

REGENERATION SERVICES COMMITTEE AGENDA



Monday 17 December 2018

at 2.00 pm

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

MEMBERS: REGENERATION SERVICES COMMITTEE

Councillors Brown, Cook, Cranney, Lindridge, Moore, Smith and Young

1. APOLOGIES FOR ABSENCE

2. TO RECEIVE ANY DECLARATIONS OF INTEREST BY MEMBERS

3. MINUTES

- 3.1 Minutes of the meeting held on 19 November 2018 (*previously circulated and published*).

4. BUDGET AND POLICY FRAMEWORK

- 4.1 Rural Neighbourhood Plan – *Assistant Director (Economic Growth and Regeneration)*
- 4.2 Statement of Community Involvement (SCI) 2018 - *Assistant Director (Economic Growth and Regeneration)*
- 4.3 High Tunstall Masterplan - *Assistant Director (Economic Growth and Regeneration)*

5. KEY DECISIONS

No items.



6. OTHER ITEMS REQUIRING DECISION

No items.

7. ITEMS FOR INFORMATION

- 7.1 Strategic Financial Management Report – as at 30th September 2018 –
Director of Regeneration and Neighbourhoods and Director of Finance and Policy
- 7.2 Oxford Road Area – Proposed Study *(to follow)* - Assistant Director
(Economic Growth and Regeneration)

FOR INFORMATION

Date of next meeting – Monday 28 January 2019 at 2.00 pm in the Civic Centre, Hartlepool.



REGENERATION SERVICES COMMITTEE

17th December 2018



Report of: Assistant Director (Economic Growth and Regeneration)

Subject: RURAL NEIGHBOURHOOD PLAN

1. TYPE OF DECISION/APPLICABLE CATEGORY

1.1 Budget and Policy Framework.

2. PURPOSE OF REPORT

2.1 To notify members of the outcome of the public referendum which took place on the 4 October 2018 and to note that the Hartlepool Rural Neighbourhood Plan (HRNP) is to be referred to full Council to formally adopt the HRNP as part of the Development Plan for Hartlepool.

3. BACKGROUND

3.1 The 2011 Localism Act allowed for local communities to shape their areas by enabling Town and Parish Councils and other designated bodies to prepare neighbourhood development plans. A detailed legislative framework for undertaking neighbourhood planning was set out in the Planning and Compulsory Purchase Act 2004 and the Town and Country Planning Act 1990 as well as the Neighbourhood Planning (General) Regulations 2012.

3.2 On 4 September 2017 a report on the HRNP was presented to Regeneration Services Committee asking members to consider the independent examiner's report, to confirm the HRNP could proceed to referendum and to note the local planning authority must undertake duties in relation to modifying the Rural Plan and arranging the referendum. The report also indicated that, in the event of a positive referendum result, the council would be required, by the legislation to adopt the HRNP. In this case that adoption is to be made by Full Council.

3.3 Permission was given by Committee to proceed to a referendum and this took place on the 4 October 2018. The question which was asked at the referendum was:

“Do you want Hartlepool Borough Council to use the Neighbourhood Plan for the Hartlepool Rural Area to help it decide planning applications in the neighbourhood area?”

- 3.4 At the referendum there were a total of 405 votes cast with 330 voting in favour and 75 against. This means there has been a majority vote in favour of the HRNP.

4. PROPOSALS

- 4.1 Given the positive vote at referendum in favour of the HRNP and the fact that the independent examiner considered at page nine of his report that the EU and Human Rights obligations had been met, in accordance with the Neighbourhood Planning (General) Regulations the Local Authority now has to “make” (adopt) the HRNP so it forms part of the Development Plan for Hartlepool.

5. RISK IMPLICATIONS

- 5.1 If the HRNP were not to be made (adopted) as part of the Development Plan the Council would be open to legal challenge.

6. FINANCIAL CONSIDERATIONS

- 6.1 There are no financial implications regarding the adoption of the HRNP.

7 LEGAL CONSIDERATIONS

- 7.1 A detailed legislative framework for undertaking neighbourhood planning was set out in the Planning and Compulsory Purchase Act 2004, the Town and Country Planning Act 1990 and the Neighbourhood Planning (General) Regulations 2012. The Rural Neighbourhood Plan has been prepared and is in conformity with these and as such Council is now required to adopt the HRNP so as to form part of the Development Plan for Hartlepool.

8. CONSULTATION

- 8.1 The HRNP has been subject to public consultation throughout its production and was the subject of a public referendum on the 4 October 2018 which voted in favour of the HRNP.

9. CHILD AND FAMILY POVERTY

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

10. EQUALITY AND DIVERSITY CONSIDERATIONS

- 10.1 There are no equality and diversity issues associated with the adoption of the HRNP. Equality and Diversity have been considered throughout the production of the plan and the Inspector had noted that the Basic Condition Tests had been met, including meeting the obligations under the Human Rights Act.

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

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

12. STAFF CONSIDERATIONS

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

13. ASSET MANAGEMENT CONSIDERATIONS

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

14. RECOMMENDATIONS

- 14.1 It is recommended that the committee note the result of the Public Referendum and note that the HRNP is to be referred to full Council to formally adopt the Neighbourhood Plan as part of the Development Plan for Hartlepool.

15. REASONS FOR RECOMMENDATIONS

- 15.1 Council is required to adopt the HRNP following the positive vote at Referendum.

16. BACKGROUND PAPERS

- 16.1 The report which was brought to Committee on the 4th September 2017 can be viewed at the following link:

https://www.hartlepool.gov.uk/meetings/meeting/3656/regeneration_services_committee

- 16.2 Other details regarding the Rural Neighbourhood Plan, including the main document and the Inspector's report can be viewed at the following link:

https://www.hartlepool.gov.uk/downloads/download/589/hartlepool_rural_neighbourhood_plan

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REGENERATION SERVICES COMMITTEE

17th December 2018



Report of: Assistant Director (Economic Growth and Regeneration)

Subject: STATEMENT OF COMMUNITY INVOLVEMENT (SCI) 2018

1. TYPE OF DECISION/APPLICABLE CATEGORY

1.1 Budget and Policy Framework.

2. PURPOSE OF REPORT

2.1 To seek permission to undertake an eight week public consultation on the Statement of Community Involvement (SCI) between Tuesday 18th December 2018 and Friday 22nd February 2019 (see **Appendix A**).

3. BACKGROUND

3.1 The Statement of Community Involvement forms part of the Council's Local Development Framework and aims to set out how the Council intends to engage with the community in respect of planning matters within the Borough.

3.2 There have been significant revisions of the planning process, in an attempt to increase the ease with which plans can progress. One key part of this is the National Planning Policy Framework (NPPF), updated in July 2018. This document was produced in order to simplify the information provided from the Government in regards to planning policies for England and how they are to be applied.

3.3 The NPPF, alongside the Localism Act 2011, encourages Local Authorities to place much more of an emphasis on community engagement and to make planning more inclusive to those who wish to be involved.

3.4 This document is an updated version to reflect changes in legislation and revisions of the planning system, to ensure that the Council is fully compliant with any recommendations regarding community involvement and matters such as consultation.

4. PROPOSALS

- 4.1 The Planning Policy Team wishes to hold an eight week public consultation on the draft SCI to get any comments from interested stakeholders on the document. The draft SCI and other related documents will be available to view on the Council's website, in the Civic Centre reception and also in the central library on York Road.
- 4.2 Officers from the Planning Policy Team will be available to talk with interested parties in order to interact and give the public an opportunity to ask members of the team any questions.

5. RISK IMPLICATIONS

- 5.1 If the draft SCI was not permitted to go out to consultation, it would not meet the requirements of the Planning and Compulsory Purchase Act 2004. The previous SCI was adopted in 2010 and there have been several changes since then which this updated document is designed to reflect.

6. FINANCIAL CONSIDERATIONS

- 6.1 There are no financial implications regarding this piece of work. The Planning Policy Team have produced the document and consultation will be undertaken in-house with no additional costs associated with the consultation.

7 LEGAL CONSIDERATIONS

- 7.1 Section 18 of the Planning and Compulsory Purchase Act 2004 requires a local planning authority to prepare a statement of community involvement.

8. CONSULTATION

- 8.1 If agreed by the committee, the document will be consulted on for an eight week period to allow sufficient time for representations to be made.

9. CHILD AND FAMILY POVERTY

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

10. EQUALITY AND DIVERSITY CONSIDERATIONS

- 10.1 The SCI will ensure that people from all backgrounds are given opportunities to comment and gain greater knowledge of the planning system. Section 3 in the SCI sets out how a range of groups who have been traditionally hard to reach will be encouraged to become involved to planning system.

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

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

12. STAFF CONSIDERATIONS

- 12.1 There are no staff considerations relating to this report. The SCI has been prepared in house by the Planning Policy Team and there are no further revenue cost implications resulting from this piece of work.

13. ASSET MANAGEMENT CONSIDERATIONS

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

14. RECOMMENDATIONS

- 14.1 It is recommended that the committee agree a formal consultation on the SCI to be permitted.

15. REASONS FOR RECOMMENDATIONS

- 15.1 This SCI is an up to date version of the previous document and reflects relevant changes to the planning system to ensure that consultations undertaken across the Planning service of the Council are in accordance with relevant legislation and national guidance.

16. BACKGROUND PAPERS

- 16.1 Copies of the draft SCI are available in the Member's Library or on request. Copies of the document will also be made available in the Civic Centre reception and at the Central Library.

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Statement of Community Involvement (SCI) 2018

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Document Summary

The National Planning Policy Framework (NPPF), updated in July 2018, sets out the Government's planning policies for England and how these are to be applied.

The NPPF, alongside the Localism Act 2011, encourages Local Authorities to place much more of an emphasis on community engagement and to make planning more inclusive to those who wish to be involved.

A Statement of Community Involvement (SCI) forms part of the Council's Local Development Framework (LDF). It is required under Section 18 of the Planning and Compulsory Purchase Act 2004 and its aim is to set out how the Council intends to engage with the community in respect of planning matters within the Borough.

1 Summary of the Hartlepool Local Development Framework

1.1 Local Development Framework (LDF)

This is the collection of Local Development Documents which will collectively provide the local planning authority's policies for meeting the community's economic, environmental and social aims for the future of the area. The LDF aims to positively affect the development and use of land and buildings.

1.2 Development Plan Documents (DPD)

In Hartlepool, the DPD's comprise of the following:

- Hartlepool Local Plan (2016-2031) (Adopted May 2018)
 - The Local Plan sets out the spatial vision and strategic objectives for the Borough for the next 15 years.
- Tees Valley Minerals & Waste Core Strategy (2010)
 - The Tees Valley Minerals & Waste DPD sets out the long-term spatial vision and the strategic policies needed to achieve the key objectives for minerals and waste developments in the Tees Valley.
- Neighbourhood Plans
 - These are plans prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area

1.3 Supplementary Planning Documents (SPDs)

These documents help to give further information and detail in relation to a specific policy area to support the Local Plan. They include the following:

- Travel Plans and Transport Assessment SPD
- Hartlepool Green Infrastructure SPD
- Trees and Development SPD
- Planning Obligations SPD
- Shop Fronts SPD
- Residential Design SPD
- New Dwellings outside of Development Limits SPD
- Season Carew Masterplan SPD

1.4 Other LDF Documents

- Statement of Community Involvement (SCI)
- Local Development Scheme (LDS)
- Authorities Monitoring Report (AMR)
- Local Plan Policies Map

2 Methods of Community Engagement

2.1 The Council aims to engage with and inform the community during the preparation of Planning Policy Documents (PPDs) in the following ways:

- Offering advice and answering relevant questions
- Seeking the public's views on the subject matter of the PPD
- Making background documents available which have been used in the preparation process
- Publicising documents in a variety of appropriate ways to encourage responses from as many interested parties as possible
- Providing opportunities for informal representations during the preparation of documents
- Providing opportunities to submit formal representations when PPDs are evolving
- Trying to build consensus and mediate between parties with opposing views
- Publicising the Council's decisions on representations received
- Publicising the arrangements and timing of events in relation to the PPDs

3 Equality and Diversity

- 3.1 There is a need to readdress the balance of public involvement and make an effort to ensure the views of the people and groups who have been traditionally under represented are heard.
- 3.2 The Council considers that each individual is unique and that equality, fair treatment and equal access to services should be available for all.
- 3.3 Some groups that traditionally, across the country, may have been at risk of exclusion are:
- Minority Ethnic Groups
 - Travellers/Gypsies
 - Disabled people
 - Older people
 - Children and younger people
 - Those following different religions
 - Homeless people
 - People located in dispersed rural areas
- 3.4 The Council will seek to engage with these groups and utilise the most appropriate communication networks in order to reach them whenever possible and appropriate to do so.
- 3.5 If you are a member of a particular organisational group and want to be involved in consultations on planning documents then please contact us (see Appendix 1 for contact information) with relevant details so we can add you to our consultation database.

4 How the Council plans to involve you in the stages of the plan making process

a) Process for the Preparation of the Local Plan (LP)

Stage 1: Data Collection Stage (evidence gathering)

- 4.1 This stage is concerned with gathering evidence about the area or topic. For larger topics, such as housing, there will be a large evidence base so the research will be carried out by a number of officers or external consultants in order to inform documents such as the Strategic Housing Market Assessment. There are also topics that although less spatially significant, are equally important, that require evidence to be collected - such as how to manage hot food takeaways.
- 4.2 The evidence collecting stage can vary depending on the document subject and at times consultants may be required to give independent views. Sometimes evidence gathering relates to technical issues and consultation may only involve statutory consultees such as the Environment Agency or utilities providers, other times it can involve surveys or questionnaires where we require input from the public to inform the development of the evidence base.

Stage 2: Issues and Options Stage

- 4.3 The Council produces an Issues and Options Document which covers the challenges which the borough faces in terms of a range of issues such as employment, housing etc. it proposes options and potential ways in which these challenges can be addressed.
- 4.4 This stage allows members of the public to be more informed regarding the issues found in the borough, and to comment on the proposed options for growth over the next fifteen years.

Stage 3: Preferred Options

- 4.5 This stage considers all of the options that are most preferable from stage 2. These are published in a document which includes policies the Council considers the most appropriate to guide development in the borough.
- 4.6 There is a consultation period of eight weeks on this document, where members of the public, statutory consultees and other interested parties are encouraged to communicate their opinions regarding the options.

Stage 4: Publication

- 4.7 The Council will publish the LP, including a Policies Map, together with the Consultation Statement, Habitats Regulation Assessment (HRA) and the Sustainability Appraisal (SA) and invite formal representations. Whilst planning regulations set out a requirement for a minimum statutory six week period, the Council will consult on this stage for eight weeks to maximise the opportunity for formal representations to be made.

Stage 5: Submission for Independent Examination

- 4.8 The Council will submit to the Secretary of State the Publication Local Plan along with the Consultation Statement setting out all of the representations made and how the Council would propose to alter the plan as a result of the representations. All supporting documents including the Policies Map, the SA, the HRA and all other supporting evidence will also be submitted.
- 4.9 If, as a result of the representations made to the Publication Stage, the Council wishes to make a major change to the plan, also known as a focused change; prior to submission to the Secretary of State it will:
- Prepare a report setting out the proposed change to the submission LP
 - Conduct a Sustainability Appraisal of the implications
 - Consult the community and stakeholders on the changes for a minimum statutory period of six weeks. At the close of the consultation the Council will submit to the Secretary of State the following;
 - The proposed submission LP
 - The first representations
 - The report on the changes and,
 - Responses to the changes to the LP

Stage 6: Independent Examination

- 4.10 An independent planning Inspector appointed by the Secretary of State will consider whether the LP is 'sound' (see appendix 2). Persons and organisations making formal representations at stage 4 will have the right to be heard at an examination in public. Procedural arrangements for the examination will be established by the Inspector at a pre-examination meeting. Arrangements for the Examination will be organised by a Programme Officer, appointed by the Council but responsible to the Planning Inspector. All correspondence on the Examination is made through the Programme Officer. Those wishing to be heard will be contacted with the time, date and location of the hearing.

Stage 7: Main Modifications

- 4.11 Following the Examination in public, the Council may need to make modifications to the plan to address issues of soundness identified by the Planning Inspector. The modifications are classed as the Inspector's Modifications and are necessary to make the plan sound.
- 4.12 A minimum six week consultation will take place and the Council will then record the representations, along with a Council response, and send them onto the Planning Inspector for their consideration. Where the consultation may occur over the Christmas period, the consultation period will be extended to give everyone a fair opportunity to comment.

Stage 8: Planning Inspectors Binding Report

- 4.13 Following the end of the examination, the Inspector will submit their report to the Council. This will recommend either that the LP is 'unsound', 'sound' or

can be made sound if specific changes are made to it. The Inspector's recommendations will be binding to the Council, other than if the Council choose to withdraw the plan.

Stage 9: Adoption by the Council

- 4.14 Provided that the LP is considered to be sound by the Inspector, the Council will discuss the LP within a formal full Council meeting and then adopt the LP to form part of its Local Development Framework.

Councillor Involvement in Plan Making

- 4.15 Throughout the process of preparing a Planning Policy Document, Councillors will be involved informally via discussion, meetings etc. and formally when documents are reported at Regeneration Services Committee and full Council.

b) Process for the Preparation of Neighbourhood Plans

- 4.16 The 2011 Localism Act introduced the right for communities to undertake Neighbourhood Planning activity, allowing a new way for local people to decide and shape the future of the places where they live.
- 4.17 It is important that the policies within a Neighbourhood Plan (NP) support the strategic policies within the Hartlepool Local Plan, and focus should be placed on guiding development as opposed to preventing it.
- 4.18 Once a plan is adopted, it will become a statutory plan and be part of the Development Plan along with the Local Plan, to be used in making decisions on planning applications in the area.
- 4.19 Neighbourhood Plans will need to conform to planning policies and guidance at a local, national and European level and meet the Neighbourhood Planning Regulations. This will be tested in an independent examination. They will also need to demonstrate involvement of the local community in the evolution of the plan and the plan will be subject to a community referendum.
- 4.20 More information about the Neighbourhood Plans being progressed in Hartlepool can be viewed online at https://www.hartlepool.gov.uk/info/20225/neighbourhood_planning/469/neighbourhood_planning
Or by contacting Planning Policy on 01429 284084.

Stage 1: Defining the Neighbourhood Area

- 4.21 An application must be made by a parish or town council or a prospective neighbourhood forum to the Council for a neighbourhood area to be designated. This must include a statement explaining why the proposed neighbourhood area is appropriate.

Stage 2: Preparing a draft Neighbourhood Plan

- 4.22 The group will develop the draft plan with the assistance of the Council. This stage includes consulting those living and working in the neighbourhood plan

area, identifying and assessing issues and putting together a vision and policies to assist in addressing any issues that have been raised.

Stage 3: Pre-submission publicity and consultation

- 4.23 The draft plan is publicised and representations are invited. Any relevant bodies and residents are consulted. A copy of the draft plan is sent to the Council, along with the consultation statement and other relevant documents i.e. Sustainability Appraisal and Habitats Regulation Assessment

Stage 4: Submission to the Council

- 4.24 Once the plan has been submitted, the Council checks that the submitted plan complies with all relevant legislation. If so, the plan is publicised for a minimum of six weeks and an independent examiner will be appointed.

Stage 5: Independent Examination

- 4.25 The independent examiner will examine the plan and then issue a report of their findings. This will be used by the Council to reach a final view on if the plan should be sent to referendum or not.

Stage 6: Referendum and bringing the Plan into force

- 4.26 The Council will publish an information statement and a notice of referendum. Then a poll will take place and the results will be declared. Should more than half vote in favour of the plan then the Council will take a report to a Full Council meeting, to adopt the Neighbourhood Plan so it comes into force as part of the statutory Development Plan for the area.

c) Process for the Preparation of Supplementary Planning Documents (SPD)

Stage 1: Scoping Stage

- 4.27 Pre-production scoping is carried out to establish the need for the SPD. SPDs must link to a Policy in the adopted Development Plan. Often the need arises to address an issue or to respond to changes in legislation or policy. The Council will welcome input of relevant stakeholders and others at this stage and may seek input in the form of meetings, and written representations, dependent on the issues concerned. Involvement at this stage is expected to be targeted at particular groups or individuals.

Stage 2: Preparation (evidence gathering)

- 4.28 This stage is concerned with gathering evidence about the area or topic. The Council will undertake research and liaise with key stakeholders, who can express views on the proposed SPD.

Stage 3: Consultation on Draft SPD

- 4.29 The community and stakeholders will be encouraged to participate at this stage to ensure their early involvement in the preparation of the document.
- 4.30 The Council will assess the main issues arising out of the stage 3 consultations and prepare a consultation statement which will set out how these issues have been addressed. The Council will prepare a Sustainability

Appraisal (SA) if necessary and a scoping report to ascertain whether or not an Appropriate Assessment is required.

- 4.31 Following this period of consultation, it may be that further additional changes are considered necessary. If significant changes to the SPD result from the consultation it may be necessary to undertake a further period of consultation.

Stage 4: Adoption of the SPD

- 4.32 The Council will consider all representations made and make any appropriate changes to the SPD. It will go to Regeneration Services Committee for debate and adoption. The adopted SPD will be published together with the statement of consultation and other relevant documents, and then become part of the LDF and be used to assist in decision making.

5 Development Control

Background

- 5.1 When people want to carry out building works or change the use of buildings or land this involves “development”. There can be a need to obtain permission from the Council in order to ensure the effects of development are appropriately managed. Other works can also require the Council’s consent such as advertisements and works to listed buildings.

- 5.2 Development Control involves:

- The provision of informal advice on development proposals
- The consideration of formal applications
- The monitoring of development as it proceeds
- Enforcement action where breaches of control take place

Pre-application Enquiries

- 5.3 The Council operates a One Stop Shop (OSS) service to give advice to anyone who wishes to carry out a proposal. The OSS aims to give a rapid and comprehensive assessment of the permissions necessary to carry out the development, provides clear advice on the merits of the proposal and where appropriate, provide suggestions which would make the proposal more acceptable.

- 5.4 The Council will seek to:

- Encourage anyone wishing to carry out minor development proposals to discuss them with their immediate neighbours
- Encourage anyone wishing to carry out major developments to consult with the wider community having regard to the nature and scale of the proposed development

- 5.5 Some agencies’ comments have significant bearing on the determination of planning applications. Depending on the nature of the proposal, developers are also encouraged to engage with appropriate statutory consultees at an early stage to discuss their development.

- 5.6 All methods of public/community involvement should seek to give sufficient information for those considering it to fully understand what is proposed and give clear advice on how and when comments can be made.

Planning Applications

- 5.7 The Government has prescribed minimum standards for publicity on planning applications. This information can be found online at:
<https://www.gov.uk/guidance/consultation-and-pre-decision-matters#statutory-publicity-requirements>
- 5.8 The Council will advertise any planning applications in accordance with established procedures inviting comments from the statutory consultees and the local community. A minimum of 21 days is normally allowed for

representations on planning applications, if you require more time then please contact the case officer to ascertain whether this can be accommodated.

- 5.9 The results of any such consultation will be reported and taken into account, alongside any other material considerations (see appendix 3) in decisions made. Decisions will be published on the Council's website.
- 5.10 The Council's Development Control Service is fully available on the Internet through its Public Access portal. This is available by logging on the Portal at: <http://eforms.hartlepool.gov.uk:777/portal>. Anyone can easily track the progress of an application and/or comment on it via the website.

Community Consultation

- 5.11 Developers are encouraged to undertake pre-application discussions and community involvement. If developers do undertake community consultation they are encouraged to submit their own Statement of Community Involvement showing how they have interacted with the community and how it has helped shape the development. Appropriate information on larger schemes should be made available to ensure consultation is meaningful. This might include information packs, information on a website and through consultation events. It should be clear how people might respond and the timescale for the receipt of responses. In undertaking such exercises, developers and applicants should ensure that any data protection issues that might arise are addressed.

As a minimum, these consultations would be recommended to take the form of:

- Letter to neighbours for schemes which could affect immediate neighbours
- Site notices for schemes that will affect more than immediate neighbours
- Press adverts for schemes of much wider significance

- 5.12 It is compulsory¹ for the developer/applicant to undertake pre-application consultation with local communities for wind turbine applications that would be considered as "significant". The 2015 Development Management Procedure Order provides more information relating to when consultation on wind turbine development is required. It should also be noted that any such applications need to be accompanied by particulars which set out how the developer has complied with the pre-application consultation requirement, set out the responses received to those consultations and set out the account taken of those responses by the developer/applicant.

- 5.13 The council requires the developer/applicant to carry out community consultation on major applications and wind turbine applications for a minimum of 21 days. Again, consultations should follow the advice outlined in 5.11 above in undertaking the required consultation.

Planning Obligations and Legal Agreements

¹ Town and Country Planning (Development Management Procedure and Section 62A Applications (England) (Amendment) Order 2013 (S1 2932).

- 5.14 Some applications may have a legal agreement by which they have to provide planning obligations. This agreement is entered into between a developer, the Council and any other interested parties, under Section 106 of the 1990 Town and Country Planning Act.
- 5.15 One of the uses of obligations is to secure contributions which may be required to address the impacts arising from a development. They are more widely used to ensure that a variety of critically essential infrastructure is secured, which is fundamental to any grant of permission and cannot be achieved by a conventional planning condition.
- 5.16 Every planning obligation must accord with the government's guidance and meet the following tests:
- Necessary to make the development acceptable in planning terms
 - Directly related to the development
 - Fairly and reasonably related in scale and kind to the development
- 5.17 Planning officers will accordingly negotiate with developers to ensure that planning obligations are legally secured. Officers aim to have legal agreements in place prior to decision making. If this is not possible, the decision will be issued subject to the Section 106 agreement, no formal decision will be issued until the S106 is signed.
- 5.18 Details of any planning obligations secured will be made available for public inspection.

Decision Making Routes

Delegation

- 5.19 A Development Control Officer makes a recommendation on all planning and other applications when they are determined. Once the officers have all the relevant information regarding the application, they will come to a view as to whether to approve or refuse the application. They will take into consideration policy, representations and other material planning considerations. The route of decision making will be in accordance with the current scheme of delegation which is set out on the Council's Constitution which allows for certain applications to be determined by senior officers, or by senior officers with the agreement of the chair.

Planning Committee

- 5.20 Certain applications which fall outside the scheme of delegation will be determined by Planning Committee.
- 5.21 Those making representations can, where an application is to be determined by Planning Committee, address the Planning Committee should they wish to do so. Those wishing to speak must indicate this in any representations in order for arrangements to be made to invite them to the appropriate committee where the application will be determined. Speakers for and against applications are permitted at Committee and four minutes are given to make a case. Where more than one person wishes to speak (either for or against),

they will be asked to contact each other and make arrangements for one person to speak covering all issues. More information about Planning Committee can be found online at:

https://www.hartlepool.gov.uk/info/20222/planning/604/planning_committee

After Permission is granted

- 5.22 Once a decision has been made the Council will record the details on the Planning Applications Register which is open to public inspection.
- 5.23 The Council will issue a decision notice and applicants are advised to keep a copy of this notice.
- 5.24 Planning obligations secured will be monitored so that details can be made readily available to members of the public, the developer and Councillors.

Appeals

- 5.25 Where a planning application has been refused, only applicants have a right of appeal. A person or organisation that has objected to a proposal has no right of appeal if an application is approved or refused.
- 5.26 Everyone who wrote to object or support an application will be notified in writing of the appeal and how to make their views known.

Additional Information

- 5.27 Further information about the Council's Code of Practice in relation to Planning can be found online at:
https://www.hartlepool.gov.uk/downloads/file/4076/hartlepool_borough_councils_constitution_2017-18_part_5_-_codes_and_protocols
Alternatively you can contact Development Control at 01429 283741.

6 Data Protection

- 6.1 Hartlepool Borough Council will collect and process personal information in line with our legal obligations, details of which can be found on our website www.hartlepool.gov.uk/GDPR or by telephoning 01429 266522. Personal information will be handled in accordance with the General Data Protection Regulation.

7 Appendix 1

Useful Contacts

Council Contacts

- 7.1 Planning Officers are available to discuss the Local Development Framework, including this Statement of Community Involvement.

Telephone: 01429 284084

Email: planningpolicy@hartlepool.gov.uk

- 7.2 For information regarding planning applications please contact the Development Management Section as below.

Telephone: 01429 523741

Email: development.control@hartlepool.gov.uk

Further Information

- 7.3 Information and guidance on the planning system is available on the Internet on the Planning Portal at: www.planningportal.gov.uk

8 Appendix 2

Testing Soundness

- 8.1 The independent examinations that will be carried out on the Local Plan and other Development Plan Documents will primarily test their 'soundness'. In assessing whether the Development Plan Documents are sound, the Inspector will determine whether the document is:

- (i) Positively prepared
- (ii) Justified
- (iii) Effective
- (iv) Consistent with national policy

(i) Positively prepared

- 8.2 The plan should be based on an aspirational yet realistic strategy which seeks to improve the quality of life within the borough, and is consistent with achieving sustainable development.

(ii) Justified

- 8.3 For a Plan to be justified it needs to be:
Founded on a robust and credible evidence base involving:
- Evidence of participation of the local community and others having a stake in the area
 - Research/fact finding – the options made in the plan are backed up by evidence.

(iii) Effective

- 8.4 All Plans should be effective which means they are:
- deliverable,
 - flexible, and
 - able to be monitored

Deliverable:

- 8.5 A Plan should show how the vision, objectives and strategy of the particular subject will be delivered and by whom, and when. This includes making clear which resources are needed to support the strategy, that those resources will be provided, and ensuring that what is in the plan is consistent with other relevant plans and strategies within the Council. This evidence must be strong enough to stand up to independent scrutiny.

Flexibility:

- 8.6 To be flexible, a Plan must be able to deal with changing national, regional or local circumstances. In the arena of public involvement, resource allocation and evidence gathering, many issues may change over this time and the Council has to be prepared should those changes occur.

8.7 Monitoring:

A Plan must have clear arrangements for monitoring and reporting on plan progress. Monitoring is essential for an effective strategy and will provide the basis on which the contingency plans within the strategy would be triggered.

(iv) Consistent with National Policy

8.8 All Plans should be consistent with national policy. If national policy has not been followed, the Council must have clear and convincing reasoning to justify the approach.

8.9 A Plan will only be sound if it meets the above tests and the further three tests below:

- it has been prepared in accordance with the Local Development Scheme,
- it has been prepared in compliance with the Statement of Community Involvement, and
- the plan and its policies have been subjected to a Sustainability Appraisal.

8.10 A Plan may also require a Habitats Regulation Assessment, if it is considered likely to have significant effects on European habitats or species, located in the area covered by the plan.

9 Appendix 3

Material Considerations

9.1 When a decision is made on a planning application, only certain issues are given weight towards the decision, these are 'material planning considerations' and are anything that may be considered relevant. These include:

- Local, strategic, national planning policies and policies in the Development Plan
- Emerging new plans which have already been through at least one stage of public consultation
- Pre-application planning consultation carried out by, or on behalf of, the applicant
- Government and Planning Inspectorate requirements
- Previous appeal decisions and planning Inquiry reports
- Principles of Case Law
- Loss of sunlight
- Overshadowing/loss of outlook
- Overlooking and loss of privacy
- Highway issues
- Noise or disturbance
- Smells and fumes
- Capacity of physical infrastructure
- Deficiencies in social facilities
- Storage and handling of hazardous materials and development of contaminated land
- Loss or effect on trees
- Adverse impact on nature conservation interests and biodiversity opportunities
- Effect on listed buildings and conservation areas
- Incompatible or unacceptable uses
- Local financial considerations offered as a contribution or grant
- Layout and density of building design, visual appearance and finishing materials
- Inadequate or inappropriate landscaping or means of enclosure

9.2 Non-material planning considerations, those that aren't relevant to the decision include:

- Private issues between neighbours
- Problems arising from the construction period
- Opposition to the principle of development that has been settled by an outline planning permission or appeal
- Applicant's personal circumstances

- Previously made objections/representations
- Factual misrepresentation of the proposal
- Opposition to business competition
- Loss of property value
- Loss of view

REGENERATION SERVICES COMMITTEE

17th December 2018



Report of: Assistant Director (Economic Growth and Regeneration)

Subject: HIGH TUNSTALL MASTERPLAN

1. TYPE OF DECISION/APPLICABLE CATEGORY

- 1.1 Budget and Policy Framework. General Exception applies due to the Masterplan not being prepared by the site promoters until November 2018, so it was not apparent whether a finalised document, including changes required by Council officers, could be completed in time for Regeneration Services Committee in December 2018.

2. PURPOSE OF REPORT

- 2.1 For members to consider and endorse the High Tunstall Masterplan (see **Appendix 1**) required by Policy Hsg5 of the Hartlepool Local Plan.

3. BACKGROUND

- 3.1 The High Tunstall housing site is allocated by Policy Hsg5 of the 2018 Hartlepool Local Plan for the delivery of approximately 1200 dwellings. The allocation covers approximately 83.50 hectares of which the policy stipulates that no more than 69.1 hectares can be developed for housing and associated transport infrastructure, with 12 hectares for multifunctional green infrastructure including the required level of Suitable Alternative Natural Green Space (SANGS) and 2.4 hectares of land for community facilities including land for a primary school and a local centre.
- 3.2 The Policy stipulates that applications will be determined in accordance with a number of criteria. Criterion 8 states that development will accord with the key principles set out in the concept diagram contained within the Plan and with an approved masterplan. The requirement for the masterplan was a main modification to the Plan which was required by the Planning Inspector to address issues of soundness in the Local Plan.

4. PROPOSALS

- 4.1 Given the requirement for the masterplan officers have liaised with the site promoters and specified the level of detail we would expect to see contained within a masterplan to help guide the development of the site over the next 15 years. The masterplan covers issues such as phasing, access and infrastructure, housing, community facilities, landscaping and open space and design. A draft masterplan was produced in November 2018 which officers commented on and requested changes to. The final masterplan will help to guide future reserved matters applications on the site and will help to ensure that necessary infrastructure such as roads, pedestrian links, sustainable drainage, open space and community facilities such as the primary school are delivered in a co-ordinated and timely manner.
- 4.2 If the Committee endorses the High Tunstall Masterplan it will become a material consideration in the determination of future planning applications on the site and will ensure that decisions taken are in conformity with the Hartlepool Local Plan 2018.

5. RISK IMPLICATIONS

- 5.1 If the Masterplan is not approved, technically decisions made on the High Tunstall site would not be in accordance with Policy Hsg5 of the Hartlepool Local Plan.

6. FINANCIAL CONSIDERATIONS

- 6.1 There are no financial implications in terms of the production of the masterplan as it is being prepared by developers and revised in line with council officer comments.

7 LEGAL CONSIDERATIONS

- 7.1 In order for planning applications to be determined in line with the Hartlepool Local Plan a masterplan needs to be approved in line with criterion 8 of Policy Hsg5.

8. CONSULTATION

- 8.1 Consultation regarding the High Tunstall site has taken place as part of the various stages of the production of the Hartlepool Local Plan, including the Preferred Options Stage and Publication Stage. Interested parties were also able to comment at the Local Plan Hearing sessions in September/October 2017. There has also been extensive consultation in relation to the High Tunstall planning application (H/2014/0428). The masterplan is relatively high level and aimed at guiding future reserved matters applications on the

site and to ensure that the various physical and community infrastructure needs are delivered as part of the development in a timely manner.

9. CHILD AND FAMILY POVERTY

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

10. EQUALITY AND DIVERSITY CONSIDERATIONS

10.1 There are no equality and diversity issues associated with the endorsement of the Masterplan. It is a requirement of the Local Plan which fully considered equality and diversity during its production and was independently assessed by a Planning Inspector.

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

11.1 There are no Section 17 considerations relating to this report.

12. STAFF CONSIDERATIONS

12.1 There are no staff considerations relating to this report.

13. ASSET MANAGEMENT CONSIDERATIONS

13.1 There are no asset management considerations relating to this report.

14. RECOMMENDATIONS

14.1 It is recommended that the committee endorse the High Tunstall Masterplan.

15. REASONS FOR RECOMMENDATIONS

15.1 To comply with Policy Hsg5 of the Hartlepool Local Plan, development must accord with an approved masterplan. Therefore a masterplan needs to be approved (endorsed) prior to any decisions taking place to ensure there is not a departure from the Local Plan Policy.

16. BACKGROUND PAPERS

16.1 Policy Hsg5 of the Local Plan can be found on page 103 of the Local Plan

https://www.hartlepool.gov.uk/downloads/file/4393/hartlepool_local_plan_-_adopted_may_2018pdf

17. CONTACT OFFICER

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High Tunstall Masterplan

**RE: Hartlepool Local Plan Policy HSG5,
High Tunstall Strategic Housing Site**

Prepared on behalf of Tunstall Homes Ltd
For Hartlepool Borough Council



Document:

Masterplan

Site:

High Tunstall Strategic Housing Site,
Hartlepool Local Plan Policy HSG5

Prepared on behalf of:

Tunstall Homes Ltd
For Hartlepool Borough Council

Statement prepared by:

Rod Hepplewhite BSc (Hons) MRTPI
Principal Planning Consultant
Prism Planning

Checked by:

Steve Barker BSc (Hons) MRTPI DMS
Managing Director
Prism Planning

Version: Issue

Date: 3rd December 2018



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1 Introduction

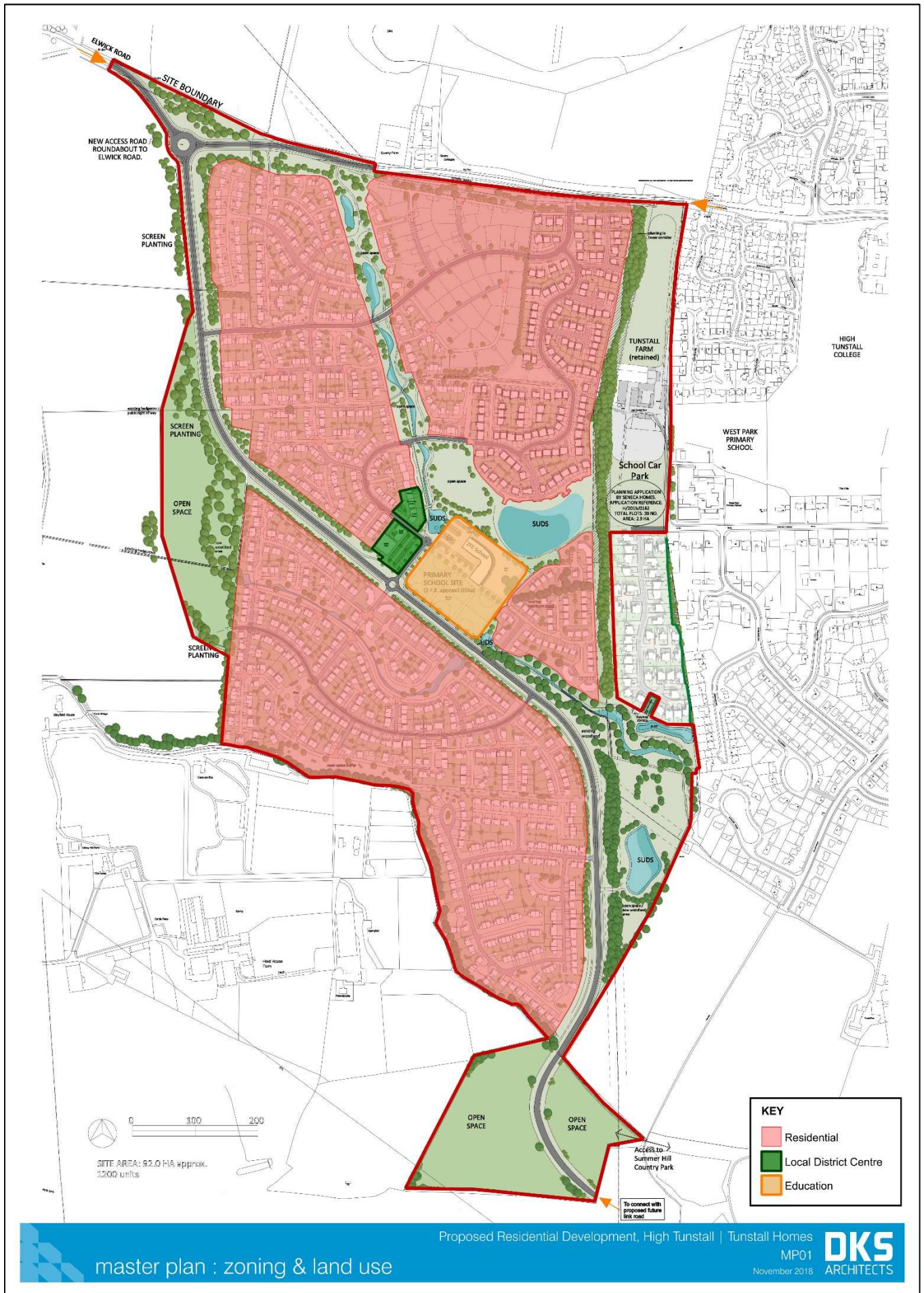
- 1.1 Policy HSG5 of the Hartlepool Local Plan (May 2018) allocates an area of some 83.5 hectares of land south of Elwick Road, High Tunstall, as a Strategic Housing Site that will deliver approximately 1,200 dwellings.
- 1.2 The development will deliver approximately 1,200 dwellings; a neighbourhood centre including a primary school; a distributor road passing generally north west-south east through the site from Elwick Road at the north west corner of the site; and areas of landscaped open space, including 'suitable alternative natural green spaces' (SANGS).
- 1.3 Of the 83.5 ha. site, no more than 69.1ha of land will be developed for new housing and associated transport infrastructure. 2.4ha of land will be set aside for the neighbourhood centre, which will include local shopping, leisure, health and other community facilities; together with land for a primary school. Approximately 17ha of multifunctional green infrastructure including the required level of SANGS, formal and informal leisure, education related sports provision and recreational facilities will be provided.
- 1.4 The masterplan provides an indication of the anticipated overall development which, it is envisaged, will be constructed over a 10-13 year build-out period and by a number of different house-builders. Anticipated phasing of the development is also referred to.
- 1.5 The overriding design logic for this forward-looking masterplan is for the creation of a sustainable and integrated community that benefits from practical urban design features that will encourage residents to lead healthy and socially integrated lifestyles. The aim is to achieve a high quality development through good design and the efficient use of resources, ensuring that the development supports the existing local and wider Hartlepool communities and contributes to the creation of safe, sustainable, and attractive residential environment.



2 Development Composition

- 2.1 Whilst the masterplan diagrams have been prepared for illustrative purposes, they do indicate key design ambitions. The main principle of the overall indicative residential layout is to create a residential development of good quality housing befitting the site. The indicative layout aims to generate layout, design and specification of housing at a scale that will generate significantly lower energy use than piecemeal development of smaller scale sites in existing urban areas.
- 2.2 The masterplan seeks to engender the development with a sense of place. The masterplan diagrams have utilised a number of spatial sequences, which logically flow one into the other within the proposed development, to achieve this. These have included the inter-play of the surrounding built form, significant buildings, landscape features, pinch points and view stops.
- 2.3 The masterplan has been created to accord with 'modern day design principles' such as Secured by Design, and the Manual for Streets. Tree lined boulevards create an attractive environment for residents and members of the public, while the positioning of open spaces create vista's into and out of the development.
- 2.4 In summary the proposal is to construct a high quality housing-led development in a landscaped setting that will complement the surrounding area and prove attractive to potential occupiers.
- 2.5 In total, the proposed development comprises up to 1,200 dwellings of up to 2½ storeys in height; a neighbourhood centre comprising a parade of local shops, a public house, crèche; community centre and a GP's surgery; a primary school; associated areas of greenspace (playspace; informal recreational areas, including 'suitable alternative natural green spaces' (SANGS); and amenity landscaping); roads; pedestrian routes; and cycleways.
- 2.6 Attached overleaf is a copy of the 'zoning and land use' master plan diagram (drawing MP01).





3 Phasing

3.1 It is envisaged that the development will be undertaken in 8 main phases although given the scale of the development it is envisaged that construction of these phases could be further sub-divided between two or more house-builders. Overall, the development is likely to be undertaken by a number of house-builders with the neighbourhood centre involving a number of construction companies.

3.2 As an approximation, it is considered that the number of dwellings delivered in each phase could be as follows:

Phase 1 - 208

Phase 2 - 168

Phase 3 - 108

Phase 4 - 125

Phase 5 - 105

Phase 6 - 168

Phase 7 - 168

Phase 8 - 150

Note: None of the first 208 dwellings within Phase 1 can be occupied until works to the A179/A19 junction and works to close the gaps in the central reservation of the A19 at the Elwick (north and south) and Dalton Piercy junctions are complete. Prior to the occupation of any of the dwellings within phases 2-8 the scheme to provide the northern bypass of Elwick Village and the grade separated junction on the A19 at the northern junction with the A19 shall be operational. Further information on these highway works is provided at Section 6, 'Access and Related Infrastructure', of this Statement.

3.3 Consultation has taken place with volume house-builders on realistic build-out rates, having regard to the state of the housing market and performance of existing sites. Assuming the site is developed by three independent house-builders at any one time, it is estimated that up to 80 units a year could be completed. This would give rise to a 13 year build-out period. If four developers worked on the site, up to 100 units might be achieved, reducing the overall build-out period to around 10 years.

3.4 It is clear from such scenarios that a 10-13 year build-out period is envisaged, unless in the intervening time there are substantial improvements in the housing market. If Brexit negotiations flounder and/or the economy hits a down-turn, however, the build out period could lengthen.

3.5 Despite the uncertainties mentioned above, in order to aid Council officers in discussions with key providers such as utilities planning and education provision, indicative timescales as to the commencement of the 8 phases of the development follows. These indicative timescales should be treated with caution, however, and are subject to change should there be a downturn in the housing market.

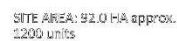
Phase 1 - 2019

Phase 2 - 2022



Phase 3 - 2025
Phase 4 - 2026
Phase 5 - 2027
Phase 6 - 2028
Phase 7 - 2029
Phase 8 - 2030

- 3.6 Attached overleaf is a copy of the 'phasing' diagram (drawing MP02), which indicates the manner in which the development is expected to be built out.



9

4 Housing Development

- 4.1 As set out within Policy Hsg5, 1,200 dwellings will be provided on an area of land not exceeding 69.1 hectares. The dwellings will be provided in a range of types, scales and contemporary designs typical of the volume house-builders, details of which will be determined through future reserved matters applications. It is anticipated that the dwellings will comprise the following mix: approximately 200 no. 2-bed homes, 600 no. 3-bed homes and 400 no. 4 or 5-bed homes.
- 4.2 With the exception to the single storey flat roof school buildings of West Park Primary School to the west, the remainder of the site's immediate context consists of 2 and 2½ storey domestic housing typical of most UK suburban fringes. It is therefore proposed that the dwellings will also be of similar scale akin to lower density housing, with the opportunity for increased scale towards the neighbourhood centre to enable increased density and identity. It is anticipated that most properties will be provided as 2 storey houses with some 2½ storey properties (i.e. upper floor provide within roofspace) and a proportion being provided as bungalows.
- 4.3 Predominantly the development will deliver detached and semi-detached houses in plots which will accommodate parking within the plot and deliver gardens which will meet the needs of an active family. Well-designed attractive and spacious external space, underpins and reinforces the attractive landscape framework which defines the site, and gives families the opportunity of benefitting from the site's close proximity to the surrounding countryside and all the recreation advantages offered therein. It is proposed that the overall densities increase towards the local centre and gateway entrances and reduce towards the boundaries of the site, especially that adjacent to the West Park residential neighbourhood, to allow more green space to filtrate the development.
- 4.4 It is proposed that whilst demand is for predominately family accommodation of both medium and low density, this will be complemented by the inclusion of private apartments in the vicinity of the neighbourhood centre.
- 4.5 It is intended that the site will be developed with different densities across the site, ranging from 10-45 dwellings per hectare in response to the varying demand. Varying density, both within and between phases, will assist in providing a contrast in form and appearance across the site which will assist in creating interesting variety and a sense of place. In the main, however, housing density will generally be in the range 25-30 dwellings per hectare. Higher density housing, up towards 45dph, will only be acceptable where apartments are proposed (in the vicinity of the neighbourhood centre), such high density housing is not considered appropriate for family homes on this site. The lower density housing, 10dph, will be delivered on self-build plots. To ensure a high quality feel on these plots, buildings should not cover more than 30% of the overall plot.
- 4.6 The overall aim is that the housing development will achieve the following:
- Provide high quality urban design frontages with clearly articulated entrances to enable the pedestrian to orientate themselves around the residential layout;



- Utilise the opportunity provided through the orientation of the site to provide as many south-east to south-west facing primary elevations as possible in order to optimise natural solar gain, without incurring over-heating, and allow for opportunities for south-east to south-west facing sloping roofs for the integration of solar powered alternative energy sources;
- Utilise design principles to enable suitable facing of residential development that allows neighbours the opportunity of getting to know each other in communities of twenty to thirty housing units;
- Contain car parking through a variety of techniques; and minimising large areas of hardstanding for car parking within the streetscape;
- Provide pedestrian primacy with good visual surveillance to public and semi-private areas and in this regard the “Manual for Streets” document has been utilised as the design guide for the detailed design of the highways and parking elements of the scheme;
- In line with the Residential Design SPD, the use of Building for Life 12 from the conception of a scheme is encouraged to ensure design quality; and
- The use of National Space Standards in line with the requirement in the Residential Design SPD will also ensure dwellings are created to modern standards providing high quality living space.

5 Neighbourhood Centre

- 5.1 As befits a development of the scale proposed, a neighbourhood centre is to be provided towards the centre of the overall site, with access to it taken from the proposed distributor road.
- 5.2 The neighbourhood centre will provide the following facilities: a small local shopping parade (providing up to 250m² of retail floorspace); a family public house restaurant; crèche; community centre (up to 500m² floorspace); GP's surgery; together with associated landscaping and car parking.
- 5.3 The neighbourhood centre will likely be single storey although apartments could be provided at first and possibly second floor above some of the units. A high quality design on units will help to ensure that the Local Centre creates a focal point within the centre of the overall development area and creates a vibrant community hub.
- 5.4 Acknowledging that education infrastructure is an integral part of a new large-scale residential development such as that proposed, some 2.05 hectares of land adjacent to the neighbourhood centre has been set aside to allow for a 2 form entry primary school, in accordance with Local Plan Policy INF4. However, it is not financially viable for the developer to provide the school building nor is it feasible to access the land set aside for the school land until phase 4 of the development is well underway (circa completion of the 550th dwelling, 2025-26). This is noted and acknowledged by the Council.
- 5.5 Pupil yields from the occupied housing will be reviewed regularly and the impact on education provision throughout the phasing of the development will be monitored. Should temporary education accommodation be required, the developer will liaise with the Local Education Authority to deliver a satisfactory temporary solution. The emerging pupil yields will be communicated to the Department for Education (DfE) and the Council hopes education infrastructure funding will be allocated should there be pressure for places in the locality.

6 Access and Related Infrastructure

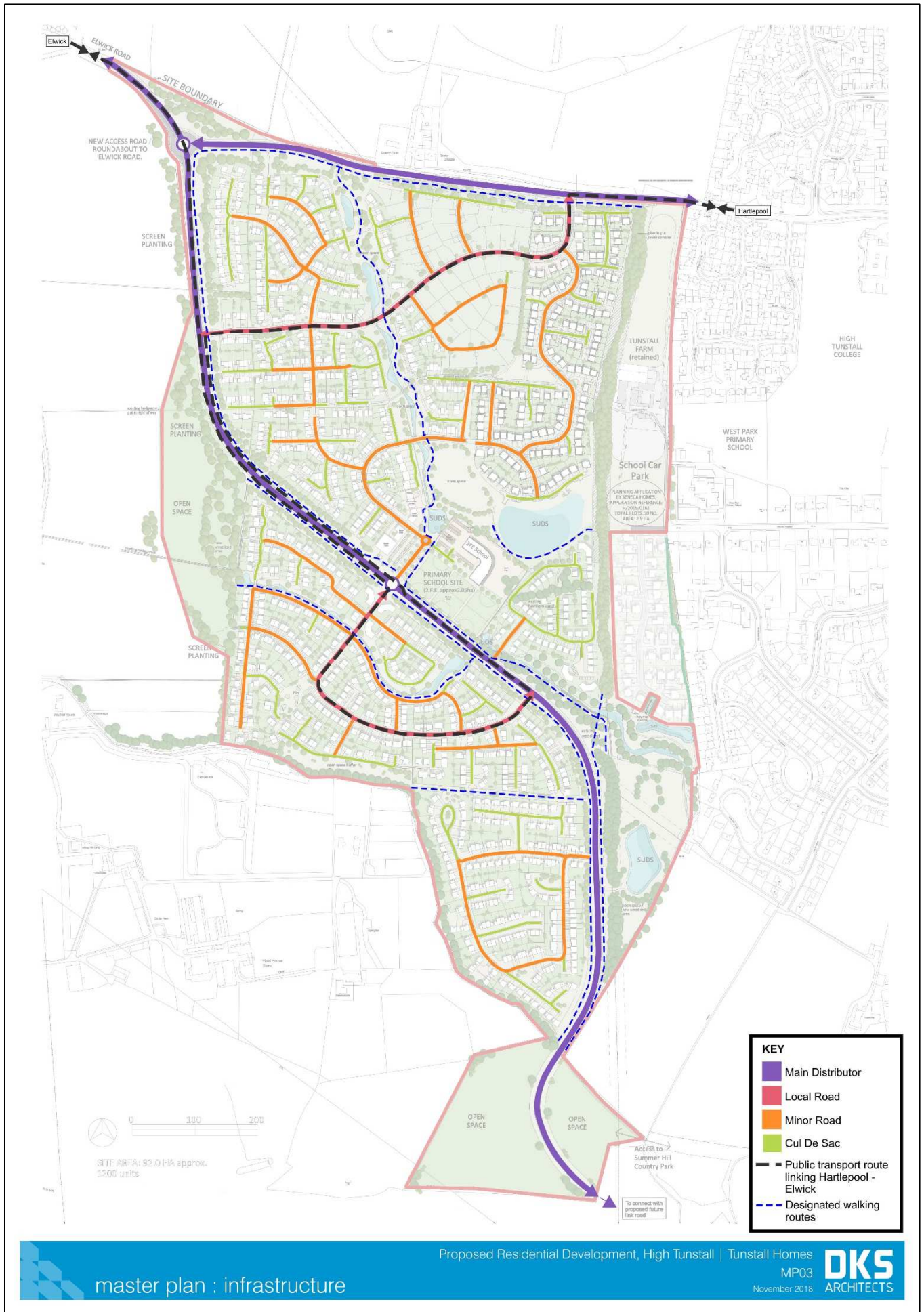
- 6.1 Access to the site will be principally be taken via the new distributor road passing through the site and linking to Elwick Road at the north west corner of the site in the form of a three-leg roundabout. A secondary access, in the form of a new ghost-island priority-controlled junction, will be taken from Elwick Road towards the north east corner of the site, with roads continuing into the wider development.
- 6.2 In association with the works to provide the new accesses, Elwick Road in the vicinity of the site will be upgraded. The road is to be widened to a 7.3m carriageway width along the site frontage and realigned to accommodate adequate entry deflection to the proposed site access roundabout. In addition, the speed reduction (30mph signage) will be moved further westwards from the current position as well as new street lighting and signage being provided.
- 6.3 A key aspect of the proposed development, which provides a wider long-term benefit for Hartlepool, is that the proposed new distributor road through the development site. From the new roundabout on Elwick Road, connectivity is provided with the A19 at Elwick, in the form a new grade-separated junction (with Elwick being provided with a northern bypass) and the A179 at Hart Village. Moreover, the distributor road will contribute the first (northern) phase of a Western Relief Road for Hartlepool, potentially linking southwards to the A689 and/or Brierton Lane and forming a new integrated link with the existing road network.
- 6.4 Following lengthy discussions with the Local Highway Authority and Highways England, a series of works on the A19 have been agreed in order to allow development at High Tunstall and at the nearby but unrelated Quarry Farm 2 site on the north side of Elwick Road to be brought forward:
1. Extensive improvement/signalisation works at the Sheraton interchange are to be delivered by Durham County Council and funded by Highways England to address problems of traffic queuing back onto the A19.
 2. Following completion of these works the central gaps on the A19 at the two Elwick junctions and the Dalton Piercy junction are to be closed. The gap closure scheme will address long-standing concerns about right turning traffic on the A19 by preventing such manoeuvres at the three junctions.
 3. The works referred to at 1 and 2 above shall be completed prior to the occupation of any of the dwellings within Phase 1 of the development (the first 208 dwellings) can be occupied.
 4. Prior to the occupation of any of the dwellings within Phases 2-8 inclusive, the scheme to provide the northern bypass of Elwick Village and the grade separated junction on the A19 at the northern junction with the A19 shall have been completed and be operational to the satisfaction of the Local Planning Authority. This scheme is being developed by Hartlepool Borough Council.
 5. Currently the Hartlepool Western Growth Corridor is going through a detailed design process. It is anticipated that planning permission will be sought in January 2019 with a view to being granted approximately 16 weeks later. Land negotiations are currently on going. Should discussions progress and land acquisitions be accomplished, work on the bypass could commence as early summer 2019 subject to securing all the necessary agreements. Should land negotiations breakdown then a CPO will be required. Should



this risk be realised then construction is unlikely to commence until summer 2021. The anticipated duration of the project once on site is two years.

- 6.5 All roads within the site will be designed in line with the requirements set out in the 'Tees Valley Design Guide' and the detailed layouts agreed, at the appropriate time, with the local highway authority. Due cognisance will also be given the guidance contained within Manual for Streets.
- 6.6 The site layout will aim to maximise pedestrian and cycle connectivity, both within the site and to the wider area. Pedestrians and cyclists will be able to access the site from two principal locations:
- Elwick Road - the proposed vehicular accesses onto Elwick Road will be available for use by pedestrians and cyclists, with footways and informal crossings provided at the junctions, and will connect to existing pedestrian infrastructure along this corridor. A new shared cycle/footway will be provided along the southern side of Elwick Road, for the length of the site frontage, thus providing a direct connection to the existing residential areas to the east of the site.
 - Coniscliffe Road - a dedicated and high-quality connection will be provided between the site and Coniscliffe Road, to ensure a direct pedestrian and cycle link between existing residential areas and the proposed local neighbourhood centre. In addition, the link will provide a safe and direct connection to West Park Primary School.
- 6.7 In addition to the above, an existing Public Right of Way (Public Footpath No.25, Hartlepool) provides an informal, though direct, pedestrian link between the site and Elwick Road along the eastern boundary of the site. A second Public Right of Way (Public Footpath No.7, Hartlepool) currently crosses the site from the un-named road running alongside the western boundary of the site and links up with FP 25 at High Tunstall Farm. The alignment of this Public Right of Way may be subject to a legal diversion procedure, through the development site.
- 6.8 Within the site itself, a safe and attractive environment for walking and cycling will be provided through new pedestrian links/footpaths and cycleways, which encourages local journeys to be made by foot or by cycle helping to improve the health and wellbeing of residents as well as the environmental benefits of minimising car journeys. An extensive multi-user internal network will be established as part of the green infrastructure provision within the site, as shown on Diagrams MP03 and MP05. This network will enable future residents to make journeys to key locations on-site by foot or by cycle, including the local neighbourhood centre, whilst providing convenient access to off-site routes and nearby locations. The proposed multi-user internal network will include:
- All roads within the site will include 2.0m wide footways, which will be interconnected to the multi-user network.
 - Pedestrian only links have good inter-visibility at both ends. Links will also be well-lit, as well as being either overlooked or open to view.
 - New and upgraded junctions will incorporate dedicated pedestrian/cycle crossing facilities, including dropped kerbs, tactile paving and refuge islands.
 - Public Rights of Way through the site will be retained, subject to any appropriate legal diversion procedures, enhanced and incorporated within the green infrastructure framework.

- New pedestrian links / footpaths will join the existing east/west link and provide circular routes connecting to the six areas of 'Suitable Alternative Green Space' provided throughout the development (see Section 7 of the masterplan) and head south to Summerhill Country Park, from the development.
- 6.9 The proposed distributor road will be designed to accommodate pedestrians and cyclists, with shared cycle/footways and informal crossings provided along the full length of the route and at all junctions, in the form of pedestrian refuge islands with dropped kerbs and tactile paving.
- 6.10 A suggested bus route is shown on diagram MP03 overleaf. Travelling from Hartlepool, the route enters the site at the north east entrance, travels south westwards towards the new distributor road then south along it before entering Phase 5 of the development, passing around the periphery of Phase 5 and then back up the distributor road, leaving the site at the north west entrance before travelling onwards to Elwick.
- 6.11 It is proposed that car parking provision within the site, including at the neighbourhood centre, will be provided in accordance with Local Plan Policy QP3, 'Location, Accessibility, Highway Safety and Parking' and the Tees Valley Guidance.
- 6.12 In order to encourage local cycle journeys, adequate, secure and convenient cycle parking will be provided at the local centre. This will take the form of covered and secure facilities, Sheffield stand cycle loops or similar for short-stay parking, with long-stay cycle storage provided in the form of secure cycle shelters.
- 6.13 Attached overleaf is a copy of the 'infrastructure' diagram (drawing MP03).



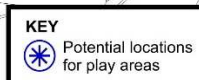
7 Landscaping and Amenity Open Space

- 7.1 The need to provide greenspace in the form of structural landscaping, amenity and recreational open space together with children's playspace as a constituent part of the overall development was recognised at an early stage in the preparation of the masterplan. It is therefore proposed to provide landscaped amenity space, including SANGS ('Suitable Alternative Natural Greenspace') throughout the development together with a number of equipped and non-equipped play areas. These areas will be maintained by an appointed Management Company.
- 7.2 Approximately 17ha of multifunctional green infrastructure is to be provided throughout the development, including 6 areas of SANGS. The SANGS areas will amount to 15ha in total, including 5ha to the south of the allocated site (the area annotated NE2i on Diagram 3 of the Local Plan at page 102). SANGS will be delivered primarily along the eastern, western and southern boundaries of the site and will be accessed by a network of new pedestrian links / footpaths providing circular routes throughout the development. One of the requirements of the outline planning application is the annual provision of a spring cereal/ autumn-winter stubble plot for twenty years which is to help off-set the loss of the farm land.
- 7.3 The areas of SANGS are required under the Habitat Regulations, due to the site's proximity to the coast and the designated ecologically sensitive Teesmouth and Cleveland SPA and Ramsar area, to mitigate for all identified adverse effects that could potentially occur as a result of the proposal. The SANGS provision is primarily aimed at the daily dog walkers and non-dog owning coastal visitors who will live on the development site, providing them with alternative recreational areas to the beaches).
- 7.4 With reference to Diagram MP05, 'SANGS provision & designated walking routes' (page 20) and Diagram MP02, 'Phasing' (page 9), the delivery of SANGS will be as follows: area 1 will be split between Phases 4 and 6; SANGS area 2 will be delivered as part of Phase 2; SANGS area 3 will be split between Phases 1 and 5; SANGS area 4 will be delivered as part of Phase 7; SANGS area 5 will be split between Phases 6 and 7; and SANGS area 6 will be delivered as part of Phase 8. The pedestrian links / footpaths shown on Diagram MP05 will be provided on a phase by phase basis.
- 7.5 The Northern Gas Networks high pressure gas pipeline that runs north-south close to the eastern boundary of the site has a 14m safeguarding area to either side, within which no occupied building will be permitted although landscaping is allowed. Consequently, a 30m wide linear area of amenity open space (parkland), forming part of the SANGS provision, will be created in this location.
- 7.6 A key aim will be to retain as much of the existing tree cover within the site together with as much of the existing hedgerows as is reasonably possible, accepting that it will be necessary to lose some sections of hedgerow where roads break through them.
- 7.7 The masterplan has taken the opportunity of working with and extending the existing water course route that traverses the site and use it as an amenity feature. In addition to the aesthetic benefits that a meandering water course can give a residential community, the



network of interlinked public spaces proposed will give residents a series of safe, pleasant and healthy 'traffic free' walking, running or cycling routes which extend across the site and the nearby existing bridle and cycle ways whilst also providing further connectivity to Hartlepool town centre and national routes beyond.

- 7.8 A series of SUDs features are provided throughout the development to mitigate the prospect of surface water flooding. The SUDs features will be fenced off for safety purposes and also to ensure that dogs do not enter the water areas. The highway and surface water drainage infrastructure may require works outside the individual phase areas shown on Diagram MP02, 'Phasing', as a result of interdependency between SUDs features. Following completion of a site-wide drainage proposal, an individual schedule and maintenance programme will be provided with each phase making specific reference to reliance on adjacent drainage features.
- 7.9 Attached overleaf are copies of the 'landscaping & open space' and 'SANGS provision and designated walking routes' diagrams (drawings MP04 and MP05).





8 Overall Design Concept

8.1 As evidenced above and with reference to the masterplan diagrams, a series of criteria have informed the overall design concept of the masterplan. These are:

- Existing natural features will be retained and enhanced wherever practical.
- Existing trees will be protected and incorporated into the proposed development wherever possible.
- Existing watercourse to be retained and widened to provide visible SUDS attenuation.
- New neighbourhood centre to be created, suitably positioned to serve new and existing residents, and also attract passing trade.
- Urban design to encourage and promote healthy lifestyle and encourage forms of transport other than the private car.
- Residential layout appearing to grow from the new neighbourhood centre, taking note from neighbouring villages such as Elwick.
- New residential district to benefit from a network of interlinked social and recreational spaces throughout the development all with easy pedestrian access.
- To encourage physical exercise dedicated measured running loop to be created utilising existing and proposed landscape corridors wherever practical
- Proposed pedestrian, cycle and bridleway routes to link to existing routes to encourage interaction of facilities.
- Coniscliffe Road and West Park Primary School linked to new development by pedestrian route only.

8.2 In addition to guidance contained within this Masterplan document, prospective developers should also have regards to the following :

- The Hartlepool Local Plan (May 2018), with particular reference to Policies CC1-CC5 inclusive; INF1, INF2 and INF4; QP1 and QP3-QP7 inclusive; HSG5; and NE1-NE7 inclusive;
- The Hartlepool Residential Design Guide (due to be published early 2019); and
- The National Planning Policy Framework.

REGENERATION SERVICES COMMITTEE

17th December 2018



Report of: Director of Regeneration and Neighbourhoods and
Director of Finance and Policy

Subject: STRATEGIC FINANCIAL MANAGEMENT REPORT
- AS AT 30th SEPTEMBER 2018

1. TYPE OF DECISION/APPLICABLE CATEGORY

For Information.

2. PURPOSE OF REPORT

- 2.1 The purpose of the report is to inform Members of the 2018/19 forecast General Fund Outturn, the 2018/19 Capital Programme Monitoring and to provide details for the specific budget areas that the Committee is responsible for.

3. BACKGROUND AND FINANCIAL OUTLOOK

- 3.1 Members will be aware from previous reports submitted to Finance and Policy Committee that there were significant over spends on the General Fund budgets in 2016/17 (£302,000) and 2017/18 (£1.509m) and this reflected continuing service pressures, particularly in relation to Looked after Children. These pressures commenced in 2016/17 and had been recognised within the 2017/18 MTFS and one off resources allocated to support the recurring budget. However, despite these one off resources and some under spends on corporate budgets, there were net over spends in the last two years which had to be funded from the Unearmarked General Fund Reserve, as summarised below:

	2016/17 £'000	2017/18 £'000
Gross Departmental over spend	1,035	1,902
Corporate under spend	(715)	(393)
Net over spend before one off items and use of reserves	320	1,509
Uncommitted 2015/16 Actual Outturn and release of funding allocated for potential protection costs	(194)	0
Planned Use of Reserves	0	(1,400)
Net over spend funded from Unearmarked General Fund Reserve	126	109

- 3.2 Using the Unearmarked General Fund Reserve to meet future budget over spends is not sustainable as this amount is held to manage unforeseen commitments and risks.

4. REPORTING ARRANGEMENTS 2018/19

- 4.1 The availability and reporting of accurate and up to date financial information is increasingly important as future budget cuts are implemented and one-off resources are used up.
- 4.2 The Finance and Policy Committee will continue to receive regular reports which will provide a comprehensive analysis of departmental and corporate forecast outturns, including an explanation of the significant budget variances. This will enable the Committee to approve a strategy for addressing the financial issues and challenges facing the Council.
- 4.3 To enable a wider number of Members to understand the financial position of the Council and their service specific areas each Policy Committee will receive a separate report providing:
- a brief summary of the overall financial position of the Council as reported to the Finance and Policy Committee
 - the specific budget areas for their Committee
 - the total departmental budget where this is split across more than one Committee. This information will ensure Members can see the whole position for the departmental budget.

5. SUMMARY OF OVERALL COUNCIL FINANCIAL POSITION

- 5.1 An assessment of the forecast 2018/19 outturn has been completed and was reported to Finance and Policy Committee on 26th November 2018. This report identified an anticipated over spend of £920,000, consisting of the following elements:

Forecast 2018/19 Outturn against approved budget

	Previous Forecast Outturn over/(under) spend £'000	Current Forecast Outturn over / (under) spend £'000
Departmental service based expenditure	1,000	1,120
Corporate expenditure	(200)	(200)
Forecast Net Over Spend	800	920

- 5.2 The 2018/19 outturn has been prepared to reflect expenditure incurred to date and forecast to be incurred in the rest of the financial year. As Members will be aware from previous years significant elements of the Council's budget are demand led and affected by expenditure over the winter months, including care

costs in relation to older people and winter maintenance. The outturn forecasts will be closely monitored and regular updates will be reported to Finance and Policy Committee.

5.3 Strategy for Managing the 2018/19 Forecast Overspend

- 5.4 As indicated in the previous section the Council is facing a third successive year end over spend which largely reflects continuing and increasing pressures in relation to Looked after Children. The Council also faces a budget deficit for 2019/20 of nearly £6m and the prospect of further budget deficits in 2020/21 to 2021/22. These issues are a significant financial challenge for the Council and will require robust action and difficult decisions to address.
- 5.5 The MTFS update report considered by Finance and Policy Committee on 3 September 2018 identified recurring budget reductions from a combination of measures (reduction in income contingency risk, holiday pay costs, external audit fees and funding changes) which will reduce the 2019/20 budget deficit. These items total £371,000 and are also available to reduce the forecast 2018/19 over spend as follows:

Forecast Over spend still to be addressed

	Previous Forecast Outturn over/(under) spend £'000	Current Forecast Outturn over / (under) spend £'000
Forecast Net Over Spend	800	920
Corporate Expenditure	(371)	(371)
Forecast Over Spend still to be addressed	429	549

- 5.6 Officers will continue to pursue further actions to reduce this figure by achieving in-year reductions (i.e. over achieving the salary vacancy target and reducing discretionary revenue spending), or using funding flexibilities (i.e. using funding flexibilities and capitalising revenue expenditure).
- 5.7 There remains a risk that further in year budget savings may not be achievable. In this situation the net forecast over spend will need to be funded by reviewing the Council's earmarked reserves and details will be reported to a future Finance and Policy Committee meeting. Therefore, whilst the over spend for 2018/19 can be managed, the Council will need to develop a robust strategy to bring recurring costs into line with recurring income and to remove the reliance on using reserves – which can only be used once.

6. 2018/19 FORECAST OUTTURN – REGENERATION SERVICES COMMITTEE

- 6.1 The Regeneration Services Committee has responsibility for services managed by the Director of Regeneration and Neighbourhoods. Budgets are managed at a Departmental level and therefore a summary of the Departmental position is provided below. The table sets out the overall budget position for the Department broken down by Committee, together with a brief comment on the reasons for the forecast outturn.

Budgets Managed by the Director of Regeneration and Neighbourhoods

Budget £000	Description of Expenditure	Previous Projected Outturn Adverse/ (Favourable) Forecast £000	Current Projected Outturn Adverse/ (Favourable) Forecast £000	Comments
2,666	Finance & Policy Committee	0	0	
14,780	Neighbourhood Services Committee	10	130	The higher projected net adverse variance is predominantly a result of changes in demand in relation to Passenger Transport.
1,364	Regeneration Services Committee	90	90	This adverse variance relates to a shortfall in income at the Town Hall Theatre and the Borough Hall
18,810	Total Regeneration & Neighbourhoods	100	220	

- 6.2 Details of the specific budget areas this Committee is responsible for are provided in **Appendix A**.

7. CAPITAL MONITORING 2018/19

- 7.1 Capital Expenditure to the 30th September 2018 is summarised in the table below and further details are provided in **Appendix B**.

	BUDGET	EXPENDITURE IN CURRENT YEAR				
	A	B	C	D	E	F
	2018/19 Budget £'000	2018/19 Actual to 30/09/18 £'000	2018/19 Remaining Expenditure £'000	2018/19 Re-phased Expenditure £'000	(B+C+D) 2018/19 Total Expenditure £'000	(E-A) 2018/19 Variance from Budget Adverse/ (Favourable) £'000
Regeneration Services Committee	16,327	5,724	9,695	1,423	16,842	515

7.2 The main items to bring to the attention of the Committee are detailed below.

7.3 BIS Managed Workspace

The costs of the BIS Managed Workspace construction programme have increased due to unforeseen issues with the challenging Grade II Listed building which have led to delays in the programme and extra costs. Construction work is now due to be complete in March 2019 compared to the original completion date of June 2018. The contingency for this scheme was depleted as a result of higher than expected tenders. As a result, additional funding of £338,000 is being sought from the Tees Valley Combined Authority (TVCA) to meet these costs as part of their 'Change Request' process and Officers are confident of these being approved in November 2018. Additional expenditure in relation to the security system, IT, furniture and fittings has been met from a realignment of the overall ISQ budget.

7.4 Church Square

The costs of Church Square has increased mainly as a result of the tenders being higher than the pre-tender estimate, predominantly owing to higher costs in relation to ground works and external services. There have also been delays caused by the late arrival of materials from China which has extended the construction programme to December 2018. Further additional funding of £177,000 is being sought from the TVCA as part of the 'Change Request' process described above.

7.5 The rephased amount reflects the expected profile of expenditure to be incurred and resources will be rephased accordingly. The main items included within this are:

- Church Street Heritage, HLF grant applications to be determined – £0.624m
- Waterfront Public Realm works, expected to commence in January 2019 - £0.578m

7.6 There is a longer lead in time for capital schemes and therefore it is not unusual for expenditure to be low at this stage of the year.

8. CONCLUSION

8.1 As detailed in Section 3, a 2018/19 General Fund revenue budget over spend of £920,000 is forecast. This mainly reflects continuing Looked after Children pressures. Officers have identified measures that will reduce the forecast deficit to £549,000 and will continue to try to achieve further in-year reductions.

- 8.2 However, there is a risk that further in year budget savings may not be achievable. Therefore it is anticipated that it will be necessary to identify one off funding from reviewing the Council's earmarked reserves and details will be reported to a future Finance and Policy meeting. This strategy will avoid a call on the Unearmarked General Fund Reserve, which needs to be maintained to manage future financial risks.
- 8.3 The financial pressures facing the Council are not unique and national press reports over the last few weeks have highlighted significant financial issues in many councils, including Northamptonshire County Council, East Sussex County Council and Birmingham. This clearly indicates the financial pressures facing the sector and individual councils will need to develop local strategies to address their specific financial challenges.
- 8.4 To some extent the Council is in a better position in the short term than many other areas as it has implemented difficult decision over the last few years to cut expenditure, increase recurring income by increasing Council Tax, achieving housing growth and by carefully managing reserves.
- 8.5 However, as detailed in the 2019/20 to 2020/21 MTFS report considered by Finance and Policy Committee on 3rd September 2018, the financial outlook for the next three years is extremely challenging. The Council faces a 2019/20 budget deficit of £6m and further deficits in 2020/21 and 2021/22. This means further extremely difficult decisions will be required over the next three years to set balanced budgets.

9. RECOMMENDATIONS

- 9.1 It is recommended that Members note the report.

10. REASONS FOR RECOMMENDATIONS

- 10.1 To ensure that the Regeneration Services Committee has up to date information on the forecast 2018/19 General Fund Revenue budget outturn and Capital Programme.

11. BACKGROUND PAPERS

'Medium Term Financial Strategy 2017/18 to 2019/20' report to Finance and Policy Committee 03.09.18.

'Strategic Financial Management Report – as at 30th September 2018' report to Finance and Policy Committee 26.11.18.

12. CONTACT OFFICERS

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REVENUE FINANCIAL MONITORING REPORT FOR FINANCIAL YEAR 2018/19 as at 30th SEPTEMBER 2018

Approved 2018/2019 Budget £'000	Description of Service Area	Forecast Outturn as at 30th September 2018 Adverse/ (Favourable) £'000	Director's Explanation of Forecast Variance
(50)	Adult Education	0	
615	Cultural & Visitor Services	90	Adverse variance relates to shortfall in income at the Town Hall Theatre and Borough Hall.
468	Economic Regeneration	0	
97	Employment & Skills	0	
265	Planning & Development	115	The adverse variance relates to a potential shortfall in income from planning fees. It is difficult to predict the outturn in this area as approximately 80% of the fee income comes from large scale projects and the timing of these applications are difficult to predict.
0	Planning & Development - Contribution from Reserves	(115)	Income equalisation reserve used to fund the income shortfall in 2018/19. Planning fees have increased in 2018/19 by 20% and the position will need to be closely monitored to establish if this increase addresses the income shortfall.
(31)	Strategic Asset Management	0	
1,364	Total	90	

PLANNED USE OF RESERVES

The above figures include the 2018/2019 approved budget along with the planned use of Departmental Reserves created in previous years.
The details below provide a breakdown of these reserves

Approved 2018/2019 Budget £'000	Description of Service Area	Actual Usage 2018/2019 £'000	Variance Over/ (Under) £'000	Director's Explanation of Forecast Variance
Regeneration Committee				
30	Museum Acquisition Fund	48	18	Difference in timing of forecast use of reserves.
0	Economic Regeneration Schemes/YEI Match	88	88	Updated position in relation to timing of matched funding.
0	Adult Education (YEI Match)	5	5	Updated position in relation to timing of matched funding.
0	BIS (ISQ Workspace)	52	52	Difference in timing of forecast use of reserves.
17	Civic Lottery - Ward Member Budgets	17	0	
0	Local Plan	5	5	Reflects residual use of reserve in relation to final costs of the scheme.
0	Church St/Sq Business Support Grants (Corporate Reserve)	65	65	
0	Royal Navy Museum Reserve	173	173	Reflects agreed contribution to NMRN.
47	Total Regeneration Committee	453	406	

REGENERATION SERVICES COMMITTEE

Project Code	Scheme Title	BUDGET	EXPENDITURE IN CURRENT YEAR					Type of Financing	2018/19 COMMENTS
		A	B	C	D	E	F		
		2018/19 Budget £'000	2018/19 Actual as at 30/9/18 £'000	2018/19 Expenditure Remaining £'000	Expenditure Rephased into 2019/20 £'000	(B+C+D) 2018/19 Total Expenditure £'000	(E-A) 2018/19 Variance from Budget £'000		
7220	Housing - Private Sector Grants	50	2	48	0	50	0	GRANT	Income recycled from charges on properties in relation to old loan schemes.
7217	Housing - Raby Road CPO	5	5	0	0	5	0	GRANT	Complete.
8799	Housing - Major Repairs	58	12	46	0	58	0	RCCO	Funded from amounts set aside in the Major Repairs Reserve from the Housing Revenue Account (HRA)
8795	Social Housing & Empty Properties Phase 2	1,090	714	376	0	1,090	0	MIX	This scheme is near completion and a final evaluation will be undertaken when the works are complete.
7066	Avondene Accom, Church St	445	332	113	0	445	0	GRANT	Purchase and renovation of a block of 12 apartments known as 'Avondene' at 59-64 Church Street.
7182	Social Housing & Empty Properties Phase 3	2,736	0	2,736	0	2,736	0	MIX	New programme from 2018/19 has been agreed with Homes England grant funding and S.106 contributions and a report updating the HRA Business Plan to reflect the latest funding opportunities will be brought to Members in the new year.
8605	Housing - North Central Hartlepool Housing Regeneration	558	415	143	0	558	0	CAP REC	Scheme near completion and final payment expected in year.
7530	Developers Contributions (Section 106)	926	149	777	0	926	0	GRANT	Earmarked expenditure as specified in developer agreements. Details are set out in Appendix L
8956	ISQ - Church Square	1,560	941	796	0	1,737	177	MIX	Costs have increased and additional funding is being sought from the TVCA as detailed in the main body of the report.
8901	ISQ - Workspace	3,453	1,389	2,402	0	3,791	338	MIX	Costs have increased as a result of unforeseen issues arising from being a Grade 2 listed building, which has resulted in additional on site costs and a delayed completion date to March 2019. Additional funding is being sought from the TVCA as detailed in main body of the report.
7043	ISQ Church Street Public Realm	917	917	0	0	917	0	MIX	Scheme complete subject to minor snagging issues being resolved.
7048	ISQ Stockton Street Connectivity	1,169	38	910	221	1,169	0	MIX	The scheme is expected to start on site January 2019 and continue into next financial year.
8534	Church Street Heritage Scheme (HLF)	1,024	20	380	624	1,024	0	MIX	Discussions underway with property owners to determine grant applications.
7064	ISQ2 - Church Street Property Intervention	445	445	0	0	445	0	MIX	Costs to date relate to the purchase of 15 & 16 Church Street. A report will be brought to F&P early in 2019 to recommend options and refer to Council for approval of the renovation of 15 Church Street. A separate report will be produced later in 2019 in relation to 16 Church Street and the bid for HLF Conservation Deficit funding.
7504	Seaton - Costal Communities Fund (CCF)	386	276	110	0	386	0	MIX	Scheme is now substantially complete and expected to be within budget.
7049	Waterfront Public Realm	1,445	9	858	578	1,445	0	RCCO	Works are expected to start in January 2019 and continue into the next financial year.
7238	Museums Exhibition Equipment	2	2	0	0	2	0	GRANT	Scheme complete and final grant claim submitted.
8429	Adult Education - Replace IT	58	58	0	0	58	0	MIX	System upgrade funded from Adult Education Reserves.
Regeneration Committee Total		16,327	5,724	9,695	1,423	16,842	515		

Key

RCCO

MIX

UCPB

SCE

Revenue Contribution towards Capital

Combination of Funding Types

Unsupported Corporate Prudential Borrowing

Supported Capital Expenditure (Revenue)

GRANT

CAP REC

UDPB

CORP

Grant Funded

Capital Receipt

Unsupported Departmental Prudential Borrowing

Corporate Resources

REGENERATION SERVICES COMMITTEE

17th December 2018



Report of: Assistant Director (Economic Growth and Regeneration)

Subject: OXFORD ROAD AREA – PROPOSED STUDY

1. TYPE OF DECISION/APPLICABLE CATEGORY

1.1 Report for Information only.

2. PURPOSE OF REPORT

- 2.1 To provide Members of Regeneration Services Committee with an overview of funding allocated for the delivery of feasibility, master planning and options appraisal work for the Oxford Road Older Housing Area from the funding allocated to Thirteen Group from the Estate Regeneration Fund administered by the Homes and Communities Agency.
- 2.2 The report will provide background on the purpose of the fund and the allocated use of the fund in Hartlepool with the aim of commissioning regeneration feasibility work including a viability study for the Oxford Road Older Housing Area to be used to bid for funding for regeneration should it become available nationally.

3. BACKGROUND

- 3.1 The Department for Communities and Local Government (DCLG) and the Homes and Communities Agency (now Homes England) launched the Estate Regeneration Programme in 2016/17. This included funding to assist in the delivery of estate regeneration and to fund schemes that were stalled but fundamentally viable over the life of the project and was mainly directed at the regeneration of social housing projects. As part of this fund £30million was made available to enable landlords at the early stages of regeneration projects to conduct feasibility studies, viability assessments, masterplanning, community engagement and partner or procurement advice.
- 3.2 Thirteen Housing Group submitted a bid to this fund and was successful in securing a £1.8 million funding allocation for a range of regeneration feasibility projects across the Tees Valley. As a result of this allocation the Tees Valley Estate Regeneration Project Board was established, this is attended by representatives of all the Tees Valley Local Authorities, Thirteen

Group, DCLG and Homes England and the remit is to identify priority projects and opportunities for intervention and ensure all allocated funds were spent by the deadline of 31st March 2019.

- 3.3 A number of projects in Hartlepool were supported by the group and funding of £31,720 was allocated for the delivery of feasibility, masterplanning and options appraisal work for the Oxford Road Older Housing Area.

4. PROPOSALS

- 4.1 It is proposed that the £31,720 funding allocated to the Oxford Road Older Housing Area be used for its purpose of conducting research including the feasibility of regeneration and an appraisal of the possible options for intervention moving forward. It is proposed that external consultants are commissioned to carry out this study which is to conclude before the deadline of the 31st March 2019.
- 4.2 The decision to commission a masterplan for the Oxford Road Older Housing Area has been taken due to the concerns raised to the Council by residents of this area and the perceived view that the area is experiencing problems of housing market failure, low demand and crime and anti-social behaviour. The aim of the study is to establish the background, baseline statistics, key issues, strategic option generation, development and appraisal with associated indicative costs. The overall aim is to establish a more comprehensive evidence based business case for this area that not only factors the cost of carrying out various regeneration options but also underlies the impact and cost of not doing anything. The study does not symbolise the start of intervention in the area only provides the background to bid for funding should it become available nationally.

5. RISK IMPLICATIONS

- 5.1 The funding contract requires the funds to be spent prior to the 31st March 2019. Should this be deemed unlikely then the funding will be redistributed to other partners in the group of which can guarantee spend within the defined time period.

6. CONSULTATION

- 6.1 Initial consultation has taken place with providers of services in the Oxford Road area in the form of a series of workshops to explore issues the area may be experiencing and look at potential options. The outcome of these workshops will be fed into this study.

7. OTHER CONSIDERATIONS

Financial Considerations	No relevant issues
Legal Considerations	No relevant issues

Consultation	No relevant issues
Child/Family Poverty Considerations	No relevant issues
Equality and Diversity Considerations	No relevant issues
Section 17 of The Crime And Disorder Act 1998 Considerations	No relevant issues
Staff Considerations	No relevant issues
Asset Management Considerations	No relevant issues

8. RECOMMENDATIONS

- 8.1 Members note the contents on the report in particular the proposal to appoint external consultants to carry out of feasibility, masterplanning and options appraisal work for the Oxford Road Older Housing Area to be completed by the 31st March 2019.

9. CONTACT OFFICER

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