tenants	July 2016
Following response from Secretary of State write formally to tenants informing which plots they have been allocated and inviting tenants to indicate when they would wish to relocate.	August 2016
Survey of resettlement plots to identify works required to bring up to standard	July/ August 2016
Agree with individual tenants the estimated date of relocation (it is acknowledged that some tenants may wish to move straightaway whilst others will wish to take more time).	From August/ September 2016
Begin works to improve resettlement plots, install fencing etc	September/ October 2016 through winter months
Commence the resettlement programme (Assuming some tenants will wish to relocate as soon as possible).	September/ October 2016
Formal notice to quit given to remaining affected tenants for old plots along with new tenancy agreements for their new plots	March 2017
Process of moving crops and belongings continues	Throughout 2017
Notice to quit on old plots expires. Process of moving crops and belongings completed.	31 st March 2018
Final removal of any reusable structures etc belonging to the allotment service from the site.	March 2018
Site handed over to cemeteries team to begin clearing site.	March 2018
Two years fallow completed, site ready for	2020

APPENDIX A

burials.	
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NEIGHBOURHOOD SERVICES COMMITTEE

26TH July 2016



Report of: Director of Regeneration and Neighbourhoods

Subject: **PERFORMANCE REPORTING 2016/17**

1. TYPE OF DECISION/APPLICABLE CATEGORY

1.1 Non-Key Decision.

2. PURPOSE OF REPORT

2.1 To update Neighbourhood Services Policy Committee on the new style of performance reports, commencing at quarter 1 2016/17, and to identify the priority areas the committee would like to receive updates on during the quarterly reporting cycle.

3. BACKGROUND

- 3.1 Previously, progress on the actions, Performance Indicators (PIs) and risks that make up the Council Plan has been reported quarterly to CMT and Finance & Policy Committee. These lengthy reports focused on reporting by exception and highlighting actions and PIs that were not on track or had missed deadlines or targets. They included risks where ratings had changed and requests for the addition/amendment/removal of actions, PIs and risks. There was also a section for Departments to highlight any issues they were facing and achievements that they had made. In addition there have been a series of other update reports provided to individual committees at different stages of the year outside this approach to corporate performance reporting.
- 3.2 The style of performance reports had remained largely unchanged for a number of years which in part prompted us to review our approach. In March, Policy Chairs agreed a new format and style to performance reporting which aims to be more engaging for elected members, and to reduce the number of lengthy quarterly reports to Policy Committees on individual service areas.

4. PROPOSAL

- 4.1 Finance and Policy Committee will remain responsible for the Council Plan but in order to ensure that Members of all Policy Committees are better informed of progress they will each receive a report on their specific area. From the end of quarter 1 each Policy Committee will receive the new style of quarterly performance report which will include an overview of performance on those areas within the Council Plan that are relevant to the Committee. In addition the report will also include a brief update on one specific project or activity relevant to that Committee.
- 4.2 In order to ensure that those projects or activities that are important to the Committee are included it was agreed that each Committee would identify 4 areas at the beginning of the financial year to be included in their quarterly performance reports (one topic per quarter).
- 4.3 Suggested topics from the Department's are:
1. Enforcement
 2. Waste & Recycling
 3. Highways and Transportation
 4. Allotments
- 4.4 The Committee is requested to agree the four 4 topics and to identify the quarter in which these are to be reported in.

5. RISK IMPLICATIONS

- 5.1 There are no risk implications.

6. FINANCIAL CONSIDERATIONS

- 6.1 In considering the issues outlined in this report Members are reminded that significant additional Government Grant cuts will be made over the period 2017/18 to 2019/20. An update of the Medium Term Financial Strategy was submitted to the Finance and Policy Committee on 20th June 2016 and informed Members that the Council faces a budget deficit of £12.7 million over the next three years. This equates to a reduction from the 2016/17 budget of 15% and assumes annual Council Tax increases will be implemented in line with Government Council Tax policy, including the 2% Social Care precept, and Council Tax growth forecasts will be achieved. Achieving this level of reduction will be extremely challenging and detailed proposals for achieving saving of approximately £4 million per year for the next three years will be reported to future policy committees. Any additional budget pressures will increase the level of budget cuts which will need to be made and will need to be referred to the Finance and Policy Committee for consideration.

7. LEGAL CONSIDERATIONS

7.1 There are no legal implications.

8. CHILD AND FAMILY POVERTY CONSIDERATIONS

8.1 There are no child and family poverty implications.

9. EQUALITY AND DIVERSITY CONSIDERATIONS

9.1 There are no equality and diversity implications.

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

10.1 There are no Section 17 considerations attached to this report.

11. STAFF CONSIDERATIONS

11.1 There are no staff implications.

12. ASSET MANAGEMENT CONSIDERATIONS

12.1 There are no asset management implications.

13. RECOMMENDATIONS

13.1 That the Policy Committee confirm the 4 topics that will be included within the Council Plan performance reporting for 2016/17.

14. REASONS FOR RECOMMENDATIONS

14.1 To allow officers to prepare for performance reporting arrangements for the 2016/17 Council Plan.

15. BACKGROUND PAPERS

15.1 There were no background papers used in the preparation of the report.

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NEIGHBOURHOOD SERVICES COMMITTEE

26th July 2016



Report of: Director (Regeneration and Neighbourhoods)

Subject: HASWELL AVENUE TRAFFIC REGULATION
ORDER OBJECTION

1. TYPE OF DECISION/APPLICABLE CATEGORY

1.1 Non Key.

2. PURPOSE OF REPORT

2.1 To report an objection received for proposed double yellow lines on Haswell Avenue, and seek approval for a way forward.

3. BACKGROUND

3.1 Complaints have been received via Ward Councillors regarding cars parking on Haswell Avenue close to the junctions of St. Joans Grove and St.Margarets Grove. This is making it difficult for vehicles accessing and egressing the Groves, particularly larger vehicles such as refuse wagons.

4. PROPOSALS

4.1 The proposals comprise of double yellow lines around the 4 corners of St.Joans Grove and St Margaret's Grove, to improve visibility for emerging vehicles whilst also allowing space for vehicles to pull in and enable oncoming traffic to pass.

5. CONSULTATION

5.1 Notices were posted on lamp posts in the vicinity of the proposed restrictions.

- 5.2 As a result, one objection was received from the resident who lives opposite the proposed restrictions for St Margaret's Grove. The restrictions are not located directly outside the complainant's property, (see **Appendix 1**). The main reasons stated in the objection are that Haswell Avenue is already congested and that it is difficult to find a parking space, however vehicles parking right on the junctions would cause a visibility hazard and increase the risk to road safety.

6. RISK IMPLICATIONS

- 6.1 There are no risk implications attached to this report.

7. FINANCIAL CONSIDERATIONS

- 7.1 The scheme would be estimated to cost approximately £200.

8. LEGAL CONSIDERATIONS

- 8.1 Should the scheme be approved, the traffic regulation order will be confirmed by the Council's Legal Section.

9. CHILD AND FAMILY POVERTY

- 9.1 There are no child and family poverty implications attached to this report.

10. EQUALITY AND DIVERSITY CONSIDERATIONS

- 10.1 There are no equality and diversity considerations attached to this report.

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

- 11.1 There are no Section 17 considerations attached to this report.

12. STAFF CONSIDERATIONS

- 12.1 There are no staff considerations attached to this report.

13. ASSET MANAGEMENT CONSIDERATIONS

- 13.1 There are no asset management considerations attached to this report.

14. RECOMMENDATIONS

- 14.1 The Neighbourhood Services Committee approves the proposed traffic regulation order.

15. REASONS FOR RECOMMENDATIONS

- 15.1 The scheme would improve road safety ease access to St. Margaret's and St.Joan's Grove.

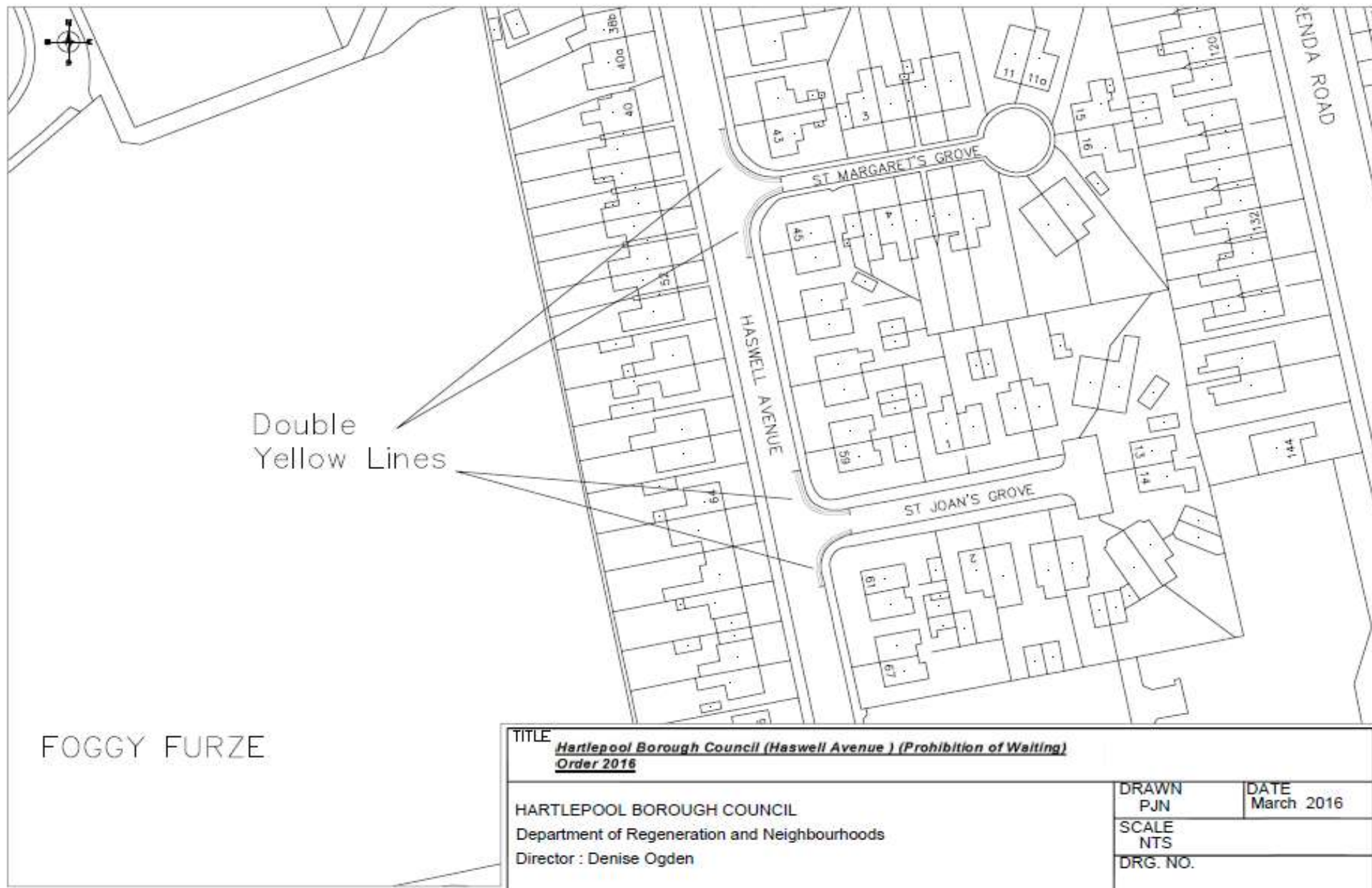
16. BACKGROUND PAPERS

- 16.1 There are no background papers in relation to this report.

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NEIGHBOURHOOD SERVICES COMMITTEE

26th July 2016



Report of: Director of Regeneration and Neighbourhoods

Subject: RESPECT YOUR NEIGHBOURHOOD CAMPAIGN

1. TYPE OF DECISION/APPLICABLE CATEGORY

1.1 Non-key.

2. PURPOSE OF REPORT

2.1 To consider a referral from the Safer Hartlepool Partnership to investigate the potential increase of Neighbourhood Action Days from one Neighbourhood Action Day to two per month.

3. BACKGROUND

- 3.1 The 'Respect Your Neighbourhood' campaign was introduced in February 2013 to tackle environmental crime following both Neighbourhood Services Committee approval, and the agreed support of the Safer Hartlepool Partnership. One of the key elements of the campaign is a multi-agency 'Day of Action' organised by the Council which is primarily enforcement orientated, but also includes measures to improve neighbourhood safety and resolve quality of life issues.
- 3.2 As originally agreed by the Councils Neighbourhood Services Committee, Neighbourhood Action Days are underpinned by a problem solving approach involving the analysis of community concerns, visual audits, and partnership data. It operates on one day per month, with all eleven wards within Hartlepool benefiting from the initiative on a rotational basis.
- 3.3 A report to the Councils Neighbourhood Services Committee in January, outlined progress to date on Neighbourhood Action Days, and included a proposal that an annual schedule of Neighbourhood Action Days be agreed at the beginning of each year by the Neighbourhood Services Committee on the basis of Neighbourhood Action Days taking place one day per month, with April remaining fallow due to Purdah.

- 3.4 This proposal was approved by the Neighbourhood Services Committee, and, was subsequently presented to the Safer Hartlepool Partnership in June. However, given the success and support for Neighbourhood Action Days the Safer Hartlepool Partnership requested that the Neighbourhood Services Committee investigate the feasibility of increasing the number of Neighbourhood Action Days from one to two per month.

4. PROPOSALS

- 4.1 The report to the Neighbourhood Services Committee in January outlined some of the key issues involved in co-ordinating Neighbourhood Action Days, including the intensive support provided by the Community Safety and Engagement Team in co-ordinating Neighbourhood Action Day activity, and the strengths and weaknesses of the adopted approach.
- 4.2 The crucial role played by Ward Councillors, residents, and the Councils press Office in planning and publicising Neighbourhood Action Days was also documented, alongside the participation of partner agencies in delivering Neighbourhood Action Days. However the report also highlighted that not all partners have been able to participate fully in Neighbourhood Action Days due to other last minute demands on their service. Extending Neighbourhood Action Days to two could therefore potentially result in a dilution and loss of impact in relation to the campaign.
- 4.3 In January the Councils Environmental Enforcement and Car Parking Enforcement Service were also merged to create a generic team of Enforcement Officers with the ability to respond to both car parking and wider environmental issues on a daily basis, and as requested by the Chair of the Neighbourhood Services Committee a report will be presented to the Committee in the forthcoming months that will outline the different components of the enforcement service, the current operational approach in relation to the service as a whole, how it supports other Council functions, and how this service is currently performing.
- 4.5 It is therefore proposed that any decision in relation to changing the current approach and programme of Neighbourhood Action Days is deferred to a later date to enable the Committee to consider Neighbourhood Action Days within the broader context of what the enforcement service is currently delivering as a whole, what the service is attempting to achieve, and current service performance levels.

5. RISK IMPLICATIONS

- 5.1 Increasing the number of Neighbourhood Action Days from one to two per month could potentially result in a dilution or loss of impact in relation to the Respect Your Neighbourhood Campaign and the effectiveness of the enforcement service as a whole.
- 5.2 In order to mitigate this risk the proposal outlined in section 3 of this report would enable the Neighbourhood Services Committee to give careful consideration to the potential impact of increasing the number of Neighbourhood Action Days on overall service delivery.

6. FINANCIAL CONSIDERATIONS

- 6.1 There are no financial considerations associated with the proposals outlined in section 3 of this report.

7. LEGAL CONSIDERATIONS

- 7.1 There are no legal considerations associated with the proposals outlined in section 3 of this report.

8. CHILD AND FAMILY POVERTY

- 8.1 There are no child poverty considerations associated with the proposals outlined in section 3 of this report.

9. EQUALITY AND DIVERSITY CONSIDERATIONS

- 9.1 There are no equality and diversity considerations associated with the proposals outlined in section 3 of this report.

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

- 10.1 There are no section 17 considerations associated with the proposals outlined in section 3 of this report.

11. STAFF CONSIDERATIONS

- 11.1 There are no staffing implications associated with the proposals outlined in section 3 of this report.

12. ASSET MANAGEMENT CONSIDERATIONS

- 12.1 There are no asset management considerations associated with this report.

13. RECOMMENDATIONS

- 13.1 It is recommended that the Neighbourhood Services Committee notes the support of the Safer Hartlepool Partnership in delivering Neighbourhood Action Days.
- 13.2 For the reasons outlined in Section 3 of this report it is recommended that the Committee defers any decision on the proposal to increase the number of Neighbourhood Action Days until it is provided with a full account of the environmental enforcement service, its components, and performance.
- 13.3 That the request from the Safer Hartlepool Partnership to increase the number of monthly Neighbourhood Action Days is given full consideration when the Neighbourhood Services Committee considers the environmental enforcement report at their September meeting.

14. REASONS FOR RECOMMENDATIONS

- 14.1 Neighbourhood Action Days are an important element of the Respect Your Neighbourhood Campaign. Increasing the number of Neighbourhood Action Days from one to two per month could potentially result in a dilution or loss of impact in relation to the Respect Your Neighbourhood Campaign itself, and overall impact on service delivery.

15. BACKGROUND PAPERS

- 15.1 Respect Your Neighbourhood Campaign Update Neighbourhood Services Committee January 2016

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NEIGHBOURHOOD SERVICES COMMITTEE

26th July 2016



Report of: Director of Regeneration and Neighbourhoods

Subject: **WELLDECK ROAD TRAFFIC REGULATION
ORDER OBJECTIONS**

1. TYPE OF DECISION/APPLICABLE CATEGORY

1.1 Non-Key.

2. PURPOSE OF REPORT

2.1 To report two objections and a petition received to proposed double yellow lines on Weldeck Road, and seek approval for a way forward.

3. BACKGROUND

3.1 School time parking issues in the area around Sacred Heart School have caused difficulties for a number of years. Parked cars on both sides of the surrounding roads can make it difficult for vehicles to pass oncoming traffic, and cause congestion at school start and finish times.

3.2 This was eased last year with the introduction of the bus network improvement scheme on Hart Lane, which saw parking provision to the rear for north side residents, enabling yellow lines to be placed on Hart Lane itself. Problems however have continued on Weldeck Road, and the local residents' group (Hartwell Residents' Association) have campaigned for a solution to the issue.

4. PROPOSALS

4.1 Following discussions with the residents' group, and site visits to assess the extent of the problem, short section of double yellow lines were proposed to provide 'passing places' where vehicles would be able to pull in amongst the parked cars and allow oncoming traffic to pass. **See Appendix 1.**

- 4.2 The proposals comprise double yellow lines around the 4 corners of Stephen Street and Suggitt Street, to improve visibility for emerging vehicles whilst also allowing space for vehicles to pull in and enable oncoming traffic to pass.
- 4.3 Similarly, lines are proposed for the west side of Weldeck Road to cover the back street entrance and the side of the garages, again to provide space for vehicles to allow others to pass.
- 4.4 The lines intentionally do not cover the area in front of any properties on the west side, and similarly the lines around the corner properties on the opposite side of the road cover the front of the houses to improve visibility, but don't extend into the side streets, so residents are still able to park outside of their own houses. It is fully accepted that in terraced streets people need to be able to park outside of their homes wherever possible.

5. CONSULTATION

- 5.1 Residents directly affected have been notified, with notices of the traffic regulation order being posted to each house. Notices were also posted on the alleygates and lamp posts in the immediate area.
- 5.2 As a result, two objections were received. The objections stated the lines were not necessary, there was a lack of consultation and that there would be a lack of enforcement. In addition one of the objectors has a disabled mother with limited mobility. Whilst this is appreciated, the yellow lines would not prevent vehicles parking to pick up and drop off or blue badge holder parking for up to three hours.
- 5.3 At lunch time on the day of the June Committee meeting, a petition was received, containing 27 names, objecting to the proposed yellow lines. To enable the validity of the petition to be verified the matter was deferred until the July meeting. The petition has now been checked, and verified as being genuine.

6. RISK IMPLICATIONS

- 6.1 There are no risk implications attached to this report.

7. FINANCIAL CONSIDERATIONS

- 7.1 The scheme would be estimated to cost approximately £200 and will be met from existing budgets.
- 7.2 In considering the issues outlined in this report Members are reminded that significant additional Government Grant cuts will be made over the period 2017/18 to 2019/20. An update of the Medium Term Financial Strategy was

submitted to the Finance and Policy Committee on 20th June 2016 and informed Members that the Council faces a budget deficit of £12.7 million over the next three years. This equates to a reduction from the 2016/17 budget of 15% and assumes annual Council Tax increases will be implemented in line with Government Council Tax policy, including the 2% Social Care precept, and Council Tax growth forecasts will be achieved. Achieving this level of reduction will be extremely challenging and detailed proposals for achieving saving of approximately £4 million per year for the next three years will be reported to future policy committees. Any additional budget pressures will increase the level of budget cuts which will need to be made and will need to be referred to the Finance and Policy Committee for consideration.

8. LEGAL CONSIDERATIONS

- 8.1 Should the scheme be approved, the Traffic Regulation Order will be confirmed by the Council's Legal Services Section.

9. CHILD AND FAMILY POVERTY

- 9.1 There are no child and family poverty implications attached to this report.

10. EQUALITY AND DIVERSITY CONSIDERATIONS

- 10.1 There are no equality and diversity considerations attached to this report.

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

- 11.1 There are no Section 17 considerations attached to this report.

12. STAFF CONSIDERATIONS

- 12.1 There are no staff considerations attached to this report.

13. ASSET MANAGEMENT CONSIDERATIONS

- 13.1 There are no asset management considerations attached to this report.

14. RECOMMENDATIONS

- 14.1 The Neighbourhood Services Committee approves the proposed traffic regulation order.

15. REASONS FOR RECOMMENDATIONS

- 15.1 The scheme would improve road safety and reduce school time congestion in the area.

16. BACKGROUND PAPERS

- 16.1 Petition details, received 21st June, 2016.

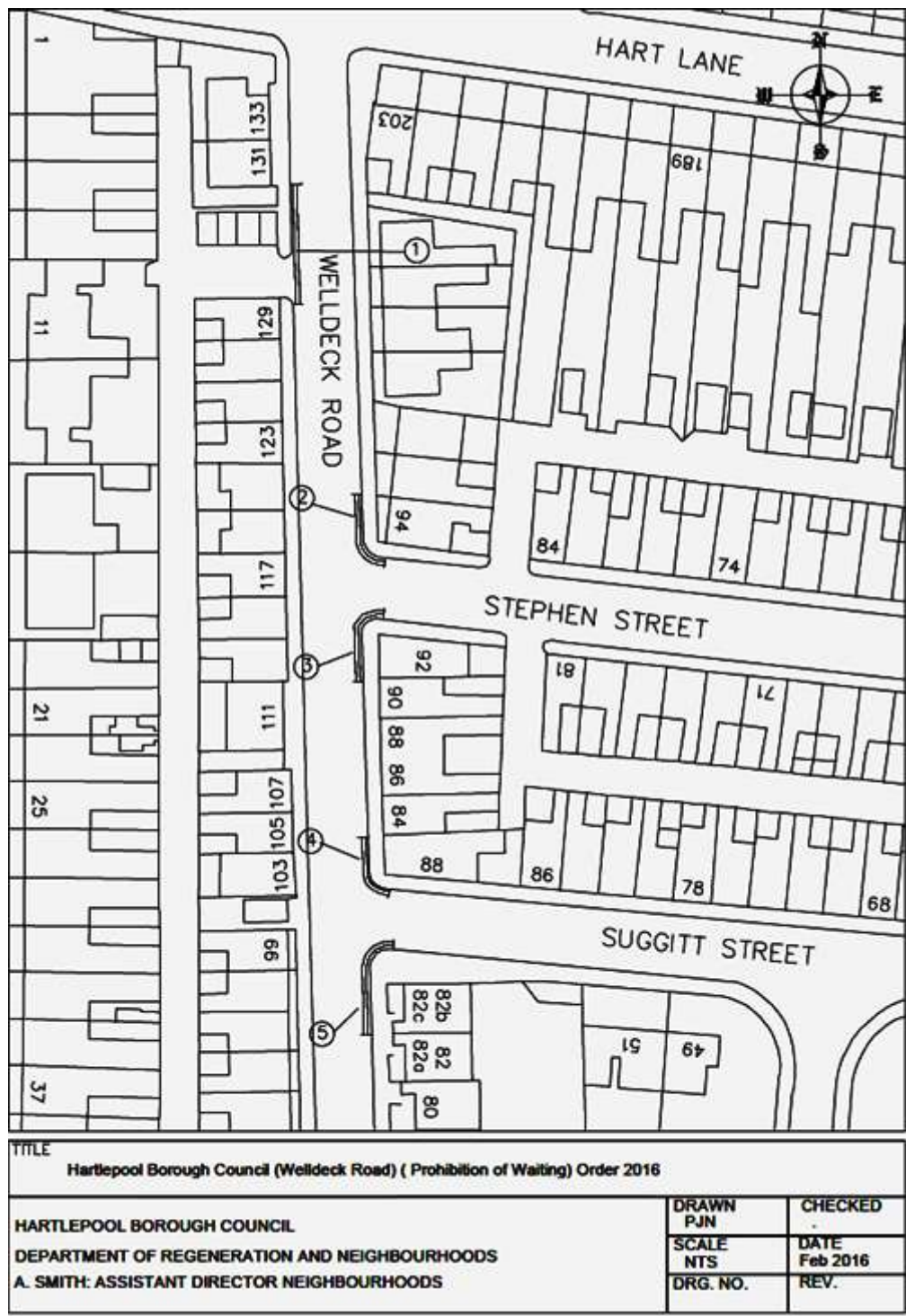
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APPENDIX 1



NEIGHBOURHOOD SERVICES COMMITTEE

26th July 2016



Report of: Director of Regeneration and Neighbourhoods

Subject: VISITOR SIGNAGE AT STRANTON CEMETERY

1. TYPE OF DECISION/APPLICABLE CATEGORY

1.1 Non-key decision.

2. PURPOSE OF REPORT

2.1 To provide details of replacement visitor signage at Stranton Cemetery.

3. BACKGROUND

3.1 The signage on both approaches to the Cemetery, Tanfield Road entrance and Brierton Lane entrance is in need of refreshment. It is an opportune time to review the messages and associated content the service wants to convey to the visiting public via these multi-message boards.

4. PROPOSALS

4.1. The proposed messages and associated wording are as follows, they will be accompanied by appropriate standard pictorial symbols:

Welcome to Stranton Cemetery

*We thank you for respecting the sensitive nature of this important area.
Whilst visiting the site please help us in caring for it by observing:*

- *Pedestrians have priority.*
- *Help keep everyone safe by obeying the speed limit: 5mph.*
- *Keep dogs on leads and help us champion responsible dog ownership by cleaning up after them.*
- *Lock cars and keep any valuables safe. This is a public space.'*

- 4.2. The proposal signage has a revised advisory speed limit of 5mph down from the current advertised 10mph. It is felt that this advisory limit is appropriate given the pedestrian priority the site has, and its increasing visitor numbers. This will not hinder the legitimate use of the site by funeral corteges.

5. RISK IMPLICATIONS

- 5.1 There are no risk implications attached to this report

6. FINANCIAL CONSIDERATIONS

- 6.1 The replacement signs would be funded from the services ongoing revenue budget.

7. LEGAL CONSIDERATIONS

- 7.1 There are no legal considerations attached to this report

8. CHILD AND FAMILY POVERTY

- 8.1 There are no child and family poverty implications relating to this report

9. EQUALITY AND DIVERSITY CONSIDERATIONS

- 9.1 There are no equality and diversity considerations relating to this report.

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

- 10.1 There are no Section 17 considerations attached to this report.

11. STAFF CONSIDERATIONS

- 11.1 There are no staff considerations attached to this report.

12. ASSET MANAGEMENT CONSIDERATIONS

- 12.1 There are no asset management considerations attached to this report.

13. RECOMMENDATIONS

- 13.1 Make and install signs to replace existing life expired signage as identified in Section 4 of the report.

14. REASONS FOR RECOMMENDATIONS

- 14.1 Signage is life expired and in need of a refresh given the desire to lower the advisory speed limit from 10mph to 5mph.

15. BACKGROUND PAPERS

- 15.1 None.

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