

PLANNING COMMITTEE AGENDA



Wednesday 21 September 2016

at 10.00 am

in the Council Chamber,
Civic Centre, Hartlepool.

MEMBERS OF PLANNING COMMITTEE:

Councillors S Akers-Belcher, Barclay, Belcher, Black, Cook, James, Lawton, Loynes, Martin-Wells, Morris and Robinson.

1. APOLOGIES FOR ABSENCE

2. TO RECEIVE ANY DECLARATIONS OF INTEREST BY MEMBERS

3. MINUTES

3.1 To confirm the minutes of the meeting held on 24 August 2016

4. ITEMS REQUIRING DECISION

4.1 Planning Applications – *Director of Regeneration and Neighbourhoods*

1. H/2016/0224 The Schooner, Warrior Drive (page 1)
2. H/2016/0258 9 Hardwick Court (page 21)
3. H/2016/0289 6 Palace Row, Hart (page 29)
4. H/2016/0285 6 Chaffinch Close (page 41)



5. ITEMS FOR INFORMATION

- 5.1 Update on current complaints – *Director of Regeneration and Neighbourhoods*
- 5.2 Neighbourhood Planning (Hartlepool Rural Neighbourhood Plan 2016-2031) – *Director of Regeneration and Neighbourhoods*

6. ANY OTHER BUSINESS WHICH THE CHAIR CONSIDERS URGENT

7. FOR INFORMATION

Site Visits – Any site visits requested by the Committee at this meeting will take place on the morning of the next scheduled meeting.

The next scheduled meeting of the Committee will take place on 19 October, 2016 commencing at 10.00 am in the Civic Centre, Hartlepool.



PLANNING COMMITTEE

MINUTES AND DECISION RECORD

24th August 2016

The meeting commenced at 10.00am in the Civic Centre, Hartlepool

Present:

Councillor: Stephen Akers-Belcher (In the Chair)

Councillors: Allan Barclay, Sandra Belcher, Rob Cook, Trisha Lawton, Brenda Loynes, Ray Martin-Wells, George Morris and Jean Robinson

In accordance with Council Procedure Rule 4.2 Councillor Carl Richardson was in attendance as substitute for Councillor Marjorie James

Officers: Peter Devlin, Chief Solicitor
Jim Ferguson, Planning Team Leader (DC)
Mike Blair, Technical Services Manager
Adrian Hurst, Environmental Health Manager (Environmental Protection)
Garry Hutchison, Building Control Manager
Sarah Scarr, Heritage and Countryside Manager
Sylvia Pinkney, Head of Public Protection
Matthew King, Planning Policy Team Leader
Helen Heward, Senior Planning Officer
Graham Megson, Ecologist
Scott Parkes, Engineer
Jo Stubbs, Democratic Services Officer

28. Apologies for Absence

Apologies were submitted by Councillors James Black and Marjorie James.

29. Declarations of interest by members

Councillor Ray Martin-Wells declared a personal non-prejudicial interest in planning application H/2016/0261 (32 The Front)

30. Confirmation of the minutes of the meeting held on 27th July 2016

Minutes approved

31. Planning Applications (*Director of Regeneration and Neighbourhoods*)

Number: H/2015/0383

Applicant: Mr Colin Sawtell Elim Living Waters Whitby Street
HARTLEPOOL

Agent: SJR Architectural & Interior Designers Mr David Johnson
Suite 104 The Innovation Centre HARTLEPOOL

Date received: 20/05/2016

Development: Retrospective application for change of use of former place of worship to a rehabilitation centre for drug and alcohol dependants and internal alterations.

Location: 14 - 16 Whitby Street HARTLEPOOL

This item had previously been deferred owing to concerns around fire safety. The Planning Team Leader advised that these concerns had subsequently been addressed. A minor amendment to the layout plans required an amendment to the conditioned plans.

Colin Sawtell, the applicant, was present and addressed the committee. He explained that the centre was originally intended to be a homeless shelter however as large numbers affected by drug and alcohol started to arrive he felt unable to turn them away. Large numbers of people were being brought by the police and social services from all over the country although the vast majority of them were local. Mr Sawtell confirmed that should members grant this application they would apply to register with the CQC.

Members approved the application by a majority.

Decision: **Planning Permission Approved**

CONDITIONS AND REASONS

1. The development hereby permitted shall be carried out in accordance with the plans (Location Plan, Drawing No 03 REV A Proposed Basement & Ground Floor Plans) and details which had been received by the Local Planning Authority at the time the application was made valid on 20/05/2016 and the amended plan (Drawing No 04 REV B Proposed First & Second Floor Plans) received by the Local Planning Authority on 18/08/2016.
For the avoidance of doubt.
2. The premises shall be used as a rehabilitation centre for drug and alcohol dependents and for no other purpose including any other purpose in Class C2 of the Schedule to the Town and Country Planning

(Use Classes) Order 1987 or in any provision equivalent to that Class in any statutory instrument revoking or re-enacting that Order with or without modification.

In the interest of neighbour amenity.

3. Details of the mechanical extraction units provided on the rear elevation of the property shall be submitted to and approved in writing by the Local Planning Authority within 3 months of this permission. The units installed shall be in accordance with the details so approved.

In the interest of the character and appearance of the listed building and visual amenity.

The Committee considered representations in relation to this matter.

Number:	H/2015/0384
Applicant:	Mr Colin Sawtell Elim Living Waters Whitby Street HARTLEPOOL
Agent:	SJR Architectural & Interior Designers Mr David Johnson Suite 104 The Innovation Centre HARTLEPOOL
Date received:	20/05/2016
Development:	Listed Building Consent for internal alterations in association with planning application H/2015/0383
Location:	14 - 16 Whitby Street HARTLEPOOL
Decision:	Listed Building Consent Approved

CONDITIONS AND REASONS

1. The development hereby permitted shall be carried out in accordance with the plans (Location Plan, Drawing No 03 REV A Proposed Basement & Ground Floor Plans) and details received by the Local Planning Authority at the time the application was made valid on 20/05/2016 and the amended plan (Drawing No 04 REV B Proposed First & Second Floor Plans) received by the Local Planning Authority on 18/08/2016.
For the avoidance of doubt.
2. Details of the mechanical extraction units provided on the rear elevation of the property shall be submitted to and approved in writing by the Local Planning Authority within 3 months of this permission. The units installed shall be in accordance with the details so approved.
In the interests of the character and appearance of the listed building and visual amenity.

The Committee considered representations in relation to this matter.

Number: H/2015/0283

Applicant: Mr COLIN FORD COALBANK FARM HETTON LE HOLE HOUGHTON LE SPRING

Agent: R & K Wood Planning LLP Mr Robin Wood 1 Meadowfield Court Meadowfield Ind. Est. Ponteland Newcastle upon Tyne

Date received: 15/07/2015

Development: Outline application with some matters reserved for residential development comprising 50, two storey houses including highway access, layout and provision of land for use as open space

Location: LAND AT NELSON FARM NELSON LANE HARTLEPOOL

Robin Wood, the agent, and Derek Redwood, an objector, were both in attendance. Members raised a number of queries and concerns. These included the provision of an area of land for recreation and dog walking given the nearby proximity of a Site of Special Scientific Interest (SSI). The Council ecologist explained that the SSI was home to a tern colony and there were concerns at the impact increased use could have on their breeding. He acknowledged however that there was little that could be done to prevent people gaining access should they wish to.

Members queried why the applicant’s offer of 10% affordable housing had been accepted given that the Council’s preferred figure was 18%. The Planning Policy Team Leader advised that as per requirements the applicant had conducted a viability assessment and 10% had been the result. He noted that it was more expensive to provide on-site affordable housing which is what they were doing.

Members raised serious concerns about existing problems with flooding in the area which was felt would be exacerbated by the proposed removal of the hedgerow. The Senior Planning Officer acknowledged that flooding was an issue but felt that mitigating actions could be taken at the detailed design stage. Members requested that the decision be deferred until further monitoring of flooding was undertaken and detailed drainage design/evidence provided to address flood risk. They also requested clarification on the 106 viability assessment.

Members deferred the application unanimously.

Decision: **Deferred until further monitoring of flooding is undertaken and detailed drainage design/evidence is provided to address flood risk and clarification is provided by officers in relation to viability and the proposed developer contributions**

Number: H/2016/0264

Applicant: Fens County Primary School HARTLEPOOL

Agent: Hartlepool Borough Council Mr S Wilkie Civic Centre Victoria Road HARTLEPOOL

Date received: 23/06/2016

Development: Erection of a single storey porch, creation of external teaching and play space including paved and decked areas, access ramp, yurt shelter and relocation of storage shed, change of use of part of existing playground to create additional staff car parking area with access from Catcote Road

Location: Fens County Primary School Mowbray Road HARTLEPOOL

Peter Cornforth, the Head of the School, attended the meeting and addressed the Committee. With reference to the objections he advised that there was no risk of vandals gaining access to the ground due to the existing 8ft perimeter fence. The proposed additional car parking area would also help ease current problems with congestion at the start and end of the school day.

Members approved the application unanimously.

Decision: **Planning Permission Approved**

CONDITIONS AND REASONS

1. The development to which this permission relates shall be begun not later than three years from the date of this permission.
To clarify the period for which the permission is valid.
2. The development hereby permitted shall be carried out in accordance with the plans Dwg No(s) 710-68 L003 (Location Plan), 710-68 100 (proposed porch plans & elevations), 710-68 L001 (reception externals proposed layout), 710-68 L002 (reception externals, playing field & playing pitch layout) and 710-68 L004 (car park proposed layout) received by the Local Planning Authority on the 15 June 2016 and Dwg No: 710-68 L005 (reception externals storage shed) received by the

Local Planning Authority on 23 June 2016.

For the avoidance of doubt.

3. Details of all external finishing materials shall be submitted to and approved by the Local Planning Authority before development commences, samples of the desired materials being provided for this purpose. Thereafter the development shall be carried out in accordance with the approved details.
In the interests of visual amenity.
4. Prior to the car parking area hereby approved being brought into use, a scheme of parking restrictions on Catcote Road shall be submitted to and agreed in writing by the Local Planning Authority. Thereafter the scheme shall be implemented in accordance with the agreed scheme.
In the interest of highway and pedestrian safety.

The Committee considered representations in relation to this matter.

Number: H/2016/0231

Applicant: Mrs Lyndsay Kelly Middleton Road HARTLEPOOL

Agent: ASP Associates 8 Grange Road HARTLEPOOL

Date received: 06/07/2016

Development: Change of use of rear car parking area to beer garden and installation of decking (part-retrospective)

Location: How Do You Do Navigation Point Middleton Road HARTLEPOOL

Members referred to Abdeil House and the concerns which had been raised by officers that the close proximity of the development would cause future residents noise and disturbance. They queried why such concerns had been raised given the current location of a restaurant within the grounds of Abdeil House itself. The Environmental Health Manager indicated that this restaurant had sound insulation whereas an open drinking area would not. This could be particularly problematic should the premises decide to play music in the beer garden however Lynsey Kelly, the applicant (who was present at the meeting) advised that there were no plans to play music at the front or rear of the premises and would be happy to accept a condition to the premises licence preventing this. Members queried why officers had recommended refusal based on potential future disturbance commenting that anybody moving into Abdeil House would be aware of the potential. They approved the application unanimously with the specific conditions delegated to the planning officer albeit that any difficulties be brought back to the committee.

Decision: Planning Permission Approved with conditions delegated to the Planning Services Manager

The Committee considered representations in relation to this matter.

Number: H/2016/0157
Applicant: Mr D Port 9-13 Scarborough Street HARTLEPOOL
Agent: ASP Associates 8 Grange Road HARTLEPOOL
Date received: 13/06/2016
Development: Installation of replacement windows
Location: 38 Grange Road HARTLEPOOL

David Loughrey, the agent, and David Port, the applicant, were both in attendance and addressed the committee, urging members to support the retrospective application. Members noted that the problem areas appeared to be the top of the dormer windows at the front of the property and the casement (rather than sliding sash) windows at the rear. Mr Loughrey advised that the dormer windows had been designed in that way to comply with fire safety regulations. Members felt that safety should not come before aesthetics and questioned whether the regulations should be so strict in terms of windows to the rear of the property which could not ordinarily be seen. They approved the application unanimously.

Decision: Planning Permission Approved

CONDITIONS AND REASONS

1. The development hereby permitted shall be carried out in accordance with the plans (Dwg No. XXXX Rev X Block Plan) and details received by the Local Planning Authority at the time the application was made valid on 13/06/2016 and the amended plan (Dwg No. 1911/2 Rev A Proposed Elevations) received by the Local Planning Authority on 03/08/2016.
 For the avoidance of doubt.

The Committee considered representations in relation to this matter.

Number: H/2016/0219
Applicant: MR D HORNSEY TOWER HOUSE TOWER STREET HARTLEPOOL

- Agent:** Anderson Ellis Architecture Limited Mr Bernard Nixon 60 Duke Street DARLINGTON
- Date received:** 02/06/2016
- Development:** Erection of five industrial units with offices above including parking area and landscaping
- Location:** Land at Green Street HARTLEPOOL

Bernard Nixon, the agent, was in attendance. Members approved the application unanimously.

Decision: Planning Permission Approved

CONDITIONS AND REASONS

1. The development to which this permission relates shall be begun not later than three years from the date of this permission.
To clarify the period for which the permission is valid.
2. Details of all external finishing materials shall be submitted to and approved by the Local Planning Authority before development commences, samples of the desired materials being provided for this purpose. Thereafter the development shall be carried out in accordance with the approved details.
In the interests of visual amenity.
3. The development hereby permitted shall be carried out in accordance with the plans Dwg No(s) 15571-03 (location plan) received by the Local Planning Authority on the 25 May 2016, 15571-01A (plans, elevations and section) received by the Local Planning Authority on the 1 June 2016 and 15571-02A (amended site plan) received by the Local Planning Authority 26 July 2016.
For the avoidance of doubt.
4. A detailed scheme of landscaping and tree and shrub planting shall be submitted to and approved in writing by the Local Planning Authority before the development hereby approved is commenced. The scheme must specify sizes, types and species, indicate the proposed layout and surfacing of all open space areas, include a programme of the works to be undertaken, and be implemented in accordance with the approved details and programme of works.
In the interests of visual amenity.
5. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting season following the occupation of the building(s) or completion of the development, whichever is the sooner. Any trees plants or shrubs which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of the same size and species,

unless the Local Planning Authority gives written consent to any variation.

In the interests of visual amenity.

6. The development hereby approved shall be carried out having regard to the following:

1. Site Characterisation

An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to:
 - a. human health,
 - b. property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - c. adjoining land,
 - d. groundwaters and surface waters,
 - e. ecological systems,
 - f. archeological sites and ancient monuments;
- (iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

2. Submission of Remediation Scheme

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

3. Implementation of Approved Remediation Scheme

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a validation report that demonstrates the effectiveness of the remediation carried out must be produced, and is

subject to the approval in writing of the Local Planning Authority.

4. Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of 1 (Site Characterisation) above, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of 2 (Submission of Remediation Scheme) above, which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a validation report must be prepared in accordance with 3 (Implementation of Approved Remediation Scheme) above, which is subject to the approval in writing of the Local Planning Authority.

5. Long Term Monitoring and Maintenance

A monitoring and maintenance scheme to include monitoring the long-term effectiveness of the proposed remediation over a period of 10 years, and the provision of reports on the same must be prepared, both of which are subject to the approval in writing of the Local Planning Authority.

Following completion of the measures identified in that scheme and when the remediation objectives have been achieved, reports that demonstrate the effectiveness of the monitoring and maintenance carried out must be produced, and submitted to the Local Planning Authority.

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

7. No development shall commence until a detailed scheme for the disposal of foul and surface water from the development hereby approved has been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall take place in accordance with the approved details.

To prevent the increased risk of flooding from any sources in accordance with the NPPF.

8. The development hereby approved shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) R1 rev1 and the following mitigation measure detailed within the FRA:
The workshops on the ground floor will have a finished floor level set no lower than 6m AOD and will be designed to withstand the ingress of water as outlined within the associated FRA (Final Report May 2016). The mitigation measure shall be fully implemented prior to occupation and subsequently in accordance with the timing/phasing arrangements

embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority.

To reduce the risk of flooding to the proposed development and future occupants

9. Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved detail.

Piling could create new pathways allowing contamination to impact the underlying Magnesian Limestone principal aquifer.

10. The premises hereby approved shall be used for purposes falling in Class B1 only of the Schedule to the Town and Country Planning (Use Classes) Order 1987 or in any provision equivalent to that Class in any statutory instrument revoking or re-enacting that Order with or without modification.

To ensure the site is developed in a satisfactory manner

11. No part of the building shall be occupied until the parking scheme has been implemented in accordance with Dwg No: 15571-02A (site plan) received by the Local Planning Authority on the 26 July 2016. The parking scheme shall be retained thereafter for the use of the development hereby approved for the lifetime of the development.

In the interests of highway safety.

The Committee considered representations in relation to this matter.

Number: H/2016/0283

Applicant: MRS A HASSALL BENKNOWLE LANE ELWICK
HARTLEPOOL

Agent: SUMMERHOUSE ARCHITECTS MR DAVID MACK
MILL FARM MIDDLESBROUGH ROAD
GUISBOROUGH

Date received: 07/07/2016

Development: Erection of detached storage building

Location: ELWICK WINDMILL BENKNOWLE LANE ELWICK
HARTLEPOOL

Members felt that the proposed building would have a detrimental impact on the setting of the Mill and that this was unacceptable given the listed nature of that building. They queried the officer recommendations to approve the application.

Members rejected the application by a majority

Decision: Planning Permission Refused

REASONS FOR REFUSAL

1. The Local Planning Authority considers that the proposal would have a detrimental impact on the setting of the grade II listed building due to its size/scale and location contrary to policy HE10 of the Hartlepool Local Plan (2006) and paragraph 132 of the NPPF.

Number: H/2016/0261

Applicant: MR L HODGMAN THE FRONT HARTLEPOOL

Agent: MR L HODGMAN 32 THE FRONT HARTLEPOOL

Date received: 12/07/2016

Development: Display of illuminated sign (retrospective application)

Location: 32 THE FRONT HARTLEPOOL

Members acknowledged the designation of The Front as a conservation area but questioned whether this should be the case given the large number of arcades and sweet shops. They suggested a full-scale review of the conservation area in Seaton should be carried out along with other areas specifically Grange Road. In terms of this particular application members were satisfied that the changes which had been made were acceptable and would not have a detrimental impact upon the conservation area. They approved the application unanimously.

Decision: Advertisement Consent Approved

CONDITIONS AND REASONS

1. The development hereby permitted shall be in accordance with the plans (Site Location Plan) and details received by the Local Planning Authority at the time the application was made valid on 12/07/2016.
For the avoidance of doubt.

32. Update on current complaints (*Director of Regeneration and Neighbourhoods*)

Members' attention was drawn to 20 ongoing issues currently being investigated/

Decision

That the report be noted

33. Any Other Items which the Chairman Considers are Urgent

The Chairman ruled that the following items of business should be considered by the Committee as a matter of urgency in accordance with the provisions of Section 100(B) (4)(b) of the Local Government Act 1972 in order that the matter could be dealt with without delay.

34. Jacksons Landing

Following a recent decision by Finance and Policy Committee to demolish Jacksons Landing 10 objections had been received by the planning department relating to a prior notification application for demolition. The Planning Team Leader explained that this related to how the demolition would be carried out and the subsequent condition of the site and was a purely technical matter so would not usually be considered by committee. However a number of objections had been received raising issue outside the scope of the notification procedure. He therefore requested permission to follow the usual process of delegating this to the planning officers. He stressed that this decision only related to the method of demolition and subsequent state of the site - the final decision as to whether the demolition should be carried out would be made for the Council as owner.

Members were happy to follow the usual process of delegating this decision to the planning officers provided the Chair were consulted.

35. Wind Turbines

The Planning Team Leader referred to the planning applications for three wind turbines in the south area of the Borough which had been approved by the Committee in February but subsequently 'called in' by the Secretary of State. Following representations by the applicant and objectors at a Pre Inquiry Meeting, the Inspector had found that the applicants had conducted 'inadequate' pre-application consultation. Accordingly, the applications were not valid and could not be subject to determination within a Public Inquiry. The Inquiry scheduled for October would not now take place. Should the applicant wish to resubmit these applications they would need to undertake full and proper pre application consultations. Members noted the decision made by the inspector.

36. Local Government (Access to Information) (Variation Order) 2006

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

Minute 37 – (Enforcement Action) – This item contains exempt information under Schedule 12A Local Government Act 1972 as amended by the Local Government (Access to Information) (Variation) Order 2006 namely (paras 5 and 6) information in respect of which a claim to legal professional privilege could be maintained in legal proceedings and information which reveals that the authority proposes (a) to give under any enactment a notice under or by virtue of which requirements are imposed on a person; or (b) to make an order or direction under any enactment

Minute 38 – (Enforcement Action) – This item contains exempt information under Schedule 12A Local Government Act 1972 as amended by the Local Government (Access to Information) (Variation) Order 2006 namely (paras 5 and 6) information in respect of which a claim to legal professional privilege could be maintained in legal proceedings and information which reveals that the authority proposes (a) to give under any enactment a notice under or by virtue of which requirements are imposed on a person; or (b) to make an order or direction under any enactment

Minute 39 – (Enforcement Action) – This item contains exempt information under Schedule 12A Local Government Act 1972 as amended by the Local Government (Access to Information) (Variation) Order 2006 namely (paras 5 and 6) information in respect of which a claim to legal professional privilege could be maintained in legal proceedings and information which reveals that the authority proposes (a) to give under any enactment a notice under or by virtue of which requirements are imposed on a person; or (b) to make an order or direction under any enactment

37. Enforcement Action (*Director of Regeneration and Neighbourhoods*)

This item contains exempt information under Schedule 12A Local Government Act 1972 as amended by the Local Government (Access to Information) (Variation) Order 2006 namely (paras 5 and 6) information in respect of which a claim to legal professional privilege could be maintained in legal proceedings and information which reveals that the authority proposes (a) to give under any enactment a notice under or by virtue of which requirements are imposed on a person; or (b) to make an order or direction under any enactment.

This item was withdrawn

38. Enforcement Action (*Director of Regeneration and Neighbourhoods*)

This item contains exempt information under Schedule 12A Local Government Act 1972 as amended by the Local Government (Access to Information) (Variation) Order 2006 namely (paras 5 and 6) information in respect of which a claim to legal professional privilege could be maintained in legal proceedings and information which reveals that the authority proposes (a) to give under any enactment a notice under or by virtue of which requirements are imposed on a person; or (b) to make an order or direction under any enactment.

This item was withdrawn

39. Enforcement Action (*Director of Regeneration and Neighbourhoods*)

This item contains exempt information under Schedule 12A Local Government Act 1972 as amended by the Local Government (Access to Information) (Variation) Order 2006 namely (paras 5 and 6) information in respect of which a claim to legal professional privilege could be maintained in legal proceedings and information which reveals that the authority proposes (a) to give under any enactment a notice under or by virtue of which requirements are imposed on a person; or (b) to make an order or direction under any enactment.

This item was withdrawn

The meeting concluded at 11.50am

CHAIR

No: 1
Number: H/2016/0224
Applicant: SEP Properties Stone Street DUDLEY DY1 1NP
Agent: Mr P Lees SEP Properties Dudley House Stone Street DUDLEY DY1 1NP
Date valid: 23/06/2016
Development: Proposed external alterations to building including provision of shop fronts, alterations to existing car park and vehicular access/egress, alterations to existing boundary treatment, and provision of bin store to east elevation. Proposal also includes conversion of first floor living accommodation into 2no. apartments. (Change of use from public house to 2no. A1 Use retail units and 1no. A4 Use public house at ground floor constitutes permitted development)
Location: The Schooner Warrior Drive HARTLEPOOL

PURPOSE OF REPORT

1.1 A valid application has been submitted for the development highlighted within this report accordingly Hartlepool Borough Council as Local Planning Authority is required to make a decision on this application. This report outlines the material considerations in relation to the proposal and presents a recommendation.

BACKGROUND/HISTORY

1.2 The following planning applications are relevant to the current application site;

H/FUL/1992/0039 - Erection of a public house and shop with associated car parking, and landscaping and erection of a detached double garage, approved 08.04.1992. The approved plans detailed the provision of a 3-bed manager's accommodation at first floor level.

The application was approved subject to a number of planning conditions, none of which removed permitted development rights to change the use of the building. It is noted that condition 06 restricted the hours of use to 0900-2330 hours.

H/FUL/1992/0039 - Amendment to roof design to previously approved public house and shop, approved 30.07.1992.

H/FUL/0031/93 – Change of use from public house and shop to public house and restaurant and alterations to car parking layout, approved 12.03.1993. Within the committee report and at the time of writing the building was primarily finished although not yet in use.

H/FUL/0203/94 - Change of use of front garden areas to beer garden and children's play area, approved 08.06.1994.

H/FUL/0543/97 - Erection of a ground floor play area and conservatory extension and a conservatory and balcony extension to first floor flat, approved 24.11.1997.

H/ADV/2000/0553 - Display of illuminated signage, approved 20.12.2000.

H/2009/0038 - Display of a free-standing sign (retrospective application), approved 22.07.2009.

H/2011/0426 - Display of a two free-standing signs, approved 08.11.2011.

SITE CONTEXT

1.3 The application site relates to The Schooner public house located along Warrior Drive, Seaton Carew, Hartlepool. It is understood that the building has been vacant for several months.

1.4 The site is accessed to the west along Forester Close (which is served by Warrior Drive). Forester Close primarily serves residential properties. The main public house building fronts onto Warrior Drive (south) with a large car parking area to the east and to the north of the main building. Residential properties within Forester Close are present along the boundary to the north with timber fencing making up the boundary. Residential properties within Endeavour Close (east) and Courageous Close (south) are present beyond the highway of Warrior Drive (south).

1.5 A brick wall and brick piers with wrought iron access gates form the site entrance/exit along the western boundary from Forester Close. A detached single storey 'garage' building is present along the adjacent northern boundary to a number of properties along Forester Close. The main building features a first floor element which serves the former manager's flat. This is served by flat roof dormer windows in the front and rear elevations.

1.6 The existing boundary treatment adjacent to the car park along Warrior Drive consists of a closed boarded fence to the east which then adjoins a brick wall with brick pillars and wrought iron railings along the southern boundary (fronting Warrior Drive) and along part of the western boundary fronting Forester Close.

PROPOSAL

1.7 Following the submission of amended plans, this application seeks planning permission for external alterations to the building including the provision of shop fronts, alterations to the existing car park and vehicular access/egress, alterations to the existing boundary treatment, and the provision of bin stores to the east elevation. The proposed scheme also includes the conversion of the former first floor living accommodation into two apartments.

1.8 It should be noted that the proposed change of use from public house to two A1 Use retail units and an A4 Use public house at ground floor, constitutes permitted development.

1.9 The main external alterations to the building include;

- Removal of conservatory on south elevation
- Demolition of small sections of single storey elements on all four elevations including demolition of the detached garage structure along northern boundary
- Provision of new shop fronts in the north elevation to serve the three commercial units. The three units will also be served by entrances in the south elevation from Warrior Drive following the submission of amended plans (utilising two existing porch entrances and the provision of a new access door to serve 'unit 3').
- Erection of timber enclosures on both the east and west elevations to form bin store areas and servicing areas for the commercial units. A timber enclosure would be formed along the western boundary to serve the 2 proposed flats (part utilising the existing, retained timber fence fronting onto Forester Close).
- Other alterations include the removal of a number of features to the building such as roof vents and a chimney.

1.10 In terms of the amendments to the boundary treatment and access/egress, the proposed changes include;

- Removal of existing boundary wall and railings along the section opposite Warrior Drive and along part of the boundary facing Forester Close.
- Removal of a section of curved brick walling and brick piers (and access gates) at the site entrance.
- Loss of car parking spaces immediately adjacent to the access point (area to be hard standing).
- Amendments to car parking spaces to create disabled user parking spaces.

1.11 In terms of the proposed flats to be created within the existing first floor living accommodation (former Manager's flat), the main changes to facilitate this are primarily internal alterations with the flats to be accessed from a single, dedicated access point to be created in the north elevation.

1.12 As stated above, the change of use of the public house (A4 Use) to retail units (A1 Use) and a micro pub/drinking establishment (A4 Use) is a permitted change. This has been the case since 1988 (*Part 3, Changes of Use, Class A of The Town and Country Planning General Development Order 1988*) which permitted the change of the use of a building to a use falling within the A1 Use Class (shops) from a use falling within the A3 Use Class (food and drink). The Use Classes Order was then revised in 2005 to sub-divide the A3 Use into three separate uses - A3 (restaurants and cafes), A4 (Pubs and bars) and A5 (Hot food takeaway). The permitted change from an A3 or A4 to A1 use was retained as part of the 2013 update to the Use Classes Order and remains as of March 2015.

1.13 The 2015 Regulations did include an amendment that requires developers under Part 3 (Changes of use), Class A – restaurants/cafes (A3 Use), pubs/drinking establishments (A4 Use) or hot food takeaways (A5 Use) to retail (A1 Use) of The Town and Country Planning (General Permitted Development) (England) Order 2015 to seek formal confirmation that the public house/drinking establishment is not listed as an Asset of Community Value. The applicant has made this request and the Council's Estate's section has confirmed that the building is not an Asset of

Community Value and therefore the change of use constitutes permitted development subject to the criteria and conditions set out in the Order including the requirement for the development to be completed within a period of 1 year of the date of the request.

1.14 The application has been referred to planning committee at the request of a local ward councillor and as more than 3 objections have been received to the application.

PUBLICITY

1.15 The application was advertised by way of neighbour letters (36) and 2 site notices.

1.16 Following the submission of amended plans, additional 14-day neighbour consultations were undertaken on two occasions.

1.17 To date, 62 letters of objection (including more than one objection by the same objector) have been received. These objections and concerns can be summarised as follows;

- Increase in congestion and noise disturbance, including noise from delivery vehicles at various times of day
- Access/egress is unsuitable as it is from a quiet residential street and will create issues
- Increase in traffic to the detriment of highway and pedestrian safety including children playing within Forester Close
- No provision has been made to widen roads for service vehicles
- Traffic calming measures or signage should be introduced
- How will car parking be controlled and managed and concerns over car parking layout
- Insufficient car parking resulting in indiscriminate car parking in surrounding areas; parking restrictions should be put in place along Forester Close and Warrior Drive
- Refuse collections will increase, creating further highway issues
- The submitted plans showing tracking of large vehicles does not address or overcome objections and concerns regarding the impact on highway and pedestrian safety.
- Disabled parking bays should be relocated and disabled access to the units should be ensured.
- Plenty of shops nearby within walking distance and there is no requirement for it/not a suitable location
- A Retail Impact Assessment should be required/provided to assess the impacts
- Adverse effect on existing retail/businesses within Seaton Carew
- Retail out of keeping with area

- The pub contributes to community as there are no other pubs on estate
- The refurbishment of the existing pub or provision of a 'micro pub' would be supported by the community
- No need for flats
- Increase in noise disturbance in area
- Loss of privacy from flats overlooking properties and garden areas
- Impact of refuse/waste on residential amenity and the waste storage area should be relocated.
- Demolition of building in car park will result in a loss of privacy
- Adverse visual impact as a result of bricked elevation facing onto Warrior Drive
- Smells/odours if a hot food takeaway is proposed
- A condition should be applied to restrict hot food takeaways (A5 Use)
- The use would encourage vandalism, anti social behaviour and crime.
- The layout of the building would encourage congregations of people/youths hanging around – the installation of windows would assist in this respect
- Potential for buildings to become redundant in future and Seaton Carew is becoming an eyesore
- Queries over types of retail, hours of business, delivery times, how long would works take
- Queries over proposed tenants of flats –will this be private or rented?
- The proposals will result in property devaluation
- Any alteration to the boundaries along Forester Close could compromise residents security
- The boundary fencing to Forester Close should be replaced/improved to make them higher/more secure.
- Possibility of installing an ATM machine would increasing activities inside and outside operational hours
- Increase in vermin
- Increase in litter from shops
- Impact on green spaces and wildlife
- Lack of consultation/consultation should be wider
- Council tax should be reduced if the application is approved
- Additional footpaths should be created to facilitate pedestrian access
- This application for a 'new build' scheme should have better presentation
- The developer is not from the area and this reflects the submitted plans
- The addition of a public house does not address or overcome previous objections
- The amended plan to provide shop frontages on Warrior Drive (and both sides of the building) should require the north elevation to become fire exits.
- Appropriate street furniture should be provided including waste bins and pedestrian lighting

- Licensing hours of the proposed pub should be controlled.

1.18 Two letters of support has been received which includes the view that shops would be supported and 'fit in well with sustainable environment agenda'.

1.19 Copy Letters **A**

1.20 The period for publicity has expired.

CONSULTATIONS

1.21 The following consultation responses have been received;

HBC Traffic and Transport: Access to the retail units would be via Forester Close which is a 5.5 metre wide carriageway, there are no residential properties fronting onto Forester Close between Warrior Drive and the access to the car park. Existing large junction radii are located at the junction of Warrior Drive / Forester Close, providing service vehicles with appropriate access. The access into the site looks relatively tight for larger service vehicles. The developer should provide vehicle tracking details for the access.

Plans should also be provided which detail the servicing arrangements.

The size of the proposed car park is acceptable. Retail units require 1 space per 30 m², this would require a total of 21 spaces, 65 spaces are proposed.

The parking spaces located immediately next to the access point are obscured by the wall, this may lead to conflict with vehicles leaving these spaces and traffic entering the site. The first two bays on either side should be removed in interests of safety.

Further comments received in respect of consultation on amended plans

The proposed amendments to the car park entrance are welcomed and address my concerns raised previously, the changes will allow delivery vehicles to access the site, and will give parked vehicles more space and time to react to vehicles entering the site.

I can confirm that there are no requirements for any further traffic control such as traffic calming or parking restrictions on Forester Close or Warrior Drive.

HBC Public Protection (Environmental Health Manager)

I would have no objections to this application subject to a condition restricting the hours of construction to 8:00am to 6:00pm Monday to Friday, 9:00am to 1:00pm on a Saturday and at no time on a Monday or bank Holiday.

On receipt of the consultation for the amended plans, the Environmental Health Manager confirmed that his original comments are still valid.

HBC Engineering Consultancy

Can I please request a Site Investigation and Surface Water condition on this application.

On receipt of the consultation for the amended plans, the Principal Engineer confirmed that his original comments are still valid.

HBC Ecologist

I have no ecological concerns.

HBC Economic Regeneration Manager

I have no objection to the above proposals.

Tees Archaeology

There are no known archaeological sites in the area indicated. I therefore have no objection to the proposal and have no further comments to make.

Comments on amended plans;

I have checked the HER and can confirm that the development should not have a significant impact on any known heritage assets.

HBC Countryside Access Officer

There is no data that implies that there are any records of any recorded or unrecorded public and/or permissive rights of way running through, abutting to or being affected by the proposed development of this site.

Northumbrian Water

In making our response to the local planning authority Northumbrian Water will assess the impact of the proposed development on our assets and assess the capacity within Northumbrian Water's network to accommodate and treat the anticipated flows arising from the development. We do not offer comment on aspects of planning applications that are outside of our area of control. Having assessed the proposed development against the context outlined above I can confirm that at this stage we would have no comments to make.

Hartlepool Water

In making our response Hartlepool Water has carried out a desk top study to assess the impact of the proposed development on our assets and has assess the capacity within Hartlepool Waters network to accommodate the anticipated demand arising from the development.

Having assessed the proposed development against the context outlined above I can confirm the following.

- I confirm that Hartlepool Water has sufficient capacity in the local network to supply the proposed re-development.
- Individual metered connection will be required for each unit
- We have no objection to this development.

Councillor Paul Thompson

There are elements of this application which require further exploration and as such, I formally request that this application is heard at a full planning committee and not dealt with by Chair / Officer delegated powers.

Primarily my concerns, and therefore objections are:

- 1) Increased number of large delivery vehicles that come with an increased number of retail businesses. The entrance to Forester Close is already very busy and often has children playing in the vicinity. For clarity, I think that this will have a negative impact on transport / highways and is a health and safety concern.
- 2) The visual impact of the proposed Warrior Drive Elevation is appalling. Since the Schooner Public House was built, it has always faced Warrior Drive and this is now the accepted and established 'street scene'. The proposed elevation turns the primary access to the units 180 degrees. This results in the 'front facing' Warrior drive elevation being nothing more than an unsightly and unacceptable service entrance. This will have a negative impact on the entire ward.
- 3) The addition of further retail units in the Seaton Ward will mean oversaturation and have a negative impact on the local neighbourhood centre and the other mini-supermarket on Station Lane. The result will be that the retail units will end up being low grade, poor quality, high pricing convenience stores. The application fails to provide a Retail Impact Assessment (similar to that which was required for the Station Lane shop). I would insist on one being produced and the impacts fully explored.

I appreciate that there are further concerns presented by local residents, a considerable number of them, all of which require further investigation and possible mitigation.

HBC Community Safety and Engagement

No comments received

Cleveland Police

No comments received.

HBC Waste Management

No comments received.

HBC Landscape

No comments received.

PLANNING POLICY

1.22 In relation to the specific policies referred to in the section below please see the Policy Note at the end of the agenda.

Local Policy

1.23 The following saved policies in the adopted Hartlepool Local Plan 2006 are relevant to the determination of this application:

GEP1: General Environmental Principles
 GEP3: Crime Prevention by Planning and Design
 Hsg7: Conversions for Residential Uses

National Policy

1.24 In March 2012 the Government consolidated all planning policy statements, circulars and guidance into a single policy statement, termed the National Planning Policy Framework (NPPF). The NPPF sets out the Governments Planning policies for England and how these are expected to be applied. It sets out the Government requirements for the planning system. The overriding message from the Framework is that planning authorities should plan positively for new development, and approve all individual proposals wherever possible. It defines the role of planning in achieving sustainable development under three topic heading – economic, social and environmental, each mutually dependent. There is a presumption in favour of sustainable development. It requires local planning authorities to approach development management decisions positively, utilising twelve ‘core principles’ that should underpin both plan-making and decision taking, these being; empowering local people to shape their surrounding, proactively drive and support economic development, ensure a high standard of design, respect existing roles and character, support a low carbon future, conserve the natural environment, encourage re-use of previously developed land, promote mixed use developments, conserve heritage assets, manage future patterns of growth and take account of and support local strategies relating to health, social and cultural well-being. The following paragraphs are relevant to this application:

PARA 001 : Apply Policy
 PARA 002 : Primacy of Development Plan
 PARA 007 : 3 dimensions of sustainable development
 PARA 011 : Planning law and development plan
 PARA 012 : Statutory status of development plan
 PARA 013 : NPPF is material consideration
 PARA 014 : Presumption in favour of sustainable development
 PARA 056 : Design of built environment
 PARA 057 : High quality and inclusive design
 PARA 196 : Primacy of the Development Plan
 PARA 197 : Presumption in favour of sustainable development.

PLANNING CONSIDERATIONS

1.25 The main planning considerations with respect to this application are the principle of development and compliance with national and local planning policies, the impact on the character and appearance of the existing building and surrounding area, the impact on the amenity of neighbouring properties, highway safety and ecology. These and any residual matters are considered below.

PRINCIPLE OF DEVELOPMENT

1.26 As set out above, the proposed commercial change of use of the ground floor of the building constitutes permitted development and such a change of use has been permitted since 1988. The Government in Ministerial Statements ('community pubs', dated 26 January 2015) commented that national permitted development rights are an important part of the planning system, providing flexibility, reducing bureaucracy and allowing the best use to be made of existing buildings. The Government is keen to avoid blanket regulations that would lead to more empty and boarded up buildings and recognises the economic, environmental and social benefits of allowing redundant buildings to be converted into productive uses without excessive red tape.

1.27 In respect of the two proposed flats at first floor level, consideration is given to the established residential nature of the surrounding area and the former use of the first floor area (which is understood to have been a 3-bed manager's flat). The application site is located within the development limits and within proximity of shops, services and public transport routes. The 'fall back' position should also be acknowledged in respect of it being permitted development to provide 2 flats above a retail unit (A1 Use).

1.28 In view of the above, the principle of (residential) development is acceptable in this location and would accord with the general provisions of the NPPF subject to the scheme satisfying other material planning considerations as set out below. It should be noted that the provision of 2 flats would fall below the threshold for requiring any planning obligations.

CHARACTER AND APPEARANCE OF EXISTING BUILDING AND SURROUNDING AREA

1.29 Objections from residents and the local ward councillor raise concerns over the visual impact of the original proposals, in particular the loss of windows, openings and other features on the southern elevation of the building fronting onto Warrior Drive.

1.30 The proposed external alterations to the building, siting of the bin store and servicing areas, and works to site entrance and car parking are considered to be of a modest scale and design, and the works are considered to be proportionate to the existing, established commercial building which is of limited architectural merit. It is noted that the applicant has submitted amended plans to re-introduce entrances (and retained footpath) onto the southern elevation facing onto Warrior Drive. In view of the above, it is considered that the proposals would not adversely affect the character and appearance of the surrounding area and that the proposals would bring an empty building back into use. A planning condition can ensure that an appropriate palette of materials is used for the proposed external alterations.

1.31 With respect to the removal of sections of the existing boundary treatment (the section of wall and railings along Warrior Drive/Forester Close), such works do not require planning permission.

AMENITY OF SURROUNDING PROPERTIES

1.32 The application site relates to an established commercial premises and associated curtilage/car park, situated within a predominantly residential estate. The closed boarded fencing of residential properties (and occasional shrub/tree planting) is present along the northern boundary to the north/rear. A detached single storey 'garage' building is also present along part of this boundary and this building is to be demolished as part of the proposed scheme.

1.33 It is considered that the proposed external alterations, proposed bin store and servicing areas, and amendments to the car park (including demolition of the temporary building) and site entrance are considered to be modest in scale and are not considered to significantly reduce or adversely affect separation distances or relationships to surrounding properties.

1.34 With respect to the two proposed flats at first floor level, these will utilise existing window openings in the north and south elevations of the first floor (which are understood to have served the manager's flat above the public house). The remaining distances between these windows and the rear elevations and garden areas of surrounding residential properties (primarily those in Forester Close, north) is considered to accord with the minimum separation distances as set out in the Council's Supplementary Note 4 guidance.

1.35 Furthermore, the Council's Environmental Health Manager has raised no objections to the application subject to a condition limiting hours of construction and deliveries associated with any construction works. This can be secured by a planning condition. In view of the above, it is considered that the proposals will not result in an unacceptable loss of amenity, privacy and general noise disturbance for surrounding properties.

1.36 A number of objections have raised concerns regarding the resultant impacts of the proposed (and permitted) retail (A1) and public house (A4) uses in terms of noise disturbance from customers, increase in litter, delivery wagons and customer cars manoeuvring within the site, waste collection, and the general hours of use. Whilst these concerns are duly noted, consideration is given to the established, commercial operation of the public house within this residential estate including the noise and activities that would be associated with a public house. As set out above, the change of use to retail (and a public house) constitutes permitted development. As such, the hours of operation of the proposed uses, hours of delivery and matters of licensing would fall outside of the parameters of control of this current planning application. Furthermore, matters of litter would not be controlled by this current application.

HIGHWAY SAFETY

1.37 Objections from residents and the local ward councillor raise concerns over the impact on highway and pedestrian safety, including the impacts on Forester Close and children crossing/playing in the nearby roads, concerns over the access/egress, increased congestion, and concerns over the car parking layout.

1.38 As set out above and in response to the comments by the Council's Traffic and Transport section, the applicant has submitted amended plans relating to the widening of the existing access/egress, removal of car parking spaces immediately to the rear of the access/egress and has provided details of tracking for large and heavy goods vehicles entering/exiting and manoeuvring within the site.

1.39 In response, the Council's Traffic and Transport section have confirmed that the proposed amendments to the car park entrance address their previous concerns and that the changes will allow delivery vehicles to access the site, and will give parked vehicles more space and time to react to vehicles entering the site.

1.40 In response to objections requesting that additional traffic and parking control measures be required as part of the development, the Council's Traffic and Transport section has confirmed that there are no requirements for any traffic control such as traffic calming or parking restrictions on Forester Close or Warrior Drive as a result of the proposed development.

1.41 Whilst it is considered necessary to acknowledge that the change of use to retail is permitted development and therefore does not form part of this application, the Council's Traffic and Transport Section have assessed the application and have commented that the car parking provision is sufficient to serve the intended (permitted) uses including the indicated disabled persons car parking.

1.42 It is considered that the proposed works are acceptable in highway terms.

ECOLOGY

1.43 The Council's Ecologist has considered the proposals and raised no objections. The application is considered to be acceptable in this respect.

RESIDUAL MATTERS

Community Safety Implications/Anti-social behaviour

1.44 Objections have been received commenting that the proposed development will result in an increase in youth congregation, anti-social behaviour, vandalism, crime and fear of crime, and threat to security of property.

1.45 Section 17 of the Crime and Disorder Act 1998 places a duty on the authority to consider the crime and disorder implications of the proposal. Objections detail concerns that the proposed scheme will lead to an increase in anti-social behaviour in the area through increased activity. Whilst there is no evidence to link such issues to the proposed use, any potential problems arising from this behaviour can be dealt with by other methods such as the Police Service or Community Safety and Engagement team and would not be a reason to warrant refusal of the application.

It should also be reiterated that the application site has an extant permission for use as a public house. Furthermore and as set out above, both Cleveland Police's Architectural Liaison Officer and the Council's Community Safety and Engagement team have raised no objections (or comments to the application).

1.46 The provisions of Section 17 of the Crime and Disorder Act 1998 have therefore been taken into account in the preparation of this report.

Other matters

1.47 With respect to the objections regarding the use(s) being unnecessary, such retail use being catered for within the estate, concerns over future occupiers of the commercial units, a loss of business for nearby retailing uses it is noted that planning permission is not required for the change of use and so little weight can be given to these considerations. Furthermore a Retail Impact Assessment would not be required for this permitted change of use (in cases where such an Assessment is required, this is for new development over 2,500sqm in area). In respect to concerns regarding future occupiers of the flats, this will be a matter for the owner/landlord and such concerns would not warrant a refusal of the application.

1.48 A number of objections raise concerns that the scheme will provide a hot food take away and make provision for an ATM. As the change from a public house (A4 Use) to a hot food takeaway (A5) is not a permitted change of use, planning permission would be required in such an instance and would need to be considered accordingly at such time and on its own individual merits. A planning condition is therefore not considered to be necessary or reasonable. The proposed scheme does not include provision for an external ATM which would also require planning permission in its own right.

1.49 Any signage relating to the future occupiers of the building would be subject to a separate form of planning control, the Town and Country Planning (Control of Advertisements) England Regulations 2007 as amended should such signage not benefit from the deemed advertisement consent provisions and require such consent.

1.50 With regard to concerns over the management of the car park, this is not a material consideration in the context of an established commercial building, and therefore such matters would be a management issue for the applicant/owner.

1.51 The request by objectors for Council Tax to be reduced (if the application is approved) devaluation of property and concerns that the applicant/developer is not from the local area are not material planning considerations.

1.52 With respect to the concerns regarding the lack of neighbour consultation, as set out above the application has been advertised by way of a site notice (x2) and neighbour letters (36) for properties within vicinity of the site. The extent of this consultation is considered to be satisfactory and proportionate to the scale of the development proposed.

1.53 With regard to objections stating that the site should be redeveloped for housing or a new building should be erected, these are not material planning considerations.

1.54 With regard to an increase in waste, litter and vermin, no objections have been received from the Council's Public Protection or Waste Management teams in this

respect. The proposal makes adequate provision for waste storage facilities for the proposed flats and commercial units.

1.55 With regard to the waste storage area being relocated, as set out above, the location is considered to be acceptable in this instance.

1.56 With regard to the removal of sections of the boundary treatment along Warrior Drive and Forester Close, such works could be undertaken without requiring full planning permission. Concerns that the existing treatment should actually be increased in height are not considered to be appropriate to the current application and are therefore not material planning considerations.

1.57 With regard to the comments from objectors that new fencing should be erected along the boundaries to the properties along Forester Close, the proposed scheme would not warrant such provision (it was noted that fencing is in situ to the rear of the existing detached garage building that is to be demolished).

1.58 With respect to the scheme making provision for disabled user access and in respect of means of fire escape, the scheme would need to ensure compliance with Building Regulations on such matters (including the provision of level access). With respect to the scheme providing further footpaths, it is noted from the submitted plans that the existing path and accesses from Warrior Drive and Forester Close will remain in situ.

EQUALITY AND DIVERSITY CONSIDERATIONS

1.59 There is no evidence of equality or diversity implications.

SECTION 17 OF THE CRIME AND DISORDER ACT 1998 CONSIDERATIONS

1.60 The Crime and Disorder Act 1998 requires local authorities to consider crime and disorder reduction in the exercise of all their duties, activities and decision-making.

1.61 There are no Section 17 implications.

REASON FOR DECISION

1.62 It is considered by Officers that the proposal in the context of relevant planning policies and material planning considerations is acceptable as set out in the Officer's Report.

RECOMMENDATION – APPROVE subject to the following conditions;

1. The development to which this permission relates shall be begun not later than three years from the date of this permission.
To clarify the period for which the permission is valid.
2. The development hereby permitted shall be carried out in accordance with plan No 16.144.01 (Location Plan) received 27th May 2016 by the Local Planning Authority and amended plan No(s) 16.144.02 Rev A (Block Plan;

Existing), 16.144.03 Rev E (Block Plan; Proposed (showing tracking)), 16.144.03 Rev F (Block Plan; Proposed), 16.144.04 Rev A (Existing Ground Floor Plan), 16.144.05 Rev E (Proposed Ground Floor Plan), 16.144.06 Rev B (Existing First Floor Plan), 16.144.07 Rev C (Proposed First Floor Plan), 16.144.08 Rev B (Existing Roof Plan), 16.144.09 Rev C (Proposed Roof Plan), 16.144.10 Rev B (Existing Elevations), 16.144.11 Rev B (Proposed Elevations (enclosures shown)), 16.144.12 Rev A (Demolition & Foundations Plan), 16.144.13 Rev A (Proposed Elevations (enclosures omitted)), 16.144.14 Rev B (Site Plan; Proposed (with tracking)) and 16.144.14 Rev C (Site Plan; Proposed) received 9th August 2016 by the Local Planning Authority.

For the avoidance of doubt.

3. Notwithstanding the submitted information, no development shall commence until details of the proposed methods for the disposal of surface water arising from the site have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter proceed in accordance with the details so approved and the approved drainage details shall be retained for the lifetime of the development.
To ensure that the site is adequately drained and to ensure that surface water run off from the site is not increased into the watercourse.
4. Notwithstanding the submitted details in the application, the external walls and roofs shall not be commenced until precise details of the materials to be used in the construction of the external walls and roofs of the building has been approved in writing by the Local Planning Authority. The materials shall be in accordance with the details approved
To enable the Local Planning Authority to control details of the proposed development.
5. Notwithstanding the submitted information, the development hereby approved shall be carried out in accordance with the following requirements:
 1. Site Characterisation
An investigation and risk assessment, in addition to any assessment provided with the planning application, shall be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme shall be subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment shall be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings shall include:
 - (i) a survey of the extent, scale and nature of contamination;
 - (ii) an assessment of the potential risks to:
 - a. human health,
 - b. property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - c. adjoining land,
 - d. ground waters and surface waters,
 - e. ecological systems,
 - f. archaeological sites and ancient monuments;
 - (iii) an appraisal of remedial options, and proposal of the preferred option(s).

This shall be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

2. Submission of Remediation Scheme

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment shall be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme shall include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme shall ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

3. Implementation of Approved Remediation Scheme

The approved remediation scheme shall be carried out in accordance with its terms prior to the commencement of development unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority shall be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a validation report that demonstrates the effectiveness of the remediation carried out shall be produced, and is subject to the approval in writing of the Local Planning Authority.

4. Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it shall be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment shall be undertaken in accordance with the requirements of 1 (Site Characterisation) above, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of 2 (Submission of Remediation Scheme) above, which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a validation report must be prepared in accordance with 3 (Implementation of Approved Remediation Scheme) above, which is subject to the approval in writing of the Local Planning Authority.

5. Long Term Monitoring and Maintenance

A monitoring and maintenance scheme to include monitoring the long-term effectiveness of the proposed remediation over a period of 10 years, and the provision of reports on the same must be prepared, both of which are subject to the approval in writing of the Local Planning Authority.

Following completion of the measures identified in that scheme and when the remediation objectives have been achieved, reports that demonstrate the effectiveness of the monitoring and maintenance carried out shall be produced, and submitted to the Local Planning Authority.

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled

- waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.
6. Notwithstanding the requirements of Condition 07 and prior to the occupation of the building for the permitted use(s) as laid out on plan 16.144.05 Rev E (Proposed Ground Floor Plan, date received 9th August 2016), the required works to amend the existing vehicular entrance/exit and amendments to the car park layout of the site shall be completed in accordance with agreed plan No's 16.144.03 Rev F (Block Plan; Proposed), 16.144.11 Rev B (Proposed Elevations) and 16.144.14 Rev B (Site Plan; Proposed), all plans date received by the Local Planning Authority 09.08.2016 to the satisfaction of the Local Planning Authority. The development shall thereafter be retained as approved for the lifetime of the development.
In the interests of highway and pedestrian safety and to ensure a satisfactory form of development.
 7. Notwithstanding the proposals detailed in the submitted plans and prior to the commencement of any development on site, details of proposed hard landscaping and surface finishes (including the proposed car parking areas, footpaths, access and any other areas of hard standing to be created) shall be submitted to and agreed in writing by the Local Planning Authority. This will include all external finishing materials, finished levels, and all construction details confirming materials, colours, finishes and fixings. The scheme shall be completed to the satisfaction of the Local Planning Authority in accordance with the agreed details prior to the occupation of the building for the permitted uses. Any defects in materials or workmanship appearing within a period of 12 months from completion of the total development shall be made-good by the owner as soon as practicably possible.
To enable the local planning authority to control details of the proposed development, in the interests of visual amenity of the area.
 8. Notwithstanding the submitted information and prior to the occupation of the 2no. flats hereby approved, provision shall be made for the provision of storage of refuse as shown on approved plan No's 16.144.03 Rev F (Block Plan; Proposed), 16.144.11 Rev B (Proposed Elevations) and 16.144.14 Rev B (Site Plan; Proposed), all plans date received by the Local Planning Authority 09.08.2016. The agreed details shall be implemented accordingly and retained for the lifetime of the development.
In the interests of the amenities of the occupants of neighbouring properties and to ensure a satisfactory form of development.
 9. Notwithstanding the submitted information, details of the means of enclosure of the site shall be submitted to and approved by the Local Planning Authority before the development hereby approved is occupied. Thereafter the development shall be carried out in accordance with the approved details and the enclosures erected prior to the occupation of the development hereby approved.
In the interests of the amenity of surrounding neighbouring properties and visual amenity of the surrounding area.
 10. The development hereby approved shall operate solely in accordance with the working layout as set out on plan No 16.144.03 Rev F (Block Plan; Proposed), date received by the Local Planning Authority 09.08.2016 including the servicing areas, car parking and access/egress to/from the site.

For the avoidance of doubt.

11. No construction/building works or deliveries shall be carried out except between the hours of 8.00 am and 6.00 pm on Mondays to Fridays and between 9.00 am and 1.00 pm on Saturdays. There shall be no construction activity including demolition on Sundays or on Bank Holidays, unless otherwise agreed in writing by the Local Planning Authority.
To ensure that the development does not prejudice the enjoyment of neighbouring occupiers of their properties.

BACKGROUND PAPERS

1.63 Background papers used in the compilation of reports relating to planning items are available for inspection in Civic Centre, Victoria Road, Hartlepool during working hours. Copies of the applications are available on-line:
<http://eforms.hartlepool.gov.uk:7777/portal/servlets/ApplicationSearchServlet> except for such documents that contain exempt or confidential information and a paper copy of responses received through publicity are also available in the Members library.

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THE SCHOONER PH, WARRIOR DRIVE



THIS PLAN IS FOR SITE IDENTIFICATION PURPOSE ONLY
HARTLEPOOL BOROUGH COUNCIL
Level 1, Civic Centre, Hartlepool TS24 8AY
Department of Regeneration and Planning

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H/2016/0224
Scale: 1:1000
Date : 05/08/2016

No: 2
Number: H/2016/0258
Applicant: Mr Michael Streeting 9 Hardwick Court HARTLEPOOL TS26 0AZ
Agent: ASP Associates Mr Paul Alexander Vega House 8 Grange Road HARTLEPOOL TS26 8JA
Date valid: 15/07/2016
Development: Variation of conditions 2, 3 and 5 of planning permission H/2013/0602 (erection of two storey extensions at the sides and at the rear to include a balcony, a first floor extension over garage, single storey extension at the rear and a porch at the front) for alterations to first floor internal layout changes to obscurely glazed panels to side of balcony and removal of shutters on front elevation
Location: 9 Hardwick Court HARTLEPOOL

PURPOSE OF REPORT

2.1 A valid application has been submitted for the development highlighted within this report accordingly Hartlepool Borough Council as Local Planning Authority is required to make a decision on this application. This report outlines the material considerations in relation to the proposal and presents a recommendation.

BACKGROUND

2.2 Under Section 73 of the Town and Country Planning Act 1991 (as amended) an application has been submitted to vary the conditions of the previous planning approval. The previous application H/2013/0602 was approved for the erection of two storey side and rear extensions including a balcony at the rear, a first floor extension over garage, single storey extension at the rear and a porch at the front. A Ward Councillor has asked that the application be considered by Planning Committee.

2.3 The property has been the subject of a number of previous planning applications. Of relevance to this proposal are the following previously approved applications:

H/2009/0130 – Erection of a two storey lounge/bedroom/en-suite extension to the side, a two storey garage/utility/bedrooms extension to other side and a detached garage/hobby workshop to rear.

H/2013/0602 – Erection of two storey side and rear extensions including balcony at the rear, a first floor extension over the garage, single storey extension at the rear and a porch at the front.

H/2015/0097 – Non-material amendment for alterations to window types and removal of two bay windows.

PROPOSAL

2.4 Planning permission is sought retrospectively for a variation of conditions 2, 3 and 5 of previously approved planning application H/2013/06. The amendments sought involve the following:

- Reconfiguration of internal first floor layout to create corridor leading to balcony

The previously approved floor plans under condition 2 showed that the first floor layout would include provision of a bedroom with en-suite towards the rear. The length of this room has been reduced with the en-suite no longer adjacent to the balcony. A corridor would now be created from the landing with a doorway leading into the balcony area.

- Removal of shutters from front elevation of original dwelling and side extensions

Condition 2 (approved plans) showed that shutters would be added back on to the original dwelling and side extensions. Condition 3 also required that samples of these were provided to the Local Planning Authority for approval prior to commencement of any works. An amendment is now sought to not include the shutters.

- Alteration to obscurely glazed panels fitted to sides of balcony.

Condition 2 (approved plans) and condition 5 (obscure glass panels to balcony) of the previously approved scheme required that obscurely glazed panels were fitted to each side of the balcony area in the interests of the amenities of the occupants of adjacent properties. It is proposed to amend the details of the screen.

SITE CONTEXT

2.5 The application site is no.9 Hardwick Court, a large two storey detached dwelling house located on Hardwick Court, Hartlepool. The property is set within fairly large grounds with open front garden and driveway. The property has previously been extended to the side and rear under a previous planning permission. Hardwick Court is an oval shaped street comprising of a number of detached residential dwellings all facing inwards towards a central grassed area. The properties are largely from the same period and of a similar style, with some variation in the design of porches, garages, bay windows and shutters.

PUBLICITY

2.6 The application has been advertised by way of 10 Neighbour Notification letters and 3 Councillor Notification letters. 2 objections have been received. The reasons given for objecting are as follows:

- The external appearance of the house is different to the original plans. It is very out of place with the rest of Hardwick Court.
- The shutters are a characteristic feature of the mock Georgian house design in Hardwick Court.
- The shutters should be retained on the front as the house occupies a prominent position in the court.

- No changes should be made to the planning permission H/2013/0602
- The glazing to the balcony should be obscured in order to prevent adjacent properties and gardens from being overlooked.

Copy Letters **B**

CONSULTATIONS

2.7 There are no consultation responses.

PLANNING POLICY

2.8 In relation to the specific policies referred to in the section below please see the Policy Note at the end of the agenda.

Local Policy

2.9 The following policies in the adopted Hartlepool Local Plan 2006 are relevant to the determination of this application:

GEP1: General Environmental Principles
Hsg10: Residential Extensions

National Policy

2.10 In March 2012 the Government consolidated all planning policy statements, circulars and guidance into a single policy statement, termed the National Planning Policy Framework (NPPF). The NPPF sets out the Governments Planning policies for England and how these are expected to be applied. It sets out the Government requirements for the planning system. The overriding message from the Framework is that planning authorities should plan positively for new development, and approve all individual proposals wherever possible. It defines the role of planning in achieving sustainable development under three topic heading – economic, social and environmental, each mutually dependent. There is a presumption in favour of sustainable development. It requires local planning authorities to approach development management decisions positively, utilising twelve ‘core principles’ that should underpin both plan-making and decision taking, these being; empowering local people to shape their surrounding, proactively drive and support economic development, ensure a high standard of design, respect existing roles and character, support a low carbon future, conserve the natural environment, encourage re-use of previously developed land, promote mixed use developments, conserve heritage assets, manage future patterns of growth and take account of and support local strategies relating to health, social and cultural well-being. The following paragraphs are relevant to this application:

PARA 001 – Apply Policy

PARA 002 – Primacy of the Development Plan

PARA 011 – Planning Law and the Development Plan

PARA 012 – Statutory Status of the Development Plan

PARA 013 – NPPF is a material planning consideration

PARA 014 – Presumption in favour of sustainable development
PARA 017 – Core Planning Principles
PARA 056 – Ensuring Good Design
PARA 196 – Primacy of the Development Plan
PARA 197 – Presumption in favour of sustainable development.

PLANNING CONSIDERATIONS

2.11 The main issues for consideration in this instance are the principle of development, and the impacts on visual amenity and neighbour amenity.

Principle of development

2.12 The property has been the subject of a number of previous planning applications, the most relevant to this application is H/2013/0602. Permission was granted at Planning Committee in 2014 for the erection of two storey side/rear extensions (with balcony at the rear), erection of extension over garage, single storey extension at the rear and a porch at front. Prior to this, permission was also granted under H/2009/0130 for two storey side extensions.

2.13 Section 73 of the Town and Country Planning Act 1991 (as amended) allows for minor material alterations to a previously approved scheme. It is under this provision that this application has been submitted seeking consent to a variation of condition 2 (approved plans), condition 3 (examples of external materials/finishes) and condition 5 (obscure glazing to balcony) as described above.

2.14 Given the scale and nature of the changes to the previously approved scheme and the fact that planning permission has previously been granted twice for extensions to the property, it is considered that the principle of development is acceptable in accordance with relevant Hartlepool Local Plan 2006 Saved Policies and the NPPF.

Visual amenity

2.15 In relation to the visual impact, it is noted that the previous permission was granted subject to conditions relating to the plans indicating the addition of shutters to the front elevation and also samples of these being provided to the Local Planning Authority. This condition applies only to the side extensions and not to the original dwelling house, which is not subject to any special controls through planning regulations requiring the retention of the shutters.

2.16 This application seeks to amend the plans to exclude the provision of the shutters. Most of the properties on Hardwick Court are noted to have retained/replaced the shutters, with the exception of no.1 Hardwick Court which is adjacent to the highway entrance from Valley Drive. It is acknowledged they are a minor architectural feature of the houses in the area and it is understandable that it might be considered desirable to retain the feature. However the applicant does not wish to do so and on balance the removal of the shutters on the front elevation of the property is not considered to have such a significant visual impact on the property itself or the surrounding street scene as to warrant refusal of this application.

2.17 It is noted there are no conditions restricting the removal of the shutters on the original dwelling, which at the time of a site visit had not been restored to the property, nor are there planning conditions requiring neighbouring properties to retain the shutters which could be removed in the future at any time. Effectively should this application be refused the Local Planning Authority could only seek to require the shutters on the extensions to be provided which in itself would not fully reflect the predominant treatment in the area. For the reasons discussed above it is considered unlikely that any attempt to enforce the provision of the shutters would be successful at appeal.

2.18 With regards to the alteration to the obscurely glazed panelling to the sides of the balcony, it is noted that the previously approved scheme provided details indicating that the obscure area would be fitted to fully cover each side of the balcony. However, following the construction, glass panelling was added with an approx. 20-30cm gap at the top of the window opening, with a translucent film applied to the glass to create obscuration.

2.19 Discussions with the applicant/agent resulted in an agreement that the existing panels would be replaced with obscure glazing to fit into the full opening with an approx. 25mm gap to accommodate the fixings. It is therefore considered that subject to a condition on details of the obscure glazing to be provided for approval and a timescale for implementation, the visual impact would be minimal.

2.20 In relation to the internal reconfiguration, it is considered that the works are largely minor and would result in no significant or detrimental impact on visual amenity to the property of the surrounding street scene.

1.21 Overall, the impact on visual amenity is considered to be acceptable, in accordance with Saved Policies GEP1 and Hsg10 and in particular paragraph 56 of the NPPF.

Neighbour amenity

2.22 Two objections have been received from neighbouring properties. The reasons for objecting are noted above.

2.23 In relation to the alteration to the obscurely glazed panelling, comments stated that this should be required in order to prevent loss of privacy and direct overlooking. Whilst it is noted that the current glass panels with obscure film do not accord with the requirements of the previous planning permission, an agreement to add fully obscured panels has been reached. Therefore there would be little change to the level of privacy and/or overlooking to the originally approved scheme under ref. H/2013/0602. The impact on neighbour amenity in regard to this aspect is considered to be minimal.

2.24 In relation to the alterations to the shutters and internal reconfiguration, it is considered that these aspects would have no significant or detrimental impact on the amenity of neighbouring properties.

2.25 Comments were also received with regards to the fact that no alterations should be made to the original planning permission. This is not considered to be a material planning consideration given that the Town and Country Planning Act 1991 (as amended) makes provision under Section 73 for amendments to be made to planning permissions.

2.26 Overall, the proposal is not considered to result in any significant or undue impact on neighbour amenity in relation to overbearing, overshadowing, loss of privacy or loss of outlook, in accordance with Saved Policies GEP1 and Hsg10 and the NPPF.

EQUALITY AND DIVERSITY CONSIDERATIONS

2.27 There is no evidence of equality or diversity implications.

SECTION 17 OF THE CRIME AND DISORDER ACT 1998 CONSIDERATIONS

2.28 There are no Section 17 considerations.

REASON FOR DECISION

2.29 It is considered by Officers that the proposal in the context of relevant planning policies and material planning considerations is acceptable as set out in the Officer's Report.

RECOMMENDATION – APPROVE, subject to the following conditions:

1. The development to which this permission relates shall be begun not later than three years from the date of this permission.
To clarify the period for which the permission is valid.
2. The development hereby permitted shall be carried out in accordance with the plans (Proposed Amended Elevations & Plan Dwg No. 1788/4 Rev F and Proposed Amended First Floor Plan Dwg No. 1788/3 Rev F) received by the Local Planning Authority on 10/06/16 and the amended application form received by the Local Planning Authority on 15/07/16 except as amended by condition 3 below.
For the avoidance of doubt.
3. Notwithstanding the submitted details, within 1 month of the date of this planning permission, a scheme detailing the provision of obscurely glazed panels to be added on the sides of the rear balcony with obscure glass to a minimum of level 4 of the 'Pilkington' scale of obscuration or equivalent, shall be submitted to the Local Planning Authority for its approval, samples of the desired materials being provided for this purpose. The application of translucent film would not satisfy the requirements of this condition. Thereafter within 2 months of the date of this planning permission the approved scheme shall be installed in accordance with the approved details. Thereafter the obscurely glazed panels shall be retained as approved at all times during the lifetime of the development.
To prevent overlooking.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting the Order with or without modification), no additional windows shall be inserted in the elevations of the extensions facing Auckland Way and 8 Hardwick Court without the prior written consent of the Local Planning Authority.
To prevent overlooking
5. The proposed ground floor WC window facing 8 Hardwick Court shall be glazed with obscure glass which shall be installed before the WC is brought into use and shall thereafter be retained at all times while the window exists.
To prevent overlooking

BACKGROUND PAPERS

1.31 Background papers used in the compilation of reports relating to planning items are available for inspection in Civic Centre, Victoria Road, Hartlepool during working hours. Copies of the applications are available on-line: <http://eforms.hartlepool.gov.uk:7777/portal/servlets/ApplicationSearchServlet> except for such documents that contain exempt or confidential information and a paper copy of responses received through publicity are also available in the Members library.

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9 HARDWICK COURT



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HARTLEPOOL BOROUGH COUNCIL
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Department of Regeneration and Planning

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H/2016/0258
Scale: 1:1000
Date : 05/08/2016

No: 3
Number: H/2016/0289
Applicant: Mr Robert Robinson PALACE ROW HART
HARTLEPOOL TS27 3AY
Agent: Mr Robert Robinson 6 PALACE ROW HART
HARTLEPOOL TS27 3AY
Date valid: 01/07/2016
Development: Demolition of garage and erection of a single storey
extension to side and rear, alterations to garden wall and
patio and provision of hardstanding parking area to side
(resubmitted application)
Location: 6 PALACE ROW HART HARTLEPOOL

PURPOSE OF REPORT

3.01 A valid application has been submitted for the development highlighted within this report accordingly Hartlepool Borough Council as Local Planning Authority is required to make a decision on this application. This report outlines the material considerations in relation to the proposal and presents a recommendation.

BACKGROUND

3.02 A planning application has been submitted under the provisions of the Town and Country Planning Act 1991 (as amended) for extensions and alterations to no.6 Palace Row, Hart, Hartlepool. A previous application was submitted under ref. H/2016/0023 however this was subsequently withdrawn. Planning permission was previously granted for the erection of a single storey extension at the rear. Due to the number of objections received, the application must be considered by Members at planning committee.

PROPOSAL

3.03 Planning permission is sought for the erection of two single storey extensions, one largely to the side and the other to the rear of the property, with demolition of the existing detached garage. The extensions would accommodate a kitchen, sitting room, lounge, wc, cloak room and entrance lobby. The rear extension would adjoin the previously built flat roof extension, with a projection of approx. 3.3m from this rear wall. The width would be approx. 6.4m. The side extension would project approx. 3.7m from the original gable with a depth of approx. 6.7m. This would adjoin the side of the existing property and the previous rear extension meaning the width would be approx. 4.5m at the rear. The eaves height of both extensions would be to match the original dwelling house and a new pitched roof would be added above. Other works include the addition of an area of hard standing to allow two off-street parking spaces to the west of the original dwelling, reconfiguration of garden steps and alterations to the retaining wall, relocation of timber garden gates and bricking up of an existing front door.

SITE CONTEXT

3.04 The application site is no.6 Palace Row, a single storey end terraced cottage located in Hart Village. The property faces north towards the highway with an open frontage onto the pavement. To the north of this is a landscaped highway verge area beyond which are the south facing semi-detached dwellings of South View. To the south is the rear garden which has a change in level with retaining wall and steps leading up to a grassed area. A flat roof extension also exists as well as a detached garage. Surrounding the garden are a variety of shrubs and hedges of various heights between approx. 2-3m. To the east is the adjoining property at no.5 Palace Row which is separated by a boundary formed partially by a timber fence, stone wall and hedge. To the west is a blank gable of the host dwelling with gate access to the rear garden. There is also an area of land which is enclosed by an approx. 0.75m high timber fence to the north and west. An approx. 2m high brick wall exists on the southern boundary of this grassed area followed by two storey terraced dwellings at no's 7-13 Palace Row.

PUBLICITY

3.05 The proposal has been advertised by way of 11 Neighbour Notification letters and 3 Councillor Notification letters. Two objections have been received and one letter in support of the application has also been received. The reasons given for objecting are as follows:

- The scale and nature of the development is inappropriate to the character of the terraced row
- The design, proposed varied roof lines and massing do not reflect and are not sympathetic with the existing terraced row
- Impact on water supply due to increase in demand on Palace Row from proposed extensions
- The rear entrance to no.5 would be permanently blocked. I have a long standing established right of access down the side of 6 Palace Row. This would obstruct Northumbrian Water from gaining access to the inspection chamber, impact upon refuse collection with waste accumulating, restrict emergency services gaining access in the event of an accident or fire, and restrict wheelchair users from gaining access as the only level access given the front is stepped
- The plans are contrary to Tees Valley Structure Plan Policy H5 as they do not take into account the shortage of affordable housing in particular in Hart Village
- The plans are contrary to Local Plan Policies Hsg5 and Hsg6
- The proposed kitchen extension would be within 45cm of my hedge which would suffer damage and possibly die
- The extension would block light
- Refutes claims that there is no established right of way between 6 Palace Row and former 7 Palace Row

Copy Letters **C**

CONSULTATIONS

3.06 The following consultation replies have been received:

HBC Traffic and Transport

There are no highway of traffic concerns. The proposed drive crossing will need to be installed by a NRSWA approved contractor and in accordance with Hartlepool Design Guide and Specification.

HBC Engineering (Structural)

No further information is required.

HBC Heritage and Countryside (Countryside Access Officer)

There is no data that implies that there are any records of any recorded or unrecorded public and/or permissive rights of way running through, abutting to or being affected by the proposed development of this site.

HBC Ecology

I have no ecology survey or ecology condition requirements. Looking at the aerial photograph, the hedge is clearly between gardens and as such is exempt from the Hedgerow Regulations 1997.

HBC Landscape (Arboriculture)

My previous comments still apply mainly that a tree is incorporated into the side garden to add visual amenity to this part of the village.

Hartlepool Civic Society

We repeat the comments which we made relating to the previous application (H/2016/0023).

Previous comments:

The Society feels an opportunity to enhance the character and street scene at this part of historic Hart Village is being missed. Although the property concerned is not a listed building and is not in a Conservation Area, it does however, form part of a row of worker's cottages dating back to the 18th century – together with the former school at the end of the row – this is an important part of the history of this village which includes the Grade I listed St Mary Magdelene Church.

The property already has an extension at the rear. On studying the detail of the plans – for both an extension at the side and the rear – the Society notes that the proposed extensions are disproportionate to the size of the original. The proposal further alters the appearance of the whole terrace by removing the main door (which is central to each cottage) to the side extension. Added to which the proposed roof line is alien to the original – the Society suggests that providing at least bedroom accommodation in the roof space with windows to the south should be explored.

We would encourage a design more responsive to the character of the property be employed, one which would better enhance the sense of place and improve the streetscape of Hart by reference to the strong local character and history of this village.

The example afforded by adjacent 5 Palace Row which has embraced the inherent charm of the original facade and materials, has a better proportion and greater sense of place. This might afford an example which offers greater opportunity to promote and reinforce local distinctiveness.

Hartlepool Water

I am unable to find any details on 6 Palace Row, if this is just a planning application our water main is located at the front of the property in the highway, so in principal we would not have any objection to the application. We would expect the applicant to inform us before work started to confirm that the neighbours service was not within the proposed area of work.

Northumbrian Water

In terms of the proposed extension - 6 Palace Row, Hart, Hartlepool

Having checked our customer contact information data, there are no reports of drainage/flooding issues with the system which serves this property or the attached properties to the west.

This property is at the head (start) of the system which serves the terrace properties of Palace Row.

Having said that, we have carried out a number of drainage surveys in this area (particularly the houses to the east of this property) to establish the location of the now transferred (private drains) sewer network, so we may have had problems with this part of our network (although again our customer system is not coming up with contacts). Even if we have had problems, these drains are not affected by the applicants proposals (different system).

The only thing Northumbrian Water is interested in, is the protection of the existing inspection chamber within the development boundary. This has been highlighted on the proposal plans, so the applicant (or someone acting on their behalf) must be aware of this. Will be covered by Building Regs.

PLANNING POLICY

3.07 In relation to the specific policies referred to in the section below please see the Policy Note at the end of the agenda.

Local Policy

3.08 The following policies in the adopted Hartlepool Local Plan 2006 are relevant to the determination of this application:

GEP1: General Environmental Principles

Hsg10: Residential Extensions

National Policy

3.09 In March 2012 the Government consolidated all planning policy statements, circulars and guidance into a single policy statement, termed the National Planning Policy Framework (NPPF). The NPPF sets out the Governments Planning policies for England and how these are expected to be applied. It sets out the Government requirements for the planning system. The overriding message from the Framework is that planning authorities should plan positively for new development, and approve all individual proposals wherever possible. It defines the role of planning in achieving sustainable development under three topic heading – economic, social and environmental, each mutually dependent. There is a presumption in favour of sustainable development. It requires local planning authorities to approach development management decisions positively, utilising twelve ‘core principles’ that should underpin both plan-making and decision taking, these being; empowering local people to shape their surrounding, proactively drive and support economic development, ensure a high standard of design, respect existing roles and character, support a low carbon future, conserve the natural environment, encourage re-use of previously developed land, promote mixed use developments, conserve heritage assets, manage future patterns of growth and take account of and support local strategies relating to health, social and cultural well-being. The following paragraphs are relevant to this application:

PARA 002 : Primacy of Development Plan
 PARA 011 : Planning law and development plan
 PARA 012 : Statutory status of development plan
 PARA 013 : NPPF is material consideration
 PARA 014 : Presumption in favour of sustainable development
 PARA 017 : Core Planning Principles
 PARA 056 : Ensuring Good Design
 PARA 196: Primacy of the Development Plan
 PARA 197: Presumption in favour of sustainable development.

PLANNING CONSIDERATIONS

3.10 The main issues for consideration in this instance are the impacts on visual amenity, neighbour amenity, highway safety, ecology, land stability/structural safety drainage/flood risk and residual matters.

VISUAL AMENITY

3.11 In relation to the visual impact, the proposal involves extensions and alterations to the property which would be visible from the street scene. In particular this includes the single storey side extension with pitched roof and the addition of a hard standing parking area. The side extension is noted to be just under half the width of the original dwelling house and also incorporates a set-back from the front elevation of approx. 1.5m. Whilst the overall depth would be approx. 6.7m which exceeds the original dwelling, the eaves height would match the original at approx. 2.5m and would wrap round the side and rear elevations. These design features and separation from the western boundary are considered to allow the side extension to

be subservient to the original dwelling house with no significant loss of character in terms of massing or dominance.

3.12 Given the position of the property, the side extension would be visible from a distance as seen from the western approach to the property along Palace Row. There would therefore be some degree of change to the street scene as a result of this and also from the blocking up of the front door. However, as noted above, the scale of the side extension is fairly modest and whilst the angle of roof pitch would differ from that of the original dwelling house, the alterations would not entirely obscure the western elevation of the original cottage. Furthermore, the side extension would also be separated significantly from the western boundary. Much of this piece of land (currently grassed) would be retained as soft landscaping with the timber fence also remaining. Given this and the width of the proposed parking area, there is not considered to be any significant loss of character in terms of amenity space. It is also worth noting that the works to block up the front door would not require planning permission. Overall, the visual impact of these aspects on both the host property and street scene are considered to be acceptable changes.

3.13 In relation to the proposed rear extension, this element would also be partially visible from the street scene due to the projection and roof design. Overall, the combined projection of the previous flat roof extension and the new extension would be approx. 5.9m. Given that the eaves height would be fairly modest at approx. 2.5m and considering the roof slope and the separation distance from the rear boundary, there is considered to be no significant detrimental impact on the original property or character of the street scene.

3.14 Due to the works to the retaining wall, consultation was undertaken with HBC Engineering (Structural). No objections were received. Overall, given the extent of the works to the retaining wall and garage demolition, these are considered to have minimal overall visual impact.

3.15 Consultation with HBC Landscape (Arboriculture) resulted in no objection and comments stating that a tree should be planted to the west of the site. It is considered that the loss of any soft landscaped space to the west of the property would be acceptable subject to an appropriate landscaping scheme which can include the addition of a tree.

3.16 Comments from Hartlepool Civic Society raised concerns with regards to the visual impact of the proposal, and stated that although the property is not listed, it forms part of a row of worker's cottages dating back to the 18th Century and is an important part of the history of the village. Comments also stated that the extensions would be disproportionate to the original house and would alter the appearance of the whole terrace by removing the main door. The proposed roof was also considered to be alien to the original.

3.17 In relation to the wider context of the street scene, the terrace of Palace Row consists of fairly similar cottages when seen from the front. However, many of these have been extended at the rear with a variety of sizes and designed. Consequently a number of these properties have also added rear dormers as part of loft conversions. The property at no.1 Palace Row is an exception to the typical design

of the terrace as it is taller than the neighbouring cottages and has a different fenestration. Although extended/altere d under planning permission, the access is now via a side extension, noted to be similar to the proposal at no.6 Palace Row. It is understood the land to the west of no.6 where the side extension would be situated was formerly the site of a dwelling house meaning this space was not originally vacant and landscaped. The wider context of Palace Row consists of a variety of styles and ages of properties, with two storey semi-detached dwellings and terraces. External finishes also vary with white painted render, facing brickwork and pebbledash.

3.18 Whilst it is recognised that the cottage dates back to the 18th century, the property is not subject to any special planning controls which restrict its extension/alteration. It is also recognised that whilst there would be a fairly significant increase in useable floor space of the property, the extensions themselves are modest in scale in terms of height. Furthermore, the extent of the amenity space both to the rear and side garden areas (largely being retained) is adequate. Externally, there would be a white render added across the new extensions which would not result in any significant alteration to the appearance.

3.19 Overall, whilst it is recognised there would be some change to the street scene, the visual impact of these changes is not considered to be significantly detrimental to the extent that planning permission should be refused on this basis. The proposal is considered to be acceptable in relation to the visual impact, in accordance with Saved Policies GEP1 and Hsg10 and paragraph 56 of the NPPF.

NEIGHBOUR AMENITY

3.20 In relation to the impact on neighbour amenity, two objections were received. The first was from the owner/occupier of no.5 Palace Row. In relation to the impact on the amenity of this neighbouring property, it is noted that the rear extension would be visible from a number of windows at this property due to the proximity to the neighbour's kitchen window and side facing windows on an offshoot. It is also noted that this property has consent for an extension at the rear which would project beyond the existing offshoot and have a bedroom window facing westwards towards the host dwelling. In this scheme the current windows on the offshoot would however form corridor windows and would not in fact serve habitable rooms. The proposed window on the bedroom would not be directly adjacent to the rear extension at the host dwelling. The impact on these windows is not considered to be significant in terms of loss of outlook, light or privacy. In terms of the existing situation the rear offshoot is located well off the boundary and given the separation it is not considered that the amenity of the window serving this room would be unduly affected by the development.

3.21 It is noted that the proposed rear extension would be built adjacent to the kitchen window on this neighbouring property and project some 3.31m beyond it. There would also be a minimal separation distance of approx. 0.45m between this and the stone boundary wall. Given this, there would be some degree of impact in terms of loss of outlook and light from/to this window due to the projection and height of the rear extension. It is however noted that the extension is of a moderate eaves height and relative projection and also incorporates a fairly shallow pitched roof. In

addition, the existing approx. 3m high (relative to the ground level of the extension) hedge along the shared boundary is considered to already somewhat restrict outlook from this kitchen window. Given the above and the fact that there are no windows proposed which would face east towards this neighbour's property, the impact on the amenity of this neighbour in terms of outlook, light and privacy is considered to be acceptable. It is concluded that the relationship with this neighbour as existing, or if the neighbour's extension is fully implemented, is acceptable.

3.22 Concerns were also raised regarding the impact on a neighbour's hedge given the extension would be within 0.45m of it. Consultation with HBC Ecology raised no objections to the proposal and stated that the hedge is exempt from the Hedgerow Regulations 1997. No objections have been raised by HBC Ecologist or HBC Arborist. It is noted that the ground level at the hedge base is raised significantly above the level of the foundations of the extension with the retaining stone wall retained in the proposed scheme which should limit any impact on the roots of the hedge, though clearly regular trimming of the hedge would be required. As the hedge is not protected it would be difficult in any case to sustain an objection on the grounds of any potential impact upon it.

3.23 The adjoining neighbours maintain they have a right of access across the application site which the development will obstruct. The HBC Countryside Access Officer has advised no records of any established or permissive public rights of way have been found between this property and no.6 Palace Row. However, should a private right of way exist, which is disputed by the applicant's solicitor, this is a civil matter between the applicant and neighbour. The granting of planning permission would not extinguish any rights which the neighbour might enjoy, the neighbour would be able to challenge any building works which might affect his access through the courts should a lawful right of access exist.

3.24 Overall, whilst it is recognised that there would be some degree of impact on the outlook and light of this neighbour, however it is not considered that the development would result in any significant overbearing, overshadowing or loss of privacy. The impact on this neighbour is considered to be acceptable, in accordance with Saved Policies GEP1 and Hsg10.

3.25 A second objection was received from the owner/occupier of no.4 Mill View. The reasons for objecting relating to the impact on no.5 Palace Row. The same issues were raised as per the objection from the adjoining neighbour. Given the location of no.4 Mill View in relation to 6 Palace Row, there is considered to be minimal impact on the amenity of this particular property.

3.26 In relation to the impact on other properties at no's 4, 7 & 8 Palace Row, the proposal is considered to be significantly separated from these neighbours and also screened by boundary treatments. Any impact in terms of any overbearing effect, overshadowing, loss of their privacy or loss of outlook for those properties would be minimal.

3.27 In relation to the impact on properties at no's 4, 5, 6, 7 & 8 South View, it is noted that these properties face south towards no.6 Palace Row. It is noted that no's 5 & 6 are directly opposite the proposed side extension. However given the

separation distances and overall scale of the proposed extensions, it is not considered that there would be any significant detrimental impact on outlook, light and privacy of any of these neighbouring properties on South View.

3.28 In relation to the impact on no.1 St James Grove, this property is noted to be significantly screened from the host dwelling by trees and hedgerows. Given this and the separation distances and change in land level, it is not considered that there would be any significant detrimental impact on the amenity of this neighbour.

3.29 Overall, the impact on neighbour amenity as a whole is considered to be acceptable, in accordance with Saved Policies GEP1 and Hsg10.

ECOLOGY

3.30 Consultation with HBC Ecology raised no objections to the development and stated that the hedgerow between the host property and no'5 Palace Row is exempt from the regulations. It is therefore considered that given this and the minor loss of soft landscaped area, there would be no significant or detrimental impact on any wildlife or habitats, in accordance with Saved Policy GEP1.

HIGHWAY SAFETY

3.31 The works involve the addition of off-street parking to the side of the property. Consultation with HBC Traffic and Transport raised no objections to the proposal and stated that the drive must be installed by an approved NRSWA contractor in accordance with the HBC Design Guide and Specification. Subject to this, it is considered that the impact on highway safety would be acceptable, in accordance with Saved Policies GEP1 and Hsg10.

LAND STABILITY/STRUCTURAL SAFETY

3.32 The proposal would involve works to the retaining wall within the rear garden and relocation of the steps. Consultation with HBC Engineering (Structural) raised no objections to the development and stated no further details were required. It is therefore considered that the works would be acceptable in relation to structural safety and land stability, in accordance with Saved Policies GEP1 and Hsg10.

DRAINAGE/FLOOD RISK/WATER SUPPLY

3.33 No objections were received from Northumbrian Water or Hartlepool Water. Given that the site is not within any EA flood zones with no critical drainage problems or water supply issues identified by relevant water and sewerage undertakers, it is considered that the proposal would have no unacceptable impact on flood risk, drainage or water supply infrastructure, in accordance with Saved Policies GEP1 and Hsg10.

RESIDUAL MATTERS

3.34 An objection has been raised that the development would affect the availability of affordable housing. It is not considered that extensions to a single property would

significantly affect the supply of affordable housing and that such a reason for refusal could be sustained.

EQUALITY AND DIVERSITY CONSIDERATIONS

3.35 There is no evidence of equality or diversity implications.

SECTION 17 OF THE CRIME AND DISORDER ACT 1998 CONSIDERATIONS

3.36 There are no Section 17 implications.

REASON FOR DECISION

3.37 It is considered by Officers that the proposal in the context of relevant planning policies and material planning considerations is acceptable as set out in the Officer's Report.

RECOMMENDATION – APPROVE subject to the following conditions

1. The development to which this permission relates shall be begun not later than three years from the date of this permission.
To clarify the period for which the permission is valid.
2. The development hereby permitted shall be carried out in accordance with the details and the plan (Site Location Plan) received by the Local Planning Authority on 01/07/16, and the plan (Proposed GA Plans Dwg No. 1891/2 Rev A) received by the Local Planning Authority on 05/09/16.
For the avoidance of doubt.
3. The external materials used for this development shall match those of the existing building(s) unless otherwise agreed in writing with the Local Planning Authority.
In the interests of visual amenity.
4. Notwithstanding the provisions of the Town and County Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting the Order with or without modification), no window(s) shall be inserted in the east elevation of the extension facing no.5 Palace Row without the prior written consent of the Local Planning Authority.
To prevent overlooking.
5. Notwithstanding the submitted details and prior to the commencement of development, a scheme of landscaping to include tree planting to the west of the property shall be submitted to and agreed with the Local Planning Authority. The scheme must specify sizes, types and species, indicate the proposed layout and surfacing of all open space areas, include a programme of the works to be undertaken, and be implemented in accordance with the approved details and programme of works.
In the interests of visual amenity.

BACKGROUND PAPERS

3.38 Background papers used in the compilation of reports relating to planning items are available for inspection in Civic Centre, Victoria Road, Hartlepool during working

hours. Copies of the applications are available on-line: <http://eforms.hartlepool.gov.uk:7777/portal/servlets/ApplicationSearchServlet> except for such documents that contain exempt or confidential information and a paper copy of responses received through publicity are also available in the Members library.

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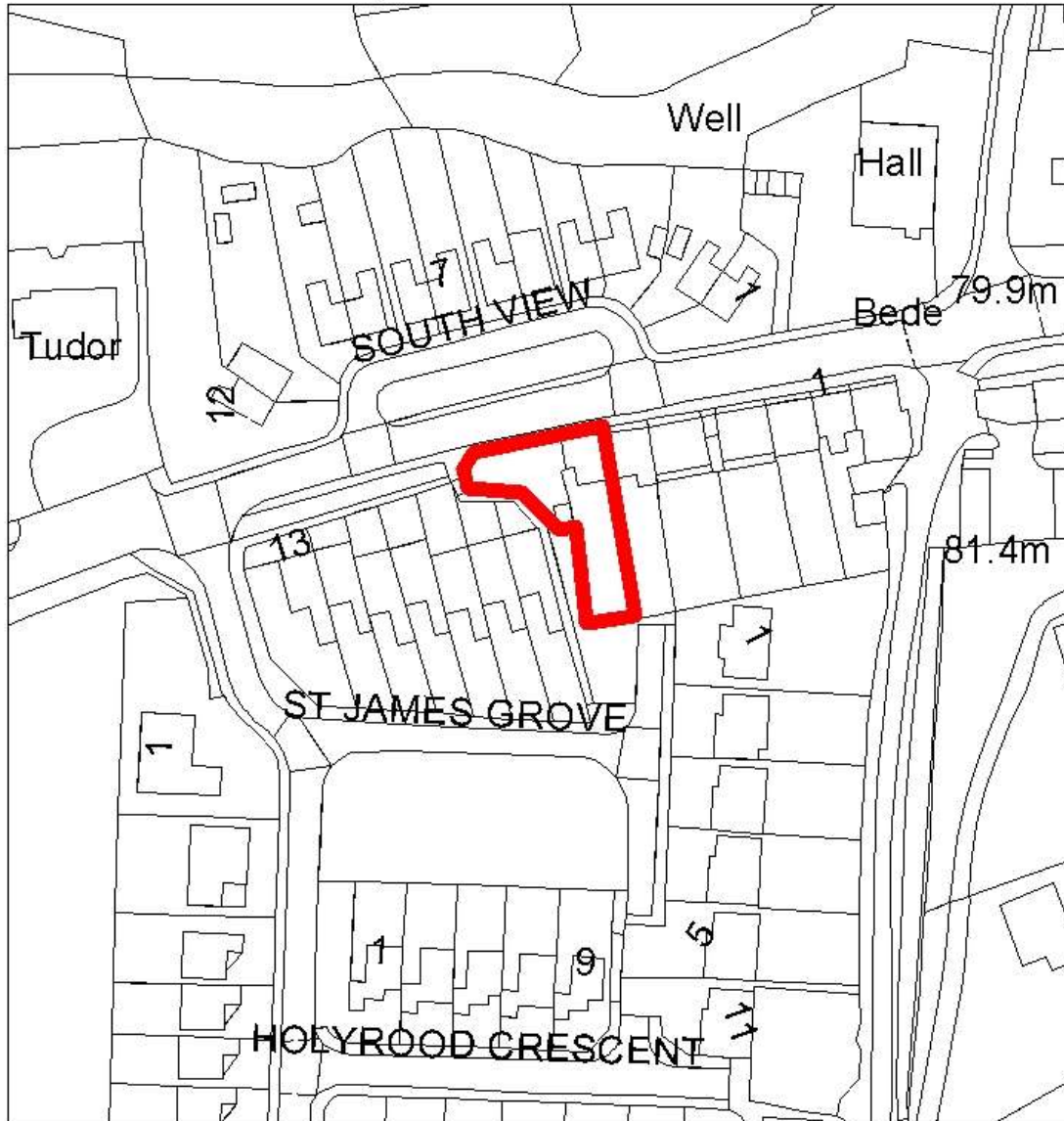
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6 PALACE ROW, HART



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THIS PLAN IS FOR SITE IDENTIFICATION PURPOSE ONLY

<p>HARTLEPOOL BOROUGH COUNCIL</p>	DRAWN GS	DATE 05/09/2016
	SCALE 1:1000	
<p>Regeneration and Neighbourhoods Level 1 Civic Centre, Victoria Road, Hartlepool TS24 8AY</p>	DRG.NO H/2016/0289	REV

No: 4
Number: H/2016/0285
Applicant: Mr S Arnell 6 CHAFFINCH CLOSE HARTLEPOOL TS26
0SG
Agent: Mr S Arnell 6 CHAFFINCH CLOSE HARTLEPOOL
TS26 0SG
Date valid: 20/07/2016
Development: Erection of a detached double garage and conversion of
existing garage to study and cloakroom
Location: 6 CHAFFINCH CLOSE HARTLEPOOL

PURPOSE OF REPORT

4.1 A valid application has been submitted for the development highlighted within this report accordingly Hartlepool Borough Council as Local Planning Authority is required to make a decision on this application. This report outlines the material considerations in relation to the proposal and presents a recommendation.

BACKGROUND

4.2 None.

PROPOSAL

4.3 Planning permission is sought for the erection of a detached double garage and the conversion of the existing integral garage to a study and cloakroom. The proposed garage is located to the front of the property and measures approximately 4.3 metres by 4.8 metres in area. The garage is to feature a hipped roof with an eaves height of approximately 2.5 metres and a total height of approximately 3.35 metres.

4.4 The application has been referred to planning committee due to the number of objections received.

SITE CONTEXT

4.5 The application site comprises a south facing, two storey, detached dwellinghouse in a residential cul-de-sac at 6 Chaffinch Close, Hartlepool. The application site is bounded to the east by 7 Chaffinch Close, to the south by 5 Chaffinch Close and to the west by 18, 20, 22 and 24 Linnet Road. To the north of the application site lies a large area of open green space.

PUBLICITY

4.6 The application has been advertised by way of neighbour letters (6). To date, there have been 3 objections and 1 letter of no objection.

The concerns raised are:

- Inappropriate size and location of garage
- Proposed garage is out of keeping with surrounding area
- The development will result in loss of light
- The development will result in loss of outlook
- Potential for increase in noise through use as workshop
- Resulting traffic/parking and access issues

Copy Letters D

4.7 The period for publicity has expired.

CONSULTATIONS

4.8 The following consultation replies have been received:

HBC Traffic & Transport – There are no highway or traffic concerns.

HBC Landscape – I have looked at the photographs and also visited the site in passing. The proposed garage will be very close to the mountain ash tree shown, however these trees are widely planted throughout the estate and as this tree is relatively young any root severance should not adversely affect it. In this respect I have no objections to the proposed garage.

HBC Public Protection - I would have no objections to this application. The plans are for a domestic double garage. I would expect that a garage would be used occasionally by the owners to repair vehicles and undertake a certain amount of DIY work etc. Should any work be of such a nature to cause a statutory nuisance then we have powers under the provisions of The Environmental Protection Act to require the abatement and possible recurrence of any noise nuisance, odour nuisance etc.

PLANNING POLICY

4.9 In relation to the specific policies referred to in the section below please see the Policy Note at the end of the agenda.

Local Policy

4.10 The following policies in the adopted Hartlepool Local Plan 2006 are relevant to the determination of this application:

GEP1: General Environmental Principles
Hsg10: Residential Extensions

National Policy

4.11 In March 2012 the Government consolidated all planning policy statements, circulars and guidance into a single policy statement, termed the National Planning Policy Framework (NPPF). The NPPF sets out the Governments Planning policies for England and how these are expected to be applied. It sets out the Government requirements for the planning system. The overriding message from the Framework

is that planning authorities should plan positively for new development, and approve all individual proposals wherever possible. It defines the role of planning in achieving sustainable development under three topic heading – economic, social and environmental, each mutually dependent. There is a presumption in favour of sustainable development. It requires local planning authorities to approach development management decisions positively, utilising twelve 'core principles' that should underpin both plan-making and decision taking, these being; empowering local people to shape their surrounding, proactively drive and support economic development, ensure a high standard of design, respect existing roles and character, support a low carbon future, conserve the natural environment, encourage re-use of previously developed land, promote mixed use developments, conserve heritage assets, manage future patterns of growth and take account of and support local strategies relating to health, social and cultural well-being. The following paragraphs are relevant to this application:

Paragraph 002 : Primacy of Development Plan

Paragraph 011 : Planning law and development plan

Paragraph 12 : Core Planning Principles

Paragraph 014 : Presumption in favour of sustainable development

Paragraph 017 : Role of planning system

Paragraph 056 : Design of built environment

Paragraph 196 : Primacy of the Development Plan

Paragraph 197 : Presumption in favour of sustainable development.

PLANNING CONSIDERATIONS

4.12 The main issues for consideration in this instance are the appropriateness of the proposal in terms of the policies and proposals held within the Development Plan and in particular the impact on visual amenity, neighbour amenity, highway safety and landscape impact.

VISUAL AMENITY

4.13 The proposed garage is to be located to the front of the host dwellinghouse on an area of hard standing that it is understood currently constitutes part of the shared access for 6 and 7 Chaffinch Close. The proposed garage will be partially screened to the west and south by the boundary fencing of the adjacent properties at 5 Chaffinch Close and 18 and 20 Linnet Road, which is approximately 1.6-1.8 metres in height. The proposed garage is significantly screened to the north by the host dwellinghouse.

4.14 It is considered that the proposed garage will not appear particularly prominent in the street scene due to the location of the application site at the end of the cul-de-sac, with the garage surrounded to the north, south-east and west by 2 storey dwellings. Whilst the proposed garage will be readily visible to the east due to its location at the front of the property, the proposal is considered to be of a size and design that is in keeping with the host property and surrounding area. Furthermore, similar garage structures can be found in the vicinity including at 24 Linnet Grove to the north west (planning ref: H/2007/0571).

4.15 The proposed conversion of the existing integral garage at the property comprises the replacement of the existing garage door with a brick wall and 3 pane window. It is considered that this is in keeping with the host property and surrounding area.

4.16 In terms of the impact on the visual amenity of the host property and surrounding area, the proposal is considered to be acceptable and in accordance with saved policies GEP1 and Hsg10 of the Hartlepool Local Plan 2006 and paragraph 56 of the NPPF.

NEIGHBOUR AMENITY

4.17 To the north, the proposed garage is significantly screened by the existing dwellinghouse whilst there are no residential properties that bound the application site to the immediate north.

4.18 To the east, the proposed garage is set forward of the front elevation of the neighbouring dwellinghouse at 7 Chaffinch Close by approximately 8 metres however is also set off the shared boundary with this next door neighbour by 4.5-5.5 metres (approx). A satisfactory oblique separation distance of approximately 10 metres will exist between the front elevation of 7 Chaffinch Close and the proposed detached garage to its south-west. Given the nature of the development, the scale of the proposed garage and its location in relation to this neighbouring dwellinghouse, it is considered there would be no significant detrimental impact on the amenity of 7 Chaffinch Close in terms of overshadowing, any overbearing effect or loss of privacy.

4.19 To the south, the proposed garage is set off the shared boundary with 5 Chaffinch Close by approximately 1 metre, whilst this neighbouring dwellinghouse itself is set off the shared boundary by a further 4 metres. The proposed garage is sited approximately 5 metres further west than the rear elevation of this neighbouring dwelling with a satisfactory oblique separation distance between the rear elevation of this neighbouring dwelling and the proposed garage to its north west of approximately 7 metres. Given the size and design of the proposed garage, its location in relation to this neighbouring dwelling and the partial screening afforded by the above mentioned boundary fencing, it is considered that there would be no significant detrimental impact on the amenity of 5 Chaffinch Close in terms of overshadowing, any overbearing effect or loss of privacy.

4.20 To the west, the proposed garage is to be set off the shared boundaries with 18 and 20 Linnet Road by between approximately 1 and 2.2 metres. Objections have been received from both neighbours with concerns including the potential for loss of light and poor outlook, however, the proposed garage is located east of the rear gardens of these neighbouring properties and as such it is considered that, given the modest height of the proposed garage, its hipped roof design and the boundary fencing and planting already in place, it is considered there would be no significant loss of amenity to the rear elevations or immediate garden areas of these neighbours as a result of overshadowing.

4.21 In addition, the proposed garage only extends along part of the rear boundary of 18 Linnet Road and, whilst the impact on views from neighbouring properties is

not a material planning consideration, it is considered that the outlook from this neighbouring dwelling will remain partly open and will not be substantially enclosed.

4.22 Furthermore, a satisfactory separation distance of approximately 10 metres will exist between the rear elevation of the proposed garage and the principle rear elevations of these neighbouring dwellings, though 18 Linnet Road features a single storey rear conservatory projecting approximately 2.5 metres beyond the rear elevation of the main dwellinghouse. Notwithstanding this, given the size, design and location of the proposed garage in relation to neighbouring properties as well as the partial screening afforded to it by the abovementioned boundary fencing and planting, it is considered that the proposal will not have a significant detrimental impact on the amenity of neighbouring properties to the west in terms of any overbearing effect or loss of privacy.

4.23 The proposed conversion of the existing integral garage does not extend the host property any further toward 5 Chaffinch Close to the south with a satisfactory oblique separation distance of approximately 15 metres to the side elevation of this neighbouring dwellinghouse. No windows will face the neighbour at 7 Chaffinch Close. It is considered there would be no detrimental impact on the amenity of neighbouring properties as a result of this element of the proposal.

4.24 Whilst a number of objectors have cited the potential for increased noise disturbance should the garage be used as a workshop, the applicant has responded by indicating that any noise would be rare, only within sociable hours and would only be that associated with a residential garage. In addition, the Council's Environmental Health Manager has advised that they would have no concerns with respect to noise as the proposal is for a domestic double garage and, whilst it is expected that a garage would be used occasionally by the owners to repair vehicles and undertake a certain amount of DIY work, should any work be of such a nature to cause a statutory nuisance then this can be addressed through powers granted to the Local Authority under the provisions of The Environmental Protection Act.

4.25 In terms of the impact on neighbour amenity, the proposal is considered to be acceptable and in accordance with saved policies GEP1 and Hsg10 of the Hartlepool Local Plan 2006 and paragraph 56 of the NPPF.

HIGHWAY SAFETY

4.26 Concerns have been raised by the occupants of 7 Chaffinch Close with respect to the impact of the proposal on traffic, parking and access to this neighbouring property, however, the Council's Highways, Traffic & Transport section have been consulted on the application and have advised that they have no highway or traffic concerns in relation to the proposal. The application is therefore considered to be acceptable in this respect.

LANDSCAPE

4.27 The proposed garage is to be located adjacent to a mountain ash tree which is located in the front garden of the host property. The applicant has however indicated in their application form that they do not intend to remove any trees from the

application site and the Council's Arboricultural Officer has subsequently advised that, as this tree is relatively young, any root severance that might occur should not adversely affect it. The Council's Arboricultural Officer does not object to the proposal and the application is therefore considered to be acceptable in this respect.

RESIDUAL MATTERS

4.28 The applicant has indicated in their initial submission that, whilst the application site is entirely within their ownership, the area of hard standing on which the proposed garage is to be located is subject to a wayleave agreement granting access to the occupants of the adjacent property at 7 Chaffinch Close. The case officer has informed the applicant however that any such agreement is outside the remit of the Local Planning Authority and whilst planning permission may be granted for the development, this does not supersede the requirements of any such agreement. As such the applicant has been advised to seek separate legal advice in order to resolve this matter prior to the commencement of the development.

CONCLUSION

4.29 With regard to the above planning considerations and the relevant saved policies of the Hartlepool Local Plan 2006, the proposal is considered to be acceptable and is recommended for approval subject to the conditions below.

EQUALITY AND DIVERSITY CONSIDERATIONS

4.30 There is no evidence of equality or diversity implications.

SECTION 17 OF THE CRIME AND DISORDER ACT 1998 CONSIDERATIONS

4.31 The Crime and Disorder Act 1998 requires local authorities to consider crime and disorder reduction in the exercise of all their duties, activities and decision-making.

4.32 There are no Section 17 implications.

REASON FOR DECISION

4.33 It is considered by Officers that the proposal in the context of relevant planning policies and material planning considerations is acceptable as set out in the Officer's Report.

RECOMMENDATION – APPROVE subject to the following conditions

1. The development to which this permission relates shall be begun not later than three years from the date of this permission.
To clarify the period for which the permission is valid.
2. The development hereby permitted shall be carried out in accordance with the plans and details received by the Local Planning Authority on 11/07/16 (Proposed Front Elevation and Proposed Plan), 14/07/16 (Site Location Plan)

and 20/07/16 (Proposed Garage Elevations, Section and Floor Plan) as amended by the amended plans received 24/08/16 (Site Plan; Tree Location Plan).

For the avoidance of doubt.

3. The external materials used for this development shall match those of the existing dwellinghouse unless otherwise agreed in writing with the Local Planning Authority.
In the interests of visual amenity.
4. The garage hereby approved shall only be used for purposes incidental to the use of the dwellinghouse and no trade or business shall be carried out therein.
In the interests of the amenities of the occupants of neighbouring properties.
5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that Order with or without modification), the garage hereby approved shall not be extended or altered in any way without the prior written consent of the Local Planning Authority.
To enable the Local Planning Authority to exercise control in the interests of the amenities of the occupants of the adjacent residential properties and in the interests of highway safety.

BACKGROUND PAPERS

4.34 Background papers used in the compilation of reports relating to planning items are available for inspection in Civic Centre, Victoria Road, Hartlepool during working hours. Copies of the applications are available on-line: <http://eforms.hartlepool.gov.uk:7777/portal/servlets/ApplicationSearchServlet> except for such documents that contain exempt or confidential information and a paper copy of responses received through publicity are also available in the Members library.

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6 CHAFFINCH CLOSE



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<p>HARTLEPOOL BOROUGH COUNCIL</p>	DRAWN GS	DATE 06.09.16
	SCALE 1:1000	
<p>Regeneration and Neighbourhoods Level 1 Civic Centre, Victoria Road, Hartlepool TS24 8AY</p>	DRG.NO H/2016/0285	REV

POLICY NOTE

The following details a precis of the policies referred to in the main agenda. For the full policies please refer to the relevant document.

ADOPTED HARTLEPOOL LOCAL PLAN 2006

GEP1 (General Environmental Principles) - States that in determining planning applications the Borough Council will have due regard to the provisions of the Development Plan. Development should be located on previously developed land within the limits to development and outside the green wedges. The policy also highlights the wide range of matters which will be taken into account including appearance and relationship with surroundings, effects on amenity, highway safety, car parking, infrastructure, flood risk, trees, landscape features, wildlife and habitats, the historic environment, and the need for high standards of design and landscaping and native species.

GEP2 (Access for All) - States that provision will be required to enable access for all (in particular for people with disabilities, the elderly and people with children) in new developments where there is public access, places of employment, public transport and car parking schemes and where practical in alterations to existing developments.

GEP3 (Crime Prevention by Planning and Design) - States that in considering applications, regard will be given to the need for the design and layout to incorporate measures to reduce crime and the fear of crime.

Hsg7 (Conversions for Residential Uses) - States that conversions to flats or houses in multiple occupation will be approved subject to considerations relating to amenity and the effect on the character of the area. Parking requirements may be relaxed.

Hsg10 (Residential Extensions) - Sets out the criteria for the approval of alterations and extensions to residential properties and states that proposals not in accordance with guidelines will not be approved.

Tra16 (Car Parking Standards) - The Council will encourage a level of parking with all new developments that supports sustainable transport choices. Parking provision should not exceed the maximum for developments set out in Supplementary Note 2. Travel plans will be needed for major developments.

NATIONAL PLANNING POLICY FRAMEWORK (NPPF) 2012

1. The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system only to the

extent that it is relevant, proportionate and necessary to do so. It provides a framework for producing distinctive local and neighbourhood plans.

2. Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework must be taken into account in the preparation of local and neighbourhood plans, and is a material consideration in planning decisions.

7. There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

- an economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;

- a social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and

- an environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

11. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

12. This National Planning Policy Framework does not change the statutory status of the development plan as the starting point for decision making. Proposed development that accords with an up-to-date Local Plan should be approved, and proposed development that conflicts should be refused unless other material considerations indicate otherwise.

13. The National Planning Policy Framework is a material consideration in determining applications.

14: At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.

17: within the overarching roles that the planning system ought to play, a set of core land-use planning principles should underpin both plan-making and decision-taking. These 12 principles are that planning should:

- be genuinely plan-led, empowering local people to shape their surrounding, with succinct local and neighbourhood plans setting out a

positive vision for the future of the area. Plans should be kept up-to-date, and be based on joint working and co-operation to address larger than local issues. They should provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency;

- not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives;
- proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities;
- always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;
- take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it;
- support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change, and encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources (for example, by the development of renewable energy);
- contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in the framework;
- encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value;
- promote mixed use developments, and encourage multiple benefits from the use of land in urban and rural areas, recognising that some open land can perform many functions (such as for wildlife, recreation, flood risk mitigation, carbon storage, or food production);
- conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations;
- actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable; and
- take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs.

56: The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

57: It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.

196: The planning system is plan-led. Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. This Framework is a material consideration in planning decisions.

197: In assessing and determining development proposals, local planning authorities should apply the presumption in favour of sustainable development.

PLANNING COMMITTEE

21 September 2016



Report of: Director of Regeneration and Neighbourhoods

Subject: UPDATE ON CURRENT COMPLAINTS

1. PURPOSE OF REPORT

1.1 Your attention is drawn to the following current ongoing issues, which are being investigated. Developments will be reported to a future meeting if necessary:

1. An investigation has commenced in response to a complaint regarding a business being operated from a residential property on Worset Lane.
2. An investigation has commenced in response to a complaint regarding the erection of out buildings and the operation of a vehicle repair business at a residential property in Stockton Road.
3. An investigation has commenced in response to a complaint regarding the installation of an additional satellite dish at a block of flats in Duncan Road.
4. An investigation has commenced in response to a complaint regarding the operation of a cafe at a church premises in West View Road.
5. An investigation has commenced in response to a complaint regarding the erection of a conservatory and an area of decking at the rear of a residential property in Muir Grove.
6. An investigation has commenced in response to a complaint regarding the provision of outside seating to the front of a licensed premises on Croft Terrace.
7. An investigation has commenced regarding the siting of a pod in the front garden of a residential property in The Drive, Greatham Village.
8. An investigation has commenced in response to a complaint regarding excavations in the front garden of a residential property in Hutton Avenue. The property is located within the Grange Conservation Area and is also protected by an Article 4 Direction.

9. An investigation has commenced in response to a complaint regarding the erection of a bungalow not in accordance with the approved plans in the grounds of a residential property on Hart Lane.
10. An investigation has commenced as a result of Officer monitoring regarding the demolition of two residential dwellings on Throston Grange Lane.
11. An investigation has commenced in response to a complaint regarding the erection of a conservatory at the rear of a residential property in Osprey Way.
12. An investigation has commenced in response to a complaint regarding the erection of a fence to the front of a residential property in Sedgewick Close.
13. An investigation has commenced in response to a complaint regarding the erection of a shed in the rear garden of a residential property in Stockton Road.
14. An investigation has commenced in response to a complaint regarding the erection of a two storey side extension not in accordance with the approved plans at a residential property in Kingfisher Close.
15. An investigation has commenced in response to a complaint regarding the erection of fencing to the front of a residential property in Grange Road. The property is located within the Grange Conservation Area and is also protected by an Article 4 Direction.
16. An investigation has commenced in response to a complaint regarding potential proposed landscaping at an area of public open space on Meadowsweet Road.
17. An investigation has commenced in response to a complaint regarding non-compliance with conditions relating to construction traffic access and wheel wash facilities at a housing development site on Elwick Road.
18. An investigation has commenced in response to a complaint regarding the untidy condition of a residential property in Southbrooke Avenue.
19. An investigation has commenced in response to a complaint regarding the demolition of a fence and the erection of a wall at a residential property in Clifton Avenue. The property is located within the Grange Conservation Area and is also protected by an Article 4 Direction.
20. An investigation has commenced in response to a complaint regarding the erection of a fence and incorporation of land at the rear of a commercial premises on Northgate.
21. An investigation has been completed in response to concerns raised by the Council's Building Control Team regarding the erection of a pitched roof above an existing side and rear extension at a residential property on Catcote Road. In this case the erection of the pitched roof benefits from permitted development rights.

22. An investigation has been completed in response to a complaint regarding a tree at a residential property in Ventnor Avenue restricting light to a nearby property in Greta Avenue. The matter was redirected to the Council's Arboricultural Officer to action as appropriate.
23. An investigation has been completed in response to a complaint regarding the installation of French doors within the roof dormer of a residential property in Truro Drive. A valid planning application seeking to regularise the development has subsequently been received.
24. An investigation has been completed in response to an enquiry from the Council's Housing Services Team regarding the change of use of a residential property in Grange Road to a house in multiple occupation. A review of the planning history in relation to the property revealed a recent planning approval for a change of use to a house in multiple occupation. No further action necessary.
25. An investigation has been completed in response to a complaint regarding the siting of a hot food takeaway trailer on land at Tees Bay Retail Park, Brenda Road. A valid planning application seeking to regularise the siting of the hot food takeaway trailer has subsequently been received.
26. An investigation has been completed in response to a complaint regarding the erection of a timber outbuilding in the rear garden of a residential property in Harvester Close. A valid application seeking to regularise the erection of the timber outbuilding has subsequently been received.
27. An investigation has been completed in response to information supplied by the Council's Public Protection Team regarding the installation of refrigeration and air conditioning extract units at the rear of a commercial premises on Oxford Road. A valid application seeking to regularise the installation of the extract units has subsequently been received.
28. An investigation has been completed in response to a complaint regarding the erection of a high fence in the rear garden of a residential property in Westbrooke Avenue. As a result of helpful cooperation from the property owner, the height of the fence has been reduced to within the relevant permitted development limit.
29. An investigation has been completed in response to a complaint regarding the erection of a fence and the creation of a beer garden at a social club in Kendal Road. A valid application seeking to regularise the development has subsequently been received.
30. An investigation has been completed in response to a complaint regarding the siting of a mobile hot food takeaway trailer at the site of a former car rental premises on Stanley Road. The hot food takeaway trailer has subsequently been removed from the site. No further action necessary.

2. RECOMMENDATION

2.1 Members note this report.

3. CONTACT OFFICER

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PLANNING COMMITTEE

21 September 2016



Report of: Director of Regeneration & Neighbourhoods

Subject: NEIGHBOURHOOD PLANNING (HARTLEPOOL RURAL NEIGHBOURHOOD PLAN 2016 – 2031)

1. TYPE OF DECISION/APPLICABLE CATEGORY

1.1 For information only.

2. PURPOSE OF REPORT

2.1 To note the final draft of the Rural Neighbourhood Plan 2016-2031, subject to a decision by Regeneration Services Committee that it is in general conformity with national planning policy and the Local Authority's Development Plan (the Hartlepool Local Plan 2006 and the emerging Local Plan).

3. BACKGROUND

3.1 Neighbourhood Planning was introduced under the Localism Act 2011. It is intended to give local people greater ownership of plans and policies that affect their local area, and to provide communities with the opportunity to develop a community-led framework for guiding the future development, regeneration and conservation of an area.

3.2 Once 'made', a Neighbourhood Plan will become part of the formal planning process and must be in general conformity with national planning policy (National Planning Policy Framework) and the Local Authority's Development Plan (the Hartlepool Local Plan 2006 and the emerging Local Plan).

3.3 Over 1,900 communities across England have embarked upon the Neighbourhood Planning process. To date, just over 200 Neighbourhood Plans have been 'made' after a simple majority vote at referendum. Once 'made' the plans become part of the development plan for the area. Since

2013, all 200 plans that have progressed to the referendum stage have been approved by voters with nearly 340,000 votes cast.

3.4 In accordance with the Localism Act 2011 and Neighbourhood Planning Regulations 2012 (as amended), the LPA has a statutory obligation to fulfil a number of duties throughout the development of a Neighbourhood Plan, which include:

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

3.5 Between 2012 and March 2016, a funding programme to support Local Authorities in meeting legislative duties in relation to Neighbourhood Planning was announced by the Department of Communities and Local Government (DCLG). The un-ringfenced grant support consisted of the following three elements:

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

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

3.6 Revised arrangements for claiming financial support for neighbourhood planning have been in place since April 2016 and are as follows:

For all areas: LPA's can claim £20,000 once they have set a date for a referendum following a successful examination.

Additional funding is available in certain areas:

Area Designation: LPA's can claim £5,000 for the first five neighbourhood areas designated. The limit of five areas applies to the total number of areas designated in the LPA (i.e. it includes areas designated in previous years).

Forum Designation: LPA's can claim £5,000 for the first five neighbourhood forums they designate.

Business Areas: LPA's can claim a further £10,000 once they have set a date for a referendum following a successful examination.

- 3.7 DCLG ran five waves of un-ringfenced grant applications for potential Neighbourhood Plan areas to apply for Front Runner status in order to test the principles of Neighbourhood Planning with the support of LPAs, which the Hartlepool rural area was successful in securing in 2011. This was alongside four key support organisations (The Prince's Foundation, CPRE / NALC, Locality and Planning Aid) delivering direct support and training to those developing Neighbourhood Plans. There have been various grant support programmes available to support communities in neighbourhood planning, comprising direct support and grant payments with the current programme launched in April 2015 worth £22.5 million, comprising the following elements.
- *Technical Support:* a range of technical support packages are provided by AECOM to groups facing more complex issues developing their Neighbourhood Plan.
 - *Grant Payments:* up to £9,000 per Neighbourhood Plan area towards the costs incurred by a group preparing a Neighbourhood Plan or Order. Groups facing a range of complex issues are able to apply for further support from the programme.

4. HARTLEPOOL RURAL NEIGHBOURHOOD PLAN

- 4.1 In May 2011, Hartlepool was successful in securing £20,000 from DCLG to develop and produce a Neighbourhood Plan for the rural area of Hartlepool. The Hartlepool Rural Plan Working Group publicly consulted on their Neighbourhood Plan boundary in October / November 2012 in line with the statutory requirements as outlined within the Neighbourhood Planning Regulations (General) adopted in April 2012 (as amended). No written representations or objections were submitted to the LPA as part of this consultation process.
- 4.2 Supported by the Community Safety and Engagement and Planning Policy Teams, the Hartlepool Rural Plan Working Group undertook their first phase of consultation in Summer 2012 after securing resources from Design Council CABE. This included a series of community events and village walkabouts, in addition to an extensive household survey of those living and working within the Plan boundary. The Working Group secured a Direct

Support package through the 'Supporting Communities in Neighbourhood Planning Programme' which was administered by Locality in partnership with Planning Aid England. This entitled them to 26 days support from a Planning Aid advisor, particularly focusing on engagement and consultation, collating evidence bases and policy writing.

- 4.3 In January 2014, the group also secured a grant of £6,500 to commission the support of a Planning Consultant, to enable it to move forward with the development of the first draft of the plan. Later that year, consultation was undertaken with the community and key stakeholders on the group's vision and objectives. The first draft of the plan was then prepared, considered by Regeneration Services Committee on 12 March 2015 and widely consulted upon between May and July 2015. The responses from the consultation have been incorporated into the final draft of the plan which is attached for consideration by Regeneration Services Committee at **Appendix 1**. The associated documents (Proposals Map, Consultation Statement, Basic Conditions Statement and Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA) Screening Report) will be available to view in the Members' Room.
- 4.4 The plan is built around the local distinctiveness of the rural area to generate a greater understanding of the community's sense of place and wellbeing for the present community and for future generations. It is based on extensive research and is influenced by robust engagement with the local community, reflecting their comments and aspirations. It has been prepared within the context of European legislation, the National Planning Policy Framework and Planning Practice Guidance and the strategic policies in the adopted and emerging Hartlepool Local Plans. The plan:
- provides a synopsis of the plan area, which covers approximately 5,000 hectares;
 - outlines the consultation process;
 - highlights the issues and opportunities that the plan should consider;
 - sets out the vision for the plan area over the next 15 years;
 - outlines the plan strategy, which has been prepared in accordance with the presumption in favour of sustainable development;
 - recognises and supports the strategic development needs set out in the adopted and emerging Hartlepool Local Plans;
 - outlines the objectives in terms of housing, the rural economy, transport and movement, community, natural environment, heritage assets, and provides appropriate policy for each, along with a justification;
 - lists the infrastructure priorities for the plan area and provides an appropriate policy by which to address these;
 - outlines the monitoring and implementation of the plan and;
 - includes supporting documents as appendices.
- 4.5 The Council's Planning Services and Heritage and Countryside teams have reviewed the draft Rural Plan and the associated documents (Basic Conditions Statement, SEA and HRA Screening Report) and are satisfied

that the final draft complies with the relevant statutory requirements set out in European legislation and paragraph 6 of Schedule 4B of the Town and Country Planning Act 1990 (as amended).

- 4.6 Where a final draft Neighbourhood Plan submitted to an LPA meets the requirements in the legislation, the LPA must publicise the final draft plan for a minimum of 6 weeks, invite representations, notify any consultation body referred to in the consultation statement and send the draft plan to independent examination. Appropriate arrangements in connection with the independent examination for the final draft of the Rural Plan will ideally be made during the eight week publicity period. The purpose of the independent examination is to test whether or not the draft neighbourhood plan meets the basic conditions and other matters set out in paragraph 8 of Schedule 4B of the Town and Country Planning Act 1990 (as amended).
- 4.7 Once a neighbourhood plan has been independently examined and the examiner recommends that the plan (modified if necessary) should proceed to referendum, it is the LPA's responsibility to arrange this. Arrangements for this in respect of the Rural Plan will be made at that time.

5. RISK IMPLICATIONS

- 5.1 Any consultation required throughout the Neighbourhood Planning process will be delivered in adherence with the local Voluntary and Community Sector (VCS) Strategy and Statement of Community Involvement (SCI) for a period of eight weeks, which goes beyond the statutory requirement period for Neighbourhood Plans. As such, the process accommodates the Neighbourhood Planning Regulations (General) adopted in April 2012 (as amended) which stipulates a minimum six week consultation period.

6. FINANCIAL CONSIDERATIONS

- 6.1 Neighbourhood Plans will be subject to an independent examination and referendum, both of which the LPA has a duty to arrange and fund. As outlined in Sections 3.5 and 3.6, a funding programme to support Local Authorities in meeting legislative duties in relation to Neighbourhood Planning was announced by DCLG in late 2012. Although this has recently been revised, it is anticipated that this funding stream will support the statutory duties of the Local Authority in terms of the independent examination and referendum.
- 6.2 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.

7. LEGAL CONSIDERATIONS

- 7.1 Neighbourhood Planning Regulations: General and Referendum (as amended) came in to force on 6 April 2012 and 3 August 2012 respectively and are now law. As outlined in Section 3.4, the Local Authority will have a duty to adopt the Neighbourhood Plan should a simple majority vote be gained at referendum. Once 'made' it will form part of the Development Plan for the borough and the Neighbourhood Plan will have legal status.
- 7.2 The Rural Neighbourhood Plan is deemed to be in general conformity with national planning policy and the Hartlepool Local Plan 2006 and emerging Local Plan, which is due to be published October / November 2016, with an anticipated examination and adoption in 2017.

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

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

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

11. STAFF CONSIDERATIONS

- 11.1 As outlined in Section 3.4, the LPA has a statutory obligation to provide technical assistance, support and guidance to the Parish Council or Neighbourhood Forum, formally publicise and designate the boundary,

validate the plan before organising an independent examination and referendum.

12. ASSET MANAGEMENT CONSIDERATIONS

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

13. RECOMMENDATIONS

13.1 That the Committee notes the final draft of the Rural Neighbourhood Plan 2016-2031, subject to a decision by Regeneration Services Committee that it is in general conformity with national planning policy and the Local Authority's Development Plan (the Hartlepool Local Plan 2006 and the emerging Local Plan).

14. REASONS FOR RECOMMENDATIONS

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

15. BACKGROUND PAPERS

15.1 Cabinet (9 January 2012) – Review of Community Involvement and Engagement (including LSP Review).

15.2 Cabinet (3 September 2012) – Neighbourhood Planning (Reporting and Decision Making Procedure).

15.3 Cabinet (18 March 2013) – Neighbourhood Planning (Update).

15.4 Neighbourhood Services Committee (14 October 2013) – Neighbourhood Planning.

15.5 Regeneration Services Committee (12 March 2015) – Neighbourhood Planning (Hartlepool Rural Neighbourhood Plan 2015 – 2030).

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POVERTY IMPACT ASSESSMENT

1. Is this decision a Budget & Policy Framework or Key Decision? NO 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 / NO If YES please complete the matrix below				
GROUP	POSITIVE IMPACT	NEGATIVE IMPACT	NO IMPACT	REASON & EVIDENCE
Young working people aged 18 - 21				
Those who are disabled or suffer from illness / mental illness				
Those with low educational attainment				
Those who are unemployed				
Those who are underemployed				
Children born into families in poverty				
Those who find difficulty in managing their finances				
Lone parents				
Those from minority ethnic backgrounds				
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
Overall impact of Policy / Decision				
NO IMPACT / NO CHANGE			ADJUST / CHANGE POLICY / SERVICE	

POVERTY IMPACT ASSESSMENT

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 1



Hartlepool Rural Neighbourhood Plan 2016 – 2031

Publication Draft

Draft submitted to Hartlepool Borough Council August 2016



FOREWORD

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

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

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

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

Brian Walker

Chair of Hartlepool Rural Neighbourhood Plan Working Group

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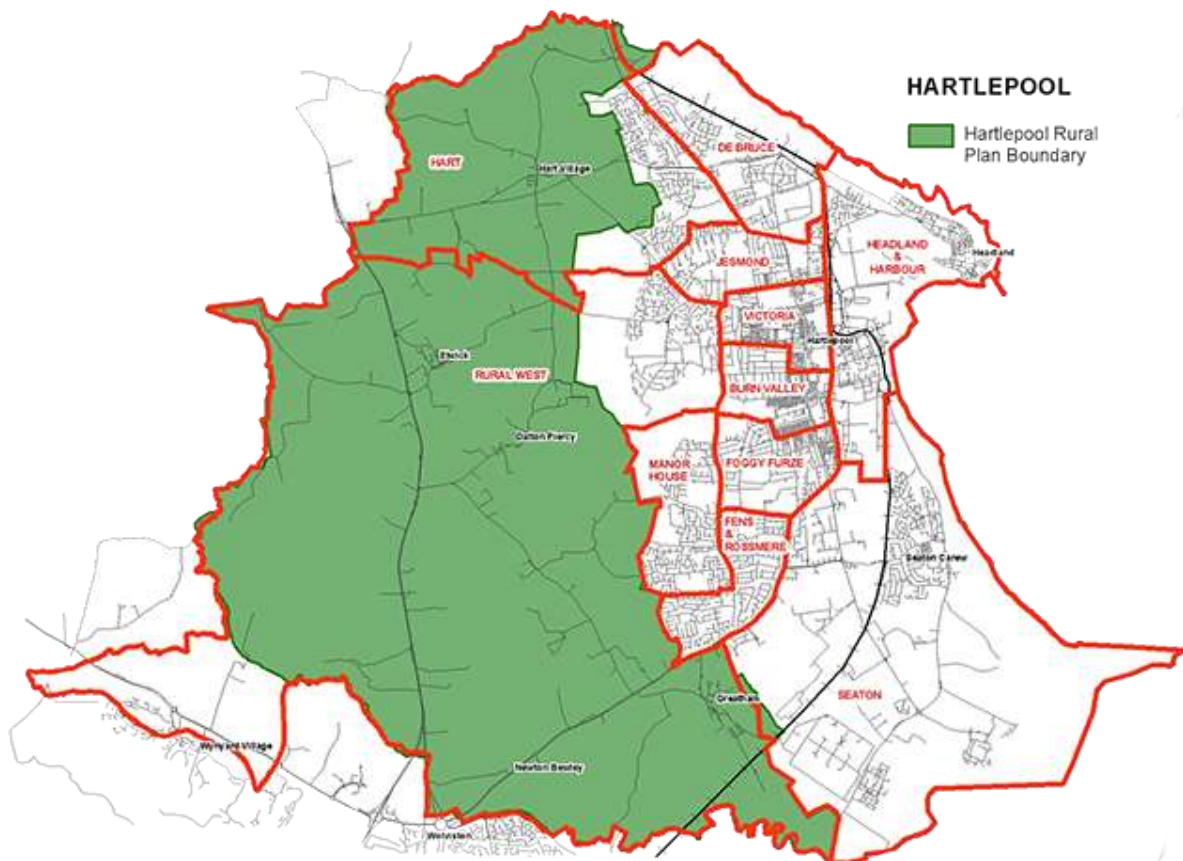
1.0 INTRODUCTION

- 1.1 Neighbourhood planning is enshrined within the Localism Act 2011 and gives communities and neighbourhoods more influence on the policies that affect the development, regeneration and conservation of their area in future years. The Hartlepool Rural Neighbourhood Plan was successful in securing Front Runner status in 2011 through the fifth wave of the Department of Communities and Local Government's Neighbourhood Planning programme.
- 1.2 This draft Neighbourhood Plan has been developed by the Hartlepool Rural Plan Working Group, which comprises representatives of the five Parishes of Dalton Piercy, Elwick, Hart, Greatham and Newton Bewley with support provided by Hartlepool Borough Council, Tees Valley Rural Community Council, Planning Aid England and Design Council CABE. An independent planning consultant, Rosemary Kidd, has helped in the writing of the policies and the environmental reports of the Neighbourhood Plan.
- 1.3 This draft of the Neighbourhood Plan reflects the comments and aspirations of the rural community that have been gathered throughout the consultation process.
- 1.4 All comments have been considered carefully, and incorporated in this Neighbourhood Plan where appropriate. There will be a further formal consultation on this final draft plan before it is subjected to an independent examination. Further revisions may be needed then in the light of the examiner's recommendations before a referendum is held.
- 1.5 Once the plan is made, following the referendum, the Rural Plan will become a Neighbourhood Development Plan and will, along with the Hartlepool Local Plan, the Minerals and Waste Core Strategy and policies and sites DPD, set out the development framework for the area from 2016 to 2031. It will be used by the Borough Council and Parish Councils in the consideration of planning applications to ensure that we plan for a sustainable future for our communities, whilst preserving the character of the rural area.

2.0 THE RURAL AREA

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

2.2 The boundary of the plan area is shown on Map 1.



Map 1: Hartlepool Rural Neighbourhood Plan Area

- 2.3 The villages in the area can trace their earliest development to the Saxon era with the founding of the church of St Mary Magdalene at Hart in 675AD. The villages of Dalton Piercy, Hart and Elwick have been closely linked through the centuries as centres for the surrounding agricultural area. Greatham has an agricultural heart but has also been associated with the Tees estuary through its industrial past linked to salt production. An early landmark in its development was the establishment of the Hospital of God in the village by the Bishop of Durham in 1273. The Hospital Trust continues to be a major land and property owner in the village today. Newton Bewley has grown from a small agricultural community astride the A689.
- 2.4 The plan area consists of low lying undulating land primarily used for agriculture forming the coastal plain to the west and south of the urban area of Hartlepool. Fields are bounded by hedgerows with occasional trees. Streams flow from the north of the area and into the River Tees. The wooded banks of the stream form an important local feature. In the north the area around Hart village lies within the limestone landscape area as evidenced by the quarry to the south of the village.
- 2.5 Whilst agriculture still retains its importance in the area, residents today are employed in a wide range of businesses both locally and throughout the region. Only a limited amount of built development has taken place in the villages in the Neighbourhood Plan area over recent years. In 2011, there were 2796 people living in 1216 households. This had grown from 2538 people in 995 households in 1991. Recent trends have been for the population of the Plan area to age with an increasing proportion of the population over retirement age and a lower proportion of school age children. This reflects national trends for people to live longer.
- 2.6 The villages in the Plan area have a mix of housing types and sizes with 30% of homes in Council Tax Band B, higher than the national average of 20%. There is a higher proportion of higher value homes in the plan area than in the urban area of Hartlepool which has a high proportion of Council Tax Band A homes.
- 2.7 There is a higher proportion of home ownership in the Plan area as compared to national, regional and Hartlepool Borough figures with 70% of homes owned outright or with a mortgage (compared to 64% nationally), 17% of homes are rented from the local authority or registered provider and 12% of homes are rented privately.
- 2.8 A higher proportion of residents in the Neighbourhood Plan area are managers or are employed in professional services, administration and in financial services than in Hartlepool Borough as a whole. There is a high level of car ownership in the Neighbourhood Plan area with only 15% of households not having a car which compares with a national figure of 26% and a figure of 35% for Hartlepool Borough.
- 2.9 The area has good transport links provided by the A689 and A179 to Hartlepool and via the A19 to Middlesbrough and Stockton on Tees to the south and to Newcastle and Durham to the north meaning that there is a wide range of employment opportunities available to residents.

- 2.10 In 2011, 39% of households contained no one in employment compared to 33% nationally, reflecting the proportion of households that comprise only of pensioners. However, only 3% of the residents of working age were unemployed compared to a national figure of 4% and a figure for Hartlepool Borough of 8%. The skills level of residents is similar to the national level with 40% of working age residents having attained an educational level 3 or 4; this compares to only 30% in Hartlepool Borough as a whole.
- 2.11 All the parishes within the Neighbourhood Plan area are classed in the Index of Multiple Deprivation as being amongst the 50% most affluent in the country whereas some wards in the urban area of Hartlepool are classed within the 10% most deprived. The Community Vitality Index showed that in 2011 the rural area had experienced improving levels of community vitality since the baseline of 2007 and ranked highest in the Hartlepool Borough area. Indicators include housing, unemployment and income, community safety, education, health and sustainable communities.

Source: 1991, 2001 and 2011 Census data, CVI 2011 prepared by Tees Valley Joint Strategy Unit (now Tees Valley Combined Authority (Also the Local Enterprise Partnership)).

3.0 CONTEXT

- 3.1 Once made the Hartlepool Rural Neighbourhood Plan will be an important plan and will become part of the Development Plan for Hartlepool. It will be used in considering planning applications and development proposals throughout the rural area. It has been prepared within the context of European legislation, (particularly that concerning nature conservation and protected habitats and species), national planning guidance including the National Planning Policy Framework and Planning Practice Guidance and the strategic policies in the adopted and emerging Hartlepool Local Plans.
- 3.2 The adopted Hartlepool Local Plan at the time of preparing the Neighbourhood Plan is the 2006 Plan. A revised Local Plan was found sound in 2013 but was withdrawn by the Council. A further review of the Local Plan is currently being prepared and it is anticipated that the final plan will be published in October 2016 and adopted in late 2017/early 2018.
- 3.3 The Local Plan sets out strategic policies for the Borough as a whole and will determine how much development should be planned for over the next 15 years or so. The strategy of the 2006 adopted Plan has been to promote the regeneration of the older parts of the town and make provision for additional housing on allocations on the western edge of the urban area.
- 3.4 The review of the Local Plan demonstrates that further development is required on the edge of the urban area of Hartlepool in the future, this is likely to take place within the area of the Hartlepool Rural Neighbourhood Plan. This Neighbourhood Plan has been prepared in the context that it is the role of the Local Plan to allocate strategic development sites that will provide sufficient land for the future development of the urban area.
- 3.5 At the time of preparing the Neighbourhood Plan, a number of planning applications for major housing developments were under consideration on sites in the Neighbourhood Plan area along the western edge of the urban area of Hartlepool. In order to ensure that any developments on the fringe of Hartlepool are sensitive to the rural area, a policy has been included in the Neighbourhood Plan to provide a design framework to be used in the consideration of housing developments on the edge of the urban area.
- 3.6 Very strong views were expressed from all communities in the consultations on the Neighbourhood Plan about the importance of maintaining the character and identities of the villages and safeguarding the countryside gaps between the urban area and the villages. Concerns were also expressed about the potential impact of the traffic from any major new developments on the local road network through the villages and about ensuring that the strategic highway network was improved to accommodate the additional traffic.
- 3.7 The Neighbourhood Plan has sought to address these concerns and includes policies that seek to ensure that any development sites on the urban edge are selected and designed so that they do not impact on the character of, or result in increased traffic flows through, the villages in the rural area. Also that the separation of the villages from the urban area is maintained by establishing green gaps between

the urban area and the villages, that improvements to the highway network are required to serve the developments, and importantly that the new developments are well designed to create distinct communities around a community hub located in the centre of development with good internal landscaping and a strong landscape buffer on the countryside fringe.

4.0 THE CONSULTATION PROCESS

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

5.0 ISSUES

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

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

- There are a number of local wildlife and local geological sites in the plan area. Part of Cowpen Marsh Site of Special Scientific-Interest (SSSI) along Greatham Creek is of international and national importance for nature conservation for birds linked to the RSPB reserve at Saltholme and is part of the Teesmouth and Cleveland Coast Special Protection Area and Ramsar Site. Hart Bog is an SSSI of national importance. Are adequate measures in place through the Local Plan to safeguard these areas and support their enhancement? What can the plan do to support the creation of a linked network of habitats as recommended in the Tees Valley Biodiversity Action Plan?
- The countryside in the plan area is primarily agriculture with limited amounts of tree and woodland planting. Should more encouragement be given to tree planting and habitat creation?
- The A19 North / South Trunk Road linking Teesside to Newcastle upon Tyne runs through the plan area with the partially dualled A689 and A179 east / west routes linking the A19 to Hartlepool. All the villages gain their access from one of these major routes which are busy at peak times. How can the standard of accessibility at the junctions serving the villages be improved? Can the A19 / A179 junction be improved?
- The village of Newton Bewley is divided by the A689. What measures can be put in place to link the village? Would a major proposal to realign the A689 supported by major housing development around the village be feasible and supported by the community?
- Public transport between Hart, Elwick and Dalton Piercy and Hartlepool and the hospitals at North Tees and Middlesbrough is poor. How can the needs of non-car users be met?
- Can the station at Greatham be re-opened and served with park and ride facilities?
- Can support be given to the reopening of Hart Station which is just outside the plan area, but would serve the rural communities?
- How can accessibility to the open countryside, woodlands and nature conservation areas (especially those at Greatham Creek and Cowpen Bewley) be improved for pedestrians, cyclists and horse riders?
- The area has been identified as having potential for the development of renewable energy. What is the potential capacity for further renewable energy development in the area, particularly for wind turbines? How can the plan ensure that any further schemes are located so that they fit into the landscape?

6.0 VISION AND OBJECTIVES

Vision

6.1 Our vision for the Rural Area of Hartlepool for the next 15 years is:
“To maintain and enhance the quality of life for all sections of the community and the vibrancy of the villages, ensuring that the area retains its rural character and historic and environmental assets, maintains the links between all of its small settlements, adjoining parishes and the urban area of Hartlepool, and develops in such a way as to meet the present and future needs of the rural community”.

6.2 To deliver this vision, we will:

- seek to ensure development is acceptable in planning terms with reference to design, access, residential amenity, impact on visual amenity, drainage, ecology and all other policies contained within this plan;
- promote a high standard of design, which reflects local character, and incorporates high standards of energy efficiency and flexibility to meet the changing needs of future generations;
- promote development of an appropriate scale and design that will enhance our built environment and provide housing suited to the current and future needs of the rural population. The rural plan will accommodate approximately 170 new dwellings on identified sites at existing villages;
- assist in meeting Hartlepool Borough’s housing need for 6000 additional homes within the next 15 years by supporting new developments on the edge of Hartlepool which take into consideration their rural fringe locations and which do not compromise the Green Gaps, subject to design, layout, environmental and traffic impact considerations. Any such new developments compromising in the region of 450 houses, whether as a single application or as the result of cumulative applications, would be expected to provide a range of community facilities (this figure being based on the size of Greatham village which is able to support a range of facilities).
- promote affordable housing provision in applications for residential development that consist of a gross addition of five or more dwellings (or 0.4 hectares).
- support rural exceptions affordable housing intended to meet identified affordable housing need in the rural area.
- promote the local economy by encouraging suitable business and sustainable employment opportunities which respect the character of the local countryside and do not have a significant impact on visual amenity, the environment, the local road network and the green gaps;
- support the redevelopment of the former RHM site at Greatham for uses which are in keeping with the importance of the local environmental habitats, the historic and archaeological significance of the site and do not result in a significant increase of traffic causing an adverse impact on Greatham village.
- promote social development and safeguard and enhance community facilities and open spaces to support health and wellbeing for everyone’s benefit and to sustain communities;

- support the relevant highway authority in securing highway improvements.
- safeguard land at the service stations on the A19,
- support measures to improve public transport, highway safety and to improve accessibility for non-car users to the countryside;
- support the reopening of Greatham and Hart railway stations.
- protect, conserve and enhance the character of the local built environment and the area's heritage assets;
- secure green gaps where development will be supported only in exceptional circumstances to ensure that the separation and distinct identity of the villages and towns are maintained.
- safeguard and enhance the countryside and its distinctive landscape character. In the countryside outside the Village Envelopes and outside the Green Gaps, development will be supported only where it is essential for the purposes of agriculture, forestry, public infrastructure or to meet the social needs of the local rural community;
- protect and enhance the network of habitats that are important for biodiversity and geology including locally, nationally and internationally designated nature conservation sites and priority habitats;
- promote the enhancement of wildlife corridors, watercourses (including improving water quality), other habitats and potential sites and develop an integrated network of natural habitats.
- contribute to meeting the challenge of climate change by supporting schemes to supply renewable and low carbon energy of an appropriate scale and location and encouraging greater energy efficiency and the use of sustainable solutions for the disposal of surface water.
- secure developer contributions together with other community benefits and grant funding to fund new and improved community infrastructure.

6.3 The Hartlepool Rural Neighbourhood Plan Group is aware that there may be an impact on the viability of some schemes. Where a developer deems a scheme's viability may be affected they will be expected to submit an open book viability assessment. There may be a requirement for the provision of 'overage' payments to be made to reflect the fact that the viability of a site will be agreed at a point in time and may need to be reviewed, at set point(s) in the future.

6.4 The spirit of the Localism Act 2011 has been taken forward in producing this Neighbourhood Plan, embracing the concept of local distinctiveness that contributes to a sense of place and well being for the present community and for future generations.

7.0 PLAN STRATEGY

Presumption in favour of sustainable development

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

- natural habitats and geological sites are safeguarded and new areas of tree planting and habitats, including wetlands, are created; and
- the historic character of the villages is conserved and new development is well designed to respect the vernacular.

8.0 THE POLICIES

POLICY GEN1 - VILLAGE ENVELOPES

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

Development within the Green Gaps shown on the Proposals Map will be permitted only in exceptional circumstances where it does not compromise the openness of the countryside between the villages, Hartlepool and Billingham.

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

Justification

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

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

POLICY GEN 2 - DESIGN PRINCIPLES

The design of new development should demonstrate, where appropriate:

- 1. how relevant village design statements and conservation area appraisals have been taken into account;**
- 2. how the design of new housing scores highly with the Hartlepool Rural Plan Working Group's Checklist as set out in appendix 4;**
- 3. how the design helps to create a sense of place and reinforces the character of the village or rural area by being individual, respecting the local vernacular building character, safeguarding and enhancing the heritage assets of the area, landscape and biodiversity features;**
- 4. how the design helps to reinforce the existing streetscape or green public spaces by facing onto them**
- 5. how the design preserves and enhances significant views and vistas;**
- 6. how the design incorporates the highest standards of energy efficiency;**
- 7. how the design demonstrates that it can be accessed safely from the highway and incorporates sufficient parking spaces;**
- 8. how the development has been made accessible to people with limited mobility;**
- 9. how the design uses sustainable surface water management solutions in new developments to reduce all water disposal in public sewers and manage the release of surface water including fluvial water;**
- 10. how the design ensures that safety and security has been taken into account;**
- 11. how the design ensures that homes are flexible to meet the changing needs of future generations, and**
- 12. how the agricultural grading of land has been taken into account. Development should avoid areas of best and most versatile agricultural land and those areas classed as Grade 1, 2 and 3A in the Agricultural Land Classification.**

Applicants will be required/encouraged to submit a completed Checklist as set out in Appendix 4.

An archaeological assessment of the site should be carried out prior to any decision being made on any proposed development.

Justification

- 8.7 This policy sets out the general design principles to be considered in all forms of development and seeks to ensure that new buildings are well designed and respect the built character of the local area. Design and Access Statements should be submitted with a planning application to demonstrate how these matters have been taken into account in the design and layout of any new development. (see Appendix 4)
- 8.8 The attractiveness of an area depends on the quality of the design of the buildings and landscaping and how they have respected the character of the local context. Well designed new development provides the opportunity to reinforce and enhance the character of the village. Village Design Statements have been prepared for Dalton Piercy, Elwick and Greatham and others will be prepared to provide locally distinctive guidance for each village. The Conservation Area Character Appraisals provide the historic context for new development in Elwick and Greatham.
- 8.9 Development, particularly new housing, should be designed to be accessible to those with limited mobility. The Lifetime Homes Standards sets out design standards to improve the design of new homes so that they can be adapted to the changing needs of people through their lifetimes. It will be important to provide a wider choice of housing in the Plan area to meet the needs of a growing elderly population and those with disabilities and with the aim of keeping people in their own community with support networks. Although the Lifetime Home Standards are not an adopted Government standard, the principles within the standards are endorsed by the rural plan group and could be used as a tool to ensure homes are built for generations to come.
- 8.10 Northumbrian Water provides guidance on the disposal of surface water. Their principles for new development include the following:
- Surface water discharge to be managed at source. Discharge to the public sewer should always be the last resort after all other options have been explored through the hierarchy of preference.
 - Wherever possible, run-off rates should not exceed the run-off from greenfield land with run-off up to and including the 100 year event being managed on site where possible.
 - Measures that provide water quality improvements should be actively encouraged.
 - Developers should be encouraged to set part of their site aside for surface water management, to contribute to flood risk management in the wider area and supplement green infrastructure networks.
 - Surface water should be removed from combined sewer systems.
 - Developers should be encouraged to maximise permeable surfaces.
- 8.11 Hartlepool Surface Water Management Plan and the Environment Agency provide further advice on managing surface water in the area. There is evidence of localised flooding from surface water in the Rural Plan area due to ground conditions.

HOUSING

- 8.12 The Vision of the Rural Plan seeks to maintain and enhance the quality of life of all sections of the community in the rural area of Hartlepool and ensure that it develops in such a way as to meet the present and future needs of the rural communities. The Plan recognises that a limited amount of new housing is essential to meet the needs of the rural communities and that this should be carefully planned and well designed to enhance the character of the villages. The reuse of brownfield sites is preferred before encroaching on any greenfield land, although this should not be at the expense of the loss of community facilities and services or employment opportunities.
- 8.13 This approach to housing reflects the feedback from consultation. A range of growth options were tested through consultation on the Neighbourhood Plan; in addition, the Hartlepool Local Plan assessed various scenarios for growth in the rural area. Feedback from the community consultation generally accepted that a limited amount of housing development was acceptable provided that new housing was designed to be in keeping with the character of each village. Many people called for strong controls to safeguard the countryside and the green gaps.
- 8.14 Housing development over the past 20 years or so has been carefully managed through the Local Plan with the definition of village envelopes around the villages and strategic gaps between Hart and Greatham and the main urban area of Hartlepool. Just over 200 new households have been added to the area during the last 20 years mainly through small developments and conversions of existing property.
- 8.15 The Neighbourhood Plan proposes that future housing development in the Plan area should continue on a similar scale in the form of small scale incremental growth, conversions and infilling. The reasons for this are:
- to safeguard the character of the villages and the attractive countryside settings;
 - to continue to support the community facilities and services in the villages, particularly for families in order to support the village schools;
 - evidence from the Neighbourhood Plan household survey and SHMA is that there is likely to be limited need for new market and affordable housing in the villages in the rural area;
 - it is anticipated that any requirements for significant areas of growth will be accommodated in the urban area and adjacent to the urban area of Hartlepool in order to support the sustainable development and regeneration of the town;
 - in addition, the new community of Wynyard to the west of the Neighbourhood Plan area is being developed to provide high quality homes and employment opportunities and will provide a choice of locations for prospective residents.
- 8.16 The Tees Valley Strategic Housing Market Assessment 2015 demonstrates that there is a need for 1-3 bed detached dwellings, 1-2 bed semi detached dwellings, 1-2 bed terraced dwellings, 3+ bed dwellings, bungalows and flats. It is evident from working group surveys, the consultation responses and local intelligence that there is a need for further smaller homes in Elwick, Greatham and Hart. Furthermore in Greatham, despite there being a good supply of retirement homes to rent, there is a shortage of such houses to purchase.

- 8.17 Whilst average house prices in the rural area are higher than the urban area reflecting the type of home available in the villages, they remain reasonably affordable. The Neighbourhood Plan envisages that new market housing development should provide a mix of house types and sizes to maintain this balanced housing supply.

Housing Objectives:

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

Housing Objective	Delivered by policy
Housing Objective 1	H1, GEN1
Housing Objective 2	H1, H2, H3, PO1
Housing Objective 3	GEN1, H4
Housing Objective 4	GEN2
Housing Objective 5	H5, PO1

HOUSING POLICIES

POLICY H1 - HOUSING DEVELOPMENT

To assist in meeting the Borough's housing needs the rural plan area will accommodate approximately 170 new dwellings by 2031.

Permission may be granted for further new homes on the following sites:

Village	Site Name/ windfall	Max Number allocated	Planning permission
Dalton Piercy	Infill only	10	n/a
Elwick	North of North Farm/ Potters Farm (43 and 44)	25	25 additional dwellings considered over the 14 already approved.
Greatham	Between Hill View and Saltaire Terrace (106)	12	
Greatham	Mellanby Lane	5	
Greatham	Garden rear of 15 High Street	6	
Greatham	Grove House Nursery	6	

Hart	Eastern part of Nine Acres (eastern part 3)	23	
Newton Bewley	Infill only	NA	
TOTAL		87	

(Note: site numbers refer to HBC SHLAA numbers)

New housing development should provide a mix of house types and tenures on sites of five or more dwellings; the mix should be in line with the latest evidence of housing need applicable at the time.

Justification

- 8.19 The Council's housing need is deemed to be 400 new dwellings per year within the whole of the Borough. The Council intends to plan for much of these new homes within the built up area of Hartlepool, along the western edge of Hartlepool, including the south west extension which is located within the Rural Plan area and at Wynyard. The Rural Plan area will accommodate approximately 170 new dwellings by 2031, this equates to 3% of the overall estimated need, but does not take into account new dwellings that may be proposed in redundant buildings and/or linked to new dwellings in the countryside in association with agriculture and farm diversification.
- 8.20 The assessment of potential housing sites in the Plan area has made use of the 2015 Strategic Housing Land Availability Assessment undertaken for the Hartlepool Local Plan and by assessing the current planning permissions within the rural plan area.
- 8.21 At July 2016, planning permission had been granted for development at the following sites:

Village	Site Name	No with planning permission
Dalton Piercy	Priory Farm Stackyard	2
Elwick	North Farm	14
Greatham	Station Road (behind school)	29
Hart	Rear of Raby Arms	23
	Millbank Close	15
TOTAL		83

- 8.22 The Rural Plan group accepts that these sites are likely to be delivered and assist in meeting the rural housing need. The Rural Plan group believe that some additional homes could be accommodated within the rural area as the 83 that are currently approved do not go far enough to meeting the rural housing need. A number of sites have been assessed, chosen and deemed to be of an appropriate size and scale, to ensure that they do not impose too much upon each village yet are still deliverable sites.
- 8.23 In addition there may be other potential sites within the village envelopes that have not been identified. Their suitability will be considered through the planning application process.
- 8.24 New housing development in all villages should provide a mixture of house types and sizes, in particular 2 bedroomed starter homes and 3 bedroomed homes suitable for young families to help to retain families in the villages to support village schools.

There is evidence from consultation of demand for bungalows and smaller homes suitable for older people to downsize, thus releasing larger family homes. In Greatham, whilst there is a good supply of rented retirement housing, there is a shortage of retirement housing to purchase. A Housing Needs Survey was carried out to provide further evidence on the need for various types of homes in each village (see Appendix 8).

- 8.25 New housing development should be designed to reflect and enhance the unique character of each village in accordance with the Design Principles set out in Policy GEN2. Affordable housing should be provided in accordance with Policy H2. Requirements for particular sites are as follows:
- 8.26 **Dalton Piercy:** Infill is the only appropriate option; homes should be two and three bedroomed homes with in curtilage parking as a preference, and provision for an on-site equipped children's play area or for play provision to be made elsewhere within the village. Access should be from within the village not from any fields/tracks surrounding the village.
- 8.27 **Elwick:** The site to the north of Potters Farm to be integrated into the sites at North Farm with no further access being created across the village green. A mixture of house types and sizes should be provided to include two bedroomed homes and bungalows set around incidental open space.
- 8.28 **Greatham:** The garden of 15 High Street is a prominent site in Greatham Conservation Area. It should be laid out to provide a frontage house designed to reflect the character of the conservation area, including the nearby properties, together with a row of cottages with parking and access in the rear garden area. A replacement or relocated bus shelter will be required.
- 8.29 The Grove House Nursery site includes a locally listed country house which should be retained and restored. The remainder of the site is suitable for a low density development laid out and designed to reflect the character and setting of the main house.
- 8.30 The Mellanby Lane site has a difficult narrow access. The site is very central, close to shops and community facilities. The lane already has three bungalows and would be particularly suitable for further bungalows which are attractive to older residents who would also be likely to have a lower number of cars per household. To address planning concerns resulting from the narrow access it is suggested that two new properties could use the existing lane for access and a further three utilise the possibility of an access via Queensway. Queensway is a cul-de-sac with a narrow road and would not be suitable as an access to any site larger than that identified at Mellanby Lane.
- 8.31 The site at Hill View is within an established housing estate with good access and would be suitable for most housing types. There is a strip of land at the south of the site, which fronts the main road route through the village, with a line of trees which includes an area reserved for the erection of a former salt pump reflecting the history of the location. To the north of the site is a rectangular piece of grass with children's

play area. A row of existing houses already overlooks this and there is the opportunity to create an enhanced civic space if new properties were to front onto this area.

8.32 **Hart:** The site east of Nine Acres should provide a mixture of house types mainly two bedroomed houses and bungalows. Any development should incorporate an area of land large enough to serve as a village area of green space with an equipped play facility. It is envisaged that the site will be developed after the site to the rear of the Raby Arms is completed.

8.33 **Newton Bewley:** No sites selected, as infill is the only appropriate option. However infill development should not lead to a new access or intensification of an access onto the A689. Homes should be two and three bedroomed homes with incurtilage parking.

(Evidence Base: Hartlepool SHMA (2014), SHLAA (2014), Rural Plan Housing Needs Survey (2015), Consultation Statement and Emerging Local Plan).

POLICY H2 - AFFORDABLE HOUSING

- 1. Affordable housing will be required in applications for residential development that consist of a gross addition of five or more dwellings (or 0.4 hectares). These include residential new build, renewal of lapsed unimplemented planning permissions, changes of use and conversions.**
- 2. The affordable housing need within the Borough equates to 144 new dwellings per year. Developers will be required to deliver 18% affordable housing in a bid to contribute to the delivery of this. The affordable provision and tenure and mix will be negotiated on a site-by-site basis, having regard to the economic viability of the development and the most up-to-date evidence of housing need, aspiration and the local housing market. The affordable homes provided must be of a tenure, size and type to help meet identified local housing needs and contribute to the creation of mixed, balanced and inclusive communities where people can live independently for longer.**
- 3. Market and affordable homes on sites should be indistinguishable and achieve the same high design quality.**
- 4. It is expected that affordable housing will be delivered through on-site provision and where appropriate, be pepper-potted throughout the development. However in certain circumstances it will be acceptable for provision to be made off-site, preferably within the same village, where:**
 - applicants can provide sound, robust evidence why the affordable housing cannot be incorporated on-site; and/or**
 - Hartlepool Borough Council and the Parish Council is satisfied that off site provision will benefit the delivery of affordable housing in the Rural Plan area.**
- 5. Units provided shall remain affordable for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.**
- 6. Other than in exceptional circumstances all affordable units will be delivered in partnership with a Registered Provider by means of a Legal Agreement, and appropriate provision to secure long term availability.**
- 7. Where the scheme's viability may be affected, such that an adequate amount of affordable housing cannot be provided, developers will be expected to provide viability assessments which will be submitted as an open book viability assessment. There may be a requirement for the provision of 'overage' payments to be made to reflect the fact that the viability of a site will be agreed at a point in time and may need to be reviewed, at set point(s) in the future.**

Justification

- 8.34 'Affordable housing' and 'Affordable homes' are considered to be as defined in the National Planning Policy Framework.
- 8.35 A community's need for an appropriate balance and mix of housing, including the provision of affordable housing, is recognised at national level as a material consideration in determining planning applications for housing development. Government policy seeks to create sustainable communities that offer a wide range of housing types and tenures and are socially inclusive.
- 8.36 Whilst there appears to be a plentiful supply of lower value and affordable homes in the urban area of Hartlepool, the Neighbourhood Plan recognises that there continues to be a need for affordable homes in the villages particularly for young families wishing to stay in their village.
- 8.37 The Hartlepool Strategic Housing Market Assessment 2015 demonstrates that there is a net annual affordable housing requirement in the rural area for 27 dwellings; these 27 dwellings are predominately required for older persons. The plan seeks to make provision for new housing development to include an element of affordable housing within the scheme. Evidence set out in the HBC Planning Obligations SPD indicates that 18% on site affordable housing is achievable and does not render a scheme unviable.
- 8.38 A local housing needs survey was undertaken in spring 2015 to assess the level of need in the Neighbourhood Plan area for affordable and market housing of varying types and sizes. This showed that:
1. whilst the majority of respondents by far wished to buy on the open market, a considerable number preferred to rent either from a private landlord or from a council or housing association;
 2. very few were already on housing waiting lists, and
 3. a third of respondents expected to need an adapted bungalow or flat within the next five years.
- 8.39 The plan seeks to continue to ensure that a balanced housing stock is maintained in each village so that there is a good choice of housing available which meets the needs of people at all stages of their lives from those setting up home for the first time, to growing families and those seeking homes to meet their needs in older age. It is recognised that there is a need to attract young and growing families to the villages to help support schools and community organisations. Also with improving longevity, housing that meets the needs of older people will be increasingly important so that they can maintain their independence. Consequently, a good range of housing that meets local needs is vital to the overall strategy.
- 8.40 In future, where evidence, such as local housing needs studies or housing market assessments, indicates a change in the housing need of the area, these thresholds and percentage requirements may be varied.

- 8.41 Affordable housing can support broader home ownership through initiatives such as housing designed specifically for first time buyers and can allow families to grow through fixed discount and shared ownership housing.
- 8.42 Affordable housing should normally be delivered without public subsidy and provided on site in order to meet the needs of residents of the local community. In exceptional circumstances where it can be justified, affordable housing will be accepted off-site; this must be on a site that is agreed as being in a suitable location relative to the housing need to be met, ideally within the same village or if this is not feasible then within another village in the Neighbourhood Plan area.
- 8.43 Where viability assessments are submitted to demonstrate that an alternative provision of affordable housing should be provided, they will be evaluated by Hartlepool Borough Council.
- 8.44 Given the small number of housing sites in each village in the Neighbourhood Plan area, it is unlikely to be feasible to use commuted sums to deliver additional affordable housing in the Neighbourhood Plan area therefore on site provision is the preferred method of delivery.

POLICY H3 - RURAL EXCEPTIONS HOUSING FOR LOCAL NEEDS

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

- 1. Sites should adjoin the village envelope;**
- 2. Proposals must be for small schemes of 10 dwellings or fewer. Any such developments must be appropriate in scale, design and character to the locality;**
- 3. A thorough site options appraisal must be submitted to demonstrate why the site is the most suitable one. Such an appraisal must demonstrate why the need cannot be met within the urban fence or village envelope;**
- 4. In all cases, proposals for rural exceptions housing schemes must be supported by an up-to-date Housing Needs Survey that identifies the need for such provision within the village or group of villages;**
- 5. Occupancy will be restricted, in perpetuity, to a person in housing need and resident or working in the relevant village, or who has other strong links with the relevant locality in line with the community connection criteria, both initially and on subsequent change of occupancy. This could include Self Build;**
- 6. The locality to which the occupancy criteria are to be applied is taken as the parish (or any adjoining rural parish), unless otherwise agreed with Hartlepool Borough Council and the relevant parish council;**
- 7. To ensure that, in the future, a property is let or sold to a person who either lives locally or has strong local connections, it is expected that a 'cascade' approach to the locality issue appropriate to the type of tenure will be adopted. Thus, first priority is to be given to those satisfying the occupancy criteria in relation to the village or adjoining village or group of rural villages.**

Cross Subsidy

- 8. Proposals must consist in their entirety of affordable housing that will be retained in perpetuity. In exceptional circumstances, proposals that intend to include an element of market housing, or plots for open market sale, may be acceptable, if they meet all of the above criteria, along with the criteria below:**
 - a. Such proposals will be permitted only where it can be demonstrated that the site would not be viable, as a rural exception site, without cross subsidy. The developer will be required to submit an open book viability assessment to be carried out by Hartlepool Borough Council. In such cases:**

- i. **The Council will not accept aspirational land value as justification for allowing a higher proportion of market value units;**
- ii. **The assessment must show that the scale of the market housing component is essential for the successful delivery of the rural exception affordable housing scheme and that it is based on reasonable land values as a rural exception site and must not include an element of profit;**
- iii. **The majority of the development must be for rural exception affordable housing; and**
- iv. **No additional subsidy is required for the scheme.**

Justification

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

- an applicant who has close family living in the rural area, who have done so for at least the last five years. Close family is defined as children, parents, brothers and sisters only;
- an applicant who has permanent employment in the rural area.

POLICY H4 HOUSING IN THE COUNTRYSIDE

Outside village envelopes, new housing will be supported only in exceptional circumstances:

- 1. where it is essential for a person employed in agriculture, forestry, or other use requiring a countryside location and where it is essential for the worker to live permanently at or near the place of work; or**
- 2. where it would re-use existing rural buildings and where the building is permanent, substantial and would not require extensive alteration, rebuilding or extension; or**
- 3. for the replacement of an existing dwelling by a new dwelling not materially larger than the dwelling it replaces; or**
- 4. for new housing of an exceptional quality or innovative design that reflects the highest standard of architecture, significantly enhances its setting and is sensitive to the landscape character and heritage assets of the area.**

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

With respect to foul sewage, the first presumption must be to provide a system of foul drainage discharge into public sewer. Only, where having taken into account the cost and/or practicability, it can be shown to the satisfaction of the local authority that connection to a public sewer is not feasible, should non-main foul sewage disposal solutions be considered.

New housing is required to be sensitive to the heritage assets of the area. Building conversions are required to avoid extensive alteration, rebuilding or extension. In respect of both it is necessary to have regard to the impact proposals may have on the significance of any heritage assets, but it is especially the case in respect of the latter, where the building in question may itself be a heritage asset, designated or otherwise.

Justification

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

POLICY H5 - HOUSING DEVELOPMENT ON THE EDGE OF HARTLEPOOL

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

- 1. create distinct new communities designed to instil a sense of place, with an attractive community hub, located in the centre of the development, containing a community centre, shops and other local services on a scale that meets the needs of the new community;**
- 2. incorporate a diverse housing mix with a variety of house types, sizes and tenures;**
- 3. provide an open and attractively landscaped development with the gross density of the development of about 25 dwellings per hectare (or less);**
- 4. include a strong landscape buffer where the development adjoins the countryside to reduce the visual impact of the development and create a continuous habitat for wildlife linked into existing natural areas and wildlife habitats;**
- 5. include landscaped open spaces, roads and footpaths, incorporating children's play areas, throughout the development linked to the peripheral landscape buffer to provide green routes through the housing areas that enhance the quality of the development and provide wildlife habitats;**
- 6. link new footpath and cycleway routes through the development to routes in the countryside, to existing adjacent communities, to schools, community facilities and the town centre;**
- 7. retain existing farmsteads, trees, hedgerows, ditches, watercourses, and heritage assets within the development;**
- 8. not compromise the Green Gaps between the urban area and villages;**
- 9. address any significant impacts arising from an increase in traffic on the road network between Hartlepool and the A19 as a result of the new development. This includes improvements to the junctions from the villages to the A19, A179 and A689 as well measures to discourage traffic from the new development using minor roads through the villages in the Plan area and sympathetic traffic calming where necessary. Adequate measures should be discussed as part of the application and not delegated**

to a condition and in some instances measures should be put in place prior to the occupation of the first dwelling in the relevant proposal.

- 10. avoid areas at risk of flooding and incorporate sustainable drainage measures to manage rain water run-off from the development.**
- 11. assist in meeting Hartlepool Borough's housing need for 6000 additional homes within the next 15 years by supporting new developments on the edge of Hartlepool which take into consideration their rural fringe locations and which do not compromise the Green Gaps, subject to design, layout, environmental and traffic impact considerations. Any such new developments comprising in the region of 450 houses, whether as a single application or as the result of cumulative applications, would be expected to provide a fuller range of community facilities (this figure being based on the size of Greatham village which is able to support a range of facilities).**

Where a developer deems a scheme's viability may be affected they will be expected to submit an open book viability assessment. There may be a requirement for the provision of 'overage' payments to be made to reflect the fact that the viability of a site will be agreed at a point in time and may need to be reviewed, at set point(s) in the future.

Justification

- 8.54 Future residential expansion of Hartlepool is likely to be to the west and south west of the town within the Rural Plan area. In view of the scale of this development, the Hartlepool Local Plan will determine the location of this growth area. Policy H5 sets out general principles that should be applied in the layout, design and landscaping of any new residential development on the edge of Hartlepool within the Neighbourhood Plan area. The aim of the policy is to promote the creation of new communities with their own shops, schools and other community facilities at their heart of a scale designed to serve the local community. The new local shopping centres should be designed so that they do not become out of town shopping centres.
- 8.55 The new communities should be designed at a density that will provide for a strong landscape setting on their periphery, in order to reduce their impact on the surrounding countryside, and within the development to create an attractive environment for new housing development. The new landscape buffer along with landscaped areas within the development also provides the opportunity to create new habitats and create a wildlife corridor that would link up existing natural areas as proposed under Policy NE1. These areas should also provide footpath and cycleway routes that link into routes into the countryside and to provide easy access to schools, shops and community hubs.
- 8.56 Existing farmsteads, trees, hedgerows, ditches and watercourses should be retained where possible to keep the existing landscape features and links to the historic farm and field patterns of the area and other heritage assets of the area. In some instances it may be appropriate to provide some connection to the existing environment for new communities, e.g. interpretation panels or as part of wider landscaping or artworks
- 8.57 The choice of location for the new housing development should seek to retain the Green Gaps between the urban area and the nearby village to avoid coalescence

and safeguard the identity of the villages. Areas at risk from flooding should also be avoided and sustainable drainage measures included in the design of the development to reduce and manage surface water run-off.

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

ECONOMY

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

Economy Objectives

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

Economy Objective	Delivered by Policy
Economy Objective 1	Policies EC1, EC4, T1
Economy Objective 2	Policies EC1, EC2, HA1, HA2, HA3 HA4
Economy Objective 3	Policies EC1, EC3, EC4, T2, T3, NE1, HA1, HA2, HA3, HA4, PO1
Economy Objective 4	Policies EC2, EC4, PO1

POLICY EC1 - DEVELOPMENT OF THE RURAL ECONOMY

The development of the rural economy will be supported through:

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

New livery businesses will be supported subject to the provision and maintenance of equestrian routes/bridleways in and around the business.

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

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

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

All proposals should accord with all other necessary policies contained within this plan, particularly with regard to design and amenity. Necessary policies will be applicable depending on the proposal put forward.

Justification

- 8.62 A wide range of businesses can operate successfully from a rural location. The plan area is well located close to Hartlepool, Middlesbrough and Stockton with the A19 providing good transport links to the region. The development of the economy of the plan area will enhance the vibrancy and vitality of the villages and help support the diversification of agriculture. A careful balance will need to be achieved in supporting proposals that assist the economic sustainability of local communities, whilst addressing any potential environmental consequences. There is a clear link between the economic stability of rural areas, and the likely success in achieving a well-managed countryside.

- 8.63 The plan seeks to support small scale enterprises that can be accommodated primarily through the conversion of existing buildings within villages or on farmsteads. In Greatham there are a number of empty shops with attached living accommodation. These could be used for alternative uses such as offices for small professional businesses/services such as accountants, dentists, etc. This would help to maintain the shop fronts which are an important part of the character of the conservation area. Well designed and landscaped small scale new buildings may be acceptable where needed to accommodate new uses that would help to support the agricultural business or the expansion of an existing business located in the rural area.
- 8.64 Care will be needed to ensure that new business development does not impact on residential amenity or result in unacceptable levels of increased traffic on the rural roads in the plan area.
- 8.65 It will be particularly important to encourage environmentally sensitive schemes which capitalise on the tourism and recreational potential of the rural area. Improvements to cycleways, bridleways and footpaths are supported through Policy T3 to help improve the accessibility and attractiveness of the rural area to cyclists, horse riders and walkers.
- 8.66 The establishment of new small retail uses outside of villages may be acceptable where the shop primarily sells goods grown or manufactured on the premises or nearby. Small shops and cafés serving visitors to tourism and leisure uses may also be acceptable with a preference for locations in villages.
- 8.67 It is anticipated that the trend for more businesses being based from home will continue. A small scale office development or the construction of live-work units may help to meet these needs. The attractiveness of the area for small businesses depends on good quality communications and internet connectivity. It is vital that these continue to be improved as technology changes; currently improving broadband coverage in the area is critical.

POLICY EC2 - RETENTION OF SHOPS, PUBLIC HOUSES AND COMMUNITY FACILITIES

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

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

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

All proposals should accord with all other necessary policies contained within this plan, particularly with regard to design and amenity. Necessary policies will be applicable depending on the proposal put forward.

Justification

- 8.68 The Localism Act (2011) introduced a Community Right to Bid (Assets of Community Value) which aims to ensure that buildings and amenities can be kept in public use and remain an integral part of community life. Under the Localism legislation, voluntary and community organisations and parish councils can nominate an asset to be included in a 'list of assets of community value'. The local authority will then be required to maintain this list. If the owner of a listed asset then wants to sell the asset a moratorium period will be triggered during which the asset cannot be sold. This is intended to allow groups time to develop a proposal and raise the required capital to bid for the property when it comes onto the open market at the end of that period. The Rural Neighbourhood Plan Group welcomes and supports this legislation.
- 8.69 Shops, public houses and other facilities in rural settlements make a valuable contribution to their local community and can often be a life-line to many residents, particularly where there is a lack of public transport. The number of basic facilities in rural areas has been in decline for a number of years. There is a real challenge to maintain the viability of these businesses in rural communities. However, there are many examples of how they can be profitable when run independently with imagination.
- 8.70 Increasing pressure to find sites for new housing in villages is resulting in the loss of public houses and community halls. If our communities are to thrive, it is vital that the facilities are retained to serve the local community and provide the focus for community activity.
- 8.71 It is proposed to register village shops, public houses and community buildings as assets of community value, where appropriate. We also encourage people to use Parish Councils and the Rural Neighbourhood Plan Group for advice and support.

POLICY EC3 - FORMER RHM SITE TO THE SOUTH OF GREATHAM STATION

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

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

The visitor centre should be of innovative design, suited to its location, and with high sustainability credentials. A comprehensive scheme of landscaping and environmental enhancement should form part of any proposal. Before a decision on any proposed development is made, an archaeological assessment of the site should be carried out.

Development proposals should not lead to a significant increase in traffic movements through the village, sustainable transport options will be encouraged.

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

Justification

- 8.72 This is a site of ancient salt production, which was the basis for the surrounding chemical industry. Production at this site culminated in the 19th century establishment of Cerebos salt works, which produced household names such as Cerebos, Saxo and Bisto. The site, later taken over by Rank Hovis McDougall, has been cleared and now provides a redevelopment opportunity. In view of its proximity to heavy industry the site is not suitable for housing development.
- 8.73 The re-opening of Greatham Station would be advantageous to the economy and residents of Greatham and surrounding area. A suitable 'Park and Ride' facility should be provided and include safe and secure cycle parking.
- 8.74 The site lies to the north of the Greatham Creek which is part of the internationally important Tees Estuary. The RSPB promote the area from its visitor centre at Saltholme. Part of the RHM site has been incorporated into the nature reserve and it is proposed that a northern entrance and visitor centre should be established on part of the former RHM site to facilitate access to the Greatham Creek area to provide information to visitors. This could be linked to information about the local salt industry and Romano – British settlement at Greatham which has been revealed in recent excavations. An archaeological assessment of the RHM site will be required to ascertain the significance of the site.
- 8.75 It is considered that the site also has potential for the development of a solar farm in conjunction with the other uses proposed. Such a use has the potential to generate income to support the visitor centre. It would also help support the improvement of the environment of the site and the local area.
- 8.76 All traffic to the site has to pass through Greatham village. The future use of the site will have to be carefully managed to ensure that the level of traffic generated does not lead to a significant increase in traffic movements through the village; sustainable transport options will be encouraged.
- 8.77 In view of the proximity of the site to the environmentally important area around Greatham Creek, it is envisaged that an environmental assessment of any development proposals will be carried out and any mitigation measures considered necessary agreed with the appropriate authority.

POLICY EC4 - SERVICE STATIONS AND TRAVEL RELATED DEVELOPMENT

Land at the service stations on the A19, as identified on the proposals map, will be safeguarded for the following uses to primarily serve the travelling public:

- **Petrol filling station/s with ancillary shop/s**
- **Premises for the sale of hot and cold food and drinks (A1 or A3)**
- **Vehicle recovery**
- **Overnight accommodation**
- **Parking for cars and heavy goods vehicles.**

Proposals for new or improved facilities within the safeguarded sites shall not give rise to an intensification of use of the access roads and must have the support of Highways England. Improvements to infrastructure may be necessary. Improvements to the environment and landscaping of these areas must be included in any proposals.

All proposals should accord with the all other necessary policies contained within this plan, particularly in relation to design and amenity. Necessary policies will be applicable depending on the proposal put forward.

Justification

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

TRANSPORT AND MOVEMENT

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

Transport Objectives

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

Transport Objective	Delivered by Policy
Transport Objective 1	Policy T1
Transport Objective 2	Policies T1, H5
Transport Objective 3	Policy T2, T3, PO1
Transport Objective 4	Policies T3, H5

POLICY T1 - IMPROVEMENTS TO THE HIGHWAY NETWORK

Support will be given to the relevant highway authority in securing the following highway improvements:

- 1. improvement of the A179/A19 junction**
- 2. the dualling of the A179**
- 3. improved village approach roads and junctions to the A179, A689 and A19**
- 4. alleviating the impact on the villages of the increase in traffic arising from new development in Hartlepool**
- 5. appropriate measures to discourage traffic related to any new development on the edge of Hartlepool from using minor roads through the villages in the Plan**
- 6. Measures that promote good driver behaviour, such as speed cameras.**

The above improvements must be designed, as far as possible, to be in keeping with the rural setting.

Justification

- 8.83 The villages in the plan area all gain their access directly from the A19, A179 or A689. Traffic volumes on these main routes are increasing and there are concerns about the safety of the junctions and difficulties in gaining access onto the main roads at peak times. Proposals to improve safety of the main roads and the junctions will be encouraged.
- 8.84 Improvements to the A179 / A19 junction are proposed for 2014 – 2015. These will include part signalisation and junction improvements.
- 8.85 The safety of the A19 is kept under review by Highways England. Concerns have been raised about the safety of road users when crossing the central reservation, especially at peak times. Highways England is considering closing the central reservation and constructing a grade separated junction at Elwick within the next 10 years or so. No improvements to the junction to Dalton Piercy are currently programmed. Speeding within the Rural Plan area is a major concern, and measures are needed to promote good driver behaviour.
- 8.86 There are significant concerns about the impact of traffic from any new development on the edge of Hartlepool on the major and local roads in the Plan area. A traffic impact assessment should be carried out on any proposals for a significant urban expansion of Hartlepool. Where the development would result in a significant increase in traffic on the A179, contributions should be sought from the developer to mitigate this. Proposals to fully dual the A179 from Hartlepool to the A19 will be supported.
- 8.87 Improvements to the Greatham/Dalton Back Lane junction onto the A689 will be sought via the south west extension of Hartlepool and/or any other means. A roundabout at this junction to improve access to Greatham village and Dalton Back Lane is one option that will be supported.

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

POLICY T2 - IMPROVEMENTS TO PUBLIC TRANSPORT

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

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

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

Opportunities to support local bus services will be encouraged and secured through planning obligations.

Justification

- 8.89 The re-opening of Greatham Station would be advantageous to the economy and residents of Greatham and surrounding area. The scheme is supported provided that this is linked with the provision of a new car park and new cycle and footpath routes to employment areas at Queens Meadow, Graythorp and Seal Sands. Care will be needed to avoid increased traffic movements impacting on residential amenity and highway safety in the village. Traffic levels based on those at the time the former industrial site to the south of Greatham Station was in operation will be used in any assessment of traffic impact.
- 8.90 Hart Station lies just outside the plan area on the Hartlepool to Newcastle rail line. The reopening of this halt and the provision of a 'Park and Ride' scheme is supported as it would improve access to rail services from villages in the northern part of the Plan area.
- 8.91 Bus services in the Plan area are limited and there are particular difficulties about accessing North Tees hospital in Stockton and James Cook hospital in Middlesbrough. The bus services to the villages of Dalton Piercy and Elwick were discontinued in 2011 and a limited, locally subsidised, minibus service has been running since then. The Parish Councils are currently considering possible options to provide the most cost effective, sustainable means of meeting the transport needs of local residents who do not have access to a car.

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

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

The following new and improved routes are prioritised:

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

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

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

Justification

- 8.92 The creation of well-maintained long distance and circular off road routes is an established means of attracting visitors and tourists to an area wishing to cycle, walk or ride horses. The area has the potential to develop routes linking the Tees Valley to the Durham coast and countryside with the spin-off of increased business opportunities for accommodation and refreshment providers. Given the severe lack of bridleways north of the Tees, livery businesses will be expected to assist in the development and maintenance of equestrian routes in their vicinity.
- 8.93 The provision of safe off-road routes provides improved opportunities for people to walk or cycle to work and improved access to the countryside and local wildlife sites. Walking, cycling and horse riding will help in the promotion of healthy lifestyles.
- 8.94 Consultation has demonstrated that there is concern about the lack of cycleway routes through the plan area, with only Greatham connected to the National Cycle Route. Poor signage and maintenance of existing routes were also highlighted. Improved pedestrian and cycleway routes to create a network linking the villages and surrounding countryside were proposed as well as routes from Elwick and Dalton Piercy to the urban area of Hartlepool.

- 8.95 Improvements to the pavements in villages were also highlighted with the need for dropped kerbs and better maintenance to enable people with mobility limitations and with young children to better access local services.
- 8.96 The proposals have been discussed with Hartlepool Borough Council's Highways Officer and Rights of Way Officer. The policy identifies the key routes that are to be sought; these are shown in detail on the Proposals Map. The map shows which routes are upgradeable and those that are aspirational.
- 8.97 Key infrastructure linked to development can often be paid for and maintained by development contributions. Various funding streams are available to assist with these aspirations. Other contributions e.g. community benefits from renewable energy schemes, and through grant aid, will also be sought, as appropriate, to fund the projects proposed.

COMMUNITY

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

Community Objectives

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

Community Objective	Delivered by Policy
Community Objective 1	Policies C1, EC2, PO1
Community Objective 2	Policies C1, H1, H5, PO1

POLICY C1 - SAFEGUARDING AND IMPROVEMENT OF COMMUNITY FACILITIES

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

Recreation and associated facilities will be supported where the proposed facilities are of a type and scale appropriate to the size of the settlement.

Priority schemes include:

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

A site at Elwick, the ghyll, shown on the Proposals Map will be designated as Local Green Space in accordance with paras 76 & 77 of the NPPF and Appendix 10.

Contributions will be sought from new housing development towards the improvement of leisure, community and recreation facilities and open spaces serving the rural area, either through developing new facilities on site or contributions towards the improvement of existing facilities in the vicinity. For further information please see policy PO1.

Justification

- 8.100 The villages have a number of village and community halls as well as primary schools that provide essential places for the community to meet together and share activities which help build community spirit and contribute to physical and mental well-being. Hart village hall and Elwick WI hall have been improved and updated whilst those at Dalton Piercy and Greatham are in need of modernisation.
- 8.101 There is a limited number of children's play areas, playing fields, allotments and incidental open spaces in the villages. These are important for residents' health and well-being, growing fresh food and they contribute to the openness and attractiveness of the villages.
1. Greatham Sports Field is leased from the Hospital of God. Greatham Sports Field Association is seeking to improve this facility. This policy seeks to support and ensure continuation in perpetuity.
 2. Elwick Playing Field is accessible to the public but in private ownership. This policy seeks to ensure this facility is maintained in perpetuity.
 3. In Hart village, the only open space is the school playing field which is accessible outside school hours. A proposal for a new multi-purpose open space is proposed in response to feedback from consultation. Further work is needed to determine a suitable site.
 4. Residents in Dalton Piercy have highlighted the need for an equipped children's play area.
- 8.102 National Planning Policy Framework (para 76) states that "local communities through local and neighbourhood plans should be able to identify for special protection green areas of particular importance to them. By designating land as Local Green Space local communities will be able to rule out new development other than in very special circumstances. Identifying land as Local Green Space should therefore be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. An area of land known as the ghyll in Elwick has, via this plan, been designated as Local Green Space, further justification can be viewed in Appendix 9.
- 8.103 Every effort will be made to retain existing community buildings and open spaces. Contributions from housing developments will be sought towards the improvement of community buildings and open spaces within the local villages. Other contributions e.g. community benefits from renewable energy schemes and through grant aid will also be sought as appropriate to fund the projects proposed.
- 8.104 It is proposed to register community buildings as assets of community value, where appropriate.

NATURAL ENVIRONMENT

8.105 The Rural Plan area is blessed with a diverse environment which needs to be managed with care in order to protect it for future generations.

Natural Environment Objectives

8.106 The Hartlepool Rural Neighbourhood Plan will seek to:

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

Natural Environment Objective	Delivered by Policy
Natural Environment Objective 1	Policy NE1, PO1
Natural Environment Objective 2	Policies NE1, H5, C1, PO1
Natural Environment Objective 3	Policies NE1, H5, PO1
Natural Environment Objective 4	Policies NE2, EC3, PO1

POLICY NE1 - NATURAL ENVIRONMENT

The rural plan will seek to protect, manage and enhance the areas natural environment.

- 1. Nature conservation sites of international and national importance, Local Wildlife Sites, Local Geological Sites and Local Nature Reserves will be protected, managed and actively enhanced. Designated sites are identified on the Proposals Map.**
 - a. Development that would affect internationally important sites will be permitted only where it meets all the relevant legal requirements.**
 - b. Development that would affect nationally important sites will be permitted only where it meets all the relevant legal requirements**
 - c. Development which would negatively affect a locally designated site will be supported only where the reasons for the development clearly outweigh the harm to the conservation interest of the site. Where development on a locally designated site is approved, compensatory measures will be required to maintain and enhance conservation interests. In the first instance compensatory measures should be as close to the original site as possible. Compensatory measures may include biodiversity offsetting where on-site compensation is not possible.**
- 2. Enhancement of wildlife corridors, watercourses (including improving water quality) other habitats and potential sites identified by the local biodiversity partnership or similar body must be created in order to develop an integrated network of natural habitats which may include wildlife compensatory habitats and/or wetland creation. Opportunities to de-culvert parts of Greatham Beck and its tributaries will be encouraged within the Neighbourhood Plan area.**
- 3. Where possible, new development should conserve, create and enhance habitats to meet the objectives of the Tees Valley Biodiversity Action Plan. Any development should not result in, or contribute to, a deterioration in the ecological quality of the Greatham Beck waterbody.**
- 4. Existing woodland of amenity and nature conservation value and in particular ancient semi natural woodland and veteran trees will be protected. The planting of woodland and trees, and the restoration of hedgerows, using appropriate species, will be encouraged, particularly in conjunction with new development, to enhance the landscape character of the plan area. New tree and hedgerow planting must where possible:**
 - a. Aim to reduce the impact of any new buildings or structures in the landscape setting. In the area that forms the urban fringe of Hartlepool, areas of woodland and tree belts at least 10 metres wide designed to promote biodiversity and include public access routes must, where possible, be planted along the western edge of any areas to be developed, prior to any development commencing;**
 - b. Provide screening around any non-agricultural uses;**
 - c. Use a mix of local native species appropriate to the landscape character area;**

d. Ensure that trees are planted at distances from buildings that provide sufficient space for the future growth of the tree to maturity.

Justification

- 8.107 The Hartlepool Rural Plan area contains a wide range of sites that are of importance for nature conservation, green tourism, amenity, health and well-being. There are two nationally important sites, Hart Bog SSSI, in Hart Parish, to the north west of Hart Village, and part of Cowpen Marsh SSSI along Greatham Creek, between the A178 and the railway line. The latter is also part of the Teesmouth & Cleveland Coast Special Protection Area and Ramsar site, both designations indicating that it is of international importance.
- 8.108 The Rural Plan area also has 25 Local Wildlife Sites (LWS) and three Local Geological Sites. These are non-statutory sites of Tees Valley importance that meet agreed criteria for their nature conservation and/or geological interest. These sites are shown on the Proposals Map.
- 8.109 In addition there are several sites in the Rural Plan area that do not meet current criteria for designation as Local Wildlife Sites but which are nevertheless considered to be important for nature conservation, for example most of the mature woodlands. The Tees Valley Biodiversity Action Plan (TVBAP) identifies priority habitats and species in order for the Local Nature Partnership across the Tees Valley to take actions to further their conservation.
- 8.110 Although there are a large number of Local Wildlife Sites, they are in many cases small and isolated which makes them vulnerable to external factors including climate change. This can result in species being unable to move between sites and increases the chances that species could be lost from individual sites and that biodiversity could continue to decline. Therefore taking opportunities to create areas of habitat that expand existing Local Wildlife Sites or which could form links between them, is essential to enhance the nature conservation value of the rural area. Priority should be given with any compensatory measures required as part of development proposals to create or enhance sites within the Plan area.
- 8.111 The landscape character of countryside of the Plan area is split between the Durham Magnesian Limestone Plateau to the north and the Tees Lowlands to the south. The Durham Magnesian Limestone Plateau has a gently undulating landscape with a relatively open character. The Tees Lowlands comprise broad low-lying and gently undulating farmland. A Landscape Character Assessment has been prepared by Hartlepool Borough Council which sets out a detailed analysis of the landscape of the area, and provides a sound and reliable tool that can assist in the process of well-informed decision making regarding new development or the enhancement of the natural environment.
- 8.112 There are two areas of ancient woodland within the plan area, The Howels and Hesleden Dene. There are other small areas of woodland in the plan area and they are a very valuable feature in the landscape. Locally, the wooded sides of the streams are very important features that enhance the setting of the villages and the

rural area as a whole. A variety of local organisations (such as the Woodland Trust and Tees Valley Wildlife Trust) support tree planting and habitat improvement in the Plan area.

- 8.113 Wildlife corridors may be enhanced by safeguarding, linking and improving the environment and habitats along river and stream corridors, roadside verges, rights of way, sports and recreation areas and hedgerows. Of particular importance is Greatham Beck given that it currently has some of the poorest quality of any watercourse in the Tees Valley area; reed beds and other natural methods of drainage are needed.
- 8.114 The majority of the landscape of the Plan area is undulating farmland. This contains few areas of woodland or hedgerow trees. In many areas hedgerows have been removed. Large scale farm buildings often intrude into the landscape. On the edge of the urban area, views from the countryside are disturbed by industrial uses, pylons and housing estates. New woodland and belts of trees should be established in the urban fringe areas in advance of any development to provide adequate screening and routes for walking. They should be designed to promote biodiversity by creating a wildlife corridor and be accessible to local residents.
- 8.115 When selecting trees for planting in the vicinity of buildings, suitable local native species should be selected with sufficient space for growth to maturity without impacting on the amenity of the buildings themselves and / or occupiers of the buildings.

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

POLICY NE2 - RENEWABLE AND LOW CARBON ENERGY

Renewable and low carbon energy developments assist in meeting the Rural Plan area's commitment to reducing CO₂. Any medium/large wind turbine proposals should be directed to High Volts or Red Gap.

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

All proposals should accord with all other necessary policies contained within this plan, particularly in relation to design and amenity. Necessary policies will be applicable depending on the proposal put forward.

Justification

- 8.116 The UK Government has made a commitment to increasing the percentage of energy generated from renewable and low carbon resources. *The Renewable Energy Directive 2009*, states that 'by 2020, 15 per cent of energy should be generated from renewable resources'.
- 8.117 Renewable energy involves capturing energy flows that occur naturally and repeatedly and includes energy from wind, the fall or flow of water, the movement of the oceans, heat and light from the sun and also biomass. These sources of energy provide clean energy and reduce CO₂ emissions that are associated with generating electricity from coal, gas and oil.
- 8.118 The generation of renewable and low carbon energy will help meet the Government targets and reduce climate change. The northern half of the plan area was identified in the North East Regional Spatial Strategy as a Wind Resource Area where a

combination of wind speeds and a relative absence of significant constraints make wind energy development potentially deliverable. The *North East Assembly Wind Farm Development and Landscape Capacity Study: East Durham Limestone and Tees Plain Report (2009)* gives more detailed assessment of the landscape capacity and other constraints in the Plan area on the basis of smaller zones. This concludes that there may be limited potential for additional wind turbine development in the Plan area but that the cumulative impacts of further development may be unacceptably high. It recommends that any further proposals should include detailed assessments as part of the Environmental Impact Statement submitted with the planning application.

- 8.119 Care is needed in the choice of location of turbines. Turbines may alone, or in combination, be intrusive in the landscape, be visually prominent, a source of noise, shadow flicker, electromagnetic interference, have significant impacts on the ecology of the area and adversely affect neighbouring residents and wildlife.
- 8.120 Within the Plan area there are three wind turbines located at High Volts in Hart and Elwick parishes. Permission has been granted for five more turbines at Red Gap in Elwick parish and as part of a planning application in Co. Durham for 5 turbines (1 being in Hartlepool Rural Plan Area at Thorpe Bulmer). There are other proposals under consideration for solar farms at Claxton, Hart and Newton Bewley and additional turbines at High Volts, Hart. Cumulatively, these projects will make a significant contribution to meeting the renewable energy target of Hartlepool Borough. In order to ensure that the development of wind turbines does not adversely impact on the landscape character of the Rural Plan area, and taking account of the cumulative impact of turbines developed and permitted, any additional turbines should be located so as to form part of the developed and approved clusters at High Volts and Red Gap. All future solar farm proposals will be considered on their merits.
- 8.121 There are various other sources of renewable and low carbon energy that are suitable for use in the plan area. It is anticipated that the following technologies will be the most viable and feasible:
- Solar thermal and photovoltaics on buildings.
 - Ground mounted solar schemes.
 - Biomass boilers serving individual or groups of buildings.
 - Farm scale anaerobic digesters.
 - Air and ground source heat pumps.
- 8.122 Proposals should include details of associated developments including access roads, transmission lines, pylons and other ancillary buildings. Proposals should include details of measures to mitigate any adverse effects on the amenities of occupiers of nearby properties during the construction, operational lifespan and decommissioning of the equipment/infrastructure. Ground mounted solar schemes can be large scale and care will be needed in the selection of suitable sites to ensure that they are well screened within the local topography, or hedges and trees so that they are not visually intrusive when viewed from villages and the highway network.
- 8.123 Some applications may need to be accompanied by an 'environmental statement' which will include an indication of the likely significant effect of the development on

human beings, flora, fauna, soil, water, air, climate, landscape, material assets and cultural and historical heritage. Applications for wind turbine installations will need to include details of associated infrastructure such as new access roads so that the proposal can be fully assessed.

- 8.124 Community benefits, derived from section 106 legal agreements and/or via Community Agreements with the energy provider, from new wind turbines, ground mounted solar schemes and other large scale renewable energy development will be used for community infrastructure as set out in Policy INF1. Benefits should not be restricted to revenue streams only.

HERITAGE ASSETS

8.125 The Rural Area has five distinct villages as well as farmsteads and small clusters of homes and businesses in the countryside. Each village has its own character reflecting its historic development. The rural area contains a number of heritage assets, including listed buildings, locally important buildings, scheduled monuments and other archaeological sites and two Conservation Areas at Elwick and Greatham. This heritage is of economic and cultural value to both the rural area and the wider community. This plan aims to protect and enhance the heritage assets, the distinctive character of each village and the scattered built development in the countryside. It is crucial that new development respects and enhances this character and sits harmoniously with the existing built form. The list that has been provided is not exhaustive and interested parties should be encouraged to check the Historic Environment Record (HER).

Heritage Asset Objectives

8.126 The Hartlepool Rural Neighbourhood Plan will seek to:

1. ensure the distinctive character of each village is safeguarded and enhanced with any new development taking account of guidance in the respective village design statement.
2. ensure that heritage assets are safeguarded and conserved, including listed buildings and locally important buildings, scheduled monuments and archaeological sites.
3. enhance and improve the management of heritage assets as identified in the conservation area appraisals and management plans.

Heritage Assets Objective	Delivered by Policy
Heritage Assets Objective 1	Policies GEN2, H1, HA1, HA2,HA3,HA4, PO1
Heritage Assets Objective 2	Policies EC3, HA1, HA2,HA3,HA4,
Heritage Assets Objective 3	Policy HA1, HA2,HA3, HA4,

POLICY HA1 – PROTECTION AND ENHANCEMENT OF HERITAGE ASSETS

The Rural Plan Working Group will work alongside Hartlepool Borough Council to proactively support and encourage investment in all Heritage Assets including those of archaeological importance, throughout the rural area, aiming to:

- 1. preserve and enhance their physical character and facilitate new uses for buildings at risk.**
- 2. ensure all heritage assets including Scheduled Ancient Monuments and the ridge and furrow landscape, within the Rural Plan area are conserved or enhanced through a constructive conservation approach;**
- 3. ensure that the distinctive character of Conservation Areas, within the Rural Plan area, is conserved or enhanced through a constructive conservation approach;**
- 4. protect, conserve or enhance the area's Listed Buildings by preventing unsympathetic alterations, encouraging appropriate physical improvement work, supporting viable proposals to secure their re-use and restoration, and supporting the local authority's continued review and management of these assets.**
- 5. encourage the retention of heritage assets on the List of Locally Important Buildings, particularly when viable, appropriate uses are proposed.**

A list of heritage priorities within the rural area is set out in Appendix 5.

Justification

8.127 Our heritage assets are very important in the Rural Plan area and help to create the distinctive character of the villages and countryside. There are two conservation areas at Elwick and Greatham. Conservation Area Appraisals have been published for both areas.

8.128 There are 28 entries in Historic England's listed buildings schedule, with several including a number of separate properties and structures, listed as being of architectural or heritage interest. These include the Grade I St Mary Magdalene Church at Hart and nearby medieval walls; the chapel, almshouses and other properties of the Hospital of God at Greatham, Elwick Hall, as well as other churches, windmills, farmhouses and cottages in other villages. In addition there are a number of buildings on the Local List of Heritage Importance compiled by Hartlepool Borough Council.

8.129 There are currently five Scheduled Monuments which are protected under the Ancient Monuments and Archaeological Areas Act 1979. These are:

- Claxton Medieval Moated Site.
- Hart Manor House Walls.
- Hart Fishponds.

- High Burntoft Medieval Farmstead and Open Field System (Elwick parish)
- Elwick Fishponds.

8.130 Research has indicated that there are a number of areas showing the remains of ridge and furrow particularly around Hart and Elwick. This mediaeval land management system is increasingly rare and therefore every attempt should be made to conserve this important historical feature.

8.131 Recent excavation has revealed a Romano – British settlement at Greatham. There are other areas of archaeological interest within the villages of Elwick, Hart, Dalton Piercy, Greatham and Newton Bewley. This list is not exhaustive and other sites of archaeological interest may come to light over time. Before any development takes place on the former RHM site to the south of Greatham, archaeological assessment of the site should be carried out to ascertain whether the Romano-British settlement extends into the area. Tees Archaeology should be consulted for further information.

POLICY HA2 - PROTECTION AND ENHANCEMENT OF CONSERVATION AREAS

In determining applications within Conservation Areas, or which affect the setting of a Conservation Area, particular regard will be given to the following:

- 1. The scale and nature of the development;**
- 2. The design, height, orientation, massing, means of enclosure, materials, finishes and decoration proposed;**
- 3. The retention of original features of special architectural interest such as walls, gateways and other architectural details;**
- 4. The retention of existing trees, hedgerows and landscape features, with appropriate landscaping improvements incorporated into design proposals;**
- 5. The protection of important views and vistas;**
- 6. The location of appropriately designed car parking, landscaped in such a way as to minimise impact on the character of the area, and**
- 7. Guidance provided in relevant Conservation Appraisals, Visual Assessments and Village Design Statements.**

Proposals for demolition within Conservation Areas will be carefully assessed in order to avoid the loss of important features and buildings, but to encourage removal of unsympathetic later additions.

Where any demolition in conservation areas is proposed, the Rural Plan will support proposals only if it can be demonstrated that:

- 1. The removal would help to conserve or enhance the character or appearance of the Conservation Area;**
- 2. Its structural condition is such that it is beyond reasonable economic repair, or**
- 3. Retention and restoration through some form of charitable or community ownership is not possible or suitable, and**
- 4. The removal is necessary to deliver a public benefit which outweighs the removal.**

Justification

8.132 There are two conservation areas within the rural plan area and the Rural Plan Working Group seek to ensure that the integrity of each conservation area is

protected and enhanced where possible. Enhancement works should be sympathetic to the conservation area, so we can ensure that our heritage is protected and not eroded over time with unsympathetic additions/alterations and/or building/structure loss.

- 8.133 Positive work has been carried out in Greatham Conservation Area with wooden period windows restored on houses in Front Street. The Rural Plan seeks to ensure such improvements are retained and continue across the plan area and are not lost by reverting to incorrect period style or materials.

POLICY HA3 - PROTECTION AND ENHANCEMENT OF LISTED BUILDINGS

In determining applications for Listed Building Consent for alteration or partial demolition, the following criteria will be applied, where appropriate:

- 1. traditional materials and sympathetic designs which are in keeping with the character and special interest should be used.**
- 2. internal features and fittings which comprise an integral part of the character and special interest of the building should be retained and re-used, and,**
- 3. The works would support the enhancement or viable use/re-use of the remaining part of the building.**

Works within the setting of a Listed Building should be of a design which is sympathetic to, and takes advantage of opportunities to enhance, the setting of the Listed Building. If appropriate design solutions that would avoid any harm cannot be provided, then the scheme will be not be supported.

Where any demolition is involved, detailed proposals for the satisfactory redevelopment or after-treatment of the site should be secured before demolition takes place.

The Rural Plan will consider the total demolition of a Listed Building only in exceptional circumstances, where it has been clearly demonstrated that:

- 1. There is no appropriate or viable use for the building.**
- 2. The fabric of the building is beyond reasonable economic repair.**
- 3. Retention and restoration through some form of charitable or community ownership is not possible or suitable, and**
- 4. Redevelopment would result in a public benefit which outweighs the loss of the building.**

Justification

- 8.134 The listed buildings within the Rural Plan area play an important role in ensuring that the historical grain of the area is reflected. The listed buildings assist in adding to the charming character of the rural plan area and the Rural Neighbourhood Plan Working Group want to ensure that this remains the case for generations to come along with securing potential economic benefits.

POLICY HA4 - PROTECTION AND ENHANCEMENT OF LOCALLY IMPORTANT BUILDINGS

In determining applications for planning permission that affect entries on the List of Locally Important Buildings, particular regard will be had to the following:

- 1. The historic or architectural importance of the building.**
- 2. Features which contribute significantly to the character of the building.**
- 3. Their contribution to the appearance of the locality.**
- 4. Their scarcity value to the local area.**
- 5. The scale, nature and importance of the proposed redevelopment, which should clearly demonstrate how it would conserve or enhance the site or setting of other buildings nearby.**
- 6. The design and means of enclosure.**

Where any demolition is involved, the Rural Plan Working Group will require that detailed proposals for the satisfactory redevelopment or after-treatment of the site must be approved before demolition takes place. This will include the requirement to record, and advance understanding of, the significance of the heritage assets to be lost (wholly or in part) in a manner that is proportionate to their importance.

Justification

- 8.135 A list of Locally Important Assets has been compiled by Hartlepool Borough Council (see Appendix 3 for those within the Rural Plan area). Whilst not as architecturally or historically significant as Listed Buildings, buildings and other heritage assets on this list are considered to be worthy of protection as a means of emphasising local character and sense of place.

PLANNING OBLIGATIONS

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

POLICY PO1: PLANNING OBLIGATIONS - CONTRIBUTIONS TOWARDS MEETING COMMUNITY INFRASTRUCTURE PRIORITIES

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

- 1. Safeguarding community facilities as set out in Policy C1**
- 2. Affordable Housing as set out in Policy H2**
- 3. Improvements to public transport as set out in Policy T2**
- 4. New and improved bridleways, cycleways and footpaths as set out in Policy T3**
- 5. Environmental enhancement as set out in Policy NE1**
- 6. Heritage assets enhancement as set out in Policy HA1**
- 7. Surface water flooding alleviation measures as set out in Policy H5**
- 8. Traffic calming measures as set out in Policies H5 and T1**
- 9. New visitor centre at the former RHM site, Greatham, as set out in Policy EC3**
- 10. Ecological mitigation & Networks as set out in Policy NE1**
- 11. Renewable and Low carbon energy as set out in Policy NE2**

Developer contributions will be determined on a site by site basis in accordance with Hartlepool Borough Council's Supplementary Planning Document on Planning Obligations and due consideration should be given to priorities listed in Appendix 5.

Where a developer deems a scheme's viability may be affected they will be expected to submit an open book viability assessment. There may be a requirement for the provision of 'overage' payments to be made to reflect the fact that the viability of a site will be agreed at a point in time and may need to be reviewed, at set point(s) in the future.

Justification

- 8.137 Contributions from developers for the provision of additional works deemed to be required as a result of the development will be determined in accordance with Hartlepool Local Plan policy and Supplementary Planning Document on Planning Obligations. Other potential funding sources include community benefits from renewable energy development, Landfill Communities Fund, Heritage Lottery Fund, and a number of environmental funds.

- 8.138 Consultations have helped to identify the improvements needed to community infrastructure in each village. Other improvements to bridleways, cycleways and footpaths are set out in Policy T3; environmental enhancements are set out in Policy NE1 and heritage assets enhancements are set out through in Policies HA1-4
- 8.139 Contributions from developers will be used to fund projects that will meet the deficit resulting from the development usually in the village/ parish nearest to the development proposal. Community benefits from renewable energy projects may be used in more than one parish depending on the location and impact of the project. Community benefits should not be limited to revenue only. The selection of the project(s) to be funded will be made by the relevant parish council in consultation with the local community.

MONITORING AND IMPLEMENTATION

8.140 The Hartlepool Local Plan contains a comprehensive set of monitoring indicators to measure the progress of development in the Borough. To evaluate progress with the implementation of the Neighbourhood Plan, the following indicators will be monitored for the Rural Plan area:

1. Number of dwellings developed per annum
2. Number of affordable homes developed
3. The size, type and tenure of new homes
4. An assessment of the design and layout of new development in villages
5. The layout and design of new development on the edge of Hartlepool urban area
6. New business premises developed
7. Business premises lost to non-business uses
8. Proposals for the former RHM Site at Greatham
9. Proposals for development at the A19 Service Stations
10. Progress with highway improvements
11. Proposals for the reopening of Greatham and Hart Stations
12. Proposals for alternative provision for bus/ community transport
13. Improvements to the rights of way network
14. Improvements to community buildings and open spaces
15. Projects to enhance the local environment
16. Renewable and low energy schemes approved and developed
17. Progress with projects to enhance heritage assets
18. Surface water management projects
19. Tree belts and woodland in development
20. Sale of affordable housing

APPENDIX 1: GLOSSARY OF TERMS

Affordable Housing	Affordable housing: Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision. A full definition is available on page 50 of the <u>National Planning Policy Framework</u> . For the purpose of calculating the number of affordable homes per site, the standard mathematical rounding off approach should be used. e.g. 15% of 5 = 0.75 = 1 house.
Amenity	A positive element or elements that contribute to the overall character or enjoyment of an area. For example, open land, trees, historic buildings and the inter-relationship between them, or less tangible factors such as tranquillity.
Amenity Green-space	Open land, often landscaped, that makes a positive contribution to the appearance of an area or improves the quality of the lives of people living or working within the locality. It often provides opportunities for activities such as sports, and can serve other purposes such as reducing the noise from a busy road or providing shelter from prevailing winds.
Archaeological Assessment / Evaluation	An assessment of the potential archaeological interest of a site or building. This can be either a desk-based assessment or a field assessment, involving ground survey and small-scale pits or trial trenching carried out by professionally qualified archaeologist(s) looking for historical remains.
Article 4 Direction	Direction removing some or all permitted development rights, for example within a conservation area or curtilage of a listed building. Article 4 directions are issued by local planning authorities.
Biodiversity	The whole variety of life encompassing all genetics, species and ecosystem variations, including plants and animals.
Biodiversity Action Plan (BAP)	A strategy prepared for a local area aimed at conserving and enhancing biological diversity.
Brownfield Land and Sites	See 'Previously-Developed Land'.
Buffer Zone	An area of land separating certain types of development from adjoining sensitive land uses.
Character	A term relating to the appearance of any rural or urban location in terms of its landscape, layout of streets, architectural/vernacular style and open spaces, often giving places their own distinct identity.
Coalescence	The merging or coming together of separate towns or villages to form a single entity.
Commitments (or committed development)	All land with current planning permission or allocated in adopted development plans for development (particularly residential development).
Community	Benefits made by developers of major renewable energy projects to

Benefits	local communities.
Community Hub	Focus for community activity.
Conservation (for heritage policy)	The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.
Conservation Area	Local authorities have the power to designate as conservation areas, any area of special architectural or historic interest. This means the planning authority has extra powers to control works and demolition of buildings to protect or improve the character or appearance of the area.
Conservation Area Character Appraisal	A published document, which is regularly reviewed/updated, defining the special architectural or historic interest that warranted the area being designated-
Conversions	Generally means the physical work necessary to change the use of a building from a particular use, classified in the use classes order, to another use. Can also mean the sub-division of residential properties into self-contained flats or maisonettes.
Developer Contributions	Contributions made by a developer through a legal agreement (usually a s106 agreement) that ensure that certain extra works related to a development are undertaken
European site	This includes Special Areas of Conservation, Sites of Community Importance, Special Areas of Conservation and Special Protection Areas, and is defined in regulation 8 of the Conservation of Habitats and Species Regulations 2010.
Exceptional circumstances	These are not able to be defined, but applications will be looked at on a case by case basis; the aim of this is to strictly control any development.
Exceptional Quality	Of remarkable architectural character sympathetically designed for its setting.
Future Eligible Household	As defined in Policy H3.5
Greatham Beck	Relates to all sections of the stream from its crossing into the Rural Plan area to its exit into the River Tees (e.g. Char Beck, Dalton Beck)
Green corridor / wildlife corridor	An area of habitat connecting wildlife populations separated by human activities or structures (such as roads, development or logging).
Green Gaps	Green gaps comprise the open areas between settlements, which maintain the distinction between the countryside and built up areas, preventing the coalescence (merging) of adjacent villages and urban areas.
Greenfield Land or Site	Land (or a defined site) usually farmland, that has not previously been developed.
Habitat	The natural home or environment of an animal, plant or other organism.
Heritage Asset	A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).
Historic Environment Record	A digital record of all the known archaeological sites and historic buildings in Hartlepool as maintained by Tees Archaeology.
Infill development	The development of a relatively small gap between existing buildings.
Innovative Design	Demonstrates new and forward-thinking concepts and construction.
Community	Infrastructure covers the basic services necessary for development to

Infrastructure	take place. For example, roads, electricity, sewerage, water, education and health facilities. Community infrastructure relates to community buildings and open space that serve the education, health and social needs of the community.
International, national and locally designated sites of importance for biodiversity	All international sites (Special Areas of Conservation, Special Protection Areas, and Ramsar sites), national sites (Sites of Special Scientific Interest) and locally designated sites including Local Wildlife Sites.
Landscape Character	The distinct and recognisable pattern of elements that occur consistently in a particular type of landscape. It reflects particular combinations of geology, land form, soils, vegetation, land use and human settlement
Large Scale	Any developments comprising in the region of 450 houses, whether as a single application or as the result of cumulative applications, would be expected to provide a fuller range of community facilities (this figure being based on the size of Greatham village which is able to support a range of facilities).
Listed Building	A building of special architectural or historic interest. Listed buildings are graded I, II* or II with grade I being the highest. Listing includes the interior as well as the exterior of the building, and any buildings or permanent structures (e.g. wells within its curtilage).
Local Green Space	Designated open space where public access may or may not be formally established, but which fulfils or can fulfil a recreational or non-recreational role (for example, amenity, ecological, educational, social or cultural usages). Green spaces of particular importance designated as local green spaces in line with paragraph 76 & 77 NPPF.
Locally Listed Building	Locally important building valued for contribution to local scene or for local historical connections but not meriting listed building status.
Local Need Housing	Housing requirements generated by the indigenous population rather than by inward migration.
Made	The formal term used to describe the Rural Plan once complete and endorsed by Hartlepool Borough Council.
Open Space	All open space of public value, including not just land, but also areas of water (such as rivers) which offer important opportunities for sport and recreation and can act as a visual amenity.
Previously Developed Land or 'Brownfield' land	Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.
Protected Species	Plants and animal species afforded protection under certain Acts and Regulations.
Public Right of Way	A public right of way is a route over which the public have a right of access.
Registered	Organisations that provide affordable housing. Most Housing

Social Landlord (RSL)	Associations are RSLs. They own or manage affordable homes, both social rented and intermediate.
Rural Area	The area of land beyond the urban limits of Hartlepool, including the villages.
Rural Plan Area	As defined by Hartlepool Rural Neighbourhood Plan designated boundary.
Renewable and Low Carbon Energy	Includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels).
Rural Diversification	The expansion, enlargement or variation of the range of products or fields of operation of a rural business (branching out from traditional farming activities, for example new income-generating enterprises like renewable energy, tourism and food processing).
Rural Exception Site	Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. Small numbers of market homes may be allowed at the local authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.
Section 106 Agreement	A legal agreement under section 106 of the 1990 Town & Country Planning Act. Section 106 agreements are legal agreements between a planning authority and a developer, or undertakings offered unilaterally by a developer, that ensure that certain extra works related to a development are undertaken.
Sites and Monuments Record	List, description, and assessment of all known ancient monuments and sites of archaeological interest in an area, including a map of each site.
Small Scale Businesses	Enterprise of a limited size, e.g. Home Farm, Hart.
Starter Homes	Dwellings for young, first-time buyers.
Strategic Environmental Assessment (SEA)	A procedure (set out in the Environmental Assessment of Plans and Programmes Regulations 2004) which requires the formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment.
Village Envelopes	A boundary around a village, usually quite tightly drawn, within which development might be allowed in principle.
Windfall Site	Sites which have not been specifically identified as available in the Local Plan process. They normally comprise smaller-scale sites for no more than 5 dwellings that have unexpectedly become available.
Wind farm	A group of wind turbines located in areas exposed to wind. A wind farm may vary in terms of the number and size of turbines.

APPENDIX 2: LIST OF EVIDENCE BASE DOCUMENTS

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

Local Evidence Base Documents

- Tees Valley Strategic Housing Market Assessment 2012 / 2014
- Hartlepool Strategic Housing Land Availability Assessment 2014
- Hartlepool Affordable Housing Economic Viability Assessment 2009
- Future Housing Provision in the Borough for the Next 15 Years 2012
- Hartlepool Strategic Flood Risk Assessment Level 2 2010
- PPG17 Open Space Assessment 2008
- Hartlepool Landscape Assessment 2000
- Designated Protected Sites (Natural England)
- Renewable Energy Technical Paper 2010
- North East Assembly Wind Farm Development and Landscape Capacity Study: East Durham Limestone and Tees Plain Report (2009)
- Listed Buildings (Historic England)
- Scheduled Monuments (Historic England)
- Locally Listed Buildings in Hartlepool 2012
- Hartlepool Local Infrastructure Plan 2016
- Hartlepool Local Transport Plan 2011
- Hartlepool Surface Water Management Plan 2010

Local evidence has been collated from

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

National and Regional Guidance

- National Planning Policy Framework
- Planning Policy Guidance
- DfT Circular 02/2013 Department for Transport, The Strategic Road Network and the Delivery of Sustainable Development 10 September 2013
- “North East Assembly Wind Farm Development and Landscape Capacity Study: East Durham Limestone and Tees Plain Report” (2009)
- “Delivering community benefits from wind energy development: A Tool Kit” A report for the Renewables Advisory Board July 2009

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

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

DALTON PIERCY

Grade II

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

ELWICK

Grade II*

- St Peter's Church Grade II
- Benknowle Lane, Elwick Windmill
- Elwick Hall, Church Bank
- 29 The Green (The Forge)
- Wilton Cottage

GREATHAM

Grade II*

- West Row, St John the Baptist Church

Grade II

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

HART

Grade I

- Butts Lane, St Mary Magdalene Church

Grade II*

- Butts Lane, Chare Wall (Medieval)

Grade II

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

NEWTON BEWLEY

Grade II

- Mill House

APPENDIX 4: DESIGN CRITERIA CHECKLIST

Design criteria	Compliance Y/N	Evidence	Reason for non-compliance
Does the scheme integrate into its surroundings by reinforcing existing connections and creating new ones?			
Does the scheme create new connection?			
Does the scheme respect existing buildings and land uses around the development site?			
Does the development provide (or is it close to) community facilities, such as shops, schools, workplaces, parks, play areas, pubs or cafés?			
Does the scheme have good public access to public transport to help reduce car dependency?			
Does the design of the development ensure it is accessible to people of limited mobility?			
If applicable, does the development have a mix of housing types and tenures that meet local requirements?			
Is the development of an appropriate layout, scale and form that contributes to the location and reflects and enhances the distinctive features and character of the area within which it is immediately located?			
Does the development take into account the relevant village design statement and does it respect the local vernacular building character?			
Does the development incorporate high standards of energy efficiency?			
Does the development ensure that it does not negatively impact upon the			

relationship with existing and proposed neighbouring land uses and the amenity of occupiers of adjoining or nearby properties by way of general disturbance, overlooking and loss of privacy, overshadowing and visual intrusion ?			
Is the private amenity space commensurate to the size of the development?			
Does the scheme take advantage of existing topography, landscape features (including water courses), wildlife habitats, existing buildings, site orientation and microclimates?			
Does the development use sustainable surface water management solutions to reduce surface water disposal in public sewers and manage the release of surface water?			
Are buildings designed and positioned with landscaping to define and enhance streets and spaces and are buildings designed to turn street corners well?			
Is the scheme designed to make it easy to find your way around?			
Are streets designed in a way that encourages low vehicle speeds and allows them to function as social spaces?			
Is resident and visitor parking sufficient and well integrated so that it does not dominate the street?			
Will public and private spaces be clearly defined and designed to be attractive, well managed and safe?			
Does the development preserve, and where possible enhance, significant views and vistas?			

Is there adequate external storage space for bins and recycling as well as vehicles and cycles?			
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APPENDIX 5: INDIVIDUAL VILLAGE ENVIRONMENTAL AND COMMUNITY IMPROVEMENT PRIORITIES

Many community facilities in villages are managed privately, and therefore contributions from developers should be directed to the relevant organisation.

General Heritage priorities

- Interpretation boards at scheduled monuments and other key sites.
- Reduction in traffic signs and poles.

Dalton Piercy:

- Superfast Broadband
- Revamp of village pond
- Extra parking at Dene Garth and North View
- New Village Hall
- Decorative street lights
- Create safe footpath to A19/Windmill Hotel
- New bridge railings
- Decorative pump on village green
- New well-equipped play area
- Revamp red telephone kiosk
- Renew fencing at The Batts Nature Reserve
- More picnic benches
- Improve footpath to Elwick

Heritage priorities

- Enhancement of the village green

Elwick:

- New car park to serve the church and other village assets
- Second handrail and non-slip surface for cinder path on Church Bank
- More equipment for the Playing Field
- Resurfacing of road to south of the village green to reflect the appearance of the Conservation area
- Bench at A19 end of North Lane
- An appropriate rural footway along the road to Hartlepool (accessible to prams and wheelchairs)

Heritage priorities

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

Greatham:

- Improvements to the Community Centre
- Improvement of facilities at the Sports Field
- Metal railing around the Village Green
- Relocation of historic Salt Pump to village site
- Interpretation boards and blue plaques
- Improving rights of way

- Improved play equipment Saltaire Terrace
- Parking for the school
- Continuing replacement of tarmac hard standing with setts/blocks
- Re-site High Street overhead cables underground

Heritage priorities

- A new article 4 Directive in Greatham Conservation Area and encouragement to use appropriately designed windows, doors, boundary features and other features.
- Environmental enhancement at Greatham of the areas around The Green, the area to the front of the Hospital of God, High Street and the area around Vicarage Row including landscaping works, paving, other resurfacing works and lighting.
- Enhancement of Greatham village green and the Little Green, Front Street

Hart:

- A new multi-purpose community open space
- An equipped play area
- A sports pitch
- A wildlife area
- A dog walking area
- Allotments
- Period (rural) uniform lighting through Front Street
- Remove village barriers
- Re-site overhead cables underground

Heritage priorities

- Enhancement of the environment in the area around Hart Church and the medieval walls.

Newton Bewley:

- The 50mph speed limit be extended to the Wolviston roundabout.
- A fixed speed camera
- Traffic noise abatement measures
- Footpath to Wolviston made accessible for disabled.
- Bypass

Heritage priorities

- Enhancement of the village green

ELWICK VILLAGE DESIGN STATEMENT



MAY 2016

Introduction

Those of us who are fortunate to live in Elwick believe it is a very special place as one of the most attractive villages in the North East of England. It has a unique setting and character very precious to those of us living here.

Although we wish to preserve all that is good about the village, we recognise that it is a dynamic, living environment which needs to develop in order to maintain itself as a sustainable community. Standing still is simply not an option, but such change and development which may be necessary to sustain the community must be done in keeping with the character of the village. Changes should be made to enhance and develop the village, preserving and protecting that which we hold dear and developing in the interests of the community as a whole.

This Village Design Statement has been prepared to try and capture and preserve those special characteristics in such a fashion that they can be used to inform and direct planning issues which will face the village in the future.

We recognise that decisions on planning applications will be largely determined by the provisions of Hartlepool Borough Council's Local Plan and the Neighbourhood Plan for the Rural Hinterland of Hartlepool (known as the Rural Plan), but it is intended that this design statement will be adopted by the Borough Council as a supplemental guidance to planning policies in the Hartlepool Local Plan.

This Village Design Statement has been prepared as part of a Neighbourhood Plan for the wider Hartlepool rural area. The Village Design Statement will include:

- Descriptions of the built and natural form of the parish, as it currently exists, identifying its essential qualities, backed by photographs, maps and drawings;
- Statements regarding use of space, against which future development proposals can be measured; and
- Recommendations for future development which will act as supplementary planning guidance.

Elwick Parish Council has strong links with Hartlepool Borough Council regarding development and conservation matters. There has been communication between the Parish Council and the Conservation Officer and Planning Officers regarding the Neighbourhood Plan. These and other officers have helped with professional knowledge in the preparation of the Neighbourhood Plan.

Aims and Objectives

Aim:

To influence and support the local authority planning department, by providing a local context for development within the parish, based on character and sense of place, ensuring that any change is in harmony with the existing settlement and makes a positive contribution to the local environment.

Objectives:

- To protect the distinctive character of the parish and surrounding countryside, including its landscape setting, the roads, lanes and footpaths and the nature of the settlement and buildings, through adopting local design principles; and
- To work in partnership with the local planning authority on local and future planning policy.

Elwick Village

Elwick Village is located about four miles to the west of Hartlepool, only a short distance from the A19 Trunk Road linking Teesside and Tyneside. It is closely linked with the villages of Hart, to the North West and Dalton Piercy to the South.

The village is typically medieval, probably dating to the first half of the 12th Century. A village green runs from east to west around which two rows of farmsteads were built representing the original settlement. Elwick has been an agricultural settlement for most of its life and there are still working farms within the village. However, post war development to the north and west of the village has increased the population significantly. This also includes sheltered housing developments for older people.

The village has a manor house (Elwick Hall) and church built on top of a bank to the west side of the village, the church was built separate from the main village as a private chapel for the Lord of the Manor.

Although the Parish of Elwick covers a large area to the west and south of the village, this Design Statement specifically refers to the Village itself.

The Village Today

Elwick has a population of approximately 600 people with over 200 houses within the curtilage of the village. It has a primary school, church, village shop and post office, two pubs and a Women's Institute (WI) Hall, which is used extensively by community groups, showing the vibrancy of the community.



Over the past 50 years the village has moved away from a traditional agricultural economy although there are still five active farms in the village. Nevertheless, mainly due to its good transport links, the majority of villagers tend to commute to the nearby conurbations of Hartlepool, Teesside and Tyneside.

Landscape Setting

Elwick is mostly hidden from view on the approaches to the village from the east and west. The Church and Manor House are clearly separate and more obvious. The majority of the village is concealed by the rising farmland surrounding it. This setting, concealing the village from the surrounding countryside, seems to emphasise the unique sense of identity, a community set in its own environment.



Although Elwick is part of the Borough of Hartlepool, it is set in the rural west of the Borough and has its own distinctive separation from the rest of the Borough. Indeed, for many years the Village was only accessible from Hartlepool by an un-metalled road and it looked much more towards the villages of Durham for any sense of identity. Even now, many of the older residents regard themselves as belonging to County Durham.

Even until 1974, for local government purposes, the Village was part of Stockton Rural Council within the County of Durham. Although it has now developed strong links with Hartlepool, it nevertheless values its sense of rurality and separation and has resisted any proposals to allow development along the Hartlepool Road which would erode its separate identity. Many people living in the village do so because of its unique identity and rural nature and would resist any suggestion that development should extend the boundaries of the town to Elwick.

Elwick Conservation Area

A conservation area is an area of special architectural or historic interest where the groupings of all the buildings make a significant contribution to the townscape, the character of which it is desirable if not essential to preserve or enhance.

Conservation areas are designated by local planning authorities because of the quality of the buildings and environment. This quality is fragile and can easily be damaged or destroyed by badly directed modernisation and maintenance work or lack of concern and knowledge of the importance of the area. Any development, alteration or indeed any changes proposed within the conservation area must obtain prior permission from the local planning authority.



In particular, buildings are seriously affected by changes to such aspects as roof materials, gutter and downpipes, wall finishes, windows and dormers, doors and door surrounds. Even the simplest cottage or brick terrace is part of Elwick's local heritage and once its quality is destroyed, it is not easily recreated.

This Design Statement therefore endorses the guidelines set out by the local authority in relation to trees and buildings which lie within the boundaries of the Conservation Area. Further information on this can be obtained from the Planning Department of Hartlepool Borough Council.



The Use of Green Space and Setting of the Village

The Village Green, at the centre of the community, is key in determining the open character of the Village. However, other developments such as The Walk, the Paddock and Greenlea as well as Manor Close and Martindale Close have their own open spaces much valued by the residents. Consultation with residents has indicated that to a lesser extent, but nevertheless of importance, are the wide verges and green areas on roads leading out of the village which are pleasant to the eye and contribute to the feeling of roominess. Again, this type of design contributes greatly to the rural nature and feel of the village and is one of the important characteristics of the settlement which contribute to the sense of space and wellbeing.



Two particular open space developments have been made in the last thirty years which are of importance. At the western end of the village the James Grieves playing field has been developed which is a highly valued asset for the village and must be maintained as such.

Equally, a wildlife garden has been constructed at the north end of Greenlea which provides an important social and educational facility for the Village. Again, this open space should be maintained.

The historical centre of Elwick is The Green, which is an open green space that has a mix of traditional buildings running parallel with the road. The housing mix is varied in type, style, height and grouping in relation to the neighbouring properties. Most of the traditional housing stock for the village is located along The Green. The buildings range in size and shape, as shown in the photos included in the building design section. Sizes and groupings range from single storey detached to double storey terraced. There is also variance in the ages from older detached double cottages to more modern detached single bungalows. This, combined with differing roof heights and the change in gradient from east to west, all add to the character of The Green. Interspersed with the residential property on The Green are two pubs and a village shop/post office.

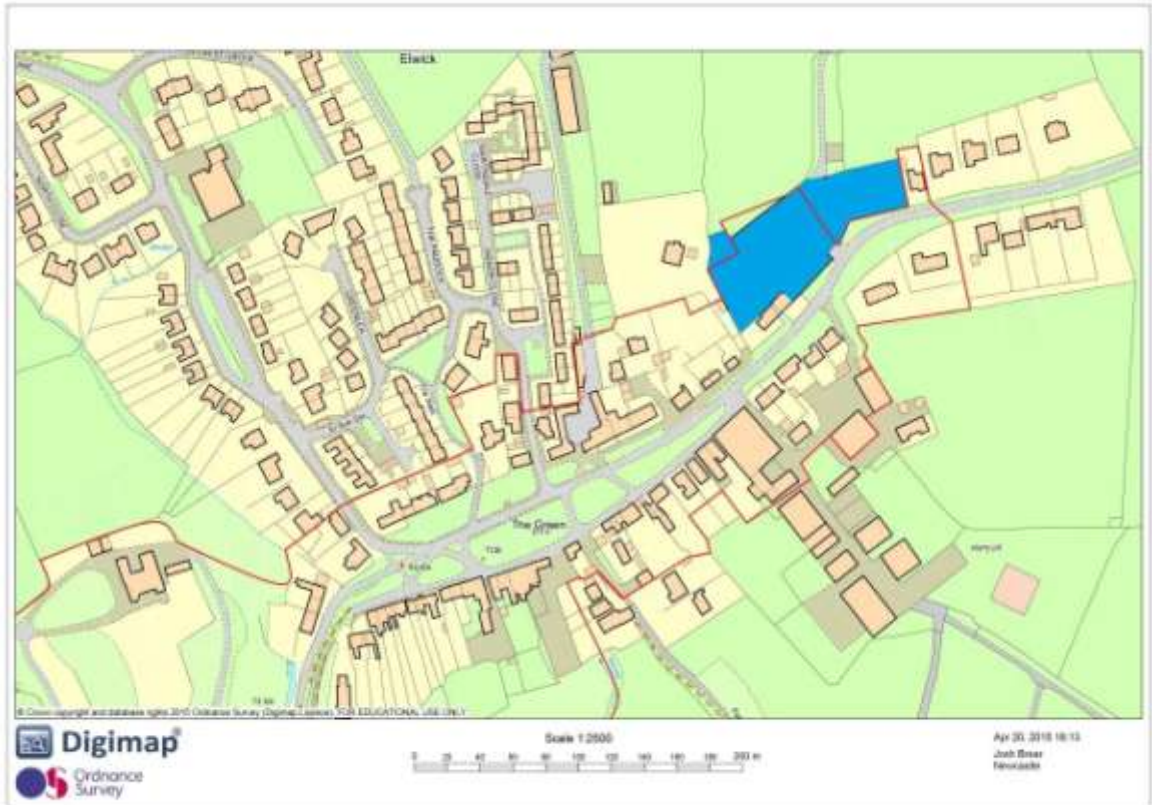
The Green is the heart of the village in terms of amenities, and the houses along it form the southern edge of the Elwick. To the north the housing type, layout and the density of housing changes. These suburban areas have been added to the village in a number of separate developments over many years, each with its own unique character. To understand the views of the villagers within Elwick, and what type of housing or layout of space they would favour for future development, a community engagement event was held. In this we talked in groups using photographs of the different housing styles and layouts to help visualise the different styles for the group.

The core issues raised in the Community Engagement event were to ensure:

- Any new development in Elwick has appropriate pedestrian links to the rest of the village and especially The Green;
- New development answers the needs of the village in terms of the requirement of affordable housing and different sized dwellings to accommodate single occupants and new families;
- Different types of housing is provided, to reflect the differentiation in size and shape that give character to the area and match that of the village;
- Any new development reflects the village as a whole and links back to the heart of the village;
- If bungalows are included in a new development scheme, these will be located closer to the heart of the village and near pedestrian links, so that they are incorporated into the community instead of being on the perimeter of the village;
- Use of one and two storey developments, with nothing higher than double storey; and
- Any new boundary to the village remains rural in its aesthetic, so the use of boarded fences on external boundaries is not be encouraged, and native hedgerows are preferred.

Future Development of the Village

Future development within Elwick will concentrate on the North Farm site which has been previously identified in the Hartlepool Strategic House Land Availability Assessment and also identified in the Rural Plan. North Farm is located at the east end of the village at the end of The Green, with most of the site located within the Elwick Conservation Area. There is a traditional brick barn fronting this last section of green space leaving the village, and the entrance heads into the site at an angle from the main road on the corner, just before it drops into the village. Within the site itself are predominantly modern farm buildings and storage areas.



North Farm Site

Any new development at this site needs to be based on an understanding and reflection of the relationship between buildings and space, as at the heart of the village. It also needs to respond to the core issues raised by the community, such as how The Walk encompasses green space into a relatively modern development.

To provide visual examples, the North Farm Site has been put into a suggested two phase development scheme below.

Phase 1

New development should incorporate the use of the existing buildings to the south of the site. Due to their conservation status these buildings have to remain. The layout is flexible, however the key concern is access, as the main entrance will be both vehicular and pedestrian. The second pedestrian link to the west incorporates the potential use of a side access in-between the main housing fronting The Green. This responds to the requirement raised during the community engagement event for better pedestrian links to the heart of Elwick.



Phase 1

The types of housing are smaller dwellings, for example single storey bungalows or terraced property and 2-3 bed houses for first time buyers.

This mix of housing was another key point which was raised and is felt strongly by the residents. It provides opportunities for a community to grow where the mix of ages can enjoy the green space and links to the centre of the village. An additional point raised was that by having the bungalows nearer the heart of the village and on the pedestrian routes, they will have ease of access but also have a sense of community around them. This was felt to be crucial for the wellbeing of the residents. By contrast the existing bungalows in Martindale Close are not on any pedestrian links and are on the edge of the village away from the community, leading to some sense of isolation amongst the residents.

Phase 2



Phase 2

The 2nd phase expands into the northern field, which is currently in agricultural use. The layout again is flexible to meet a developer's design. However, there is the potential for an adjoining 3rd phase site to be developed at some point in the future. The example layout takes this into consideration along with the points raised during the community engagement. There will be a single access road serving the properties, whilst providing linking green areas where building groupings and pedestrian routes can contribute to a sense of community. The access road runs around the perimeter of the site, in order to reduce the amount of boarded fence on this edge and instead having a natural border such as bushes and hedges next to the road.

The groupings of the houses will produce a mix of sizes, shapes, roof angles and heights reflecting the design points from The Walk and The Green. As with the established sites, detached and long rows of terraced housing will not be supported – rather semi-detached and small groups of terraced properties of 4-6 dwellings, to produce a design of housing that feels consistent with the village rather than just another residential street.

Building Design



The old part of the village surrounding the Village Green has evolved over the centuries, with the addition and replacement of buildings, but is largely in the same layout pattern originating as an agricultural community. This area is mainly covered by the Conservation Area although small extensions have been made in the centre and to the east of the main village.

Indeed, one of the commendable aspects of the conservation area is that it comprises such a variety of buildings, from four of the original farmsteads built many years ago, to the attractive Victorian terrace running along the southern edge of The Green, interspersed with buildings which, generally, have been in sympathy with the original buildings blending with the general character.



Away from The Green the village has developed during the post war period with buildings typical of the day from the former council housing in Manor Close and North Lane to the 1960s two storey and single storey buildings typical of such developments in North Lane, North Close and Hillcrest. The development of the “Yuill's Estate” in The Walk, Greenlea and the Paddock in 1974 increased the population of the village significantly.



However, the development introduced terraced, semi-detached and detached housing, designed sympathetically to fit into a rural village setting, with a mix of brick and rendered finishes and an emphasis on open green spaces. Following this, only small infill developments have been permitted.

Requirements

- Any new development should look to reflect the Village Green and Conservation Area, which have been identified as the most attractive and valued parts of the village character.
- Any new developments in the Village should include open spaces as a central feature of their layout, similar to those in The Walk and along Manor Close, Martindale Close and in North Lane, which are highly valued as pleasant features contributing to the sense of space in the village.
- The mix of housing in any future development must reflect the needs of the population of the village, recognising both the ageing population and the need to provide homes for young purchasers, in order to maintain a sustainable community rather than simply the commercial demands of developers.
- Any new development must include sufficient car parking to alleviate the need for parking on pavements.
- The Village Envelope, as defined in the Rural Plan, should be preserved to ensure Elwick's distinct identity as a small rural village.
- The network of pavements around the village should be preserved and maintained and, where possible, linked into any new developments.
- Street furniture in the village, particularly on the Village Green should be reviewed, minimised and, where possible, a unity of style adopted.

Hartlepool Rural Plan

Housing Needs Survey

October 2015

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Analysis of responses:

Q1: How many people in each age group live in your home?

Q2: What is the tenure of your home?

Q3: What kind of property is it?

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Q5: Thinking about the coming years, who is thinking of moving?

Q6: Where do you currently live?

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Q8: When do you or your household need to move?

Q9: What type of accommodation will you require when you move?

Q10: How many bedrooms will you require when you move?

Q11: Would you consider building your own house (self-build)?

Q12: If you were to move, what tenure would you prefer?

Q13: Are you on a housing waiting list?

Q14: Thinking about the next 5 years or so, do you require an adapted bungalow or flat to meet your current or future health needs?

Q15: Thinking about the next 5 years, do you require housing with extra care or a residential home?

Q16: What would be your main reason for needing to move from your current home?

Q17: Please use the space below to give details of any specific housing needs for people within your household e.g. mobility requirement.

Q18: If you have any further comments to explain your answers, please use the space provided below or a separate sheet.

Analysis by village

Reflections of the Rural Plan Working Group based on the evidence base

Introduction

The Hartlepool Rural Plan Working Group undertook this survey in June/July 2015, in order to assess the future housing needs of the rural area of Hartlepool.

This paper is a summary and analysis of the responses received; it should be noted that 12 responses from Hart village, hand-delivered to the Civic Centre, were mislaid by the Borough Council before they could be analysed.

Methodology

Every household in the Rural Plan area, was provided with a copy of the survey and asked to complete it if they felt that the household, or someone within it, was likely to be moving within the next 5 years or so.

Everyone was provided with a reply envelope addressed to the Hartlepool Rural Plan Working Group, c/o The Civic Centre, and a key place for these to be returned to within each village. Pre-paid envelopes were provided to those households outside the village envelopes, to ensure that they would not be disadvantaged.

In the run up to the closing date of 3 July, the Housing Needs Survey was heavily promoted at all Rural Plan Consultation events, at meetings of Parish Councils and, informally, at the village shops and public houses.

The Working Group only expected to receive responses from those expecting or wishing to move within the next 5 years. The total number, 75 including those missing from Hart, gave a response level of approximately 7%.

The following is an analysis of the 63 responses actually received by the Hartlepool Rural Plan Working Group, using the layout of the survey form for accuracy.

Questions 1-16 were tick box options, whilst 17 and 18 were comment only.

1. How many people in each age group live in your home?

	1 person	2 people	3 people	4 people	5 or more people
Aged 0 to 15 years old	6	3	0	1	0
Aged 16 to 24 years old	4	2	0	0	0
Aged 25 to 44 years old	8	6	0	0	0
Aged 45 to 59 years old	9	7	0	0	0
Aged 60 to 74 years old	10	20	0	0	0
Aged 75 or over	12	7	0	0	0

The majority of respondent households were made up of elderly people.

2. What is the tenure of your home?

Own with a mortgage	15
Own with no mortgage	33
Live with parents, relatives or friends	0
Housing tied to job	3
Rent from council or housing association	8
Rent from a private landlord (including Greatham Hospital)	5
Shared ownership with housing association	0
Other (please specify below)	1

The majority of respondents lived in owner-occupied properties.

3. What kind of property is it?

House	46
Bungalow	14
Flat	0
Other (please specify below)	3
One identified as a cottage.	

The majority of respondents lived in houses.

4. How many bedrooms does it have?

One	3
Two	14
Three	31
Four	9
Five or more	5

The majority of respondents lived in properties with 3 bedrooms.

5. Thinking about the coming years, who is thinking of moving? (Please tick one box on each line)

	Yes	No	Not sure
Is the whole household looking to downsize within the next 5 years?	18	39	
Is the whole household looking to move together from this home to another in the rural plan area within the next 5 years?	8	35	4
Is there anyone living with you who needs to move to separate accommodation (e.g. a young adult) now or in the next 5 years?	7	40	1
Has anyone from your family moved away from the parish in the last 5 years due to difficulties in finding a suitable home locally and wishes to return? (Please note 'family' means your children, parents, brothers or sisters)	2	46	0
Is anyone in your household permanently employed in the plan area and looking for a home in the rural plan area, now or in the next 5 years?	0	47	1

*Whilst the majority of respondents households were not seeking to move within the next 5 years, over a third **were** seeking to downsize or move.*

6. Where do you currently live?

Dalton Piercy	5
Greatham	33
Newton Bewley	1
Elwick	16
Hart	8
Elsewhere (please state below)	0

The number of respondents corresponds to and reflects the size of their particular village, with the majority of respondents living in Greatham (the largest village); if the missing 12

responses from Hart are taken into account, they would be second with Elwick a close third.

7. If moving house, where would you prefer to live? Tick one box only

Dalton Piercy	1
Greatham	23
Newton Bewley	0
Elwick	10
Hart	5
Elsewhere (please state below)	9
Hartlepool/nearer to centre of town; Out of Hartlepool area; Co. Durham; Wolviston x 2; Depends on what is available; Beverley, to be near daughter.	

The majority of respondents wish to remain in their own village.

8. When do you or your household need to move?

Within the next 2 years	10
Between 2 and 5 years	13
In more than 5 years	22

The majority of respondents are expecting to move within five years.

9. What type of accommodation will you require when you move?

House	14
Bungalow	28
Flat/apartment	3

The majority of respondents wish to live in a bungalow.

10. How many bedrooms would you require when you move?

One	7
Two	26
Three	11
Four	5
Five or more	0

The majority of respondents want a two-bedroomed home.

11. Would you consider building your own house (self-build)?

Yes	12
No	35
Not sure	6

The majority of respondents would not consider a self-build option.

12. If you were to move, what tenure would you prefer?

Buy on the open market	35
Rent from private landlord (includes Greatham Hospital)	12
Rent from council/housing association	9
Shared ownership (allowing you to buy a share of your home, usually a housing association, and pay rent on the remaining share)	5

The majority of respondents would wish to buy on the open market.

13. Are you on a housing waiting list?

	Yes	No
Are you on the Local Authority or housing association register or waiting list?	6	50
Are you on a waiting list with Greatham Hospital?	2	47

Almost all respondents are not on a housing waiting list.

14. Thinking about the next 5 years or so, do you require an adapted bungalow or flat to meet your current or future health needs?

Yes, to buy on the open market	5
Yes, to rent from a housing association	9
No	44

The majority of respondents are not looking for an adapted bungalow or flat.

15. Thinking about the next 5 years, do you require housing with extra care or a residential home?

May require extra care	10
May require a residential home	1
No	46

The majority of respondents do not require housing with extra care or a residential home within the next 5 years.

16. What would be your main reason for needing to move from your current home?

It is too small	4
It is too large	7
It is too expensive	1
It is too difficult to manage	11
Health or mobility problems	16
Need to be closer to family or carer	5
Need to be closer to employment	1
Need to live independently	3
Other (please specify)	4

- Release capital;
- To live in a more attractive area away from Teesside;
- To have it on one level – no stairs;
- Ridiculously high council tax; poor value for money council services; run down town run by unaccountable politicians subsidised by surrounding villages.

The majority of respondents would need to move home for health, mobility problems or due to difficulty in managing their property.

17. Please use the space below to give details of any specific housing needs for people within your household e.g. mobility requirement.

- Stairs;
- Mobility requirements;
- Limited mobility, required level access, no stairs; handrails where required;
- Easy access from drive into house. Not many steps to climb, easy working garden. Special rails for bath/shower; Old age leads to mobility and size/manageability of property issues;
- I have great problems using the stairs and cannot manage the garden any more;
- The ageing process restricts mobility & activity & an adult son (Downs Syndrome) may need assistance in later years;
- I have mobility problems due to several conditions in my legs, the worst being osteoarthritis. Also my wife has a debilitating illness which can also cause her to have mobility issues;
- We recognise that we are starting to have mobility problems and want to move to a bungalow (no stairs) whilst we are still fit enough to cope with the move;
- Stair lift; hand rails; bath help frame; toilet help frame;
- As asbestosis, COPD & heart problem sufferers we need/must live in a bungalow. Apartments are not suitable (stairs);
- Wet room; room for wheelchair, easy access to plugs etc.
- We are trying to get our bungalow to adapt to our needs (shower wet room & ramp from the front door) hoping to get it sorted soon.

- I would need accommodation without a garden as I am able to take my time with housework but gardening is beyond me. To rent or buy, I don't mind
- We have a house which we have bought and are paying for ourselves. By working hard and saving up we are providing for our own housing needs.

The majority of comments identify health and mobility problems in relation to their housing needs.

18. If you have any further comments to explain your answers, please use the space provided below or a separate sheet:

- The village needs some 3 bed affordable homes for young couples from the village, who wish to continue to live in the village. The proposed new development consisting of 2/2 beds, 1/3 bed and 20 4/5 bed houses makes it almost impossible for 1st time buyers to afford them. We have checked with the builders as our daughter was interested in purchasing one; although she is a teacher with a good income the houses are still out of reach.
- Structured affordable housing allowing young people to live independently would be welcomed, thus meaning friends and family are close by if needed. This would encourage young adults to accept responsibility to live independently in a familiar place among a strong community of well known people.
- Greatham currently has insufficient private bungalows for those residents who wish/need to move from their home for mobility/age requirements. Residents who have owned their own homes do not want /or cannot afford to move into rental properties.
- We would like to downsize but stay in Elwick.
- We would wish to downsize to something with less land/outbuildings, and probably modern. As we grow older we would prefer easier access to shops etc, particularly since the villages have lost a regular/reliable bus service. Although, we would actually prefer to stay in Dalton Piercy or Elwick if that were feasible.
- As I live alone I only require a one-bedroomed house. My mobility is getting worse so I think I would move to a bungalow quite soon if possible. Very poor access to public transport.
- I don't know regarding the next 5 years as I'm in good health at present but the last thing I want is to go into a nursing home!
- Although residential care is not needed yet, or for some time by immediate family, it would have been beneficial for parents if residential care were available nearby for them to have moved to.
- A requirement is a regular/frequent bus service so that we can, if necessary, get into town without using car. Staying in Greatham is a strong preference, but not a requirement.
- The current expansion of housing development risks making the limited rural environment of Hartlepool non-existent. The infrastructure surrounding Hartlepool and through the villages of Elwick and Dalton Piercy is inadequate for any increased traffic throughput. The access points to the A19 are already dangerous, increasing pressure at these points will only exacerbate these dangers. The rural roads are also already dangerous for non car drivers (cyclists, pedestrians, horse riders), any further road use will again exacerbate an already dangerous situation. The villages do not have the amenities to support expansion without changing their character/nature.
- A new build with modern facilities – with high level of eco-friendly building materials and techniques, ultra efficient insulation, glazing, water conservation, plumbing and recycling.
- Would only move to a minimum 2-bedroomed property because I would want my daughter & family (who live in Scotland)
- Our home is a self-build (26 years ago) & we have lived in the village for over 40 years. Naturally we would like to remain in this community & change of accommodation may be necessary. There are few available options for change at this time.
- We cannot afford to rent as we would not be able to have assisted rents.
- We believe the Parish Councils should organise a referendum for 'Rural West' to seek self-determination & leave Hartlepool Borough. We believe this is the only way the villages will receive a fair deal for residents, if they set their own council tax and budgets, & buy in services from neighbouring authorities, by competitive tendering. The 'Rural West' Parish Councils should form the basis of a new 'Local Authority' taking over planning, education, refuse and all other local services for Rural West.

It became clear once the results were analysed by village, that there were different requirements, depending on where people lived.

DALTON PIERCY

Number of responses: **5** (They want: **1 no move; 2 downsize in DP, 1 move to Greatham, 1 move out of Teesside**).

2 owned outright, 2 with mortgages, 1 privately rented.

- A couple with two young children living in a mortgaged 3-bed house, don't plan to move ; if they need to move for employment reasons they would want to buy a 2/3 bed-house wherever they moved to.
- A couple with a young child, living in a mortgaged 5-bed house, plan to move out of the Hartlepool area, to a self built 4-bed house after a minimum of 5 years, in order to live in a more attractive area away from Teesside.
- A couple with older /adult children, living in a mortgage-free, 5-bed house , may want to downsize to a purchased 3-bed bungalow some 5 or more years hence; if the house becomes too large for them.
- A pensioner couple living in a mortgage free, 4-bed house, with land and outbuildings, want to downsize to Hartlepool within the next 3-5 years, to a purchased 4-bed modern house, as their current property will be too large.
- A pensioner couple living in a privately rented 2-bed bungalow want to move to a similar property in Greatham, 5 or more years hence, as they may

ELWICK

Number of responses: **16**. (They want: **9 No move; 1 down-size to buy, 1 down-size to rent, 1 self-build 4-bed house + 1 residential care place, 1 eco-friendly 3-bed house, 1 upgrade to 2-bed to rent, all within the village; 1 downsize in Co Durham; 1 young adult moving out**).

12 owned outright, **2** with mortgage, **1** privately rented, **1** local authority/housing association rented.

- One family with 2 older children live in a mortgage free 4-bed house; they have no plans to move.
- An elderly couple live in a mortgage free , 3-bed house and do not wish to move.
- A pensioner couple in their mortgage free 2-bed bungalow do not want to move at all, whilst 2 other pensioner couples, living in mortgage free, 3-bed bungalows feel the same (one would only move to be nearer to family).
- A pensioner couple in a mortgage free, 5-bed house, have no wish to move.
- Two pensioners, each living in a mortgage free, 3-bed house, do not wish to move.
- A pensioner couple living with a middle-aged adult in a privately rented, 3-bed house., would only move if the house became too difficult to manage; they may need extra care 5 years or more hence.
- One pensioner couple in a mortgage free, 4-bed house will want to downsize in 3-5 years to a purchased 2-bed bungalow in the village, due to increasing difficulty in managing their property.
- An older pensioner living in a mortgage free, 4 bed house, would like to rent a 2-bed bungalow in the village, in 3 years or more; happy to rent from any sector and is on the Public Housing register.
- One family, with 2 young children and an elderly relative, live in a mortgaged 3-bed house. They would like to self-build a 4-bed house in the village but also expect their elderly relative to need to move to either a publicly owned adapted property or into residential care sometime ,5 years or more hence, for health reasons. This relative is on the Public Housing Register.

- A pensioner living in a mortgage free, 3-bed bungalow wants to move to a privately rented 2-bed bungalow or residential care in Co. Durham in the next 2 years, as their current home is too big.
- A younger pensioner couple with a mortgaged 3-bed house will want to buy an eco-friendly 3-bed bungalow within the village in the next 3-5 years.
- A pensioner couple renting a 1-bed bungalow from a housing association would like to upgrade to a 2-bed bungalow as their home is too small; they would continue to rent from the public sector and are on the Public Housing Register.
- A pensioner couple, living with their adult child in a mortgage free, 4-bed house, expect the young adult to move within the next 2 years, to a 1 or 2 bed house or flat, either bought or shared purchase.; no locality identified.

GREATHAM

Number of responses: **33 (They want: 19 No move; 2 moving from tied to rented within 2 years; 8 downsize/move to bungalow/flat – rent or buy; 1 family move to Wolviston 5+ years; 1 downsize to Beverley 5+ years; 1 upgrade; 1 self-build same size).**

7 live in public/housing association properties, 2 in a privately rented property; 2 live in a tied property; 7 have mortgages and the remaining 15 own their houses outright

- An older couple (not yet pensioners) live in a privately rented 2-bed 'other property', and do not plan to move.
- A middle-aged couple living in a 2-bed bungalow with a mortgage, don't plan on moving.
- A pensioner couple living in a public/housing association 1-bed bungalow, don't want to move.
- A pensioner couple with an adult child, living mortgage free in a 3-bed bungalow , don't want to move.
- A family with 4 young children living in a mortgaged 5+ bed house, , don't plan to move.
- A pensioner living with 2 older/adult children in a mortgage free, 3-bed house , doesn't want to move but may need to move to a privately rented 1-bed bungalow some 5 years hence .
- A pensioner couple renting a 2-bed bungalow from the local authority/housing association , may need to move to a similar but adapted bungalow some 5 years hence.
- A couple with a young child, renting a 3-bed house from the local authority/housing association, don't want to move.
- 2 pensioner couples, each living in a mortgage free, 2-bed house, don't plan to move.
- A pensioner renting a 2-bed local authority/housing association house doesn't want to move at present, not sure about the future - may need a bungalow, but would want to stay in Greatham.
- A pensioner couple renting a 1-bed bungalow from the local authority/housing association , do not wish to move.
- An elderly pensioner living in a mortgage free, 3-bed house does not wish to move, but has special needs, for mobility.
- A pensioner couple living in a mortgage free, 3-bed house, don't wish to move.
- An elderly pensioner living in a mortgage free, 3-bed house does not wish to move, but may eventually purchase a similar house in Wolviston for health reasons.
- A middle-aged adult living in a mortgaged, 2-bed house doesn't plan to move, but may consider downsizing some 5 years or more hence.
- A pensioner couple privately renting a 2-bed house, do not plan to move.

- A pensioner couple and middle-aged adult, living in a mortgage free, 4-bed house, don't want to move but may consider buying/self build of a 3-bed house in the village some 5 years or more hence.
- A pensioner couple living mortgage free in a 4-bed bungalow, don't want to move, but may need to move elsewhere, some 5 years hence, to purchase a 2-bed bungalow; they would consider self-build.
- A pensioner couple and 2 adults live in a tied 2-bed house, want to move within the next 2 years, to a 2-bed house in Greatham, for health reasons.
- An older couple (not yet pensioners) living in a 3-bed tied house want to move to a similarly rented, adapted 2-bed bungalow within the next 2 years, for health reasons.
- A pensioner couple living in a mortgage free, 3-bed house, may want to purchase a 2-bed bungalow some 5 years hence, if the house becomes too difficult to manage.
- An elderly pensioner living in a mortgage free, 3-bed bungalow, wants to buy or rent a 2-bed flat in the next 3-5 years, as the bungalow becomes too difficult to manage, and may need extra care.
- A pensioner couple with adult child, living in a 4-bed house with mortgage, want to downsize to a purchased 2/3-bed bungalow in 3-5 years as their current house becomes too difficult to manage.
- A pensioner couple living in a mortgage free, 3-bed house want to buy a 3-bed bungalow within the next 2 years for mobility reasons as the house is too difficult to manage.
- A pensioner couple living in a mortgage free, 3-bed house want to buy/rent an adapted 2-bed bungalow within the next 5 years as their house is too large and difficult to manage for health reasons; would consider self-build and shared ownership.
- A single, middle-aged person living in a public/housing association rented 2-bed house, wants to move within the next 2 years to a rented (public or private) 1-bed bungalow for health reasons.
- A middle-aged couple renting a 2-bed house may want to rent an adapted 1-bed bungalow some 5 years hence; they are on both the local authority and Greatham Hospital Housing Registers.
- A pensioner couple living in a mortgage free, 3-bed house, may want to downsize to a rented 2-bed bungalow some 5 years hence.
- A family of two adults with 2 adult children living in a 5-bed cottage with a mortgage, plan to purchase a 3-bed house in Wolviston in 3-5 years, as the house will be too large.
- A pensioner couple living in a mortgage free, 1-bed house may want to purchase a 2-bed bungalow in Beverley, to be nearer to their daughter, some 5 years hence.
- A family with 2 young children living in a 3-bed house with a mortgage, want to buy a 4-bed house in 3-5 years, as their house becomes too small.
- A couple with a teenager living in a mortgaged, 3-bed house, may consider self-building a 3-bed house in Greatham some 5 years hence.

HART

Number of responses: **8**. (They want: **2 No move; 1 self-build 3-bed house, 1 affordable house for young adult and 3 down-size to bungalows in Hart; 1 move to town**).

Of these, **3** were families where the adults were under 60, and **1** was a single young person, all of whom had mortgages; the remaining **4** were all pensioners who owned their homes outright.

- One family with a small child currently living in a 2-bed house do not wish to move at all. They have strong views about the Borough Council's management of the locality.

- A pensioner couple currently living in a mortgage free, 3-bed house do not wish to move at all but recognise they may have to at some point if they find they need extra care.
- The youngest respondent owns their own 3-bed house, with a mortgage, and would like to purchase a 2-bed bungalow within the village but not for at least 5 years or more; the move would be for health reasons.
- A 4-bed house is owned, mortgage free, by a pensioner couple who may purchase a 2-bed adapted bungalow nearer to the town centre in 3-5 years, as they may need extra care.
- Two pensioners would each like to move from their own 3-bed house to a 2-bed bungalow in Hart within the next 2 years. One would consider self-build but prefers to rent privately, as the move would be to release capital; the other would prefer to rent an adapted bungalow from the local authority or housing association as they will need extra care and are finding their current home too difficult to manage, as they have mobility problems – this is the only Hart resident on a local authority Housing Register
- A couple with 2 teenage children, who live in a 3-bed bungalow envisage their children leaving home and needing affordable housing within the village; in the next 3-5 years they would need a 1 or 2-bed house to buy or rent.
- A family with one small child live in a 3-bed house; they would like to self-build another 3-bed house in the village as their current house is too small.

NEWTON BEWLEY

Number of responses: 1

- A middle-aged couple living in a privately rented 3-bed house don't plan to move.

Reflections of the Rural Plan Working Group based on the evidence base

The Working Group has endeavoured to accurately interpret the evidence provided by the survey response forms in order to inform the development of appropriate policies.

The first, generic, analysis only gave a very broad outline of the needs and wants of residents. Once the deeper, village by village, analysis had been completed the picture became clearer, although the responses from Hart may be deemed to be skewed, due to the 12 missing surveys, local knowledge indicates that the majority were completed by older residents.

It should be noted that Greatham has much more housing available to rent than other villages, due to The Hospital Of God Trust, who own a considerable number of smaller units in the village, used to house mostly older or disabled people. There is however, a shortage of smaller homes to purchase, particularly bungalows, as well as larger family homes.

It is clear that in Dalton Piercy, Elwick and Hart there is a demand for smaller homes to buy outright or to rent. These would be to house elderly people wishing to

downsize or young people becoming independent of their families. Such developments would then free up larger homes for growing families to move into.

With an increasingly ageing population, the need for homes that are of a good design, accessible and adaptable to the needs of those becoming infirm or disabled, and on a single level, such as bungalows, is a key issue for these villages.

Local knowledge informs that many young people, who would like to live in the villages of their birth, are excluded due to the high cost of housing in these areas. The need for affordable homes is vital, to encourage the return of young people and their families, in order maintain the schools and the vitality of the villages.

APPENDIX 8: LOCAL GREEN SPACE - Elwick

The National Planning Policy Framework (para 76) states that “local communities through local and neighbourhood plans should be able to identify for special protection green areas of particular importance to them. By designating land as Local Green Space local communities will be able to rule out new development other than in very special circumstances. Identifying land as Local Green Space should therefore be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or reviewed, and be capable of enduring beyond the end of the plan period.

A Local Green Space designation (as defined by the NPPF, para 77) applies:

- where the green space is in reasonably close proximity to the community it serves;
- where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- where the green area concerned is local in character and is not an extensive tract of land.

The Hartlepool Neighbourhood Rural Plan designates a Green Space at Elwick.

Lying to the immediate south of the village centre and its green, the Char Beck valley, known locally as 'The Ghyll', is a small area of species-rich grassland either side of the stream. This stream leads, via Dalton Piercy, to Greatham Beck and ultimately to the river Tees.

This area is of significant environmental value – its extensive flora and fauna having been well recorded by local ecologists (see below for table of Flora and Fauna)

The ghyll has been used by Elwick villagers for over a thousand years; archaeologists believe originally by agricultural workers, as a route to the settlement of Dalton Piercy and for the movement of stock; it is now used extensively by local children, as a natural playground in summer and for sledging in winter, by dog walkers and ramblers.

It is a much loved and valued asset of the Elwick community and as such, Elwick Parish Council has recently developed two new circular walks which utilise the ghyll.

Flora and Fauna of Elwick

This list is not exhaustive, and does not include, in particular, the wide number of birds commonly found on farmland and in gardens, both as native species and winter visitors.

PLANTS	
Adder's Tongue Fern (<i>Ophioglossum vulgatum</i>)	Bird's Eye Primrose (<i>Primula farinosa</i>)
Blunt-flowered Rush (<i>Juncus subnodulosus</i>)	Bog Bean (<i>Menyanthes trifoliata</i>)
Brookweed (<i>Samolus valerandi</i>)	Butterwort (<i>Pinguicula vulgaris</i>)
Creeping Willow (<i>Salix repens</i>)	Green Hellebore (<i>Helleborus viridis</i>)

Globeflower (<i>Trollius europeaus</i>)	Heath Dog Violet (<i>Viola canina</i>)
Heather (<i>Calluna vulgaris</i>)	Marsh Cinquefoil (<i>Potentilla palustris</i>)
Marsh Valerian (<i>Valeriana dioica</i>)	Marsh Woundwort (<i>Stachys palustris</i>)
Melancholy Thistle (<i>Cirsium heterophyllum</i>)	Purple Loosetrife (<i>Lythrum salicaria</i>)
Shoreweed (<i>Litorella uniflora</i>)	Spindle Tree (<i>Euonymous europeaus</i>)
Toothwort (<i>Lathraea squamaria</i>)	Tufted Sedge (<i>Carex elata</i>)

MAMMALS	AMPHIBIANS
Badger	Frog
Bank Vole	Great Crested Newt
Brown Hare	Palmate Newt
Brown Long-eared Bat	Smooth Newt
Brown Rat	Toad
Common Pipistrelle Bat	REPTILES
Daubenton's Bat	Lizard
Field Vole	FISH
Fox	3-Spined Stickleback
Grey Squirrel	INVERTERBRATES
Harvest Mouse	Alder Moth
Hedgehog	Magpie Moth
House Mouse	Spindle Ermine Moth
Mink	Wasp Beetle
Mole	White Letter Hairstreak Butterfly
Muntjac Deer	BIRDS

Nathusius' Pipistrelle Bat	Buzzard
Noctule Bat	Corn Bunting
Otter	Crossbill
Rabbit	Goshawk
Roe Deer	Great Crested Grebe
It is likely that all three British species of shrew live in the Parish but only the rarest of the three, the Water Shrew has so far been recorded.	Grey Partridge
Stoat	Honey Buzzard
Water Vole	Mute Swan
Weasel	Osprey
Wood Mouse	Skylark

Appendix 9:

Indicative aspirational wildlife corridors map

