

REGENERATION SERVICES COMMITTEE AGENDA



Wednesday 24 July 2019

at 10.00am

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

MEMBERS: REGENERATION SERVICES COMMITTEE

Councillors C Akers-Belcher, Brown, Cartwright, Cassidy, Lindridge, Marshall and Smith.

1. APOLOGIES FOR ABSENCE

2. TO RECEIVE ANY DECLARATIONS OF INTEREST BY MEMBERS

3. MINUTES

- 3.1 Minutes of the meeting held on 18th March 2019 (*previously circulated and published*).

4. BUDGET AND POLICY FRAMEWORK

- 4.1 Residential Design Supplementary Planning Document – *Assistant Director (Economic Growth and Regeneration)*
- 4.2 Statement of Community Involvement (SCI) 2019 – *Assistant Director (Economic Growth and Regeneration)*

5. KEY DECISIONS

- 5.1 Thirteen Group Withdrawal from Compass Choice Based Lettings – *Assistant Director (Economic Growth and Regeneration)*
- 5.2 Identified Indigenous Growth Fund Regeneration Projects – *Assistant Director (Economic Growth and Regeneration)*



6. OTHER ITEMS REQUIRING DECISION

No items.

7. ITEMS FOR INFORMATION

No items.

FOR INFORMATION

Date of next meeting – Wednesday 18 September 2019 at 10.00 am in the Civic Centre, Hartlepool.



REGENERATION SERVICES COMMITTEE

24 July 2019



Report of: Assistant Director (Economic Growth and Regeneration)

Subject: RESIDENTIAL DESIGN SUPPLEMENTARY PLANNING DOCUMENT

1. TYPE OF DECISION/APPLICABLE CATEGORY

1.1 Part of the Budget and Policy Framework.

2. PURPOSE OF REPORT

2.1 The purpose of this report is to inform the Regeneration Services Committee of the results from the targeted consultation on the Draft Residential Design Supplementary Planning Document (SPD) (see **Appendix 3**), which was consulted on during 12 November 2018 to 14 January 2019 and to seek approval for the amended SPD to be reported to the Council meeting in September 2019 for adoption.

3. BACKGROUND

- 3.1 This SPD links to a number of relevant 2018 Hartlepool Local Plan policies. This includes policies CC1 (Minimising and adapting to Climate Change), QP3 (Location, Accessibility, Highway Safety and Parking), QP4 (Layout and Design of Development), QP5 (Safety and Security), QP7 (Energy Efficiency), HSG1 (New Housing Provision), HE1 (Heritage Assets) and NE1 (Natural Environment).
- 3.2 The purpose of the SPD is to provide further detail on how the above Local Plan policies can be implemented by setting out the Council's design aspirations for new residential development. The SPD contains guidance and best practice relating to several aspects of design including density, local distinctiveness, accessibility, safety and energy efficiency.
- 3.3 The Council seeks to move away from generic "anywhere estates" that can lack identity. This SPD will assist developers in creating sustainable residential areas, ensuring dwellings and spaces are of high quality, energy efficient design that reflect the Borough's heritage and instils a sense of pride and place in residents.

- 3.4 The SPD does not contain any policies. It sets out a series of best practice recommendations that will be a useful tool in shaping planning proposals and it will be a material consideration when determining planning applications. Developers are advised to consider the SPD prior to the submission of a planning application and aim to incorporate its design principles where possible.
- 3.5 The SPD will be applied in the consideration of all new residential development, across all wards within the Borough.
- 3.6 At the Regeneration Services Committee meeting of 18 June 2018, it was approved that the Draft SPD be circulated for public consultation, for officers to make any amendments to the Draft SPD and for the final version to be brought back to the Regeneration Services Committee.
- 3.7 During a nine week consultation period, starting in November 2018, a total of 12 consultees made representations on the Draft SPD. Where appropriate, the Residential Design SPD has been revised accordingly. Representations, an officer response and the resultant amendment to the SPD is included within the Consultation Statement (**Appendix 4**). With permission from the Regeneration Services Committee, the revised SPD will be presented to full Council in September 2019 for adoption.

4. PROPOSALS

- 4.1 No options submitted for consideration other than the recommendation.

5. LEGAL CONSIDERATIONS

- 5.1 The SPD has been prepared in accordance with the Planning and Compulsory Purchase Act (2004) (as amended) and the Town and Country Planning (Local Planning) (England) Regulations (2012) (as amended).
- 5.2 As set out in under section 12 of the National Planning Policy Framework (NPPF, 2019), Local Planning Authorities must set out planning policies for the creation of high quality buildings and places. Paragraph 126 of the NPPF advises that SPDs could be used to provide maximum clarity about design expectations.

6. CONSULTATION

- 6.1 The Draft SPD has been subject to a nine week consultation period, starting on 12 November 2018 and ending 14 January 2019. The statutory minimum timeframe for consultation on a SPD is four weeks, as set out in regulation 12 of the Town and Country Planning (Local Planning) (England) Regulations 2012. The consultation was carried out in accordance with the Council's adopted Statement of Community Involvement (SCI).

- 6.2 139 external and internal consultees were contacted via email or letter. This included housebuilders, residents' associations, Parish Councils and adjacent Local Authorities. The statutory consultees Historic England, the Environment Agency and Natural England were consulted. The SPD was also available on the Council's website enabling any interested parties to view and comment on it.
- 6.3 A total of 12 consultees made representations on the Draft SPD. Representations mainly focused on a concern that the SPD would be setting out policy requirements. Some revisions have been made throughout the SPD to be clear that it sets out best practice considerations and recommendations, rather than requirements. Several representations sought clarity in the text and layout, and appropriate revisions have been made.
- 6.4 A Consultation Statement, including the full schedule of representations, along with an officer response and suggested SPD amendments is provided at **Appendix 4**.

7. CHILD/FAMILY POVERTY CONSIDERATIONS

- 7.1 See **Appendix 1**.

8. EQUALITY AND DIVERSITY CONSIDERATIONS

- 8.1 The consultation on the SPD was carried out in accordance with the Council's adopted SCI, which has been prepared in compliance with relevant protocols relating to equality and diversity.
- 8.2 The SPD itself is unlikely to have any adverse impacts upon any people with protected characteristics. The SPD encourages consideration of design that would respond to the needs of the disabled, elderly and those with dementia and so some positive impacts are envisaged. See **Appendix 2**.

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

- 9.1 The Crime and Disorder Act 1998 requires local authorities to consider crime and disorder reduction in the exercise of all their duties, activities and decision-making. The Council is committed to securing safe and secure environments within the Borough.
- 9.2 The SPD contains a section entitled "Creating Safe Housing Areas" that focuses on creating homes and areas that are resilient to crime and antisocial behaviour. The section provides guidance on matters including natural surveillance, location of parking, appropriate lighting and secure dwellings.

10. OTHER CONSIDERATIONS

Risk Implications	No relevant issues
Financial Considerations	No relevant issues
Consultation	No relevant issues
Staff Considerations	No relevant issues
Asset Management Considerations	No relevant issues

11. RECOMMENDATIONS

- 11.1 Note and agree the content of the revised Residential Design SPD following the public consultation and to submit the revised SPD to full Council in September for adoption.

12. REASONS FOR RECOMMENDATIONS

- 12.1 The Residential Design SPD, when adopted, will form part of the Hartlepool Local Development Framework. It will be a material consideration in the determination of planning applications. Following the SPD's recommendations will allow for a higher standard of design quality within new residential development within the Borough.

13. BACKGROUND PAPERS

- 13.1 Hartlepool Local Plan (2018)
https://www.hartlepool.gov.uk/downloads/file/4393/hartlepool_local_plan_-_adopted_may_2018pdf
- 13.2 National Planning Policy Framework (2019)
https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/779764/NPPF_Feb_2019_web.pdf
- 13.3 Town and Country Planning (Local Planning) (England) Regulations 2012
<http://www.legislation.gov.uk/ukxi/2012/767/made>
- 13.4 Hartlepool Statement of Community Involvement (Consultation Draft, 2018)
https://www.hartlepool.gov.uk/downloads/file/4844/statement_of_community_involvement_-_consultation_version_-_december_2018

14. CONTACT OFFICERS

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POVERTY IMPACT ASSESSMENT FORM

1. Is this decision a Budget & Policy Framework or Key Decision? Yes If YES please answer question 2 below				
2. Will there be an impact of the decision requested in respect of Child and Family Poverty? YES / NO If YES please complete the matrix below				
GROUP	POSITIVE IMPACT	NEGATIVE IMPACT	NO IMPACT	REASON & EVIDENCE
Young working people aged 18 - 21				
Those who are disabled or suffer from illness / mental illness				
Those with low educational attainment				
Those who are unemployed				
Those who are underemployed				
Children born into families in poverty				
Those who find difficulty in managing their finances				
Lone parents				
Those from minority ethnic backgrounds				
Poverty is measured in different ways. Will the policy / decision have an impact on child and family poverty and in what way?				
Poverty Measure (examples of poverty measures appended overleaf)	POSITIVE IMPACT	NEGATIVE IMPACT	NO IMPACT	REASON & EVIDENCE

POVERTY IMPACT ASSESSMENT FORM

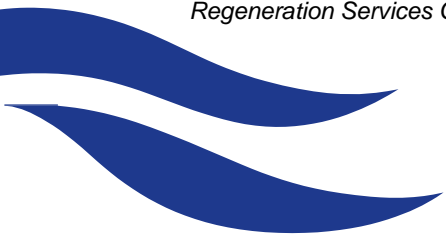
Overall impact of Policy / Decision			
NO IMPACT / NO CHANGE		ADJUST / CHANGE POLICY / SERVICE	
ADVERSE IMPACT BUT CONTINUE		STOP / REMOVE POLICY / SERVICE	
Examples of Indicators that impact of Child and Family Poverty.			
Economic			
Children in Low Income Families (%)			
Children in Working Households (%)			
Overall employment rate (%)			
Proportion of young people who are NEET			
Adults with Learning difficulties in employment			
Education			
Free School meals attainment gap (key stage 2 and key stage 4)			
Gap in progression to higher education FSM / Non FSM			
Achievement gap between disadvantaged pupils and all pupils (key stage 2 and key stage 4)			
Housing			
Average time taken to process Housing Benefit / Council tax benefit claims			
Number of affordable homes built			
Health			
Prevalence of underweight children in reception year			
Prevalence of obese children in reception year			
Prevalence of underweight children in year 6			
Prevalence of obese children in reception year 6			
Life expectancy			

EQUALITY AND DIVERSITY IMPACT ASSESSMENT FORM

Department	Division	Section	Owner/Officer	
Regeneration & Neighbourhoods	Economic Growth and Regeneration	Planning and Development	Matthew King	
Service, policy, practice being reviewed/changed or planned	New Residential Design SPD			
Why are you making the change?	To help improve the quality of housing development in the Borough			
How might this impact (positively/negatively) on people who share protected characteristics?				
		Please tick	POSITIVELY	NEGATIVELY
Age			<input checked="" type="checkbox"/>	
The SPD is not age specific although some of the guidance within it may lead to better quality housing design for the elderly.				
Disability			<input checked="" type="checkbox"/>	
Some of the guidance and best practice in the SPD could help improve the design and adaptability of housing to the benefit of people with disabilities				
Gender Re-assignment				
N/A				
Race				
N/A				
Religion				
N/A				
Gender				
N/A				
Sexual Orientation				
N/A				
Marriage & Civil Partnership				
N/A				
Pregnancy & Maternity				
N/A				
Has there been consultation /is consultation planned with people who will be affected by this policy? How has this affected your decision making?	The consultation on the SPD was carried out in accordance with the Council's adopted SCI, which has been prepared in compliance with relevant protocols relating to equality and diversity			
As a result of your decision how can you mitigate negative/maximise positive outcomes and foster good relationships?	The SPD sets out best practice recommendations which should foster good quality design in new housing developments.			

EQUALITY AND DIVERSITY IMPACT ASSESSMENT FORM

Describe how you will address and monitor the impact	1. No Impact - No Major Change <i>Considered that the SPD will lead to better quality design of development, having a positive impact on the elderly and those with disabilities.</i>		
	2. Adjust/Change Policy N/A		
	3. Adverse Impact but Continue as is N/A		
	4. Stop/Remove Policy/Proposal N/A		
Initial Assessment	09/09/18	Reviewed	03/06/19
Completed	04/06/19	Published	00/00/00



Hartlepool Borough Council

Residential Design Guide Supplementary Planning Document

Final Version



June 2019



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1. INTRODUCTION

What is this document?

- 1.1 The purpose of this Residential Design Supplementary Planning Document (SPD) is to set out the Council's design aspirations for new residential development. The SPD contains guidance and best practice relating to several aspects of design including density, local distinctiveness, accessibility, safety and energy efficiency.
- 1.2 The Council seeks to move away from generic "anywhere estates" that can lack identity. This SPD will assist developers in creating sustainable residential areas, ensuring dwellings and spaces are of high quality, energy efficient design that reflect the Borough's heritage and instils a sense of pride and place in residents.
- 1.3 This SPD has been produced in accordance with statute, national and local planning policy and guidance. This SPD is a material consideration when determining planning applications. Developers are advised to consider this SPD prior to the submission of a planning application and aim to incorporate its design principles where possible. It is acknowledged that it is unlikely that it will be possible to implement all the recommendations within the SPD (for reasons such as site constraints, designations, viability, design appropriateness, and competing requirements); however, the recommendations will be a useful tool in shaping proposals and in allowing decision makers to understand proposals' compliance with relevant statute, national and local planning policy and guidance.

2. HOW THIS SPD LINKS TO OTHER PLANS, POLICIES AND GUIDANCE

National Planning Policy and Guidance

National Planning Policy Framework (NPPF)

- 2.1 The key principle running through the National Planning Policy Framework 2019 (NPPF) is the presumption in favour of sustainable development. The Council echo the views of the NPPF and seek to deliver sustainable residential areas across the Borough.
- 2.2 This SPD has been put together with the principles of the NPPF in mind, with particular regard to the three objectives of sustainability set out in paragraph 8, which are:
- a) **An economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordination the provision of infrastructure.
 - b) **A social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
 - c) **An environmental objective** – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigation and adapting to climate change, including moving to a low carbon economy.
- 2.3 The NPPF expands on the requirements set out in statute¹, and sets out the importance of good design in relation to providing sustainable development. Paragraph 124 states:
- “Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities”.*
- 2.4 In recognising the role SPDs can play in supporting good design, paragraph 126 states:
- “To provide maximum clarity about design expectations at an early stage, plans or supplementary planning documents should use visual tools such as design guides and codes. These provide a framework for creating distinctive places, with a consistent and high quality standard of design. However their level of detail and degree of prescription should be tailored to the circumstances in each place, and should allow a suitable degree of variety where this would be justified.”*
- 2.5 The move to a low carbon future is reinforced via paragraphs 150, 151 and 153, with paragraph 153 being pertinent to this SPD:

¹ Planning and Compulsory Purchase Act 2004 s39 (2A)
19.07.24 - RSC - 4.1 - Residential Design Supplementary Planning Document - Appendix 3

APPENDIX 3

“In determining planning applications, local planning authorities should expect new development to:

b) take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption”.

- 2.6 The Council, via the 2018 Local Plan, has planned for different types of housing in different locations, but to further assist in meeting the aims of NPPF paragraph 61, guidance is set out in this SPD with regards to how to provide for different types of people within our community, e.g. families, those with disabilities and the elderly. It is not enough to just provide a home; we should seek to ensure that homes can evolve as occupiers needs change.
- 2.7 A comprehensive list of all relevant NPPF paragraphs is set out in Appendix 1.

National Planning Policy Guidance (NPPG)

- 2.8 Guidance to support the NPPF was first published in March 2014 and is updated periodically. Many sections are pertinent to this SPD and the Council echoes the requirements set out in NPPG and elaborates on them further within this document. A list of relevant NPPG chapters can be viewed in Appendix 2.

Building Regulations 2000 (as amended)

- 2.9 Building Regulations set out the minimum statutory requirements with regards to energy efficiency including thermal elements and water efficiency requirements in new and existing buildings. The Building Regulations also set out minimum standards for how accessible new dwellings should be and set standards for matters such as providing level access, downstairs WC's and switch and socket heights. Further standards and information on how to comply with the Building Regulations relating to thermal efficiency in new dwellings is set out in approved document L1A (Conservation of Fuel and Power in new dwellings); the latest edition came into effect on 6 April 2014. Further standards and information on how to comply with the Building Regulations relating to access to new dwellings is set out in approved document M: Volume 1: Dwellings which came into effect on 1 October 2015.

Historic England planning advice

- 2.10 Historic England have a suite of published documents providing planning advice that are useful to guide development proposals that would affect heritage assets or their settings. These are made up of:
- Good Practice Advice notes (GPAs) that provide supporting information on good practice, particularly looking at the principles of how national policy and guidance can be applied, and
 - Historic England Advice Notes (HEANs) that include detailed, practical advice on how to implement national planning policy and guidance².

Local Policies and Guidance

- 2.11 When producing this SPD, key Council documents were assessed and this SPD reflects the aims and aspirations of those documents. The key documents are:
- Hartlepool Council Plan (2017- 2020)
 - Hartlepool's Ambition - Community Strategy (2014 – 2020)
 - Local Plan (2018)

² Available on the Historic England website: <https://historicengland.org.uk/advice/planning/planning-system/>

- Rural Neighbourhood Plan (2018)
- Covenant of Mayors (2009)
- Climate Change Strategy (2010-2020)

Hartlepool Council Plan 2017 – 2020

- 2.12 In July 2017, the Council launched the Council Plan and Financial Strategy covering the period up to 2020 along with a five-year capital investment programme. The plan outlines the Council's top six priorities and for each priority there is a range of projects and initiatives which the Council promises to deliver on.
- 2.13 This SPD has been put together with the aims of the Council plan in mind, especially the priority relating to 'Developing Hartlepool as a great place to live'.

Hartlepool's Ambition - Community Strategy (2014 - 2020)

- 2.14 The vision set out within the Sustainable Community Strategy is that:
- "Hartlepool will be an ambitious, healthy, respectful, inclusive, thriving and outward-looking community, in an attractive and safe environment, where everyone is able to realise their potential".*
- 2.15 This SPD has been put together with the overarching Community Strategy vision in mind, with particular attention paid to creating inclusive, healthy, attractive and safe places to live.

2018 Hartlepool Local Plan

- 2.16 This SPD considers and elaborates on policies within the 2018 Local Plan. Policies CC1, CC2, INF1, INF2, QP3, QP4, QP5, QP7, HSG4, HSG5, HSG5a, HSG6, HSG7, HSG8, HE1, HE3, HE4, HE5, NE1, NE2 and NE4 cover a range of subjects such as climate change adaptation and mitigation, infrastructure, design and layout, access, parking and highway safety, heritage, green spaces and ecology. All of the above policies, when considered as a whole, seek to ensure that Hartlepool is a desirable place to live.
- 2.17 This SPD has been put together with the principles of the above mentioned policies in mind with particular attention being paid to the overall design of new housing including its energy efficiency, overall appearance and function of the area as a whole.

2018 Rural Neighbourhood Plan

- 2.18 The Rural Neighbourhood Plan was made in December 2018. The Plan sets out that the overall vision for the rural area for the next 15 years is:
- "To maintain and enhance the quality of life for all sections of the community and the vibrancy of the villages, ensuring that the area retains its rural character and historic and environmental assets, maintains the links between all of its small settlements, adjoining parishes and the urban area of Hartlepool, and develops in such a way as to meet the present and future needs of the rural community"*
- 2.19 The specific policies that link to this SPD are GEN2, H4, H5, NE1, NE2, HA1, HA2, HA3, HA4, which cover design, new housing development and heritage assets.

APPENDIX 3

- 2.20 The Rural Neighbourhood Plan is supported by Village Design Statements for Dalton Piercy, Elwick and Greatham. The Village Design Statements provide detailed guidance for these villages.
- 2.21 Tees Valley Climate Change Strategy (2010-2020) and the Covenant of Mayors (2010)
The Tees Valley Climate Change Strategy was adopted by the Council in 2010 and focuses on several topics including adaptation, waste and transport. It aims to reduce the Borough's CO₂ emissions and adapt to climate change. In 2009 Hartlepool Borough Council, along with the other 12 North East local authorities, signed up to the EU's Covenant of Mayors initiative. The Covenant of Mayors is a written commitment to go beyond the European Union's (EU) target to reduce carbon dioxide emissions by 20% by 2020.
- 2.22 This SPD has been put together with the Climate Change Strategy principles and Covenant of Mayors target in mind and gives particular detail on how to build more efficient homes.

Building for Life 12

- 2.23 Paragraph 129 of the NPPF stipulates that local planning authorities should ensure that they have access to, and make appropriate use of, tools and processes for assessing and improving the design of development, including assessment frameworks such as Building for Life.
- 2.24 Building for Life 12³ is a government-endorsed industry standard for well-designed homes and neighbourhoods. Local communities, local authorities and developers are encouraged to use it to guide discussions about creating good places to live.
- 2.25 Such tools are of most benefit if used as early as possible in the evolution of schemes, and are particularly important for significant projects such as large scale housing developments. The Council would therefore encourage developers to consider the 12 questions set out in Building for Life 12 in designing a scheme and to actively seek 'Built for Life™' accreditation.
- 2.26 Based on Building for Life 12's 'traffic light' system, developments that achieve 9 'greens' are eligible for 'Built for Life™' accreditation. 'Built for Life™' accreditation is a quality mark available immediately after planning approval, offering developers the opportunity to promote the quality of their developments during sales and marketing activity. It will also help those seeking a home to find a place to live which has been designed to have the best possible chance of becoming a popular and desirable neighbourhood.
- 2.27 In providing pre-application advice and assessing applications, the Council will utilise Building for Life 12 and have regard to the outcome of this process.

³ Birkbeck D and Kruczkowski S (2015) Building for Life 12: The sign of a good place to live
19.07.24 - RSC - 4.1 - Residential Design Supplementary Planning Document - Appendix 3

3. PRE APPLICATION AND SUBMISSION

- 3.1 Following the steps below may help achieve a favourable outcome on a planning application.

1. Is the development in the appropriate location?

- View the 2018 Local Plan Policies Map
- View the 2018 Local Plan



2. Is the development appropriate?

Type of dwellings – View the most up to date Hartlepool Strategic Housing Market Assessment to ascertain the housing need.

The site and surrounds - Gain an understanding of the site in its context.

The design - Use chapter 4 for guidance covering aspects of design.

3. What do the Council and others think?

Pre application advice (One Stop Shop meeting) - gain feedback from technical experts such as highway engineers, ecologist, environmental protection etc. There is a fee payable for advice; current fees can be viewed online at:
(https://www.hartlepool.gov.uk/info/20222/planning/373/planning_advisory_service)

External Consultees – applicants are advised to make pre-application contact with relevant bodies where their interests would be affected by the proposals. The Environment Agency, Historic England and Natural England all provide pre-application advice services.

External design advice - the North East Design Review and Enabling Service (NEDRES) can provide expert impartial advice on the architecture, landscape, urban design and climate change impacts of development proposals and master plans.

What do the public think - In accordance with NPPF paragraph 66 developers are encouraged to carry out consultation with the community prior to submission. A statement setting out the consultation activity, feedback and any amendments is welcomed.

4. Submitting the application

View the Council's validation list to check what you need to submit (more detailed site specific advice can be provided through the One Stop Shop Service):
https://www.hartlepool.gov.uk/info/20222/planning/381/planning_application_validation

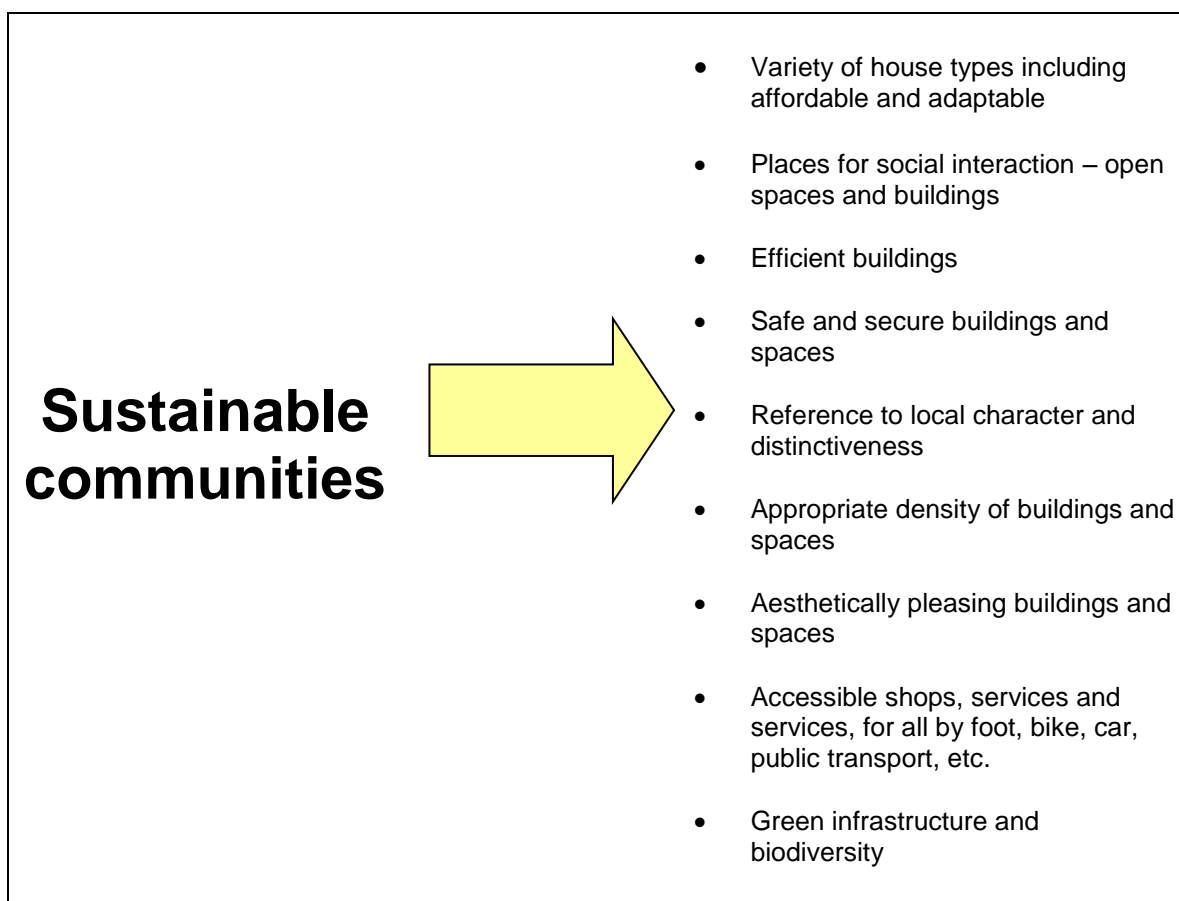
Sustainability Statement

A sustainability statement is required for all major residential development to indicate how the proposal meets with the sustainability objectives of the NPPF and 2018 Local Plan. The statement should include information relating to energy saving measures and set out how the proposal aims to provide 10% renewable and/or decentralised energy in accordance with Local Plan policy CC1.

4. GENERAL DESIGN ASPIRATIONS

A. Creating Sustainable Communities

- 4.1 The Council seeks to create sustainable communities. A sustainable community incorporates a mixture of elements as shown below:



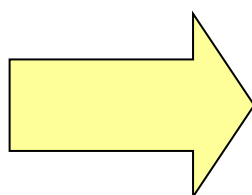
- 4.2 A sustainable community can improve the quality of life for residents and bring about meaningful mental and physical health benefits. A sustainable community should not exclude people with different abilities, incomes, etc. everyone should be given the opportunity to live in a good quality home and be part of a community.
- 4.3 The location of housing and the provision of affordable housing are discussed in other local planning documents.⁴ The sections below set out advice on how to achieve a number of measures that in turn, when considered as a whole, help achieve a sustainable community.

⁴ Hartlepool Local Plan 2018 and the Planning Obligations SPD
19.07.24 - RSC - 4.1 - Residential Design Supplementary Planning Document - Appendix 3

B. Building at an Appropriate Density

- 4.4 Density relates to the number of dwellings built on a measured area of land. Hartlepool has historically had high density areas in the Town Centre, characterised by small terraced housing. Hartlepool was not subject to the construction of modern high rise tower blocks in the 1960's and 1970's like many other towns in the North East.
- 4.5 Different sites are built at different densities for many reasons. The Council seeks to provide new housing areas at a density that is reflective of the surrounding area and complements the positive aspects within the Borough that already exist.
- 4.6 To determine the appropriate density an assessment of the site, its constraints, and the density of the surrounding area should be undertaken, considering plot sizes and open space provision. In having regard to the need to preserve or enhance the significance of heritage assets, consideration must be given in historic areas to how character is defined by existing residential density, and reflected within development proposals. If an area is low density, it is often more appropriate to reflect such densities and provide for generous front and back gardens or large open spaces and play facilities. The assessment of the site and its surroundings should assist in determining how many dwellings are suitable on the site; the site should not be designed so that it merely provides for a predetermined number of units. Some sites allocated through the Local Plan have specific development policies relating to them. These policies contain detail with regard to the amount of developable land and the size of green spaces, assisting in setting an appropriate density.

An appropriate density ensures residents have



- Daylight and sunlight passing through the dwelling
- Privacy
- Adequate parking
- Amenity space
- Adequate internal space

Outdoor Amenity Space

- 4.7 Residents should have the space to enjoy their private amenity space and undertake day to day activities, like drying clothes, eating out and playing. Private amenity space, especially to the front, should visually add to the quality of the home and the area.

In-curtilage amenity space considerations

- Provide sufficient space for the anticipated day to day needs of the residents.
- Use vegetation and/or landscaping to improve the overall visual quality of the dwelling and the area.
- Ensure amenity space is useable e.g. it should not be steeply sloping.
- Orientate the amenity space so it benefits from good levels of daylight.
- Ensure amenity space is commensurate to the size of the dwelling.

Daylight, Sunlight and Privacy

- 4.8 Residents should be able to enjoy their home and should enjoy a certain level of natural light, should benefit from privacy and should not be unreasonably overlooked by neighbours or passers-by.

Sufficient daylight, sunlight and privacy considerations

- Ensure glazing reduces the need for lighting by maximising glazing in habitable rooms.
- Windows in side elevations can be useful in allowing light into the property and providing natural surveillance but must be obscurely glazed or be screened where they would adversely impact upon the privacy of neighbours. ”
- Provide and maintain separation distances of at least 20m from habitable room to habitable room.
- Provide and maintain separation distances of at least 10m from habitable room to non-habitable room and/or gable end.
- The principle elevations of a commercial unit are to be treated the same as the principle elevations of a dwelling i.e. the principle elevation of a dwelling should be located at least 20m from the principle elevation of a commercial unit.

Car Parking

- 4.9 The Council seeks to encourage sustainable transport modes; however it is often the case that many households own at least one car and in many instances two or three. If car parking is not catered for within housing areas then it can become problematic, blocking up roads and paths and appear unsightly and dominate the street scene.

Appropriate car parking considerations

- Usually provide for two spaces per one, two or three bedroom dwelling, and three spaces per four bedroom and larger dwelling; this may only be reduced in areas that are served by sustainable transport or where car ownership is anticipated to be low.
- Parking bays should be in close proximity to dwellings and in most circumstances parking should be in-curtilage.
- An in-curtilage space should measure 6m long but in constrained circumstances this may be reduced to 5m.
- An in-curtilage space should measure 3m wide but in constrained circumstances this may be reduced to 2.4m.
- For garages to be considered as parking spaces they should be, as a minimum, 3m wide and 6m in length.
- In-curtilage parking should be well integrated into the design of the development, conveniently located and not overly dominant or visually intrusive, with appropriate landscaping in between driveways.
- Communal parking should be in the form of small blocks with landscaping, feature paving or street furniture laid out in-between blocks or in some instances bays.
- A bay in a car park should be 2.4m x 4.8m with adequate space to manoeuvre in and out.
- Appropriate permeable paving should be used where possible and/or a SuDS scheme to mitigate for any increase in surface water run-off.

Internal Space

- 4.10 Residents should have sufficient space within their homes to undertake typical day to day activities. Providing adequate space within dwellings allows households to socialise with family members and guests, improves storage capacity, improves space for solitary activities, provides greater flexibility in arranging rooms to meet different/changing needs, allows more opportunity for working from home, provides more space for managing waste and recycling, and improves daylight and ventilation.
- 4.11 The Government considers that it is appropriate for local authorities to have the right to influence the size and nature of development in their local area, but is of the view that this will be most effectively delivered through the development of a single national space standard⁵.
- 4.12 The Nationally Described Space Standard (NDSS)⁶ deals with internal space within new dwellings and is suitable for application across all tenures. It sets out requirements for the Gross Internal (floor) Area of new dwellings at a defined level of occupancy as well as floor areas and dimensions for key parts of the home, notably bedrooms, storage and floor to ceiling height. The Gross Internal Area of a dwelling is defined as the total floor space measured between the internal faces of perimeter walls⁷ that enclose the dwelling. This includes partitions, structural elements, cupboards, ducts, flights of stairs and voids above stairs.
- 4.13 Whilst many of the new dwellings in the Borough achieve the recommended Gross Internal Area measurements set out in Table 1, a significant proportion still fall short of this standard and there is a long term downward trend in the size of new homes nationally. Furthermore, the majority of new dwellings delivered in the Borough do not achieve the standard for bedroom sizes.
- 4.14 It is acknowledged that in order to make all new housing developments comply with the NDSS, these requirements must be set out and fully evidenced through a policy within the Council's Local Plan. The NDSS are not set out within the Council's recently adopted Local Plan (2018) and are therefore not a policy requirement. Furthermore, it is acknowledged that certain circumstances may preclude new housing developments from adopting the NDSS and the Council therefore wishes to maintain a flexible approach to internal space standards through this SPD. However, in order to encourage the construction of new homes that provide sufficient internal space for new occupants, the Council recommends that applicants consider adopting these standards (as set out in the following tables) when designing housing schemes and house types, wherever possible⁸. These space standards can also be used as a benchmark to understand whether developments in Hartlepool are providing appropriate internal space and, where schemes are consistently underperforming, this will assist the Council in deciding whether to adopt the NDSS in future through a revision to the Local Plan.
- 4.15 Where new dwellings meet the recommended gross internal floor area but fail to achieve adequate floor space in specific rooms, minor internal alterations to house types could enable these dwellings to meet the national space standards without significant impacts on viability.

⁵ DCLG (2015) Housing Standards Review – Final Implementation Impact Assessment

⁶ DCLG (2015) Technical housing standards – nationally described space standards

⁷ The internal face of a perimeter wall is the finished surface of the wall. For a detached house, the perimeter walls are the external walls that enclose the dwelling, and for other houses or apartments they are the external walls and party walls.

⁸ Furnished layouts are not required to demonstrate compliance.

Adequate internal space considerations

- New dwellings should provide at least the gross internal floor area and built-in storage area set out in Table 1 below⁹.
- A dwelling with two or more bedspaces should have at least one double (or twin) bedroom.
- In order to provide one bedspace, a single bedroom should have a floor area of at least 7.5m² and be at least 2.15m wide.
- In order to provide two bedspaces, a double (or twin bedroom) should have a floor area of at least 11.5m².
- One double (or twin bedroom) should be at least 2.75m wide and every other double (or twin) bedroom should be at least 2.55m wide.
- Any area with a headroom of less than 1.5m is not counted within the Gross Internal Area unless used solely for storage (if the area under the stairs is to be used for storage, assume a general floor area of 1m² within the Gross Internal Area).
- Any other area that is used solely for storage and has a headroom of 0.9m- 1.5m (such as under eaves) should be counted at 50% of its floor area, and any area lower than 0.9m should not be counted at all.
- A built-in wardrobe counts towards the Gross Internal Area and bedroom floor area requirements, but should not reduce the effective width of the room below the minimum widths set out above. The built-in area in excess of 0.72m² in a double bedroom and 0.36m² in a single bedroom counts towards the built-in storage requirement.
- The minimum floor to ceiling height is 2.3m for at least 75% of the Gross Internal Area.

Table 1. Recommended Minimum Gross Internal Floor Areas and Storage (m²)

Number of bedrooms	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage ¹⁰
1	1	39 (37) ¹¹			1.0
	2	50	58		1.5
2	3	61	70		2.0
	4	70	79		
3	4	74	84	90	2.5
	5	86	93	99	
	6	95	102	108	
4	5	90	97	103	3.0
	6	99	106	112	
	7	108	115	121	
	8	117	124	130	
5	6	103	110	116	3.5
	7	112	119	125	
	8	121	128	134	
6	7	116	123	129	4.0
	8	125	132	138	

⁹ Gross Internal Areas (GIAs) for one storey dwellings include enough space for one bathroom and one additional WC (or shower room) in dwellings with 5 or more bedspaces. GIAs for two and three storey dwellings include enough space for one bathroom and one additional WC (or shower room). Additional sanitary facilities may be included without increasing the GIA provided that all aspects of the space standard have been met.

¹⁰ Built-in storage areas are included within the overall GIAs and include an allowance of 0.5m² for fixed services or equipment such as a hot water cylinder, boiler or heat exchanger.

¹¹ Where a 1 bedroom, 1 person, one storey dwelling has a shower room instead of a bathroom, the floor area may be reduced from 39m² to 37m², as shown bracketed.

C. Creating Accessible Housing Areas

4.16 Residential developments should be built in accordance with the Tees Valley Residential and Industrial Estate Design Guide and Specification¹². As a starting point the key factors to consider in creating accessible housing areas are set out below:

- Residents and visitors
- Sustainable transport
- Access
- Parking
- Ease of movement
- Visibility
- Safety
- Service vehicles
- Turning space
- Traffic calming

4.17 Advice on the design and layout of parking can be viewed on page 11.

Sustainable travel options

4.18 The Council recognises the need to use more sustainable modes of transport and reduce the number of car journeys. A reduced reliance on the car will free up the road network allowing commercial vehicles to flow more freely, supporting the economy. It also helps residents live a healthier lifestyle, increasing wellbeing and life expectancy.

Sustainable travel options considerations

- Provide direct, safe and legible walking routes throughout the housing area.
- Provide pedestrian routes that interlink with the pedestrian routes in the surrounding area.
- Provide safe cycling routes for commuting and leisure; commuter routes are expected to be more direct, whereas leisure routes may be more winding.
- Link to public rights of way where possible.
- Make walking and cycling routes attractive.
- Conveniently locate walking, cycling and bus links.
- Provide designated cycle lanes with designated cycle crossing points and signals.
- Provide cycle parking in public spaces.
- Provide opportunities for charging electric and hybrid vehicles.

Safe and easy movement

4.19 Housing areas should benefit from easy and safe pedestrian, cycle and vehicular access. Access arrangements are a matter for the Council's highway engineers and advice should be adhered to. Housing areas should be safe to move around, for all residents, regardless of age or physical ability. Areas that are not easy to move around can become dominated by vehicular movement and can for some residents have a negative impact upon confidence and lead to social isolation.

¹² https://www.hartlepool.gov.uk/download/.../highway_design_guide_-_specification

Safe access and easy movement considerations

- Access points should be safe, convenient and easy to identify.
- The creation of a feature access can assist in access identification and help reduce harsh vehicle braking on the main highway.
- Visibility splays should be of an appropriate standard and agreed by the Council's highway engineers.
- Create legible, easy to follow direct routes.
- Differentiate between paths and roads.
- Lower speed limits may be appropriate where they would improve safety.
- Use street furniture and landscaping to assist in reducing speeds - railings, bollards and speed humps will be discouraged.
- Where there is an identified risk that vehicles may use areas such as open space and pavements, minimally used, well designed and sensitively placed obstacles, such as rocks or vegetation, can ensure that areas are kept vehicle free.

Service vehicles and visitors

- 4.20 Residential areas are not only used by those who live there; service and emergency vehicles and visitors will also frequent the area. All other users should be catered for to ensure that areas can be adequately serviced, residents can be kept safe and so others can enjoy the area to without impacting on anyone else's enjoyment.

Service vehicles and visitors considerations

- Ensure roads are wide enough for service vehicles.
- Ensure that there is sufficient turning space within the highway and that the space does not become unusable due to inconsiderately parked cars.
- Ensure that designated visitor bays are provided.

D. Creating Locally Distinctive and Aesthetically Pleasing Housing Areas

- 4.21 Elements of Hartlepool's history, heritage and local distinctiveness, such as building design, materials and road layouts, should be protected and enhanced. Preserving the Borough's heritage and culture can help give residents and visitors a sense of pride and place.
- 4.22 All applicants should consider and describe the positive aspects that exist within an area and in turn seek to reflect upon those aspects within the design and layout of new housing. It would be inappropriate to consider reflecting the negative or more generic aspects of an area as that does not assist in embedding the Borough's history, heritage and local distinctiveness within design. For example, if a proposal is put forward within one of the Borough's villages then the homes proposed should resemble homes typically located within a village rather than those found in an urban housing estate. When designing residential schemes that would affect heritage assets or their settings, harm to their significance should be avoided. When considering the impact of a proposed development on the significance of a designated heritage asset, the Council will give great weight to the asset's conservation, in line with paragraph 193 of the NPPF. When preparing proposals for development on the urban/rural fringe then reference should be drawn to the site's existing rural location and any new dwellings should be reflective of the rural setting and the local distinctiveness that exists within that area of the Borough.
- 4.23 Advice relating to the Borough's history, heritage and local distinctiveness can be obtained online¹³, within literature in the Central Library and from the Council's Heritage and Countryside Manager.

How to assess local distinctiveness and architectural interest

Characteristics of the site and surroundings:

- Topography of the site and surroundings.
- Density of surrounding buildings.
- Layout of surrounding buildings (building lines, set backs, rhythm and any surviving historic street and/or field patterns).
- Layout of surrounding spaces.
- Scale, height and massing of surrounding buildings.
- Skyline and roof types of surrounding buildings.
- Gaps and spaces between buildings.
- Movement patterns, gateways and nodes.
- Landmarks and key views.
- Heritage assets and their settings.
- Significant landscape features such as trees.

Surrounding architectural quality:

- Types of windows, doors, doorframes, porches, canopies and boundary enclosures.
- Approaches to detailing.
- Building materials, finishes and colours.
- Heritage assets and their settings.

¹³ via sites such as <https://www.hhtandn.org/>

- 4.24 Once an understanding of the site and surrounding area has been achieved and the positive aspects become clear then it is possible to begin designing a housing area.

Local distinctiveness and architectural interest considerations

- Reflect good architectural design and the positive features of the surrounding area.
- Reflect surrounding densities considering the amount of open space and spaces between dwellings, and have regard to the densities within the relevant housing policy.
- Follow existing street patterns, building lines and field boundaries.
- Build to a similar scale, height and massing as surrounding buildings and respect the surrounding skyline, roof types, movement patterns, gateways and nodes.
- Allow for appropriate set backs to avoid visual dominance in the street scene.
- Complement landmark buildings and key views or create new landmark buildings and new appealing views.
- Maintain and/or improve significant landscape features such as trees.
- Use windows and wall to glazing ratios reflective of the area and use bay, bow or feature windows where they are appropriate to the area and design allows.
- Use porches and canopies where design allows (particularly where these are prevalent in the surrounding area), as these can assist in signifying an entrance and create a buffer from the inside to the outside (particularly where properties do not provide an entrance hallway at ground floor). "Reflect surrounding boundary treatments providing they are high quality and allow for natural surveillance.
- Add appropriate detailing to dwellings for example with chimneys, a variety of heads and sills, soldier courses, feature brickwork, decorative joinery, shallow arches, render and/or timber cladding.
- Use materials, finishes and colours that are prominent on surrounding buildings.
- Retain and enhance heritage assets¹⁴.

Materials should:

- Be appropriate to their structural or functional role.
- Be locally sourced where practicable and appropriate.
- Be of high quality and reflect existing quality materials within the area.
- Be durable.
- Be easy to maintain.
- Age well in the environment.

Boundary enclosures

- 4.25 The types of boundary treatments available can vary, examples include metal railings, wooden panels, brick walls and vegetation or a combination such as brick walls topped with metal railings. To add to the overall visual amenity of a housing area, the type of boundary enclosure chosen should be reflective of the area and sympathetic to each dwelling and its position in the street scene.

¹⁴ Any harm to, or loss of, the significance of a designated or non-designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification, in line with paragraphs 194, 195, 196 and 197 of the NPPF.

Appropriate boundary enclosures considerations

Front boundary enclosures

- Should usually be no more than one metre high to allow for social interaction and surveillance.
- Should be sympathetic and not dominate a street frontage.
- In the same brick (if brick is used) as the main building with the same pointing methods, to add interest a wall could be finished with brick-on-edge or with stone coping.
- Incorporate artistic impressionism and local artwork where appropriate.
- Be sensitive to their location, e.g. where abutting a highway, key route or area of open space, a higher standard of design may be appropriate and/or consideration given to highway safety.

Rear boundary enclosures

- Should usually be no more than two metres high.
- Be sensitive to their location e.g. where abutting a highway, key route or area of open space, a higher standard of design may be appropriate and/or consideration given to highway safety.

- 4.26 Open plan housing estates, where garden space is not delineated with boundary enclosures, may be appropriate in some areas but consideration should be given to pedestrian flows especially on corner plots where corner cutting can be an issue and the possible conflict between public and private space.

Public art

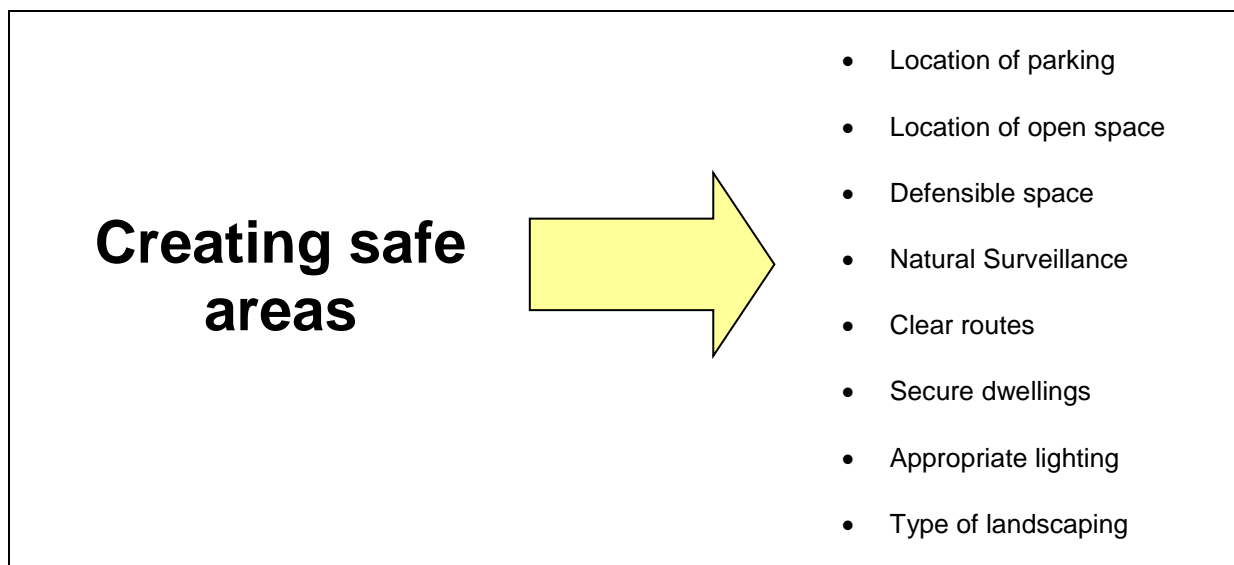
- 4.27 Public art can assist in giving a housing area an identity and in turn assist in creating a sense of place. Public art can be incorporated into development particularly if the development is in a prominent location such as sites overlooking the coast or along main transport routes. Public art can take many forms: it can either be part of a building or be free standing, and can include feature brick work on dwellings or to boundaries, mosaics, pictures, sculptures, street furniture, feature paving, railings and/or artistic impressionism within railings and signs/plaques.

Public art considerations

- Involve the community from the outset.
- Locate art work so it is visible to the public.
- Locate art work where people gather or frequently pass.
- Provide art work that is appropriate to the surrounding area and informed by local history and character.
- Provide art work that is reflective of the locality.
- Provide art work that is durable and easy to maintain.
- Provide art work that is visually pleasing and complementary.

E. Creating Safe Housing Areas

- 4.28 The area we reside in should be and feel safe and reduce any possibilities for crime, anti-social behaviour and the fear of crime. Areas that are safe can assist in creating community ownership; if residents enjoy the area in which they live they will seek to ensure that it remains a well maintained and pleasant area.
- 4.29 The Council expects developers to consider safety measures at design stage and where possible, Secured by Design principles¹⁵ should be followed. Any safety measures should strike a balance between safety, structural soundness, convenience and appearance.

**Natural surveillance**

- 4.30 Crime is discouraged if those who intend to carry out crime can be seen. Natural surveillance is free, a significant deterrent and allows residents to observe their property and the surrounding area with ease when going about their day to day business.

Natural surveillance considerations

- Design for people on foot, as they provide eyes on the ground.
- Car parking, garages, cycleways, footpaths, open space and play areas should be overlooked, preferably from habitable rooms. Blank elevations facing onto public areas should be avoided.
- Pedestrian routes should be as direct and straight as possible to allow for views of the route ahead and eliminate hiding places.
- Pedestrian routes, car parks and meeting areas should be well lit.
- Use landforms to avoid nuisance and create surveillance (e.g. play areas on the down-slope of dwellings are safely overlooked whilst dwellings retain their privacy).
- Planting and hard landscaping should not obscure natural surveillance.
- Increase surveillance of essential routes by encouraging increased usage – surface improvements, clear directional signs, good lighting, etc.

¹⁵ The Council considers the principles of Secure by Design useful to assist in building homes that are suitable for future generations.

- It should be possible to view the surrounding public outdoor space from within a dwelling.
- Bay, side elevation and corner windows can provide views in different directions.
- Carefully consider the location of street lighting.
- Avoid locating footpaths along rear property boundaries.
- Avoid the need for subways and tunnels.
- Avoid recesses where people cannot be supervised.
- Design solutions should not give a false impression of security where real danger exists – for example, lighting up a dark, isolated area would be of no use if the space didn't benefit from natural surveillance and/or refuge in case of danger.

Defensible space

- 4.31 Defensible space is space that belongs to a particular dwelling (or building) and that the residents have a sense of ownership over. Residents seek to protect their defensible space from misuse and therefore it is vital to make clear what is private and what is public. Members of a community are often aware of what space belongs to each dwelling and can become familiar with who may frequent such space; this can be advantageous as it can restrict any anonymity that potential criminals may hope to benefit from.

Defensible space considerations

- Clearly distinguish between public and private spaces.
- Provide buffer zones with planting, fencing or railings as appropriate between public spaces and dwellings.
- Boundary treatments can have a degree of visual permeability and create a distinctive, attractive environment.
- Communal gardens should be low-maintenance and should belong to a limited number of homes.

Dwellings and their curtilage

- 4.32 Residents should feel safe when they are within their home and garden. Good design of each dwelling and boundary treatment can assist in deterring crime and anti-social behaviour.

Security of dwellings and their curtilage considerations

- Render and timber cladding should not be used directly abutting public spaces as this can encourage graffiti.
- External pipes should be made flush or concealed to discourage climbing, where possible.
- Dwelling entrances should be located where they would benefit from natural surveillance and it should be possible to view the surrounding public outdoor space from within a dwelling.
- Access to the dwelling should be sited so that supervision can be given from within the dwelling.
- Locks, bars and bolts, security lighting and intruder alarms should be fitted where appropriate.
- Boundary enclosures should be secure and lockable, where possible and

appropriate.

- Outbuildings and extensions should not obscure windows or doors of the building and should not provide easy access to the roof or upper floors.

Parking options

- 4.33 Parking provision is an integral element in most housing areas, it should be conveniently placed and safe both when residents and visitors are accessing their vehicle and when vehicles are left unattended.

Safe parking options considerations

- Vehicle parking should be visible from properties and should show that a parking space belongs to a particular dwelling.
- Where parking areas are provided in courtyards, care should be taken to ensure that these areas are well lit, and designed to discourage public access e.g. by the provision of access gates, natural surveillance and/or signage.

Public spaces and landscaping

- 4.34 Public spaces and landscaping are multi-functional and can provide a wide range of benefits; such benefits can be hindered if the space is not designed to be safe.

Safe public spaces and landscaping considerations

- Design spaces to avoid undue disturbance to nearby residential properties.
- Formal spaces for different age groups should be located close together to improve supervision.
- Protect spaces from unauthorised vehicular access, by using bollards or planters.
- Locking parks and open space at night may be beneficial where there this would prevent an identified potential problem.
- Wall surfaces should not be easy to climb.
- Anti-graffiti measures could ensure increased amenity and prevention of anti-social behaviour.
- Landscaping and planting should not create secluded places which could be used for anti-social behaviour.
- Landscaping should not provide access to the upper floors of buildings and thus create opportunities for crime.
- Landscaping should be easy to maintain and regard should be had to growth rates and maintenance implications.
- Landscaping should not obscure extensive parts of a main path of recreational areas.
- Create several openings in planted areas.
- Avoid overhanging trees or shrubs.

F. Creating Healthy and Attractive Housing Areas

- 4.35 To add to the overall character and quality of an area and to assist in improving physical and mental health, residents should have access to open spaces and other green infrastructure (GI) within the vicinity of where they reside. In providing open spaces close to home and access to a green network, residents have the option to take more physical activity, take shade when open to the elements and benefit from the visual amenity qualities. Open space and green infrastructure as a whole is vastly multi-functional with varying degrees of suitability for all ages and abilities.
- 4.36 When designing areas of open space and other GI, consideration should be given to the safety principles in section 4 part E of this SPD.

Trees

- 4.37 For further information relating to trees and development please view the Trees and Development SPD (June 2013) which is available on the Council's website¹⁶.

Good quality open space considerations

- Provide space that is a suitable size, shape and design for its intended purpose.
- Provide space that is located away from main roads that can cause noise pollution and pose a risk to safety.
- Ensure open spaces are easily accessible by foot and bicycle.
- Ensure open space has access for all, including those with reduced mobility or visual impairment.
- Integrate open space with other spaces to create a series of linked open spaces to assist in the creation of environmental corridors.
- Design spaces to avoid undue disturbance to nearby residential properties.
- Ensure open space is easy to maintain and is durable.
- Maintain existing trees, hedgerows and water features, where appropriate and feasible.
- Provide adequate seating (seats with arm and back rests are preferable) and shelter at regular intervals to allow for rest, relaxation, sun shading and interaction.
- Provide waste disposal and recycling facilities in convenient locations and of an appropriate size.
- Incorporate appropriate paving where needed.
- Consider overshadowing impacts within the design of development.
- Where needed, ensure open spaces are appropriately lit.

Formal play spaces

- 4.38 Formal play spaces are spaces that are specifically designed for play and include play equipment. Play space should be provided on site and cater for all age groups and abilities. Formal play can be incorporated in to open spaces. In instances where new residential sites are too small to incorporate formal play spaces, contributions will be sought towards off site provision.

¹⁶https://www.hartlepool.gov.uk/downloads/file/191/trees_and_development_guidelines_spd.
19.07.24 - RSC - 4.1 - Residential Design Supplementary Planning Document - Appendix 3

Formal play spaces considerations

- Make the space interesting, colourful, exciting and challenging so that children are stimulated and encouraged to manage risk.
- Include natural features such as grassy mounds, boulders, logs and planting to help create attractive play areas as well as allowing for creative play.
- Cater for all ages including teenagers e.g. by providing skateboard parks, outdoor basketball hoops etc, especially in larger, strategic developments.
- Ensure the space is not isolated, disconnected and poorly maintained.
- Ensure the space does not serve as an alternative primary function such as a flood alleviation area.

Allotments

- 4.39 In the interests of creating sustainable communities and in particular ensuring that residents have access to fresh food for free/at a low production cost, major developments¹⁷ should explore the need for the provision of allotments either on site or off site through the provision of a commuted sum. Allotments are considered to be GI and therefore if a commuted sum is paid towards GI then such monies may be used to provide and/or improve allotments¹⁸.
- 4.40 Where allotments are provided on site they should be designed and built considering the principles below.

Good quality allotments considerations

- Plots should be a minimum size of 253m²¹⁹.
- Locate allotments so that they can be accessible by foot.
- Locate allotments so that they benefit from natural surveillance.
- Provide appropriate security measures.
- Ensure adequate lighting is provided.
- Provide some car parking where necessary.

Cycle parking provision

- 4.41 To encourage residents to cycle around their area and to local facilities, consideration should be given to the provision of cycle parking facilities within areas of open space, formal play space and other areas the community will frequent e.g. local shops.

¹⁷ Major housing development as defined in SI 2010 No. 2184, 2(1)
the provision of dwelling-houses where —

(i) the number of dwelling-houses to be provided is 10 or more; or
(ii) the development is to be carried out on a site having an area of 0.5 hectares or more and it is not known whether the development falls within paragraph (c)(i);

¹⁸ If allotments are provided on site then the GI contribution may not be applicable, providing that sufficient amenity green space and green links are provided on site/in and around the site.

¹⁹ The size of an allotment is measured in poles or rods, the standard size of an allotment is 10 poles. One pole measures 25.29m².

Appropriate cycle parking and storage considerations

- Locate facilities so they are easy to find.
- Locate facilities so they are convenient and easy to use.
- Locate facilities next to well used pedestrian routes and where they can be overlooked by adjacent properties.
- Bicycles should not have to be lifted into stands.
- Parking should be attractive, complement the surrounding area and should not cause trip hazard.
- Where visitors are expected to stay for a period of time the facility should be enclosed.

Street furniture

- 4.42 Street furniture should be used to enhance quality of life, either by lighting areas or providing seating for people to rest if desired. However, excessive street furniture can lead to a cluttered street scene and be visually intrusive, and should be avoided.

Appropriate street furniture considerations

- Conveniently locate furniture.
- Ensure furniture does not become an obstacle to movement and visibility.
- Look to reflect the Borough's history and culture in the design of the furniture.
- Ensure furniture incorporates a well thought out colour scheme with appropriate durable materials.
- Ensure furniture is vandal proof.
- Ensure furniture is easy to maintain and clean.
- Ensure furniture is of a sufficient size/amount with regard to anticipated footfall and activity.

Biodiversity

- 4.43 Whenever we build we should protect and plan for the plants and animals that already live on the site. Opportunities to enhance and create new habitats and support biodiversity should be explored. Where a development results in the loss of biodiversity, provision should be made to compensate for its loss in the locality to ensure an overall biodiversity gain is achieved.
- 4.44 Through building in biodiversity, new development can contribute to a net biodiversity gain of the Borough's GI network and its range of priority habitats by ensuring their protection, restoration, management and enhancement as well as creating appropriate access to local wildlife sites for the community.
- 4.45 It may be necessary to carry out an ecological survey of the site and surroundings to identify the flora and fauna that needs protecting and/or enhancing. For further advice on when an ecological survey may be necessary and other general advice please speak with the Council's Ecologist.
- 4.46 For information regarding bat surveys please contact the Council's Ecologist.

Biodiversity incorporation and enhancement within housing areas considerations

- Enhance and/or incorporate locally distinctive flora and fauna providing native wildflower mixes where possible.
- Enhance and/or incorporate street trees.
- Enhance and/or incorporate hedgerows.
- Enhance and/or incorporate water bodies such as ponds or SuDS features and streams.
- Enhance and/or incorporate grassland including unmown grass areas.
- Provide routes for animals to move about the wider area (e.g. holes in fences or under road walkways).

Biodiversity incorporation and enhancement in dwellings and their curtilage considerations

- Creating integral habitats for nesting birds, bats and insects without compromising the performance or amenity of the building.
- Create habitats on roof spaces (e.g. via green roofs) where possible.
- Use walls to create habitat e.g. a green wall comprising of ivy, creepers or vertical planting.
- Use sedum matting.
- Create living walls to encourage birds and insects.
- Include climbing plants.
- Use swift bricks.
- Include garden trees.
- Provide bat boxes.
- Provide bird boxes.
- Provide routes for animals to move about (e.g. small holes in fences for hedgehogs).

Suitable Alternative Natural Green Space (SANGS)

- 4.47 Along Hartlepool's and neighbouring area's coasts are Special Protection Areas (SPA) and Special Areas of Conservation (SAC) that contain habitats and species of European importance. The additional trips to the coast by new residents are proven to cause damage and erosion to habitats and to disturb protected birds. The purpose of a SANGS is to provide a feasible and attractive alternative to visiting the coast, thus mitigating the adverse impact. The 2018 Local Plan identifies that the High Tunstall strategic housing site (policy HSG5) and the Quarry Farm housing site (policy HSG5a) will be required to deliver on-site SANGS. There may be other developments in the future that could cause likely significant effect upon SPAs or SACs and would be of sufficient scale to deliver an on-site SANGS without affecting the overall delivery of a development. Equally, smaller sites may be required to provide contributions towards an off-site SANGS in order to mitigate the adverse impact they may cause.
- 4.48 The Council's Ecologist can advise further on if a SANGS or contribution towards a SANGS is required. Whilst it would not be possible to recreate the character of the coast, a SANGS would be most effective if they could be of a large scale and be natural

in character to present an attractive, suitable alternative. For this reason the following design considerations are recommended.

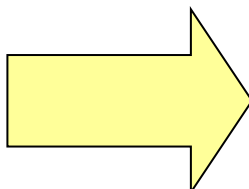
SANGS integration and design considerations

- SANGS should provide a choice of circular walks.
 - SANGS should be easily accessible from the housing area.
 - All routes within the SANGS must be perceived to be safe by users.
 - All routes within the SANGS must be easy used and well maintained, including good drainage.
 - The SANGS should be perceived as semi-natural space.
 - SANGS should include plenty of open space provided for dogs to exercise freely and safely off the lead.
 - It is desirable for the SANGS to be undulating and to have focal points such as a view point, piece of artwork or a monument.
 - It is desirable to include natural features such as copses, ponds and meadows.
- Car parking is not a requirement of a SANGS.

G. Creating Homes that are Energy Efficient

- 4.49 All new residential developments should be built with energy efficiency as a key consideration. Energy efficient dwellings can lead to lower fuel bills for occupiers, which will assist in tackling fuel poverty and overall levels of deprivation within the Borough. The design and construction stage is key to ensuring the dwellings are energy efficient, key elements to consider are set out and discussed within the following paragraphs.

Creating Homes that are Energy Efficient



- Solar Gain
- Natural Daylight
- Recycling Waste
- Water Efficiency
- Adaptable Homes
- Sustainable Materials

Solar Gain

- 4.50 Solar gain refers to the increase in temperature in a space, object or structure that is a result of energy from the sun. Energy from the sun is free; therefore solar gain can reduce heating costs as well as having significant environmental benefits. The sun is lower in the sky in winter than in summer so design should capture the free heat in winter and manage the heat in summer. The orientation of the whole building plays an important part in ensuring such a 'passive' process works. The principles of solar gain use the design and positioning of buildings to maximise the amount of natural heat and light that is obtained. There should however be a balance with the need for energy efficiency and the provision of natural surveillance and other constraints on the site.

Key solar gain design principles to consider

- The ideal dwelling orientation is that the main long axis of the building i.e. the ridge line, runs east-west.
- The main elevation should face within 30 degrees of due south (south easterly is preferable to south westerly as it maximises solar gain in the morning and is less likely to cause over heating).
- Living rooms should face south or west and kitchens towards the north east.
- Taller buildings should, where possible, be located to the north of the site so that they do not shade smaller buildings and restrict sunlight.
- Conservatories and/or sunrooms should ideally be located on the southern elevation.
- Conservatories and sunrooms can capture solar energy; the wall between the main building and the conservatory could be built as an external wall to help control heat flow.
- The largest part of the roof's surface should be south facing or at best SSE/SSW so that any solar panels on the roof have maximum exposure to the sun.
- Car parking and garages should be located where they would avoid blocking

light into a dwelling.

- The incorporation of either a solid, louvered and/or vegetation-supporting overhang on the southern elevation could be used to provide shade in the summer and prevent overheating.
- Planting, involving the use of deciduous species, may provide shading during summer when in bloom and allow the benefits of solar gain during the winter months when vegetation cover is reduced.
- Glazing should be maximised on the south to maximise energy from the sun.
- Glazing should be minimised on the north elevation of a dwelling to contain heat.
- Dual aspect rooms, where multiple windows look in more than one direction, allows more light into the room and allows cross ventilation.
- Use advanced glazing systems such as argon filled low-emission double glazing or triple glazing to maintain internal room temperatures.
- Use neutral solar control glass to minimise solar heat gain in summer.
- Insulate the dwelling in the floor, wall and roof with no gaps in the insulation, also insulating hot water pipes and tank. Consider using organic insulation to reduce the carbon footprint even further.
- Ensure that new-build dwellings are air tight to minimise heat loss. (This can also assist in controlling noise levels).
- Use buildings, indigenous trees and landscaping to provide protection from prevailing winds.

Natural daylight

- 4.51 To ensure that minimum energy is required for lighting, the design of a dwelling should maximise the benefits from natural light.

Maximising natural daylight design principles to consider

- Maximise glazing on southern elevations.
- Use principal windows and secondary windows to maximise natural light (secondary windows may have to be obscure or glazed to protect the privacy of neighbours).
- In narrow buildings the use of light shelves and diffusers can ensure a high light level is maintained throughout the building.
- Sun pipes together with mirrors and prismatic reflectors and/or internal atriums can be used to bring natural daylight into a home.

Sustainable materials

- 4.52 Most of the materials used for construction come from non-renewable sources which will eventually run out and in the process of making the materials CO₂ can be emitted. Reclaimed or recycled materials can be used as an alternative to those made from non-renewable sources. Reclaimed or recycled materials already have embodied energy within them; the embodied energy comes from the process when the materials were originally made. So if they are sent to landfill and new materials are used then in effect we waste material that has already had a carbon impact and by making new, create a further carbon impact. The use of materials with a high thermal mass is encouraged; such materials are able to store heat during periods of higher temperatures and release it when outside temperatures cool, such as during the night, and thus can assist in reducing the need for artificial heating. The materials with the most thermal mass include brick, stone and concrete.

Sustainable materials design principles to consider

- Stone and brick have proved more durable than many synthetic materials and have lower lifetime environmental costs.
- Locally sourced, reused materials have the lowest embodied energy.
- Reclaimed or recycled materials such as bricks, timber, glazing and roof tiles can be used for exterior building work.
- Reclaimed or recycled insulation made from recycled newspaper and/or crushed concrete can be used for insulation.
- Reclaimed or recycled bricks can be used for hardcore.
- Locally sourced materials ensure that transport distances are kept to a minimum thus reducing CO₂ output and fuel costs.

Thermal mass

- Heavyweight walls, floors and ceilings made with brick, stone block or concrete have a high thermal mass.
- Concrete has a high embodied energy, but this can be balanced by the energy savings that come from its high thermal mass.

Managing waste

- 4.53 Traditionally within the UK we dispose of waste by burying or burning it. Burying waste takes up land that could be put to better use and emits methane. Burning waste emits carbon dioxide and other harmful substances.
- 4.54 In line with policy MWP1 (waste audits) of the Tees Valley Minerals and Waste Development Plan Document (2010) developers of major schemes are required to submit a waste audit that identifies the amount and type of waste which is expected to be produced by the development, both during and after construction. The audit should set out how this waste will be minimised and where it will be managed in order to drive waste management up the waste hierarchy.

Waste facilities design considerations

- During construction reusable materials should be segregated.
- Where materials are stored on-site they should be stored in a way that minimises losses to damage caused by rain and damp.
- Within the dwelling, or its curtilage, separate storage areas should be incorporated for recyclable waste, including paper, cans, glass, cardboard and plastics.
- Where possible developers are encouraged to provide space for composting facilities within the kitchen/utility and/or garden.
- Waste facilities should be located within 25m from their collection point. (Where it is not possible to meet this distance then appropriate collection facilities should be located on site).
- Storage facilities that are visible from the street scene should be carefully designed to ensure they have no adverse visual impact and must offer convenient access for users and collection vehicles.

Water efficiency measures and Sustainable Drainage Systems (SuDS)

- 4.55 Energy is required to treat water and to pump it around the network of pipes. Our demand for water also impacts upon the amount of water that is available for the environment and in particular plants and animals.
- 4.56 Installing systems to recycle water and reduce the amount of water used within a household can reduce the water discharged into a public sewer or overland via surface water drainage. This could save consumers with water meters money on both their water supply and waste water bills along with reducing the likelihood of flooding events.

Water efficiency design considerations

Rainwater harvesting (the collection of water directly from the surface it falls on e.g. a roof or hard standing area).

- Suitable space should be provided for storage tanks, they can be located in sheds, outhouses or garages.

Installing efficient appliances

- Low flush toilets, flow resistant taps, low flow shower heads and washing machines/dishwashers would help reduce water consumption.

- 4.57 For advice and guidance in relation to sustainable urban drainage systems please speak with the Council's Engineers.

H. Considering the Changing Needs of Residents

- 4.58 Sustainable development should provide homes that can adapt to changing lifestyles. A dwelling that is designed with a flexible internal space can provide accommodation that will change with the needs of its inhabitants. For example some families may expand and thus require space within the roof for an extra bedroom or, as residents age, they may struggle to manoeuvre around their home and possibly require ground floor washing facilities.
- 4.59 Information relating addressing future adaptability issues should be outlined in the sustainability statement accompanying a planning application. Advice on how to create an adaptable home is set out below.

Adaptable homes considerations

- There should be space to provide for an extension.
- Paths should be a minimum 0.9m wide.
- The approach to all entrances should be level or gently sloping, the threshold upstand should not exceed 15mm.
- A covered and lit main entrance should be provided.
- The living room should be at entrance level.
- The dwelling should accommodate or have the ability to accommodate a downstairs toilet.
- There should be an easy route for a hoist from bedroom to bathroom.
- Turning space for wheelchairs should be incorporated.
- There should be space for a through-the floor lift to be fitted at a later stage.
- The dwelling should accommodate or have the ability to accommodate wider doorways.
- Space for a ground floor bedroom should be identified.
- Landings should be 1.2m wide and clear of obstructions.
- Reinforced walls should be incorporated so that a stair lift can easily be incorporated in the future (stair lifts are cheaper to install in a straight staircase).
- Car parking space should be capable of being widened to 3.3 metres.
- The distance from the car parking space to the home should be kept to a minimum and should be level or gently sloping.

- 4.60 The Council is keen to ensure the quality of life for all residents is of a high standard. Age-related changes and impairments can make it more difficult to understand and navigate the built environment. Hartlepool has been awarded dementia friendly town status. Most people with dementia live within the community and not in designated care centres. The Council has a good understanding of how to improve the environment for those who have dementia and the Council is encouraging developers to assist. Developing an enabling environment for a person living with dementia can make a significant difference to independence, quality of life and wellbeing and in most cases if you design for those with dementia other residents and visitors benefit too.
- 4.61 The Council does not expect all new homes to incorporate dementia friendly design elements, but where some features are to be considered as part of an overall design concept e.g. front garden lighting, then consider making it dementia friendly lighting as there is likely to be no variation in the cost, just a little more thought gone into the location. Advice on how to incorporate dementia design principles is set out below.

Dementia design considerations

Clarity and simplicity are key design considerations when focusing on dementia design.

The dwelling and its curtilage

- Ensure dwellings have access to the outdoors and fresh air.
- Ensure homes have suitably placed glazing so residents benefit from good views to the outdoors and a good level of lighting (those with dementia require higher levels of light to make sense of their environment and to help regulate their body clocks, consider doubling standard light provision).
- Easily opening doors and minimal door thresholds make it easier for people to get outside.
- Provision of porches as they provide shelter, are traditional features on many homes and allow older eyes to adjust.
- Provision of handrails along garden paths.
- Provision of lighting under handrails to highlight paths and improve safety.
- Use security lights to provide widespread light after dark in the garden.

The housing area

- Areas of open space should be welcoming and safe, exposure to the sun (assisting vitamin D production) can assist with musculoskeletal problems.
- Well defined paths help people to find their way around.
- Paths should be of a consistent tone.
- Using edging materials for paths which contrast with the surrounding area makes paths easier for people to identify and follow.
- Using contrast on external stairs and steps helps to highlight the change from a flat surface to steps.
- Ensure outdoor space has appropriate lighting to ensure people can find their way around and use is encouraged.
- Ensure paths are well maintained to avoid trip hazards and to encourage use.
- Place any signs at 1.2 metres high (weak neck and shoulder muscles can mean high signs are a challenge).
- Areas for seating, with arm and back rests, are useful for rest and to take in the environment. (Place some seating in quieter areas, possibly near planting, seating in busy areas can increase stress levels and reduce enjoyment).
- Use hand rails on steps, as those with dementia can often struggle to see steps from above; a handrail can indicate steps are present.

Planting

- Large sections of small plants of the same colour may be easier for people to see than large plants of a single colour.
- Avoid poisonous plants and those likely to cause skin irritation as people often like to feel the plants to enjoy them more.
- Plants that make interesting sounds, e.g. bamboos and grasses that rustle, or seed pods that pop, and/or those that have pleasant or interesting smells and textures provide people with additional sensory stimulation.
- Ensure trees/vegetation do not block light from windows.

Contrast and colour

- Contrast is more important than colour; contrast makes things visible and stand out.
- Avoid contrast changes where different flooring surfaces meet – changes in contrast can be misinterpreted as steps or holes.
- Warm colours (such as oranges, reds and yellows) may be easier for people to pick

out than cooler colours (such as blues).
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APPENDICES

Appendix 1: List of relevant NPPF Paragraphs

Paragraph	Subject
002	Determine applications in accordance with development plan
007	Achieving sustainable development
008	
009	
010	
011	The presumption in favour of sustainable development
012	
038	Decision making
039	Pre-application engagement and front-loading
040	
047	Determining applications
054	Planning conditions and obligations
055	
056	
091	Promoting healthy and safe communities
092	
095	
098	Open space and recreation
102	Promoting sustainable transport
103	
104	
105	
110	
117	Making effective use of land
118	
122	Achieving appropriate densities
123	
124	Achieving well-designed places
125	
126	
127	
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131	
148	Planning for climate change
149	
150	
153	
155	Planning and flood risk
159	
163	
165	
170	Conserving and enhancing the natural environment
192	Proposals affecting heritage assets
193	
194	

195	
196	
197	
200	
201	
212	NPPF is a material consideration

Appendix 2: List of Relevant NPPG Sections

- Climate change
- Conserving and enhancing the historic environment
- Design
- Health and wellbeing
- Housing: optional technical standards
- Open space, sports and recreation facilities, public rights of way and local green space
- Renewable and low carbon energy

Appendix 3: List of Relevant 2018 Local Plan Policies

Policy CC1: Minimising and adapting to Climate Change
Policy CC2: Reducing and Mitigating Flood Risk
Policy INF1: Sustainable Transport Network
Policy INF2: Improving Connectivity in Hartlepool
Policy QP3: Location, Accessibility, Highway Safety and Parking
Policy QP4: Layout and Design of Development
Policy QP5: Safety and Security
Policy QP7: Energy Efficiency
Policy HE1: Heritage Assets
Policy HE3: Conservation Areas
Policy HE4: Listed Buildings and Structures
Policy HE5: Locally Listed Buildings and Structures
Policy NE1: Natural Environment
Policy NE2: Green Infrastructure
Policy NE4: Ecological Networks

Appendix 4: List of Relevant 2018 Rural Neighbourhood Plan Policies

Policy GEN2: Design Principles
Policy H4: Housing in the Countryside
Policy NE1: Natural Environment
Policy NE2: Renewable and Low Carbon Energy
Policy HA1: Protection and Enhancement of Heritage Assets
Policy HA2: Protection and Enhancement of Conservation Areas
Policy HA3: Protection and Enhancement of Listed Buildings
Policy HA4: Protection and Enhancement of Locally Important Buildings

Appendix 5: Useful Websites for Applicants

<http://www.planningportal.co.uk>
<http://www.findmyshadow.com> (mapping shadows)
<http://www.suncalc.net> (sun positioning)
<http://itouchmap.com/latlong.html> (finding longitude and latitude)
<http://www.greenbuildingbible.co.uk>
<https://www.designcouncil.org.uk> (Building for Life 12)
www.building-in-context.org (design respond well to the historic area, local context and wider surroundings)

Appendix 6: Glossary

Term		Definition
Amenity green space		Small grassed areas typically within housing estates. It enhances the visual appearance, provides opportunities for informal recreational activities close to home such as well-observed informal children's play, exercising dogs, and an area for walking and to relax.
Building line		The line formed by the frontages of buildings along a street. The individual features or appearance that give an identity to an area or landscape character.
Carbon neutral		A development that achieves no net carbon emissions from all types (regulated and unregulated) of energy use on an annual basis. The calculation can include carbon offsets to achieve neutrality.
Climate change		A change of climate which is attributed directly or indirectly to human activity that alters the composition of the global atmosphere and which is, in addition to natural climate variability, observed over comparable time periods.
Context		The physical and social setting of a site or area, including factors such as traffic, activities and land uses as well as landscape and built form.
Defensible space		Areas of private space that have some form of demarcation so that people know the space is private and not public. This can often be a low fence or wall around a front garden.
Daylight		Daylight is the light emitted throughout the day. It is important that homes benefit from natural light to assist in energy saving and creating a more natural environment within the home.
Embodied energy		Total amount of available energy that was used to make a product.
Flood Zone		Depicts how flood risk varies over different areas of land. For rivers, Flood zone 3 has a 1 in 100 probability of flooding or greater in a year; Flood Zone 2 has between a 1 in 100 and 1 in 1000 annual chance of flooding in a year; Flood Zone 1 has the lowest chance of flooding (less than 1 in 1000).
Fuel poverty		A household is in fuel poverty if they spend more than 10% of their income on fuel bills.
Gateway		The design of a building, site or landscape to symbolise an entrance or arrival to a special district.
Green infrastructure	GI	Green Infrastructure describes all of the natural and managed green spaces, features and water bodies that together make up a multifunctional network across rural and urban areas. The network includes green spaces such as parks and gardens on private or public land, and green links between spaces such as hedgerows and rights of way, as well as features such as blue corridors (defined above), green roofs/walls and ponds.
Greywater recycling		Water that has already been used for washing which can be collected and used again. This water can come from washing machines, baths, showers hand basins and collection of rainwater from roofs. It does not

APPENDIX 3

		include toilet water or water from a kitchen sinks as they may contain traces of grease, oils and other contaminants. Grey water can be used for flushing toilets, washing machines, use in the garden. Grey water can be treated using filters and ultra-violet techniques to turn it into 'green water'. This is safer to use and can be used in a wider range of applications including laundry and washing, industrial processes and heating/cooling.
Habitable room		A room occupied or designed for occupancy by one or more persons for living, study, sleeping, eating and cooking, but not including bathrooms, water closet compartments, laundries, serving and storage pantries, corridors, cellars, attics and spaces that are not used frequently or during extended periods. Due regard should be had to the word 'designed' as the actual use of the room is immaterial it is what the room has the potential to be used for, so if it is used as a store room but could in future be a bedroom then it is in fact classed as a habitable room.
Indoor Air Quality	IAQ	The quality of the air within the home. It is important to provide adequate fresh air in the home and to remove pollutants such as cooking. When a building is very airtight it is even more important that fresh air is regularly introduced to a building through either natural or mechanical means.
Landmarks		Buildings structures and spaces which create distinct visual orientation points that provide a sense of location to the observer within the neighbourhood
Lifetime Homes		Lifetime Home standards are nationally recognised standards to raise the standard of housing. Consists of standards that have been developed to ensure that any home is flexible, adaptable and accessible and that there is added comfort, convenience and safety for tenants and visitors.
Living walls		A wall that is either free standing or part of a building that is partially or completely covered with vegetation.
Mitigation (relating to climate change)		Action taken to reduce the impact of human activity on the climate system, primarily through reducing greenhouse gas emissions.
Natural Greenspace		Natural England has produced guidance on Accessible Natural Greenspace. This emphasises the significance and importance of natural green spaces such as accessible countryside, riverside walks and woodlands.
Natural surveillance		The ability of people to be seen from surrounding buildings or space without the need for CCTV.
Solar control glass		Solar control glass can moderate temperatures within buildings and protect against solar radiation by limiting the amount of radiation transmitted through the glass and absorbing and/or reflecting excess radiation.
Open spaces		Land laid out as a public garden, used for the purposes of public recreation, or which is disused burial ground. It should be taken to mean all open areas of public value and can include: domestic gardens, allotments, green and brown roofs, amenity greenspace, parks, children's plays areas, nature reserves, woodlands, grasslands,

APPENDIX 3

		green corridors, landscaped areas, public playing field, recreation ground, athletics tracks, sports pitches, tennis courts, golf courses, bowling greens, cycle ways, public gardens, rights of way, school playing fields, village greens, hard surfaced areas designed for pedestrians, trees, grass verges, bridleways, as well as smaller places to sit and relax act or areas of water (such as streams, lakes, reservoirs, ponds) all of which allow for opportunities for sport and recreation and can also act as a visual amenity and can add to the overall character and quality of the area.
Open space benefits		Open space can define and separate urban areas and bring the countryside closer to those in the urban fringe area, conserve and create nature, provide havens and habitats for flora, fauna and animals, create foraging opportunities, improve the setting of heritage assets, provide flood alleviation, assist with removing air pollution, provide shelter and shade, act as an educational resources, allow for formal and informal recreation, provide spaces for social interaction and community events and improve visual amenity.
Organic insulation		Made from natural vegetation, generally from renewable materials like cork, expanded rubber, wood fibre, hemp, sheep's wool, old newspaper.
Rainwater butt		A small scale garden water storage device which collects rainwater from the roof via the drainpipe.
Rainwater harvesting		The collection of water directly from the surface it falls on e.g. a roof or hard standing area. This water would otherwise have gone directly into the drainage system or been lost through evaporation and transpiration. Once collected and stored it can be used for flushing toilets, watering gardens and washing clothes using a washing machine.
Renewable energy		Those energy flows that occur naturally and repeatedly in the environment from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass.
Scale		The impression of a building, or parts of a building when seen in relation to its surroundings.
Sedum Matting		A layer of vegetation from the sedum family which are shallow rooted and therefore do not require a lot of growing medium. These are typically used in green roofs due to being lightweight and low maintenance.
Secured by Design guidance		Secured by Design is the official Police initiative supporting the principles of designing out crime and fear of crime by use of effective crime prevention and security standards for a range of applications. Secured by Design is endorsed by the Association of Chief Police Officers and has the backing of the Home Office Crime Reduction Unit. It has been drawn up in consultation with the Department of Transport, Local Government and the Regions.
Sunlight		Direct sunshine and is much brighter than daylight.
Strategic Housing Market	SHMA	A report which considers the local housing markets. The assessment looks at a number of key factors, including: the supply and demand for housing; housing and

APPENDIX 3

Assessment		<p>planning policies; the need for affordable housing; and the affordability of the local housing market.</p> <p>A key component of the evidence base needed to support the delivery of the Core Strategy. The study provides detailed information on potential housing sites and land supply and aims to identify sufficient land to accommodate the District's housing need.</p>
Sustainable Drainage Systems	SuDS	Efficient drainage systems which seek to minimise wastage of water including the use of groundcover to enable maximum penetration of run off into the ground and, where appropriate recycling grey water within the development.
Ventilation		<p>Natural and mechanical ventilation – fresh air is an important aspect of a healthy building and can be provided by natural ventilation systems rather than mechanical which use energy to operate heat recovery – if mechanical ventilation systems are used, a heat recovery system can really help to capture and reuse the 'waste' heat from outgoing air</p>

Appendix 6: Contact List

Title	Name	contact
Planning and Development Manager	Jim Ferguson	01429 523274
Planning Team Leader (DC)	Daniel James	01429 284319
Senior Planning Policy Officer	Helen Williams	01429 284308
Building Control Manager	Garry Hutchison	01429 523290
Heritage and Countryside Manager	Sarah Scarr	01429 523275
Ecologist	Graham Megson	01429 523431
Parks Development Officer	Richard Harlanderson	01429 284124
Environmental Health Manager	Adrian Hurst	01429 523323
Highways, Traffic & Transport Team Leader	Peter Frost	01429 523200
Senior Engineer (Environmental Engineering)	Scott Parkes	01429 523207
Archaeologist (Planning)	Rachel Grahame	01429 523457
Arboricultural Officer	Derek Wardle	01429 523414

**Residential Design Supplementary Planning Document
Consultation Statement
July 2019**

DRAFT

1. Introduction

- 1.1 The Residential Design Supplementary Planning Document (SPD) has been prepared by Hartlepool Borough Council. The Draft SPD was published for public consultation over a nine week period from 12 November 2018 until 14 January 2019.
- 1.2 This Consultation Statement addresses the requirements of Regulation 12 of the Town and Country Planning (Local Planning) (England) Regulations 2012 that requires Local Planning Authorities to prepare a statement setting out:
- the persons the Local Planning Authority consulted when preparing the supplementary planning document;
 - a summary of the main issues raised by those persons; and
 - how those issues have been addressed in the supplementary planning document.
- 1.3 Section 2 of this Statement outlines the consultation processes and provides details of those people and organisations that were consulted.
- 1.4 Section 3 gives an overview of the representations made within the consultation period. Appendix 1 provides a full schedule of the representations made and the Council's response to each. Where a representation has informed a revision to the SPD, this is set out.
- 1.5 Section 4 gives a brief overview of the next steps in the process of adopting the SPD.

2. Consultation Process

- 2.1 A public consultation on the Draft SPD was approved at the Regeneration Services Committee meeting of 18 June 2018.
- 2.2 The public consultation began on the 12 November 2018 until 14 January 2019.
- 2.3 139 external and internal consultees were contacted via email or letter. This included housebuilders, residents' associations, Parish Councils and adjacent Local Authorities. The statutory consultees Historic England, the Environment Agency and Natural England were consulted. A full list of the consultees is attached as Appendix 2.
- 2.4 Consultees were informed that a copy of the Draft SPD was available to view at the Civic Centre, Victoria Road, Hartlepool, and online on the Council's Planning Policy webpage. Hard copies were available on request.

3. Representations Made and Officer Responses

3.1 A total of 12 consultees made representations on the Draft SPD. The consultees that made representations were:

- Hartlepool Rural Neighbourhood Plan Group
- Hartlepool Borough Council Development Control team
- Story Homes
- Persimmon Homes
- North Star Housing Group
- Gleeson Regeneration
- Historic England
- Barratt Homes North East
- Home Builders Federation
- Taylor Wimpey North East
- Hartlepool Civic Society
- Bellway Homes

3.2 Representations mainly focused on a concern that the SPD would be setting out a policy requirements. Some revisions have been made throughout the SPD to be clear that it sets out best practice considerations and recommendations, rather than requirements. Several representations sought clarity in the text and layout, and appropriate revisions have been made.

3.3 Appendix 1 includes a full schedule of representations, along with an officer response and suggested SPD amendments to reflect the representation is provided at Appendix 1.

4. Next Steps – Adoption

4.1 The representations received during the consultation period have, where appropriate, been reflected in the finalised version of the SPD prior to being presented at full Council in September 2019 for adoption.

4.2 It will be important following the adoption that the SPD is kept up to date and modified to reflect any changes in government regulations and emerging opportunities across the Borough.

Appendix 1: Schedule of Representations and Officer Responses

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CHAPTER 1

- What is this document?
- How to comment

What is this document?

Respondent	Consultation Feedback	HBC Response/Proposed Action
Hartlepool Rural Neighbourhood Plan Group	the Group certainly supports the aim of moving away from generic “anywhere estates” to ones that reflect local distinctiveness while being of high quality and sustainable.	Comments noted.
Story Homes	At present, the SPD states at paragraph 1.3 that it will be a material consideration but then notes that ‘Developers are advised to consider this SPD prior to the submission of a planning application and aim to incorporate design principles where possible.’ Whilst this appears to be flexible, which is welcomed, a lot of the boxes in the SPD that set out what is being sought by the Council in respect of different topics there are only a few references to provisions being ‘ <i>where appropriate</i> ’ or ‘ <i>where viable</i> ’. It is important that there is an underlying recognition in the SPD that the provisions listed are the Council’s wish list and that applications will not be refused due to failure to meet items set out in the document.	<p>Comments noted. Given that this opening paragraph itself states that developers are ‘advised’ to aim to incorporate the design principles within the SPD ‘where possible’, it is not considered that the SPD itself is particularly prescriptive or inflexible. It is not considered necessary to repeat this terminology in every section of the SPD however the wording of each section will be reviewed to identify any contradictions in terminology and address these where appropriate.</p> <p>Extra information has been added within the SPD’s introduction to explain that the SPD contains guidance and acknowledgement of best practice. The title of each box throughout the SPD has been amended to be clear that it sets out considerations aimed at achieving a high quality of development rather than as a full set of requirements which cannot be deviated from.</p> <p>It would be inaccurate to state that planning applications will not be refused due to failure to meet items set out in the document, as the very nature of the SPD as a material consideration means that it will be used to assist in the consideration of planning applications and therefore may contribute to reasons for refusal of applications, dependent on the level of conformity or divergence from the principles</p>

		set out in the SPD, which will ultimately be weighed up in the planning balance at planning application stage.
Persimmon Homes	According to Paragraph 1.3 of the document, the Council have also sought to introduce this SPD in accordance with statute, national and local planning policy and guidance.	Comments noted.
Persimmon Homes	<p>Introduction (Paragraphs 1.1 to 1.8)</p> <p>The Council's aim of seeking "<i>to move away from generic 'anywhere estates; that lack identity'</i>" is generally supported and is considered to align with the principles of the recently revised National Planning Policy Framework (NPPF). We would question however whether there is a need for this SPD given the policies of the Local Plan, particularly QP3, QP4, QP5 and the site-specific strategic allocations which when read as a whole appear sufficient to control the delivery of well designed buildings and spaces.</p> <p>We would therefore question the perceived for need for this SPD.</p>	Comments noted. However, the Council disagrees with the suggestion that there is no need for the SPD. Whilst policies within the Local Plan set out provisions with respect to design and other topics covered in the SPD, the SPD provides guidance on how to achieve these requirements for developers and can assist Council officers and Planning Committee Members in determining whether a specific scheme would be in accordance with the relevant policies.

How to comment

Respondent	Consultation Feedback	HBC Response/Proposed Action
No comments received	None	N/A

CHAPTER 2

- National Planning Policy and Guidance
- Local Policies and Guidance
- Building for Life 12

National Planning Policy and Guidance

Respondent	Consultation Feedback	HBC Response/Proposed Action
North Star Housing Group	As a Housing Association we welcome an expectation that design will facilitate future adaptability as this is something that we are currently reviewing ourselves. We will not be achieving full Lifetimes Homes accreditation but will be delivering the better parts of it once again, where we can, similarly with the full Building for Life 12 standard.	Comments noted.
Persimmon Homes	<p>National Planning Policy and Guidance (Paragraphs 2.1 to 2.8)</p> <p>It is important for the SPD to take account of the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG) to ensure that it is consistent with national policy and facilitates the delivery of sustainable development in accordance with the Framework.</p> <p>We are therefore surprised at a number of omissions from the national summary. For example Paragraph 126 of the NPPF specifically relates to SPDs and explains the role and extent that they should play guiding new development, stating:</p> <p><i>“To provide maximum clarity about design expectations at an early stage, plans or supplementary planning documents should use visual tools such as design guides and codes. These provide a framework for creating distinctive places, with a consistent and high quality standard of design. However their level of detail and degree of prescription should be tailored to the circumstances in each place, and should allow a suitable degree of variety where this would be justified.”</i></p> <p>As one of only two direct references to Supplementary Planning Documents within the NPPF, we believe that this paragraph is important</p>	<p>Comments noted.</p> <p>The Council has had full regard to both the NPPF and NPPG in preparing the SPD.</p> <p>This section of the SPD is an introduction to the wider national and local policy context in which the SPD will operate. A comprehensive list of relevant NPPF and NPPG paragraphs/chapters can be found in the appendices. The Council does not consider it necessary to reproduce these references or set out verbatim whole sections of national policy or guidance in this document.</p> <p>Paragraph 126 is referenced in Appendix 1 of the document as a relevant NPPF paragraph. The Council agrees that direct reference to this in the main body of text would be beneficial, particularly as it espouses the same objectives the Council is seeking to achieve in adopting the SPD such as providing clarity on design expectations, championing design guides/codes (e.g. Building for Life 12) and encouraging distinctive places whilst also allowing for a degree of flexibility. This section of the SPD will therefore</p>

	<p>in the context of this document. It explains how the level of detail and degree of prescription contained within a SPD should be tailored to the circumstances of the area and accept a suitable degree of flexibility where it is justified.</p> <p>We are also surprised that there are only four lines relating to the NPPG despite it in our view being extremely pertinent to the policy burdens the SPD is looking to introduce. As explained in detail below, the NPPG explicitly details how policies relating to the Optional Standards should be introduced through a Local Plan so that the evidence of need and full financial implications can be properly assessed and considered.</p> <p>We believe this lack of detailed assessment of the NPPF and NPPG is a crucial omission which has ultimately led to the SPD not conforming with national planning policies or guidance in its current form. The SPD therefore cannot be considered sound, or supported, until significant amendments such as those outlined below are implemented.</p>	<p>be amended to make reference to paragraph 126 in line with the comments of Persimmon Homes.</p>
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Local Policies and Guidance

Respondent	Consultation Feedback	HBC Response/Proposed Action
Persimmon Homes	<p>Local Planning Context</p> <p>Following receipt of the Inspectors Final Report, Hartlepool Borough Council recently adopted its Local Plan on 22nd May 2018. Covering the period from the 1st April 2016 to 31st March 2031, the Local Plan now forms part of the Development Plan for the Borough and replaces the saved policies of the 2006 Local Plan.</p> <p>Within the Plan there are number of policies which when read as a whole are intended to inform the detailed design of residential schemes within the Borough. We understand from Paragraph 2.14 of the SPD that the document is intended to elaborate on these policies, most notably CC1, CC2, INF1, INF2, QP3, QP4, QP5, QP7, HSG4, HSG5, HSG5a, HSG6, HSG7, HSG8, HE1, HE3, HE4, HE5, NE1, NE2 and NE4 which cover a range of subjects such as climate change adaptation and mitigation,</p>	<p>Comments noted.</p>

	<p>infrastructure, design and layout, access, parking and highway safety, heritage, green spaces and ecology.</p> <p>Paragraph 2.15 of the Consultation Draft explains how the Council have sought to produce the SPD based upon the principles of the aforementioned policies with particular attention being paid to the overall design of new housing including its energy efficiency, overall appearance and function of the area as a whole.</p>	
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Building for Life 12

Respondent	Consultation Feedback	HBC Response/Proposed Action
No comments received	None	N/A

CHAPTER 3

- Is the development in the appropriate location?
- Is the type of development appropriate?
- What do the Council and others think?
- Submitting the application

Is the development in the appropriate location?

Respondent	Consultation Feedback	HBC Response/Proposed Action
Hartlepool Borough Council Development Control team	The colour of the boxes makes the text difficult to read and may not be appropriate. Reference to the emerging Masterplans for strategic sites may be useful here.	Comments noted. The colour will be removed and the text more spaced out and clear. Comments noted. Reference will be added.

Is the type of development appropriate?

Respondent	Consultation Feedback	HBC Response/Proposed Action
No comments received	None	N/A

What do the Council and others think?

Respondent	Consultation Feedback	HBC Response/Proposed Action
Historic England	We recommend including in step 3 advice that the applicant should make pre-application contact with Historic England where our interests would be affected by the proposals (see https://historicengland.org.uk/services-skills/our-planning-services/charter/when-we-are-consulted/proposals-for-development-management/)	Comments noted. In view of these comments, the Council will amend the SPD so that step 3 makes reference to the applicant engaging in pre-application discussions with Historic England (and any other relevant external consultees) where relevant.

Submitting the application

Respondent	Consultation Feedback	HBC Response/Proposed Action
No comments received	None	N/A

CHAPTER 4

- A. Creating sustainable communities
- B. Building at an appropriate density
- C. Creating accessible housing areas
- D. Creating areas that are locally distinctive and dwellings that are aesthetically pleasing
- E. Creating safe housing areas
- F. Creating healthy and visually attractive housing areas for all
- G. Creating homes that are energy efficient and considering the changing needs of residents

A. Creating sustainable communities

Respondent	Consultation Feedback	HBC Response/Proposed Action
North Star Housing Group	It is particularly agreeable to me to see your emphasis on sustainable locations, transport links and bio diversity.	Comments noted.
Hartlepool Borough Council Development Control team	The information in the diagram is useful but could be better presented – suggest bullet points.	Comments noted. The information will be set out more neatly and clearly.

B. Building at an appropriate density

Respondent	Consultation Feedback	HBC Response/Proposed Action
Historic England	We recommend making reference to the need to sustain and enhance the significance of heritage assets, which might include conservation areas or other historic areas where character is defined partly by existing residential density.	Comments noted. In view of these comments, the Council will amend this section of the SPD to make reference to the need to sustain and enhance the significance of heritage assets where character is defined partly by existing residential density.
Hartlepool Borough Council Development Control team	<p>The information in the diagrams is useful but could be better presented.</p> <p>As this document deals with all residential development, references to “house” (e.g. in the diagram and in the curtilage amenity box, and throughout the SPD) should be amended to “dwelling”.</p> <p>In the “How to provide sufficient daylight, sunlight and privacy” box, the separation distances are written as a definitive, when they are in fact minimums. This should be made clear.</p>	<p>Comments noted regarding diagrams. The information will be set out more neatly and clearly.</p> <p>Comments noted regarding use of “house”. This will be amended throughout.</p> <p>Comments noted regarding separation distances. “At least” added.</p>

	“Appropriate” should be added before “permeable paving”.	“Appropriate” added as requested.
Barratt Homes North East (BDW)	<p>Paragraph 4.13 states that ‘the Council will therefore require new housing developments to have regard to these standards when designing schemes and house types’. Details from the Nationally Described Space Standards (NDSS) are then reiterated within the blue box titled ‘How to provide adequate internal space’ and Table 1.</p> <p>In 2013, the Government launched a review of the various housing standards being implemented by Local Authorities. The review culminated in:</p> <ul style="list-style-type: none"> • The establishment via Building Regulations of mandatory baseline standards that are to be applied on all new developments across the Country; and • A series of optional standards, including minimum internal space standards for new homes <p>The enhanced standards, as introduced by the Government, are intended to be optional and can only be introduced where there is a clear need and they retain development viability. As such they were introduced on a ‘need to have’ rather than a ‘nice to have’ basis. Rather than be an additional policy burden, the standards were meant to assist developers and to speed up the delivery of housing. The Government confirmed that the standards were only intended to be optional. Indeed, if the Government had considered that NDSS were necessary everywhere they would have incorporated them into the Building Regulations as a mandatory requirement.</p> <p>PPG (ID 56-018) states that where a Local Planning Authority wishes to require an internal space standard, they should only do so by reference in their Local Plan to the national described space standard (NDSS). This SPD is not a Local Plan and it is therefore not considered appropriate to introduce an internal space standard through this document.</p> <p>PPG (ID 12-028) also states that where a local planning authority wishes to require an internal space standard, they should only do so by reference in their Local Plan to the nationally described space standard (NDSS).</p>	<p>The Council has considered the comments of Barratt Homes North East with respect to the Nationally Described Space Standards (NDSS). The Council acknowledges that (as set out in Paragraph: 018 - Reference ID: 56-018-20150327) in order to ‘require’ an internal space standard, these should be referred to in the Council’s Local Plan and (in accordance with Paragraph: 020 - Reference ID: 56-020-20150327) local planning authorities should provide justification for requiring internal space policies and should take account of need, viability and timing.</p> <p>Given that the Council has only recently adopted its Local Plan (May 2018), this would be something that would have to be fully explored through the next review of the Local Plan in order to be a requirement of all new development. That being said, evidence collected by the Council to date has shown that an appreciable proportion of the new homes in the Borough fall short of the NDSS and, with respect to affordable housing units in particular, it is understood that Homes England will often not provide support for properties that fail to achieve at least 85% of the NDSS and Registered Providers within the Borough have experienced issues renting such small properties due to inadequate internal space for tenants.</p> <p>In view of this, and having sought further advice from the Planning Advisory Service, the Council feels that recommending that new developments apply the NDSS, through the Residential Design SPD, is an appropriate way in which to combat the downward trend in the size of new homes and the negative implications of this by <i>encouraging</i> developers to build new homes that provide sufficient internal space for new occupants, using the NDSS as a recognised standard.</p>

	<p>This SPD is not a Local Plan and it is therefore not considered appropriate to introduce an internal space standard through this document. Furthermore, SPDs 'should build upon and provide more detailed advice or guidance on the policies in the Local Plan. They should not add unnecessary to the financial burdens on development'.</p> <p>The Ministerial Statement states that '...the optional new national technical standards should only be required through any new Local Plan policies if they address a clearly evidenced need, and where their impact is considered, in accordance with the NPPF and Planning Guidance' (NPPG (para 002 Reference ID: 56-002-20160519 and 020 Reference ID:56-020-20150327)).</p> <p>Planning Policy Guidance is clear that where Council's do propose to introduce NDSS they must '...gather evidence to determine whether there is a need for additional standards in their area, and justify setting appropriate policies in their Local Plans'. 'Where a need for internal space standards is identified, local planning authorities should take account of the following areas:</p> <p>Need – evidence should be provided on the size and type of dwellings currently being built in the area, to ensure the impacts of adopting space standards can be properly assessed, for example, to consider any potential impact on meeting demand for starter homes</p> <p>Viability – the impact of adopting the space standard should be considered as part of a plan's viability assessment with account taken of the impact of potentially larger dwellings on land supply. Local planning authorities will also need to consider impacts on affordability where a space standard is to be adopted</p> <p>Timing – there may need to be a reasonable transitional period following adoption of a new policy on space standards to enable developers to factor the cost of space standards into future land acquisitions'.</p> <p>BDW would urge the Council to recognise that the introduction of NDSS, needs to be done properly and via the correct route (i.e. through the Local Plan). If it is to be introduced the Council must consider the following:</p>	<p>Whilst the Council therefore does not intend to remove all reference to the NDSS within the SPD, the wording within this section will be amended to remove the following sentence from paragraph 4.13:</p> <p>"The Council will therefore require new housing developments to have regard to these standards when designing schemes and house types."</p> <p>The following paragraph will then be added to this section;</p> <p>"It is acknowledged that in order to make all new housing developments comply with the NDSS, these requirements must be set out and fully evidenced through a policy within the Council's Local Plan. The NDSS are not set out within the Council's recently adopted Local Plan (2018) and are therefore not a policy requirement. Furthermore, it is acknowledged that certain circumstances may preclude new housing developments from adopting the NDSS and the Council therefore wishes to maintain a flexible approach to internal space standards through this SPD. However, in order to encourage the construction of new homes that provide sufficient internal space for new occupants, the Council recommends that applicants consider adopting these standards (as set out in the following tables) when designing housing schemes and house types, wherever possible. These space standards can also be used as a benchmark to understand whether developments in Hartlepool are providing appropriate internal space and, where schemes are consistently underperforming, this will assist the Council in deciding whether to adopt the NDSS in future through a revision to the Local Plan."</p> <p>The SPD does not contain policy requirements. This SPD provides guidance on what the Council considers to be good practice when designing residential developments however, whilst the SPD will constitute a material planning consideration in the determination of relevant planning</p>
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	<ul style="list-style-type: none"> • Potential impact on viability • Impact of potentially larger houses on land supply • Issue of affordability • Size of dwellings is dictated by market demand • Introduction would narrow the choice to purchasers <p>We would urge the Council to assess the following before considering introducing NDSS:</p> <ul style="list-style-type: none"> • What housing is currently being built • Current sales rates and the need for market intervention • Existing stock and the second-hand market • Meeting needs and improving affordability Impact on housing demand within the housing market area • Deliverability rate assumptions <p>What housing is currently being built – It is important to note that in terms of the housing being built, Building Regulations provides a greater degree of flexibility and allows BDW to carefully consider the type of housing/size of housing to suit the specific housing market and local area</p> <p>In terms of current sales rates and the need for market intervention – BDW carefully considers the housing mix for each site based on the specific housing market in that area. BDW's best selling homes are those that fall below NDSS, demonstrating that there is a real demand for these homes.</p> <p>Our sales rates are strong, with a significant demand from first time buyers. This clearly demonstrates that customers are happy with the size of housing on offer. This is further reflected within Customer Satisfaction surveys, BDW maintaining the maximum five-star customer satisfaction rating for 9 consecutive years, the only housebuilder to receive this accolade for so long consecutively, awarded by the Home Builders Federation.</p>	<p>applications within the Borough, it is clear from the outset of the SPD (paragraph 1.3) that this constitutes a guidance document only and the design principles set out within this document should be incorporated, <i>where possible</i>. It is therefore considered that the SPD allows for an appropriate degree of flexibility. None of the recommendations within the SPD are a policy requirement but are considered to be best practice approaches to achieving good design. To aid clarity on this matter, extra information has been added within the SPD's introduction to explain that the SPD contains guidance and to give acknowledgement that the SPD would not be able to be implemented as a whole. The title of each box throughout the SPD has been amended to be clear that it sets out considerations rather than as full set of requirements.</p> <p>With respect to garage sizes, these are consistent with the guidance set out within the Tees Valley Residential and Industrial Design Guide, which is used across the Tees Valley and has been in use for a number of years. Where schemes fail to achieve this minimum size for garage spaces, the Council's Highways, Traffic & Transport section will not consider this a parking space and, where schemes fail to provide the appropriate amount of off-street parking, the Council's Highways, Traffic & Transport section will likely object to any such proposals on the grounds of highway safety. It is important therefore that applicants are made aware of standards that will be used to determine their applications to ensure proposals can achieve a favourable outcome.</p>
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	<p>Meeting needs and improving affordability – the larger size of the houses will have an impact on affordability. We would urge the Council to consider the number of first time buyers who would be priced out of the market on the introduction of NDSS and how many more households would be pushed into needing affordable housing as a result of the higher prices</p> <p>Impact on housing demand within the housing market area – Hartlepool should consider that it will be one of the first Council's in the North East to adopt NDSS. This will therefore result in increased house prices in Hartlepool, but not in other locations. Purchasers may therefore choose to live in other locations within the housing market area which could have serious implications on the ability of Newcastle to meet it's housing target and on it's returns from New Homes Bonus, Council tax etc.</p> <p>Deliverability rate assumptions – There needs to be consideration of the longer time it will take to build bigger houses and the implication on schemes which might now be unviable or require extensive S106 negotiations to be deliverable (e.g. those sites already purchased or where a minimum land value has already been agreed). It may also affect the deliverability of sites which need infrastructure investment to bring them forward and where dependent on a certain number of houses to facilitate this. A reduction in the number of houses, may mean the infrastructure provision needed to bring the site forward, is not deliverable. Hence, affecting the deliverability of the site. The Council must consider the implication of this on the housing target.</p> <p>On NDSS BDW would encourage the Council to recognise the larger land take such houses will require. Therefore, to deliver this would reduce the yield of sites and could have potential implications on site yields identified by the Council on identified and allocated sites, ultimately resulting in the Council failing to meet their housing targets.</p> <p>It is noted that the Housing White Paper 'Fixing our Broken Housing Market' (February 2017) outlines the Government's intention to review the NDSS. BDW would urge the Council to reconsider the introduction of NDSS. If they do decide to introduce NDSS they must review the evidence base to justify it.</p>	
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	<p>'The Government is concerned that a one size fits all approach may not reflect the needs and aspirations of a wider range of households. For example, despite being highly desirable, many traditional mews houses could not be built under today's standards. We also want to make sure the standards do not rule out new approaches to meeting demand, building on high quality compact living model of developers such as Pocket Homes'.</p> <p>In conclusion, BDW strongly object to the inclusion of the NDSS as a requirement within this SPD and recommend that any reference to an internal space standard is removed. Planning Policy Guidance is clear that where a local planning authority wishes to require an internal space standard, they can only do so by reference in their Local Plan to the NDSS. This SPD is not a Local Plan and it is therefore not considered appropriate to introduce an internal space standard through this document.</p> <p>BDW would also point out that the SPD includes a number of onerous policy requirements which will have implications on land efficiency, viability and deliverability of sites. BDW would urge the Council to consider the prescriptive nature of the requirements below and remove these requirements, or amend to make them desirable, but not essential.</p> <p>Parking – para 4.9 'for garages to be considered as parking spaces they should be, as a minimum 3m wide and 6 in length'</p>	
Home Builders Federation (HBF)	<p>Paragraph 4.13 states that 'the Council will therefore require new housing developments to have regard to these standards when designing schemes and house types'. Details from the nationally described space standard (NDSS) are then reiterated within the blue box titled 'How to provide adequate internal space' and Table 1.</p> <p>The Council will be aware that these enhanced standards, as introduced by Government, are intended to be optional and can only be introduced where there is a clear need and they retain development viability. As such they were introduced on a 'need to have' rather than a 'nice to have' basis. The PPG provides clear guidance in relation to these standards.</p>	<p>The Council has considered the comments of the Home Builders Federation with respect to the Nationally Described Space Standards (NDSS). The Council acknowledges that (as set out in Paragraph: 018 - Reference ID: 56-018-20150327) in order to 'require' an internal space standard, these should be referred to in the Council's Local Plan and (in accordance with Paragraph: 020 - Reference ID: 56-020-20150327) local planning authorities should provide justification for requiring internal space policies and should take account of need, viability and timing.</p> <p>Given that the Council has only recently adopted its Local Plan (May 2018), this would be something that would have</p>

	<p>PPG (ID 56-018) states that where a local planning authority wishes to require an internal space standard, they should only do so by reference in their Local Plan to the nationally described space standard (NDSS). This SPD is not a Local Plan and it is therefore not considered lawful to introduce an internal space standard through this document.</p> <p>PPG (ID 12-028) also states that SPDs 'should build upon and provide more detailed advice or guidance on the policies in the Local Plan. They should not add unnecessarily to the financial burdens on development'. Again, it is therefore not considered appropriate for the NDSS to be a requirement of the SPD.</p> <p>PPG (ID 56-020) identifies the type of evidence required to introduce a policy for internal space standards. It states that 'where a need for internal space standards is identified, local planning authorities should provide justification for requiring internal space policies. Local planning authorities should take account of the following areas:</p> <ul style="list-style-type: none"> • Need – evidence should be provided on the size and type of dwellings currently being built in the area, to ensure the impacts of adopting space standards can be properly assessed, for example, to consider any potential impact on meeting demand for starter homes. • Viability – the impact of adopting the space standard should be considered as part of a plan's viability assessment with account taken of the impact of potentially larger dwellings on land supply. Local planning authorities will also need to consider impacts on affordability where a space standard is to be adopted. • Timing – there may need to be a reasonable transitional period following adoption of a new policy on space standards to enable developers to factor the cost of space standards into future land acquisitions'. <p>Therefore, even if the Council were to be looking to prepare a Local Plan policy to introduce this requirement, they would need robust justifiable evidence to introduce this standard, based on the criteria set out above. The HBF consider that if the Government had just expected all properties</p>	<p>to be fully explored through the next review of the Local Plan in order to be a requirement of all new development. That being said, evidence collected by the Council to date has shown that an appreciable proportion of the new homes in the Borough fall short of the NDSS and, with respect to affordable housing units in particular, it is understood that Homes England will often not provide support for properties that fail to achieve at least 85% of the NDSS and Registered Providers within the Borough have experienced issues renting such small properties due to inadequate internal space for tenants.</p> <p>In view of this, and having sought further advice from the Planning Advisory Services, the Council feels that recommending that new developments apply the NDSS, through the Residential Design SPD, is an appropriate way in which to combat the downward trend in the size of new homes and the negative implications of this by <i>encouraging</i> developers to build new homes that provide sufficient internal space for new occupants, using the NDSS as a recognised standard.</p> <p>Whilst the Council therefore does not intend to remove all reference to the NDSS within the SPD, the wording within this section will be amended to remove the following sentence from paragraph 4.13:</p> <p>"The Council will therefore require new housing developments to have regard to these standards when designing schemes and house types."</p> <p>The following paragraph will then be added to this section;</p> <p>"It is acknowledged that in order to make all new housing developments comply with the NDSS, these requirements must be set out and fully evidenced through a policy within the Council's Local Plan. The NDSS are not set out within the Council's recently adopted Local Plan (2018) and are</p>
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	<p>to be built to NDSS that they would have made these standards mandatory not optional.</p> <p>In conclusion, the HBF strongly object to the inclusion of the NDSS as a requirement within this SPD and recommend that any reference to an internal space standard is removed.</p>	<p>therefore not a policy requirement. Furthermore, it is acknowledged that certain circumstances may preclude new housing developments from adopting the NDSS and the Council therefore wishes to maintain a flexible approach to internal space standards through this SPD. However, in order to encourage the construction of new homes that provide sufficient internal space for new occupants, the Council recommends that applicants consider adopting these standards (as set out in the following tables) when designing housing schemes and house types, wherever possible. These space standards can also be used as a benchmark to understand whether developments in Hartlepool are providing appropriate internal space and, where schemes are consistently underperforming, this will assist the Council in deciding whether to adopt the NDSS in future through a revision to the Local Plan.”</p>
Gleeson Regeneration	<p>Gleeson utilise a drive way construction comprising a permeable crushed aggregate (colloquially referred to as “gravel”) surface, behind a 1.5m tarmac apron to prevent any potential movement of material onto the adopted highway.</p> <p>In light of this Gleeson are very supportive of the Council’s desire to see car parking provided in a permeable surface as detailed within the blue box title ‘How to provide appropriate car parking’. We would suggest that this point could be bolstered by either listing potential suitable solutions (including our crushed aggregate solution), or by making mention to the joint Environment Agency/DCLG document “Guidance on the permeable surfacing of front gardens” which also lists appropriate solutions, including “gravel”.</p> <p>It is stated at Paragraph 4.13 that ‘the Council will therefore require new housing developments to have regard to these standards when designing schemes and house types’. Details from the nationally described space standard (NDSS) are then reiterated within the blue box titled ‘How to provide adequate internal space’ and Table 1.</p>	<p>Comments noted with respect to driveway construction.</p> <p>With respect to the guidance document referred to, this applies more specifically to individual householders seeking to pave over their front gardens. The Council generally wishes to discourage this as it can have a detrimental impact on the visual amenity of the property and the character of the area and it is for this reason the Council typically encourages new housing developments to incorporate adequate amounts of front garden space to avoid the creation of large swathes of hard standing. In any event, it is considered that the guidance document referred to would not be appropriate to be included in this SPD, however would likely be referred to in any future SPD guidance on residential extensions/works to existing properties.</p> <p>It is also noted that the Council’s Highways, Traffic & Transport section has previously raised concerns with movement of material from driveways constructed of loose</p>

	<p>The Council will be aware that these enhanced standards, as introduced by Government, are intended to be optional and can only be introduced where there is a clear need and they retain development viability. As such they were introduced on a 'need to have' rather than a 'nice to have' basis. The PPG provides clear guidance in relation to these standards.</p> <p>PPG (ID 56-018) states that where a local planning authority wishes to require an internal space standard, they should only do so by reference in their Local Plan to the nationally described space standard (NDSS). This SPD is not a Local Plan and it is therefore not considered appropriate to introduce an internal space standard through this document.</p> <p>PPG (ID 12-028) also states that SPDs 'should build upon and provide more detailed advice or guidance on the policies in the Local Plan. They should not add unnecessarily to the financial burdens on development'. Again, it is therefore not considered appropriate for the NDSS to be a requirement of the SPD.</p> <p>PPG (ID 56-020) identifies the type of evidence required to introduce a policy for internal space standards. It states that 'where a need for internal space standards is identified, local planning authorities should provide justification for requiring internal space policies. Local planning authorities should take account of the following areas:</p> <ul style="list-style-type: none"> • Need – evidence should be provided on the size and type of dwellings currently being built in the area, to ensure the impacts of adopting space standards can be properly assessed, for example, to consider any potential impact on meeting demand for starter homes. • Viability – the impact of adopting the space standard should be considered as part of a plan's viability assessment with account taken of the impact of potentially larger dwellings on land supply. Local planning authorities will also need to consider impacts on affordability where a space standard is to be adopted. • Timing – there may need to be a reasonable transitional period following adoption of a new policy on space standards to enable developers to factor the cost of space standards into future land acquisitions'. 	<p>aggregate onto the adopted highway and this approach may not be suitable for wheelchair users, the Council therefore generally discourages this type of driveway construction. The Council therefore would wish to encourage alternative means of permeable driveway construction.</p> <p>The Council has considered the comments of the Gleeson Regeneration with respect to the Nationally Described Space Standards (NDSS). The Council acknowledges that (as set out in Paragraph: 018 - Reference ID: 56-018-20150327) in order to 'require' an internal space standard, these should be referred to in the Council's Local Plan and (in accordance with Paragraph: 020 - Reference ID: 56-020-20150327) local planning authorities should provide justification for requiring internal space policies and should take account of need, viability and timing.</p> <p>Given that the Council has only recently adopted its Local Plan (May 2018), this would be something that would have to be fully explored through the next review of the Local Plan in order to be a requirement of all new development. That being said, evidence collected by the Council to date has shown that an appreciable proportion of the new homes in the Borough fall short of the NDSS and, with respect to affordable housing units in particular, it is understood that Homes England will often not provide support for properties that fail to achieve at least 85% of the NDSS and Registered Providers within the Borough have experienced issues renting such small properties due to inadequate internal space for tenants.</p> <p>In view of this, and having sought further advice from the Planning Advisory Service, the Council feels that recommending that new developments apply the NDSS, through the Residential Design SPD, is an appropriate way in which to combat the downward trend in the size of new homes and the negative implications of this by <i>encouraging</i> developers to build new homes that provide sufficient</p>
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	<p>Therefore, even if the Council were to be looking to prepare a Local Plan policy to introduce this requirement, they would need robust justifiable evidence to introduce this standard, based on the criteria set out above. The HBF consider that if the Government had just expected all properties to be built to NDSS that they would have made these standards mandatory not optional.</p> <p>In this respect it is Gleeson's view that the NDSS is itself an inflexible and blunt instrument which does not take into account the different models of housebuilding each developer has.</p> <p>Gleeson's focus is on pricing homes so that they can be afforded by 90% of local couples in full time employment. To establish sales prices, the Government's ASHE (Annual Survey of Hours & Earnings) figures are used to determine the lowest wages within the Local Authority. A modest multiple is then applied to the bottom twenty percentile to calculate the level of mortgage which can be afforded by 90% of people living in the local area. This approach is to ensure that our homes are affordable, and that home ownership is obtainable to a higher proportion of the population. This sits foursquare with the overall thrust of the NPPF.</p> <p>The application of the NDSS would run entirely counter to this model and mandating that Gleeson build larger properties would inevitably push up the selling price of our homes which would be contrary to the <i>raison d'être</i> of the company which is to offer the potential for home ownership to those on more modest incomes (as these people would inevitably be priced out of the market by applying the NDSS). It would therefore make it difficult for Gleeson to operate in an authority which puts the NDSS in place as it fundamentally reduces the purchaser's choice and our flexibility to tailor developments to suit specific areas and needs.</p> <p>Given the above comments, Gleeson fundamentally object to this policy and believe it is unsound in being unjustified, ineffective and contrary to national policy and guidance. It would also fundamentally undermine the choice for home buyers and price out certain groups from the market. As this is the case, we believe the policy should be deleted.</p>	<p>internal space for new occupants, using the NDSS as a recognised standard.</p> <p>Whilst the Council therefore does not intend to remove all reference to the NDSS within the SPD, the wording within this section will be amended to remove the following sentence from paragraph 4.13:</p> <p>"The Council will therefore require new housing developments to have regard to these standards when designing schemes and house types."</p> <p>The following paragraph will then be added to this section;</p> <p>"It is acknowledged that in order to make all new housing developments comply with the NDSS, these requirements must be set out and fully evidenced through a policy within the Council's Local Plan. The NDSS are not set out within the Council's recently adopted Local Plan (2018) and are therefore not a policy requirement. Furthermore, it is acknowledged that certain circumstances may preclude new housing developments from adopting the NDSS and the Council therefore wishes to maintain a flexible approach to internal space standards through this SPD. However, in order to encourage the construction of new homes that provide sufficient internal space for new occupants, the Council recommends that applicants consider adopting these standards (as set out in the following tables) when designing housing schemes and house types, wherever possible. These space standards can also be used as a benchmark to understand whether developments in Hartlepool are providing appropriate internal space and, where schemes are consistently underperforming, this will assist the Council in deciding whether to adopt the NDSS in future through a revision to the Local Plan."</p>
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<p>Taylor Wimpey North East</p>	<p>At 4.8 it is stated – Avoid placing windows in the side elevation unless they are obscurely glazed or can be screened.</p> <p>This statement is overly prescriptive and is obstructive to principles of natural surveillance discussed elsewhere in the SPD. At the same time using gable windows on key points in a development is an opportunity to make a design statement on key corners.</p> <p>At 4.9 it is stated – Parking should be located to the side of dwellings to avoid visual intrusion and dominance.</p> <p>As a blanket statement this could have detrimental effect on delivering good urban design creating numerous gaps in street scenes and harming the densities that can be achieved. It would be better to request car parking to be well integrated to the design, convenient and not overly dominant. This would allow enough scope for creative design. Frontage parking if well designed does not cause visual intrusion or dominance.</p> <p>At 4.14 Reference is made to the Technical housing standards – nationally described space standard. But parts of the standards are then replicated in the text. This is unnecessary and any updates made to the space standards then immediately creates conflict. It also disregards explanatory footnotes included in the Space Standards. Any changes or introduction of space standards should be tested through reasonable and appropriate viability assessment.</p>	<p>Comments noted.</p> <p>With respect to placement of windows in side elevations, in view of the comments of Taylor Wimpey North East, the Council proposed to amend the wording of this sentence as follows;</p> <p>“Windows in side elevations can be useful in allowing light into the property and providing natural surveillance but must be obscurely glazed or be screened where they would adversely impact upon the privacy of neighbours.”</p> <p>With respect to locating parking to the side of dwellings, the Council acknowledges the comments of Taylor Wimpey North East, and proposes the following amendments to this wording;</p> <p>“In-curtilage parking should be well integrated into the design of the development, conveniently located and not overly dominant or visually intrusive, with appropriate landscaping in between driveways.”</p> <p>The Council has considered the comments of the Taylor Wimpey North East with respect to the Nationally Described Space Standards (NDSS). The Council acknowledges that (as set out in Paragraph: 018 - Reference ID: 56-018-20150327) in order to ‘require’ an internal space standard, these should be referred to in the Council’s Local Plan and (in accordance with Paragraph: 020 - Reference ID: 56-020-20150327) local planning authorities should provide justification for requiring internal space policies and should take account of need, viability and timing.</p> <p>Given that the Council has only recently adopted its Local Plan (May 2018), this would be something that would have to be fully explored through the next review of the Local Plan in order to be a requirement of all new development. That being said, evidence collected by the Council to date</p>
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		<p>has shown that an appreciable proportion of the new homes in the Borough fall short of the NDSS and, with respect to affordable housing units in particular, it is understood that Homes England will often not provide support for properties that fail to achieve at least 85% of the NDSS and Registered Providers within the Borough have experienced issues renting such small properties due to inadequate internal space for tenants.</p> <p>In view of this, and having sought further advice from the Planning Advisory Service, the Council feels that recommending that new developments apply the NDSS, through the Residential Design SPD, is an appropriate way in which to combat the downward trend in the size of new homes and the negative implications of this by <i>encouraging</i> developers to build new homes that provide sufficient internal space for new occupants, using the NDSS as a recognised standard.</p> <p>Whilst the Council therefore does not intend to remove all reference to the NDSS within the SPD, the wording within this section will be amended to remove the following sentence from paragraph 4.13:</p> <p>“The Council will therefore require new housing developments to have regard to these standards when designing schemes and house types.”</p> <p>The following paragraph will then be added to this section;</p> <p>“It is acknowledged that in order to make all new housing developments comply with the NDSS, these requirements must be set out and fully evidenced through a policy within the Council’s Local Plan. The NDSS are not set out within the Council’s recently adopted Local Plan (2018) and are therefore not a policy requirement. Furthermore, it is acknowledged that certain circumstances may preclude new housing developments from adopting the NDSS and the</p>
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		<p>Council therefore wishes to maintain a flexible approach to internal space standards through this SPD. However, in order to encourage the construction of new homes that provide sufficient internal space for new occupants, the Council recommends that applicants consider adopting these standards (as set out in the following tables) when designing housing schemes and house types, wherever possible. These space standards can also be used as a benchmark to understand whether developments in Hartlepool are providing appropriate internal space and, where schemes are consistently underperforming, this will assist the Council in deciding whether to adopt the NDSS in future through a revision to the Local Plan.”</p> <p>Whilst it is noted Taylor Wimpey North East has concerns that replicating the standards within this document may cause conflict in future should the NDSS be amended, given that these standards are currently only a recommendation within the SPD and are not a policy requirement, it is not considered that this would cause significant issues. Furthermore, the SPD can be amended in future to reflect any changes to the NDSS if necessary.</p> <p>With respect to the NDSS footnotes, the one additional explanatory footnote that was not included in the SPD will be added to the footnotes as follows;</p> <p>“The internal face of a perimeter wall is the finished surface of the wall. For a detached house, the perimeter walls are the external walls that enclose the dwelling, and for other houses or apartments they are the external walls and party walls.”</p>
Story Homes	In addition, there appear to be a number of items where the Council is seeking particular approaches to design which are inconsistent and could conflict. For example, in relation to in plot car parking it is recommended that parking is not to the front of dwellings but to the side, where any	With respect to locating parking to the side of dwellings, the Council acknowledges the comments of Story Homes, and proposes the following amendments to this wording;

	<p>glazing should be obscure. However, elsewhere in the document it is noted that car parking should be overlooked for reasons of natural surveillance, which would be reduced from on plot due to obscure glazing. It is important that the various provisions of the document do not contradict or undermine other elements.</p> <p>How to provide sufficient daylight, sunlight and privacy</p> <p>Story Homes notes the Council's recommendations for providing sufficient daylight, sunlight and privacy but notes that some provisions are unduly restrictive. For example, the advice to 'Avoid placing windows in the side elevation unless they are obscurely glazed or can be screened' does not take into account that in some circumstances on corner plots using non-obscured glazed windows in gable or side elevations may actually be benefits in design terms and benefit schemes to increase natural surveillance levels.</p> <p>How to provide appropriate car parking</p> <p>Story Homes recognises the need to balance encouraging sustainable transport modes with ensuring appropriate car parking in housing areas to avoid parking problems. We welcome the acknowledgement in the table following paragraph 4.9 that car parking provision should be usually be at two spaces per dwelling but it is important that flexibility is retained to allow for additional spaces per dwelling dependent on dwelling sizes.</p> <p>It is considered that the requirement for an in curtilage parking space to be 6m long as a standard unless there are constrained circumstances is excessive in comparison to standards adopted by other authorities in the North East. Durham County Council for example accepts that drives should be a minimum of 5.0m where a roller shutter garage door is provided or 5.5m where an up and over door is used. Newcastle City Council accepts that driveways with no gates or garage doors can be 5.0m in length and for standard 'up and over' door, the face of the garage should be 5.6 m in length from the back of the footway or from the edge of a shared footway. Therefore, requiring lengths of 6.0m is considered to be onerous in design terms.</p>	<p>"In curtilage parking should be well integrated to the design of the development, conveniently located and not overly dominant or visually intrusive, with appropriate landscaping in between driveways."</p> <p>With respect to placement of windows in side elevations, in view of the comments of Story Homes, the Council proposed to amend the wording of this sentence as follows;</p> <p>"Windows in side elevations can be useful in allowing light into the property and providing natural surveillance but must be obscurely glazed or be screened where they would adversely impact upon the privacy of neighbours."</p> <p>Comments noted with respect to car parking provision. The SPD is a guidance document only (albeit it does constitute a material planning consideration) and therefore appropriate flexibility is built in. Planning Officers will always defer to the views of the Council's Highways team with respect to the adequacy of parking provision on any given scheme.</p> <p>With respect to in curtilage parking space dimensions, these are consistent with the guidance set out within the Tees Valley Residential and Industrial Design Guide, which is used across the Tees Valley and has been in use for a number of years. Where schemes fail to achieve these minimum sizes, the Council's Highways, Traffic & Transport section will not consider this a parking space and, where schemes fail to provide the appropriate amount of off-street parking, the Council's Highways, Traffic & Transport section will likely object to any such proposals on the grounds of highway safety. It is important therefore that applicants are made aware of standards that will be used to determine their applications to ensure proposals can achieve a favourable outcome.</p> <p>With respect to permeable paving, the Council considers that the wording of the SPD is sufficiently flexible in</p>
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	<p>The stipulation that parking should be located to the side of dwellings to avoid visual intrusion and dominance is overly restrictive in terms of the design of residential development. Story Homes has a number of house types with integral garages which would not be able to meet this provision and would require car parking to the front of properties. In addition, we note that advising that drives should be located to the side of dwellings also affect levels of natural surveillance and amenity space to the front of properties highlighted in other parts of the SPD.</p> <p>It is considered that the provisions that parking surfaces should be permeable should not be a general design principle set out in the SPD. It may not be appropriate to include permeable parking surfaces on developments and therefore the document should not stipulate this as a general principle to be followed. The strategy to address surface water drainage on development sites should be considered as a whole on a site wide basis rather than requiring specific features through various Council documents. This allows for greater flexibility in providing appropriate bespoke surface water drainage solutions within developments.</p> <p>How to provide adequate internal space</p> <p>Story Homes recognises the Council's aspirations regarding amenity space in dwellings but we would highlight the provisions of the Planning Practice Guidance (PPG) with regards to the type of evidence required for implementing a space standards policy. The PPG states at ID 56-020 that: <i>'where a need for internal space standards is identified, local planning authorities should provide justification for requiring internal space policies. Local planning authorities should take account of the following areas:</i></p> <ul style="list-style-type: none"> · Need – <i>evidence should be provided on the size and type of dwellings currently being built in the area, to ensure the impacts of adopting space standards can be properly assessed, for example, to consider any potential impact on meeting demand for starter homes.</i> · Viability – <i>the impact of adopting the space standard should be considered as part of a plan's viability assessment with account taken of the impact of potentially larger dwellings on land supply. Local planning authorities will also need to consider impacts on affordability where a space standard is to be adopted.</i> 	<p>recommending that permeable paving should be used <i>'where possible'</i> but also alternatively or in addition to recommending a SuDs scheme be used to mitigate any increase in surface water run-off.</p> <p>The Council has considered the comments of the Story Homes with respect to the Nationally Described Space Standards (NDSS). The Council acknowledges that (as set out in Paragraph: 018 - Reference ID: 56-018-20150327) in order to 'require' an internal space standard, these should be referred to in the Council's Local Plan and (in accordance with Paragraph: 020 - Reference ID: 56-020-20150327) local planning authorities should provide justification for requiring internal space policies and should take account of need, viability and timing.</p> <p>Given that the Council has only recently adopted its Local Plan (May 2018), this would be something that would have to be fully explored through the next review of the Local Plan in order to be a requirement of all new development. That being said, evidence collected by the Council to date has shown that an appreciable proportion of the new homes in the Borough fall short of the NDSS and, with respect to affordable housing units in particular, it is understood that Homes England will often not provide support for properties that fail to achieve at least 85% of the NDSS and Registered Providers within the Borough have experienced issues renting such small properties due to inadequate internal space for tenants.</p> <p>In view of this, and having sought further advice from the Planning Advisory Service, the Council feels that recommending that new developments apply the NDSS, through the Residential Design SPD, is an appropriate way in which to combat the downward trend in the size of new homes and the negative implications of this by <i>encouraging</i> developers to build new homes that provide sufficient</p>
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	<p>· Timing – <i>there may need to be a reasonable transitional period following adoption of a new policy on space standards to enable developers to factor the cost of space standards into future land acquisitions</i>’.</p> <p>The Council will need robust justifiable evidence to introduce any of the optional housing standards, based on the criteria set out above. At present it is considered that there is insufficient evidence presented by the Council to support this policy approach. Whilst the Council makes reference at paragraph 4.13 to many of the new dwellings in the Borough do not meet specified Nationally Defined Space Standards (NDSSs) either overall or for bedroom sizes there is no evidence presented to support whether this is the case.</p> <p>No justification has been provided by the Council to indicate that the size of the homes being completed are considered by those purchasing them to be inappropriate or that developers are struggling to sell non-compliant homes in comparison to compliant homes.</p> <p>Story Homes concurs with the Homebuilder Federation’s (HBF’s) evidence that it has collated in the region that homebuilders do not have any issues or delays with selling properties with less than the NDSS, with three-bed non-NDSS compliant homes often being high selling properties on sites. As the HBF notes, the industry, knows its customers and what they want, and Story Homes would not sell homes below the enhanced standard size if they did not appeal to the market.</p> <p>The Council suggests at paragraph 4.14 that ‘where new dwellings meet the gross internal floor area but fail to achieve adequate floor space in specific rooms, minor alterations to house types could enable these dwellings to meet the national space standards without significant impacts on viability.’ However, there is again no evidence that making such changes will not affect the viability of proposals.</p> <p>Story Homes considers that standards can, in some instances, have a negative impact upon viability, increase affordability issues and reduce customer choice. We recommend that that the Council needs to give further careful consideration as to how the requirements for NDSSs, alongside the cumulative impacts of other plan policies, will impact on</p>	<p>internal space for new occupants, using the NDSS as a recognised standard.</p> <p>Whilst the Council therefore does not intend to remove all reference to the NDSS within the SPD, the wording within this section will be amended to remove the following sentence from paragraph 4.13:</p> <p>“The Council will therefore require new housing developments to have regard to these standards when designing schemes and house types.”</p> <p>The following paragraph will then be added to this section;</p> <p>“It is acknowledged that in order to make all new housing developments comply with the NDSS, these requirements must be set out and fully evidenced through a policy within the Council’s Local Plan. The NDSS are not set out within the Council’s recently adopted Local Plan (2018) and are therefore not a policy requirement. Furthermore, it is acknowledged that certain circumstances may preclude new housing developments from adopting the NDSS and the Council therefore wishes to maintain a flexible approach to internal space standards through this SPD. However, in order to encourage the construction of new homes that provide sufficient internal space for new occupants, the Council recommends that applicants consider adopting these standards (as set out in the following tables) when designing housing schemes and house types, wherever possible. These space standards can also be used as a benchmark to understand whether developments in Hartlepool are providing appropriate internal space and, where schemes are consistently underperforming, this will assist the Council in deciding whether to adopt the NDSS in future through a revision to the Local Plan.”</p> <p>The Council notes Story Homes comments with respect to NDSS being subject to viability and a transition period,</p>
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	<p>deliverability of sites, the Council's five year land supply and the Council's future Housing Delivery Test results.</p> <p>Overall, Story Homes, does not consider that a NDSSs approach to amenity space is justified or necessary as it is considered that local needs can be met without the introduction of the optional housing standards. We therefore recommend that the reference to NDSSs should be deleted from the SPD in order to make it sound.</p> <p>However, should the approach be retained then reference to 'subject to viability' should be added to the table to ensure the ability to take these considerations in to account and suitable transition period of not less than 18 months from the adoption of the SPD is allowed for to enable the development industry opportunity to accommodate the onerous requirements. It is also important that clarity is added to state that NDSS will not be sought retrospectively to those applications for reserved matters where the outline permission was determined or is subject to a resolution to grant permission (including subject to planning obligations) before the end of the transition period.</p>	<p>however given that the NDSS has been included in the SPD as a recommendation and not a policy requirements, it is not considered appropriate to stipulate these standards are 'subject to viability' or set out a transition period as there will be no formal requirement for applicants to adopt the standards (and therefore no requirement to demonstrate where this is unviable).</p>
Bellway Homes	<p>Para 4.6</p> <p>The Council should recognise that the density of development is a clear constraint to viability and therefore there needs to be a clear steer from the Council at the earliest opportunity to guide the progress of development. The Council should be open to assessing viability and should be flexible in their assessment with regard to the evidence put before them. Above all else the Council should ensure development "makes the most efficient use of land" (NPPF 2018). The Council should also be able to justify their approach and requests to provide transparency and maintain trust between Council and developer.</p> <p>Para 4.7</p> <p>Rather than a defined list, the list should form a consideration for developers however development should be judged on a case by case basis as to whether amenity space requirements should be met in every instance. Inherently the list serves to benefit sales and therefore a</p>	<p>With respect to paragraph 4.6, the Council acknowledges that density of development can be a constraint to viability. The Council does not consider it appropriate or practical to dictate densities through this SPD however where appropriate sets out approximate numbers of dwellings, amount of green space etc. (and therefore approximate densities) for allocated sites by virtue of the housing policies held within the Council's adopted Local Plan.</p> <p>The layout and density of unallocated sites will be considered by the Council on a case by case basis in view of the guidance held within this document and all other relevant material planning considerations, as well as the relevant policies within the development plan.</p> <p>With respect to viability, Paragraph: 007 (Viability and decision taking - Reference ID: 10-007-20180724) stipulates that it is up to the applicant to demonstrate whether</p>

	<p>developer should be inclined to adopt the list's approach however it should not be binding as the SPD acknowledges that each area has its own constraints.</p> <p>Para 4.8</p> <p>There are very few instances where principle elevations do not provide adequate glazing. Many house-types arise from the developer's national portfolio which is fixed. Such local variation to factor in more glazing is not accounted for, and certainly should not be left as ambiguous as described in the SPD for decision takers to make of what they will. Without understanding how such assessment criteria would work, Bellway recommend that this requirement should be removed.</p> <p>Para 4.9</p> <p>The current combined local authority design guidance associated with parking spaces functions well and any deviation from current practice should be avoided. Bellway recommend that current practice should be adopted in the HBC Residential Design SPD to avoid confusion. Bellway object to the requirement for parking to be provided along the side of dwellings as this can have significant implications for layout efficiency and unnecessarily differs from common practice and design guidance in other local authority areas.</p> <p>Para 4.13</p> <p>Bellway fully support the views of the HBF with regard to space standards.</p>	<p>particular circumstances justify the need for a viability assessment at the application stage. However in accordance with Paragraph: 002 (Viability and plan making-Reference ID: 10-002-20180724) the role for viability assessment is primarily at the plan making stage.</p> <p>Notwithstanding this, the Council would stress that the SPD does not set out requirements but is a guide. The SPD does not contain policies, but instead provides recommendations that seek to achieve good standards of design. The SPD is supplementary to the policies in the Council's Local Plan, and provides advice for applicants and officers alike. The Council would consider that the adoption of such a document in itself, setting out the Council's expectations, provides transparency and, as above, given that the document constitutes guidance only, then an appropriate degree of flexibility can be maintained.</p> <p>Early pre-application engagement with the Council will provide a clear steer on specific sites and set out the Council's expectations with respect to any residential development to come forward on a case-by-case basis, however general design principles and approaches to good design that should be pursued are set out clearly in the SPD.</p> <p>With respect to paragraph 4.7, Bellway's comments are noted and welcomed. As above, the SPD does not set out requirements but is a guide. The SPD does not contain policies, but instead provides recommendations that seek to achieve good standards of design. The titles of each box within the document has been amended to aid clarity that they contain considerations rather than requirements, and extra information has been included within the SPD's introduction to acknowledge that implementing all recommendations would not be possible.</p>
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		<p>With respect to paragraph 4.8, as above, the SPD does not set out requirements but is a guide. The SPD does not contain policies, but instead provides recommendations that seek to achieve good standards of design. Developers will be expected to demonstrate how they have considered this guidance only however, where the guidance has not been followed, developers should be able to demonstrate why.</p> <p>With respect to in curtilage parking space dimensions, these are consistent with the guidance set out within the Tees Valley Residential and Industrial Design Guide, which is used across the Tees Valley and has been in use for a number of years. Where schemes fail to achieve these minimum sizes, the Council's Highways, Traffic & Transport section will not consider this a parking space and, where schemes fail to provide the appropriate amount of off-street parking, the Council's Highways, Traffic & Transport section will likely object to any such proposals on the grounds of highway safety. It is important therefore that applicants are made aware of standards that will be used to determine their applications to ensure proposals can achieve a favourable outcome.</p> <p>With respect to locating parking to the side of dwellings, the Council acknowledges the comments of Bellway Homes, and proposes the following amendments to this wording;</p> <p>"In curtilage parking should be well integrated to the design of the development, conveniently located and not overly dominant or visually intrusive, with appropriate landscaping in between driveways."</p> <p>With respect to paragraph 4.13, please see above response to HBF comments.</p>
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<p>North Star Housing Group</p>	<p>As a Housing Association we own our properties in perpetuity and so long term desirability/lettability is important to us. Turnover within our stock is inevitable but it is exacerbated by properties being such that residents become prematurely discontented. Whilst we haven't analysed whether there is a correlation between the size/amenities of the dwelling and the reason that people terminate their tenancy, we know from feedback surveys and the conversations that our Housing Officers have with tenants that the lack of internal space; garden space and internal and external storage/storage space are reasons cited for turning down small homes in the first place, or seeking to move in to something larger after a short while eg less than 2 years.</p> <p>Our average void loss for all our properties is over £400 rent each time and our average void repair costs are £950 which doesn't include any major replacements (not necessary with newer properties). On top of that is the staff cost of dealing with a termination of tenancy, and advertising and allocating to a new tenant. Thus it is better for us to build or buy homes where people don't to move very often.</p> <p>I have recently sent Story Homes my thoughts as they are considering their S106 unit design. I am replicating this here for your information. We don't insist on NDSS space standards, even for our own schemes, however we are not far off in terms of our space requirements.</p> <p><i>Info sent to Story Homes. Jan 2019</i></p> <p>We build 5 person, 3 bed houses and tend to look for around 87 m2 for a 2 storey house. The NDSS at 93m2 feels unnecessarily large</p> <p>So in summary in answer to your query, we recognise that often S106 units are smaller than we would build ourselves. If they are unacceptably small we will not bid for them. The size does not alter the rent we can charge however. A 2 bed house will attract a certain rent in a location ; a 3 bed another certain rent. This means that the price we can offer you, which is based on rental income, does not directly increase with increase in size. The valuer does not take size in to account but we make a judgement about long term lettability ; how popular the units are likely to</p>	<p>Comments noted. These concerns are also echoed by the Council. The Council included a recommendation that the NDSS should be adopted by developers in the SPD due to similar concerns identified by the Council's Housing team in early discussions and following a review of approved schemes in the Borough.</p> <p>For simplicity and to avoid confusion caused by the introduction of separate space standards, the Council considers the NDSS an appropriate standard to recommend however it is noted in some instance North Star consider smaller units may be appropriate.</p>
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be once it is not a brand new estate etc. If houses are small we tend to find turnover is greater and that is costly for us.

Size wise: Below shows the NDSS and what we tend to build to, site layout and land cost dependent. I've tried to be honest in my S106 preference in the sense that in the real world developers offer us smaller units than we would like and we make a judgement based on location. If too small I will not bid but others will. I've stated a preference here, as you have asked and I've tried not to be unreasonable. I've included Hambleton Council's sizes just for information as they are currently looking at these and transfer prices.

Unit type	National Described Space Standard m2	North Star Standard range m2	Preferred range m2
2 bed , 3 person bungalow	61	61-64	61-64
2 bed 3 person, 2 storey house	70	N/A	N/A
2 bed, 4 person, 2 storey house	79	77-79	72-77
3 bed. 5 person, 2 storey house	93	86-88	83-87

NB Three storey houses need to be larger to accommodate 3 floors of circulation space.

Some local authorities might require a small number of 4 bedroomed houses. This is rare however.

	<p>The final point I would make is we will always bid for bungalows but we are not keen on flats.</p> <p>Some of the S106 units we are offered by developers are insultingly small; the worst being 56sq m for a 2 bed house in Seaton Carew. Where S106 units are substandard in terms of size or design, we will not bid to buy them, unless the area is exceptional, as we know that by the time they are 2nd or 3rd hand properties, their desirability will have lessened from new build.</p>	
Homes England	<p>On the standards we do not have a specific set of size standards but we do use NDSS as a benchmark. In essence we would struggle to support anything which was less than 85% of NDSS.</p>	<p>Comments noted. The Council included a recommendation that the NDSS should be adopted by developers in the SPD due to similar concerns identified by the Council's Housing team in early discussions and following a review of approved schemes in the Borough.</p> <p>For simplicity and to avoid the introduction of separate space standards, the Council considers the NDSS an appropriate standard to recommend however it is noted in some instance smaller units may be appropriate.</p>
Persimmon Homes	<p>How to provide appropriate car parking (Table at Paragraph 4.9)</p> <p>We are concerned by the use of the term 'usually' within the first bulletpoint of the Table at Paragraph 4.9. Whilst the point explains situations where the parking provision may be reduced, the term 'usually' also allows for the parking standards to be increased at the Council's discretion. This is particularly concerning as it does not provide certainty to developers or interested parties. As the use of the word 'usually' is unlikely to be accepted by an Inspector in a Local Plan examination, the guidance on parking standards should be amended to clearly set out and justify the expectations from a development to remove any ambiguity.</p> <p>Despite the Council previously accepting alternative standards, the remainder of the table also requires in-curtilage car parking spaces to measure 6m X 3m with parking spaces "<i>located to the side of dwellings to avoid visual intrusion and dominance</i>". Alongside a further requirement</p>	<p>Comments noted. Striking the correct balance of flexibility and necessity across a range of design recommendations is inherently difficult. Indeed, the Council notes Persimmon Homes' comments that raise concerns about the potential for ambiguity on one point and concerns on the introduction of prescriptive design requirements on another.</p> <p>The parking standards set out are considered to be broadly in line with the Tees Valley Residential and Industrial Design Guide and Specification.</p> <p>Persimmon Homes describes using the term 'usually' for the number of parking spaces as too ambiguous but then feels the Council is being too specific in the sizes of parking spaces expected. It is therefore unclear whether Persimmon considers that the Council should adopt more prescriptive</p>

	<p>which stipulates that that for garages to be considered as a parking spaces they should be, as a minimum 3 metres wide and 6 in length, the SPD is looking to introduce extremely prescriptive design requirements which we feel are unjustified and untested despite the obvious layout implications.</p> <p>As this 'guidance' will be used in the decision-making process, it is imperative that all requirements are justified with the appropriate consideration given to the impacts resulting from inefficient layouts and the resultant viability implications. We therefore suggest that further dialogue with the development industry is crucial on this and other matters of the SPD before the document is progressed.</p> <p>Nationally Described Space Standards (Paragraph 4.10 to 4.14)</p> <p>Of greatest concern to Persimmon Homes is the Council's intention to introduce the Nationally Described Space Standards (NDSS) via the back door through an SPD without any engagement with the development industry or evidence to demonstrate need for such optional standards. Such an approach is unlawful and will seriously jeopardise the future deliverability of sites.</p> <p>The Council have a recently adopted Local Plan. Whilst the plan contains policy governing matters such as design and housetype needs and provision, at no point throughout the plan is a reference to the Nationally Described Spaces Standards (NDSS) made within either the policies or supporting text.</p> <p>There is clearly a policy vacuum within the Local Plan relating to NDSS and as set out within paragraph 56-018 of the NPPG, where a local planning authority wishes to require an internal space standard <i>"they should only do so by reference in their Local Plan to the nationally described space standard."</i> This aligns with the Written Ministerial Statement of 25th March 2015 which confirmed that <i>"the optional new national technical standards should only be required through any new Local Plan policies if they address a clearly evidenced need, and where their impact on viability has been considered, in accordance with the NPPG"</i>.</p>	<p>parking standards or that the parking standards should be more flexible.</p> <p>The term 'usually' is used to allow flexibility and to accommodate schemes in areas where parking is not as critical e.g. in the town centre in proximity to public transport and town centre services. The Council's Highways team will be involved in the planning decision-making process and will be able to advise on a case-by-case basis.</p> <p>The size of in-curtilage and garage spaces is given as this is typically the minimum size at which the Council's Highways team will count such a space as off-street parking. Whilst Persimmon Homes may wish to provide space below this established standard, it is unlikely that the Council's Highways team will consider this acceptable parking provision and therefore the SPD recommends that these standards are adopted to avoid objections from the Council's Highways team (and the resulting delays in the planning application process).</p> <p>With respect to locating parking to the side of dwellings, as above, the Council proposes the following amendments to this wording;</p> <p>"In curtilage parking should be well integrated to the design of the development, conveniently located and not overly dominant or visually intrusive, with appropriate landscaping in between driveways."</p> <p>With respect to viability, Paragraph: 007 (Viability and decision taking - Reference ID: 10-007-20180724) stipulates that it is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage. However in accordance with - Paragraph: 002 (Viability and plan making- Reference ID: 10-002-20180724) the role for viability assessment is primarily at the plan making stage.</p>
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	<p>As there are no references within the Local Plan to the NDSS, the Council do not have the ability to secure, or request schemes to be constructed in accordance within the standards. Whilst it may be suggested that the references to the NDSS within the SPD are just 'guidance', as we are currently experiencing this 'guidance' will undoubtedly influence the decision making process leading to either a refusal of a scheme based upon its housetype mix or the imposition of a condition applying NDSS to future reserved matters. The Residential Design SPD therefore contains statements in the nature of policies which pertain to the development and use of land which the Council wishes to encourage. In accordance with Part 6 of The Town and Country Planning (Local Planning) (England) Regulations 2012 the policies should therefore be subject to public consultation (Regulation 18 & 19) before being submitted to the Secretary of State for independent examination.</p> <p>To be introduced via a Local Plan, paragraph 56-020 explains the process which needs to be followed, stating:</p> <p><i>"Where a need for internal space standards is identified, local planning authorities should provide justification for requiring internal space policies. Local planning authorities should take account of the following areas:</i></p> <ul style="list-style-type: none"> <i>• need – evidence should be provided on the size and type of dwellings currently being built in the area, to ensure the impacts of adopting space standards can be properly assessed, for example, to consider any potential impact on meeting demand for starter homes.</i> <i>• viability – the impact of adopting the space standard should be considered as part of a plan's viability assessment with account taken of the impact of potentially larger dwellings on land supply. Local planning authorities will also need to consider impacts on affordability where a space standard is to be adopted.</i> <i>• timing – there may need to be a reasonable transitional period following adoption of a new policy on space standards to enable developers to factor the cost of space standards into future land acquisitions."</i> 	<p>Notwithstanding this, the Council would stress that the SPD does not set out requirements but, constitutes 'guidance'. The SPD does not form part of the development plan and does not contain policies, and is therefore not subject to the same level of scrutiny and examination. Instead the SPD provides recommendations and guidance that seeks to achieve good standards of design. The SPD is supplementary to the policies in the Council's Local Plan and provides advice for applicants and officers alike. Developers will be expected to demonstrate how they have considered this guidance only however, where the guidance has not been followed, developers should be able to demonstrate why.</p> <p>The Council has considered the comments of Persimmon Homes with respect to the Nationally Described Space Standards (NDSS). The Council acknowledges that (as set out in Paragraph: 018 - Reference ID: 56-018-20150327) in order to 'require' an internal space standard, these should be referred to in the Council's Local Plan and (in accordance with Paragraph: 020 - Reference ID: 56-020-20150327) local planning authorities should provide justification for requiring internal space policies and should take account of need, viability and timing.</p> <p>Given that the Council has only recently adopted its Local Plan (May 2018), it is acknowledged that this would be something that would have to be fully explored through the next review of the Local Plan in order to be a requirement of all new development. That being said, evidence collected by the Council to date has shown that an appreciable proportion of the new homes in the Borough fall short of the NDSS and, with respect to affordable housing units in particular, it is understood that Homes England will often not provide support for properties that fail to achieve at least 85% of the NDSS and Registered Providers within the</p>
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	<p>It is clear from the above that the optional NDSS are to be introduced on a 'need to have' rather than 'nice to have' basis with appropriate hurdles put in place via the NPPG to ensure that the standards are introduced only when there is an evidenced 'need'. Consideration also needs to be given to the viability and timing implications of introducing such standards meaning that an Examination in Public is the only appropriate forum to consider these matters. We do not believe that these hurdles have been addressed and therefore the threshold for the introduction of such a policy has not been achieved within the Local Plan, or evidence base supporting this SPD.</p> <p>Persimmon Homes stress that the proposed requirements set out in this draft SPD cannot be sought without evidence gathering, policy formulation, viability testing and ultimately EiP. If the SPD therefore continues to be pursued, this section of document should be deleted in its entirety and explored only through a Local Plan review in accordance with the NPPG.</p>	<p>Borough have experienced issues renting such small properties due to inadequate internal space for tenants.</p> <p>In view of this, and having sought further advice from the Planning Advisory Service, the Council feels that recommending that new developments apply the NDSS, through the Residential Design SPD, is an appropriate way in which to combat the downward trend in the size of new homes and the negative implications of this by <i>encouraging</i> developers to build new homes that provide sufficient internal space for new occupants, using the NDSS as a recognised standard.</p> <p>Whilst the Council therefore does not intend to remove all reference to the NDSS within the SPD, the wording within this section will be amended to remove the following sentence from paragraph 4.13:</p> <p>"The Council will therefore require new housing developments to have regard to these standards when designing schemes and house types."</p> <p>The following paragraph will then be added to this section:</p> <p>"It is acknowledged that in order to make all new housing developments comply with the NDSS, these requirements must be set out and fully evidenced through a policy within the Council's Local Plan. The NDSS are not set out within the Council's recently adopted Local Plan (2018) and are therefore not a policy requirement. Furthermore, it is acknowledged that certain circumstances may preclude new housing developments from adopting the NDSS and the Council therefore wishes to maintain a flexible approach to internal space standards through this SPD. However, in order to encourage the construction of new homes that provide sufficient internal space for new occupants, the Council recommends that applicants consider adopting these standards (as set out in the following tables) when</p>
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		designing housing schemes and house types, wherever possible. These space standards can also be used as a benchmark to understand whether developments in Hartlepool are providing appropriate internal space and, where schemes are consistently underperforming, this will assist the Council in deciding whether to adopt the NDSS in future through a revision to the Local Plan.”
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C. Creating accessible housing areas

Respondent	Consultation Feedback	HBC Response/Proposed Action
Hartlepool Borough Council Development Control team	The information in the diagram is useful but could be better presented.	Comments noted. The information will be set out more neatly and clearly.
Taylor Wimpey North East	<p>At 4.18 it is stated – Differentiate between paths and roads. This generic statement contradicts the use of shared surfaces as included in the Tees Valley Residential and Industrial Design Guide and Specification which is referred to.</p> <p>It is also stated that placed obstacles, such as rocks or vegetation, should be used to ensure areas such as open space and pavements are kept vehicle free. It is our intention that good design should ensure this and that placed obstacles should be a last resort.</p>	<p>This section of the SPD provides guidance on how to incorporate safe access and easy movement around developments.</p> <p>With respect to shared surfaces, these are clearly only appropriate in some instances; the Tees Valley Residential and Industrial Design Guide states that shared surfaces ‘provide vehicular access to no more than 15 dwellings and must not attract through traffic.’ In all other instances the statement at 4.18 referred to remains relevant and does not preclude the use of shared surface where appropriate, particularly given that a shared surface isn’t purely ‘path’ or ‘road’. When designing and considering proposals, consideration should be given to the nature of the use of the highway and whether it is intended to be a shared surface. Notwithstanding this, it is considered that the provision of a shared surface would not necessarily prohibit the use of multiple hard standing treatments to differentiate</p>

		<p>between different uses (e.g. pedestrian areas, cycle lanes, parking areas, etc.).</p> <p>Differentiating between paths and roads in other instances (for example through using a mix of hard standing materials or landscaping to provide a visual break) not only creates a safer environment by providing visual or physical separation between pedestrians and vehicular traffic, but can also create a more visually attractive environment, by avoiding swathes of monotonous/homogenous hardstanding (typically tarmac) where footpaths are adjoined to roads and parking areas, and can also avoid antisocial parking (i.e. cars parking on footpaths/pedestrian areas). This principle is set out in Building for Life 12 and for the reasons set out above the Council considers it entirely appropriate that it should remain in the SPD.</p> <p>Taylor Wimpey North East's intention to use good design to ensure areas such as open space and pavements are kept vehicle free is noted and welcomed, and the Council agrees that this is preferable over using placed objects; however it should be acknowledged that this may not always be possible. The recommendation will be amended to:</p> <p>"Where there is an identified risk that vehicles may use areas such as open space and pavements, minimally used, well designed and sensitively placed obstacles, such as rocks or vegetation, can ensure that areas are kept vehicle free."</p>
Story Homes	<p>How to incorporate sustainable travel options</p> <p>Story Homes notes that the Council's aspirations for providing opportunities for charging electric and hybrid vehicles. However, the recommendation for pursuing these opportunities does not provide any indication of what may or may not be sought in terms of type or quantum of provision and therefore lacks clarity for developers to assess emerging proposals. Providing such infrastructure has a significant cost</p>	<p>Comments noted. There are no formal national or local electric charging point standards, and need for such infrastructure is likely to vary depending on location, nature of surrounding uses, etc. The Council do not consider it appropriate to specify type or quantum of provision, but do feel it important to flag up in this SPD that that matter would require consideration when development is</p>

	<p>implication to schemes and therefore any provisions should be only sought where appropriate and viable.</p> <p>How to incorporate safe access and easy movement around the area</p> <p>Whilst the Council recommends that well designed and placed obstacles, such as rocks and vegetation, can help to ensure that areas such as open spaces and pavements are kept clear of vehicles it is not always necessary, desirable or viable to provide such arrangements and flexibility should be possible in respect to these items.</p> <p>How to cater for service vehicles and visitors</p> <p>Story Homes recognises that the inclusion of visitor parking within schemes can be necessary and desirable to maintain streetscenes and permeability within sites. We recognise the Council's recommendation that 'designated visitor bays are provided' but this lacks any indication of what proportion of spaces may be sought.</p>	<p>delivered. The Council would agree that provision should only be made where appropriate.</p> <p>To aid clarity in this respect, extra information has been added within the SPD's introduction to explain that the SPD contains guidance and to give acknowledgement that the SPD would not be able to be implemented as a whole. The title of each box throughout the SPD has been amended to be clear that it sets out considerations rather than as full set of requirements.</p> <p>The Council agrees that using placed objects should not be considered the most desirable option in keeping areas vehicle free; however in some cases it may be the most appropriate option. The recommendation will be amended to:</p> <p>"Where there is an identified risk that vehicles may use areas such as open space and pavements, minimally used, well designed and sensitively placed obstacles, such as rocks or vegetation, can ensure that areas are kept vehicle free."</p> <p>This SPD provides guidance on what the Council considers to be good practice when designing residential developments however, whilst the SPD will constitute a material planning consideration in the determination of relevant planning applications within the Borough, it is clear from the outset of the SPD (paragraph 1.3) that this constitutes a guidance document only and the design principles set out within this document should be incorporated, <i>where possible</i>. It is therefore considered that the SPD allows for an appropriate degree of flexibility.</p> <p>With respect to designated visitor bays within schemes, whilst an element of visitor parking is always recommended, the quantum of this that may be appropriate on any given site will be dependent on a number of site</p>
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		specific factors, including access to public transport and the availability of public parking close to the site. The Tees Valley Residential and Industrial Design Guide states that 'the Council will take the availability and proximity of public parking facilities into consideration when determining the provision of visitor parking.' and as such developers should also have regard to these factors when considered how many visitor parking bays to incorporate into schemes.
Bellway Homes	<p>Para 4.17</p> <p>Bellway have concerns about how sustainable travel options and incorporation of them into schemes will be assessed. As referenced in the comments associated with section 4.6 above, there needs to be a clear steer from the Council at the earliest possible opportunity whilst ensuring they remain flexible to alternatives based on the evidence put before them. The Council should also be able to justify their approach and requests to provide transparency and maintain trust between Council and developer.</p> <p>Para 4.18</p> <p>This section of the SPD is an example of a well-defined and justifiable approach to residential design and it acknowledges other areas of expertise which are required to be consulted on to finalise detail. This approach should be replicated throughout the SPD.</p> <p>Para 4.19</p> <p>Bellway would advocate setting defined parameters to avoid any doubt or confusion which are currently recognised as standard practice. Bellway recommend that this detail is further consulted on in the future.</p>	<p>Comments noted. The Council would encourage early pre-application engagement that will provide a clear steer on specific sites and set out the Council's expectations with respect to any residential development to come forward on a case-by-case basis, however general design principles and approaches to good design that should be pursued are set out clearly in the SPD.</p> <p>The Council considers that its approach in paragraph 4.17 provides examples of how applicants can incorporate sustainable travel options into schemes whilst at the same time allowing for an appropriate degree of flexibility in how this is achieved. The Council will remain flexible to alternatives based on evidence presented to it. Ultimately, the onus is on the applicant to demonstrate how schemes encourage or incorporate sustainable travel options, however the SPD provides examples of ways in which this can be achieved.</p> <p>With respect to paragraph 4.19, when considering development proposals, Development Control and Planning Policy officers defer to the Council's Highways team for technical advice/requirements on matters of highway safety, who provide comments in view of the requirements set out within the Tees Valley Residential and Industrial Design Guide. It is not considered necessary or prudent to be so prescriptive with respect to these matters in this SPD, as the Council's Highways team and the</p>

		<p>relevant emergency services will ultimately determine whether a scheme is acceptable with respect to service vehicles and visitor parking, in view of the existing guidance document. With respect to designated visitor bays within schemes, whilst an element of visitor parking is always recommended, the quantum of this that may be appropriate on any given site will be dependent on a number of site specific factors, including access to public transport and the availability of public parking close to the site. The Tees Valley Residential and Industrial Design Guide states that 'the Council will take the availability and proximity of public parking facilities into consideration when determining the provision of visitor parking.' and as such developers should also have regard to these factors when considered how many visitor parking bays to incorporate into schemes. As above, ultimately the onus is on the applicant to demonstrate how schemes have catered for service vehicles and visitors, however the SPD provides examples of how this can be achieved to the Council's satisfaction.</p>
Persimmon Homes	<p>Tees Valley Residential and Industrial Estate Design Guide and Specification (Paragraph 4.15)</p> <p>The SPD states that "<i>residential developments should be built in accordance with the Tees Valley Residential and Industrial Estate Design Guide and Specification.</i>" Whilst it is accepted that the Tees Valley Design Guide has long been used by the Tees Valley Local Authorities to inform and guide highway design on schemes, we note that this guidance is contradictory to the information contained within the Table at Paragraph 4.9 of the SPD which contains different set of residential parking standards.</p> <p>The SPD therefore lacks clarity should be amended to remove the ambiguity and avoid setting out potentially contradictory advice.</p> <p>Visitor Parking (Paragraph 4.19)</p>	<p>Comments noted. The SPD does take a steer from the Tees Valley Residential and Industrial Design Guide and Specification. Table 4.9 has been reviewed and whilst the parking standards set out are considered to be broadly in line with this document, some amendments have been made regarding the recommended number of spaces per home for clarity, as follows:</p> <p>Paragraph 4.9: "usually 2 spaces per dwelling for one, two and three bedroom homes, and 3 spaces for four and above bedroom homes."</p> <p>This would match the TV Design Guide's specification.</p> <p>The SPD's recommended in-curtilage space length of 6m (but can be reduced to 5m in constrained circumstances) within the SPD mirrors that set out under 7.15 of the TV Design Guide.</p>

	<p>The table associated within Paragraph 4.19 of the SPD aims to ensure the designated visitor bays are provided within residential development. Again this guidance/requirement is contradictory to the statement within the Paragraph 4.15 which states that “<i>residential developments should be built in accordance with the Tees Valley Residential and Industrial Estate Design Guide and Specification</i>”.</p> <p>We note that the Tees Valley Design Guide does not stipulate a requirement or need for visitor parking bays within residential developments in the borough with neither the Design Guide nor the SPD identifying a ratio or level of visitor parking bays to be provided. The SPD therefore lacks clarity to be effective, contains contradictory guidance, and fails to provide any justification for this newly emerging need for visitor parking bays on schemes within the borough.</p>	<p>The TV Design Guide does not set out a width for in-curtilage parking spaces. The SPD recommends 3m wide but in constrained circumstances this may be reduced to 2.4m. This uses the TV Design Guide’s recommended garage width (3m) and car park space width (2.4m) and has been supported by the Council’s Highways team. The Council believe this to be an appropriate approach to the recommended dimensions.</p> <p>The Council does not consider that because the Tees Valley Design Guidance and Specification may be silent on certain design matters that this precludes the Local Planning Authority from providing its own guidance in the interests of good design, or that any additional guidance provided by the Council would be contradictory.</p>
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D. Creating areas that are locally distinctive and dwellings that are aesthetically pleasing

Respondent	Consultation Feedback	HBC Response/Proposed Action
Hartlepool Borough Council Development Control team	<p>The information in the green box is useful but the colour makes it difficult to read.</p> <p>Under “Boundary Enclosures”, it’s important to consider the appropriateness of the boundary in relation to the dwelling’s position within the street scene. For example, on key routes it may be appropriate for a higher quality design or use of landscaping. This is a consideration for both front and rear gardens.</p>	<p>Comments noted regarding green box. This will be reformatted.</p> <p>Comments noted regarding boundary enclosures. This was touched upon in the recommendations box under “Rear Gardens” but has now been revised and also added under “Front Gardens”. Further information has also been added to the supporting text.</p>
Historic England	<p>Whilst the general direction of paragraphs 4.20-4.23 is welcome, some of the wording weakens the historic environment requirements found in legislation, the National Planning Policy Framework (NPPF), and Local Plan policies to which this document is supplementary. Phrases such as “wherever possible” (4.20) and “consider and ... reflect” (4.21) are too weak compared to requirements such as to “pay special attention to” for conservation areas (Planning (Listed Buildings & Conservation Areas) Act 1990) and “give great weight to” for all heritage assets (NPPF paragraph 193). The bullet point in the box on page 16 which reads</p>	<p>Comments noted. Reference to ‘wherever possible’ in paragraph 4.20 will be removed.</p> <p>With respect to use of the terms “consider and...reflect” within paragraph 4.21, this section of the SPD relates to local distinctiveness generally (not just in relation to heritage assets) and therefore applies to all areas of the Borough. There are no statutory requirements to pay special attention or give great weight to local</p>

	<p>“Retain and enhance heritage assets where possible” goes against the clear requirements set out in legislation, the NPPF and the Local Plan on how to handle the impact of proposals on the significance of heritage assets. This section of the guidance should be re-worded to make stronger reference to higher level requirements for proposals that would affect the significance of heritage assets (both designated and non-designated), including that derived from their setting.</p> <p>You could consider comparing the contents of the green box with advice in toolkits such as the following to ensure historic environment aspects are suitable addressed: Building In Context (see below), Understanding Place: Historic Area Assessments (Historic England, 2017), and Your Place Matters: Community Planning Toolkit for the Future of Rural Buildings and their Setting (Historic England and Worcestershire County Council). In particular, the setting of heritage assets should be referenced in the box.</p> <p>We also recommend making reference to the following two Historic England Good Practice Advice Notes when guiding developers in assessing the impact of proposals on heritage assets and their setting: Managing Significance in Decision-Taking in the Historic Environment, GPA 2 (2015) and The Setting of Heritage Assets, GPA 3 (2017 2nd edition).</p>	<p>distinctiveness generally and as such it is not considered appropriate to use this, or similar terminology, in this context. However, the Council acknowledges Historic England’s concerns and as such proposes to include additional wording in this section of the SPD as follows: “When designing residential schemes that would affect heritage assets or their settings, harm to their significance should be avoided. When considering the impact of a proposed development on the significance of a designated heritage asset, the Council will give great weight to the asset’s conservation, in line with paragraph 193 of the NPPF.”</p> <p>With respect to the bullet point in the box on page 16 which reads “Retain and enhance heritage assets where possible”, reference to “where possible” will be removed. A footnote will be added to this box to read “Any harm to, or loss of, the significance of a designated or non-designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification, in line with paragraphs 194, 195, 196 and 197 of the NPPF.”</p> <p>The advice on assessing characteristics of sites and their surroundings is considered broadly in line with the suggested toolkits. Historic England advice and the Building in Context toolkit has now been added to the SPD for user reference. References to heritage assets within this box has now been amended to “heritage assets and their settings”.</p> <p>Comments noted with respect to Historic England Good Practice Advice Notes and these will be added to section 2 of the SPD (How This SPD Links to Other Plans, Policies and Guidance).</p>
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Barratt Homes North East (BDW)	<p>BDW would also point out that the SPD includes a number of onerous policy requirements which will have implications on land efficiency, viability and deliverability of sites. BDW would urge the Council to consider the prescriptive nature of the requirements below and remove these requirements, or amend to make them desirable, but not essential.</p> <p>Boundary enclosures – para 4.24 - front boundary enclosure requirements are very prescriptive e.g. same bricks as main building with the same pointing methods and incorporate artistic impressionism and local/artwork where appropriate</p>	<p>This SPD provides guidance on what the Council considers to be good practice when designing residential developments however, whilst the SPD will constitute a material planning consideration in the determination of relevant planning applications within the Borough, it is clear from the outset of the SPD (paragraph 1.3) that this constitutes a guidance document only and the design principles set out within this document should be incorporated, <i>where possible</i>. It is therefore considered that the SPD allows for an appropriate degree of flexibility. None of the recommendations within the SPD are a policy requirement but are considered to be best practice approaches to achieving good design.</p> <p>Extra information has been added within the SPD's introduction to explain that the SPD contains guidance and acknowledgement of best practice. The title of each box throughout the SPD has been amended to be clear that it sets out considerations aimed at achieving a high quality of development rather than as a full set of requirements which cannot be deviated from.</p>
Hartlepool Civic Society	In particular, we greatly welcome and fully support the Council championing Local Distinctiveness and Architectural Interest (para 4.23 p 16) which is a key aim of the Society.	Comments noted.
Story Homes	<p>Design stage: how to create local distinctiveness and architectural interest</p> <p>It is noted that the Council recommends using vegetation as boundaries. However, Story Homes notes that this may not always be the most appropriate approach in design terms. It may often be more appropriate for more robust boundaries including fencing and walls at appropriate scales to ensure defensible spaces and legible spaces.</p> <p>The Council also makes reference to using windows and wall to glazing ratios reflective of the area and use bay, bow or feature windows where</p>	<p>Comments noted. Wording with respect to using natural vegetation as boundaries will be removed. A reference to the different appropriate boundary treatments (including fences, walls and vegetation) is included at 4.24 and this is considered sufficient.</p> <p>Comments noted with respect to windows and wall to glazing ratios, however current wording is considered to be sufficiently flexible. To aid clarity, the recommendation will be amended to:</p>

	<p>design allows. Whilst this is aspirational, it may be difficult to achieve in areas where properties were built to different standards which cannot be achieved e.g. Building Regulations. Whilst developers may have opportunities to use certain house types that reflect such scenarios the Council should be mindful that where this is not possible seeking amendments to house types is not a simple process and can have significant implications on viability and site delivery.</p> <p>Similarly, the recommendation to incorporate porches, canopies (similar to any within the surrounding area if appropriate) as they assist in signifying an entrance and create a buffer to the outside is similarly onerous. It may not always be appropriate to provide porches and canopies on dwellings and plot purchasers may not wish to have them. Therefore, a blanket approach to incorporating such features should be avoided and provision made where appropriate in design and viability terms.</p> <p>Story Homes has a careful approach to selecting high quality and sustainable materials for development as it is an important part to ensuring that the properties and streetscenes we deliver are of a high standard. We will aim to use locally sourced materials but will always need to maintain flexibility as to sourcing materials from a business perspective to ensure viability of and quality of our products.</p> <p>How to provide appropriate boundary enclosures</p> <p>Boundary treatments are an important component of ensuring high quality design for plots and streetscenes which are important to Story Homes. However, the Council should recognise that in setting parameters for boundary treatments, particularly to the front of properties that they are appropriate in terms of design and quantum and that excessive requirements are not sought within schemes. For example, seeking bespoke artistic based treatments can be unviable. The provision of railings to the front of too many plots within a scheme can be unnecessary in design terms diluting visual interest and adding significant build costs to schemes. Therefore, a judicious and pragmatic approach should be allowed for.</p>	<p>“Use windows and wall to glazing ratios reflective of the area and use bay, bow or feature windows where they are appropriate to the area and design allows.”</p> <p>Whilst it is appreciated there may be viability implications, the Council still believe there should be a presumption that local character and distinctiveness should be appropriately reflected in new residential developments.</p> <p>Comments noted with respect porches and canopies. Wording will be amended to read; “Consider using porches and canopies where design allows (particularly where these are prevalent in the surrounding area), as these can assist in signifying an entrance and create a buffer from the inside to the outside (particularly where properties do not provide an entrance hallway at ground floor).”</p> <p>Comments noted with respect to materials. The recommendation will be amended to read “Be locally sourced, where practicable and appropriate.”</p> <p>This SPD provides guidance on what the Council considers to be good practice when designing residential developments however, whilst the SPD will constitute a material planning consideration in the determination of relevant planning applications within the Borough, it is clear from the outset of the SPD (paragraph 1.3) that this constitutes a guidance document only and the design principles set out within this document should be incorporated, where possible. It is therefore considered that the SPD allows for an appropriate degree of flexibility. None of the recommendations within the SPD are a policy requirement but are considered to be best practice approaches to achieving good design.</p> <p>Extra information has been added within the SPD’s introduction to explain that the SPD contains guidance and acknowledgement of best practice. The title of each box</p>
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	<p>How to incorporate public art</p> <p>Whilst inclusion of public art in schemes is often an aspiration it must be recognised that it is not a fundamental element to achieving quality places to live. Therefore, the Council must recognise that seeking public art within many developments should not be considered a necessity in the context of wider site viability and delivering quality design.</p>	<p>throughout the SPD has been amended to be clear that it sets out considerations aimed at achieving a high quality of development rather than as a full set of requirements which cannot be deviated from.</p>
Bellway Homes	<p>Para 4.23</p> <p>Bellway acknowledge that good design is paramount to adding to a sense of place and achieving a legacy high quality development, however we are particularly concerned that the SPD goes as far to recommend where materials should be sourced from. National builders usually have 'go to' suppliers and having the planning process dictate source of materials can have serious implications for businesses. Instead developers should be able to justify the merits of their material choice based on aesthetics alone, rather than location of their source. Bellway object to this approach and consider it wholly impractical. The Council should provide the clearest of advice early on in the process with regard to design to allow developers to factor this into the scheme's viability. It is not acceptable to brush over such fundamental cost implications for consideration late on in the determination process, or worse, prior to the commencement of development via condition. The Council need to fully justify their approach to requesting material specifications over and above the 'norm' for the area which could not have been foreseen by the developer.</p>	<p>Comments noted. The recommendation will be amended to read "Be locally sourced, where practicable and appropriate."</p>

E. Creating safe housing areas

Respondent	Consultation Feedback	HBC Response/Proposed Action
Hartlepool Borough Council Development Control team	<p>The information in the diagram is useful but could be better presented.</p> <p>"security of dwellings and their curtilage" box – the reference to perimeter access is more appropriate to commercial property than residential. Suggest amending to "boundary enclosures".</p>	<p>Comments noted. The information will be set out more neatly and clearly.</p> <p>Comments noted regarding "perimeter access". This will be amended to "boundary enclosures".</p>

	<p>“safe public spaces and landscaping” box – suggest that anti-graffiti measures should not be considered for ground floor areas only; all areas of a building/wall may be susceptible.</p> <p>“safe public spaces and landscaping” box – suggest removal of reference to groups of youths. The use of the space for anti-social behaviour is the potential problem in this case.</p>	<p>Comments noted regarding anti-graffiti measures. “at ground floor level” removed.</p> <p>Comments noted regarding secluded spaces. Sentence amended to “Landscaping and planting should not create secluded places which could be used for anti-social behaviour”.</p>
Hartlepool Civic Society	<p>Of important interest to the Society is maintaining the character and architectural style of the Borough's heritage where such contradictions are of concern. For example – para 4.29 (p18/19) – the bullet point to avoid locating footpaths along rear of properties can be contrary to the traditional layout of some of our most historic communities as well as the aim of encouraging pedestrian versus vehicular use. Further, in para 4.30 – defensive space can be considered at odds with the dominant form of Victorian Hartlepool which is the terrace directly on to the pavement. Similarly – in para 4.31 – advising the avoidance of render used abutting public spaces, perhaps with the understandable aim of discouraging graffiti, flies in the face of what can be found throughout the Borough with minimal evidence of the graffitist's 'art'.</p> <p>Some of the guidance should perhaps only be applied in a specific way, depending on the location to preserve local distinctiveness unless an issue or problem is of serious concern.</p>	<p>This SPD provides guidance on what the Council considers to be good practice when designing residential developments however, whilst the SPD will constitute a material planning consideration in the determination of relevant planning applications within the Borough, it is clear from the outset of the SPD (paragraph 1.3) that this constitutes a guidance document only and the design principles set out within this document should be incorporated, <i>where possible</i>. It is therefore considered that the SPD allows for an appropriate degree of flexibility. None of the recommendations within the SPD are a policy requirement but are considered to be best practice approaches to achieving good design.</p> <p>It is therefore recognised that there may be instances in which some of the guidance set out in the SPD is not applicable or should not be followed, including instances where the form of development is dictated by the character of the immediate area.</p>
Taylor Wimpey North East	<p>At 4.31 it is stated – External pipes should be made flush or concealed to discourage climbing.</p> <p>This is not practical as such a generic requirement which in its current form could be applied to every rainwater down pipe. Each situation should be considered on its own merits as to whether this is required.</p>	<p>With respect to the table at paragraph 4.31, comments noted- the SPD will be amended so that the text in this table reads: “External pipes should be made flush or concealed to discourage climbing., where possible”</p>

	<p>Locks, bars and bolts, security lighting and intruder alarms should be fitted where appropriate.</p> <p>We consider it would be more prudent to refer to Building Regulations Part Q which would then allow for future updates to those regulations.</p> <p>At 4.33 it is stated – Locate spaces so they do not cause undue disturbance to any nearby residential properties.</p> <p>This should be carefully balanced with the need for overlooking to provide natural surveillance and therefore it would be more appropriate to design spaces to minimize disturbance rather than controlling the location.</p> <p>Consider locking parks and open space at night. This is not usually practical and will depend on the quality of design and indeed management arrangements.</p>	<p>Given the reference to locks, etc. is clear that such provision would not always be appropriate, it is considered acceptable to leave the reference as it is.</p> <p>Comments noted with regards to locating spaces. The recommendation will be amended to: “Design spaces to avoid disturbance to nearby residential properties.”</p> <p>Comments noted with regards to locking parks. The recommendation will be amended to: “Locking parks and open space at night may be beneficial where there this would prevent an identified potential problem.”</p>
Story Homes	<p>How to build in natural surveillance</p> <p>Story Homes notes that the Council states that blank elevations facing onto public areas should be avoided yet this could be avoided by appropriate use of windows in such elevations. This highlights the issue with provision in the section of the SPD that relates to ‘How to provide sufficient daylight, sunlight and privacy’ where it is recommended to ‘Avoid placing windows in the side elevation unless they are obscurely glazed or can be screened’. This does not take into account that in some circumstances on corner plots using non-obscured glazed windows in gable or side elevations may actually be a benefit in design terms and benefit schemes to increase natural surveillance levels. This should be acknowledged in the same way as for bay and corner windows in the same box.</p> <p>The recommendation to allow views into and out of the site needs to be qualified with where appropriate as in certain circumstances there may be requirements for screening of the site which could be inconsistent with this to provide clarity.</p>	<p>Comments noted.</p> <p>Under daylight, sunlight and privacy considerations, the recommendation on side elevation windows has been amended to be clear that obscure glazing or screening would only be applicable when the window would represent an adverse impact upon privacy. Reference to “side elevation windows” has been added to this box alongside bay and corner windows.</p> <p>Comments noted with regards to views into and out of the site. The intention was to discuss the safety of pedestrians and their routes rather than a discussion of a larger scale design approach. The recommendation has been amended to: “Pedestrian routes should be as direct and straight as possible to allow for views of the route ahead and eliminate hiding places.”</p>

	<p>The recommendation that windows and doors should face and open out into public areas and the street is not feasible for all doors and windows on dwellings. It is recommended that this is revised accordingly.</p> <p>The design guide refers to the consideration of street lighting but this is carried out under a s.38 process separate from planning and whilst consideration can be given at the design stage by a developer it should not form part of the planning determination process.</p> <p>How to create defensible space</p> <p>Care needs to be given to the use and treatment of buffer zones between spaces to avoid complicating the legibility of spaces through the introduction of too many features.</p> <p>The provision suggesting the introduction of physical barriers ‘where dwellings are positioned in close proximity to highways and public areas’ does not identify what the Council considers to be close proximity. The suggestion that these barriers provide additional privacy to ground floor windows is contradictory with the recommendation of ensuring boundary treatments at the front of plots are not too high so as to block natural surveillance elsewhere in the SPD. By limiting this height it is questionable how much additional privacy is gained from the recommendation. However, it is noted that such features would contribute to an extra sense of security.</p> <p>How to build in security of dwellings and their curtilage</p> <p>It is unclear what extent of external pipes should be made flush or concealed as it would not be feasible to ensure certain items such as downpipes are provided in such a manner for buildability and maintenance reasons.</p> <p>The recommendation that windows and doors should face and open out into public areas and the street is not feasible for all doors and windows on dwellings. It is recommended that this is revised accordingly to provide clarity.</p>	<p>Comments noted regrading natural surveillance and windows and doors. The recommendation has been amended to: “It should be possible to view the surrounding public outdoor space from within a dwelling.”</p> <p>Comments noted regarding street lighting. The Council believe it is beneficial to include the reference given that street light location should form part of a holistic approach to development design.</p> <p>The recommendation regarding physical barriers for privacy has been removed as it duplicated the intent of the recommendation on buffer zones. The comments on buffer zones are noted. This recommendation has been simplified, with reference added to ensure appropriateness to the site/property context.</p> <p>With respect to the table at paragraph 4.31, comments noted- the SPD will be amended so that the text in this table reads: “External pipes should be made flush or concealed to discourage climbing, where possible”</p> <p>Comments noted on door and window placement. The recommendation has been amended to: “Dwelling entrances should be located where they would benefit from natural surveillance and it should be possible to view the surrounding public outdoor space from within a dwelling.”</p> <p>Comments noted with regards to car parking. The recommendation to locate parking to the side of properties has been amended.</p> <p>Comments noted with regards to locking parks. The recommendation will be amended to:</p>
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	<p>How to create safe parking options</p> <p>The provision that car parking should be visible from properties would conflict with the stipulation elsewhere in the SPD that parking should be located to the side of dwellings and that side elevations should not have windows in them unless they are obscure glazed. A more pragmatic and consistent approach to parking arrangements, including the recognition of parking being acceptable to the front of plots, particularly where integral garage house types are appropriate, is needed throughout the SPD.</p> <p>How to create safe public spaces and landscaping</p> <p>Story Homes notes the Council's advice to consider locking parks and open spaces at night but it is questioned how effective this would be. It would be unlikely that boundary treatments will be so substantial given the provisions of the SPD to deter people wishing to access such areas even if they are locked. This also requires the open space to be fully enclosed as well which could be a cost implication for developers and management companies.</p>	<p>"Locking parks and open space at night may be beneficial where there this would prevent an identified potential problem."</p>
Bellway Homes	<p>Para 4.31</p> <p>Requesting external pipes to be of a certain design can significantly constrain the development and is an undue and overly burdensome request. Bellway object to this approach.</p>	<p>Comments noted. The SPD will be amended so that the text in this table reads: "External pipes should be made flush or concealed to discourage climbing., where possible"</p>

F. Creating healthy and visually attractive housing areas for all

Respondent	Consultation Feedback	HBC Response/Proposed Action
Hartlepool Borough Council Ecologist	Reference should also be made to the provision of under road walkways for animal movement.	Comment noted. Reference added.
Taylor Wimpey North East	At 4.36 it is stated – Locate open space so that it does not create undue disturbance (i.e. noise and loss of privacy) to any nearby residents.	Comments noted. The recommendation now reads: "Design spaces to avoid disturbance to nearby residential properties."

	<p>This is an unnecessary restriction on location that contradicts the intentions of ensuring natural surveillance. Location of open space will be determined by many other factors and it would be better to suggest the design of open space and adjacent residential areas should limit disturbance.</p> <p>4.38 & 4.39 – The Hartlepool Jan 2015 Open Space, Sport & Recreation Assessment showed that there was a surplus of allotment provision in some areas. Although there was evidence to suggest unmet demand from waiting lists there was also evidence that provision matched or exceeded both Thorpe Standard and NSALG standards for provision.</p> <p>Therefore, we consider it is not adequate to include generic statement that major developments should consider the provision of allotments either on site or off site through provision of commuted sum without reference to an up to date needs assessment.</p>	<p>Comments noted regarding allotments. Paragraph 4.38 now reads: “...major developments should explore the need for the provision of allotments...” This provides clarity that the provision should be based upon evidenced need.</p>
Story Homes	<p>How to provide good quality open space</p> <p>The provision in the SPD to ‘Maintain existing trees, hedgerows and water features’ should be caveated to be ‘where appropriate and feasible’ as there may be situations where the retention of such features would be detrimental to the quality of the proposals e.g. poor quality or diseased trees/hedgerows.</p> <p>Story Homes notes the provision for the use of a variety of paving in areas of open space but depending on the location and type of space this could need to be adoptable and therefore flexibility will need to be had to the s.38 requirements of the Council on materials and maintenance through the adoption process.</p> <p>It is unclear from the SPD what would be considered to be excessive overshadowing of open space from dwellings and whether this would affect all types of open space.</p> <p>Story Homes notes that the Council’s recommendation that proposals ‘Ensure open spaces are well and appropriately lit’ could conflict with</p>	<p>Comments noted. The recommendation now reads: “Maintain existing trees, hedgerows and water features where appropriate and feasible”.</p> <p>Comments noted regarding paving. The recommendation has been amended to: “Incorporate appropriate paving where needed.”</p> <p>The recommendation regarding excessive overshadowing has been removed.</p> <p>Comments noted reading lighting open spaces. The recommendation has been amended to: “Where needed, ensure open spaces are appropriately lit.”</p> <p>Comments noted regarding cycle parking. Paragraph 4.40 sets out that the advice relates to provision within the public areas that are delivered as part of housing developments. It is considered appropriate that the recommendations remain within the SPD.</p>

	<p>what is deemed appropriate elsewhere in the SPD e.g. certain areas like SANGS should not be lit due to ecological requirements.</p> <p>How to provide appropriate cycle parking and storage</p> <p>Story Homes recognises the importance of encouraging cycling. However, the SPD primarily relates to residential development and therefore it is less likely that public cycle parking areas will need to be included in schemes at locations such as local shops (as referenced in paragraph 4.40).</p> <p>How to provide appropriate street furniture</p> <p>The provision of street furniture should only be required where it is appropriate given the form and scale of development proposed. The inclusion of street furniture should not be pursued by the Council unless absolutely necessary.</p> <p>How to incorporate biodiversity</p> <p>Story Homes notes the provisions of paragraphs 4.42 and 4.43 which state that the Council is seeking to ensure overall biodiversity gains are achieved. However, the National Planning Policy Framework (NPPF) only states at paragraph 174 that Councils should 'pursue opportunities for securing measurable net gains for biodiversity.' This sets a requirement to try to achieve this rather than necessitating it. Therefore, a flexible and pragmatic approach to net gains should be applied by the Council in respect of the SPD.</p> <p>Whilst it is noted that the Council recommends the inclusion of street trees this can often create issues with the adoption of roads under s.38 due to future maintenance provisions. Care needs to be had so as not to require provisions such as this which could create issues for other procedural requirements needed to deliver developments.</p> <p>How to incorporate biodiversity into dwellings and their curtilage</p>	<p>Comments noted regarding street furniture. The Council would agree; the recommendations do not demand anything more than is necessary.</p> <p>The SPD's text regarding biodiversity is considered reflective of the NPPF and Local Plan. To allay any concerns, paragraph 4.43 will be reworded to say that new development <u>can</u> contribute to a net biodiversity gain, rather than <u>will</u>.</p> <p>Comments noted with regards to street trees. It is acknowledged that street trees won't always be appropriate, in the same way that hedgerows and other recommendations within this box also may not be. The SPD is a guidance document that highlights matters that could be considered in achieving good quality design. It would not demand the delivery of a feature that would not be possible or appropriate. This would apply to concerns regard garden trees, green roofs, etc.</p> <p>The SANGS section has been revised to specify what sites have been identified within the Local Plan for delivery on on-site SANGS. It is not possible to set out thresholds of when a SANGS would be required as it would depend upon the likely effects of a development, rather than its size. However, the revisions make it clearer that SANGS would only be feasible on sites of a sufficient scale to accommodate it as part of overall site deliverability, otherwise, off-site contributions may be required.</p> <p>The size and distance requirements within the SANGS design considerations have been remove to make the delivery of SANGS less prescriptive.</p>
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	<p>Whilst Story Homes notes the importance of incorporating biodiversity into dwellings it is important to ensure that this is balanced with design and viability components of schemes. The inclusion of green roofs or walls, living walls, climbing plants (that require regular maintenance) or sedum mating will often not be practical as part of developments. Care also needs to be had about the inclusion of features such as garden trees as it is difficult to control their future retention on plots which are privately owned.</p> <p>How to integrated a SANG into the site</p> <p>Story Homes notes the provisions proposed by the Council in relation to the provision of Suitable Alternative Natural Green Space (SANGS). The SPD does not set out the details of minimum site thresholds that will necessitate the provision of SANGS or sets out whether sites will be expected to provide a minimum of 2 Ha of SANGS onsite which could be a significant constraint.</p> <p>The specification of requiring SANGS to be 50m from an A road to reduce the intrusion of vehicular noise could also unduly restrict the connectivity of the SANGS. The restriction of 50m does not take into account site specific considerations where a shorter distance might be acceptable.</p> <p>The requirement for at least one option of a 2.5km route does not specify whether this should be located on-site or through connectivity to a wider network. Greater clarity is required in the SPD to give applicants guidance and comfort.</p> <p>Whilst the Council specifies that it is desirable for SANGS to be undulating this will be dependent on the topography of the site. Whilst it may be possible to create varying levels within the site depending on the need for any cut and fill as part of the development programme there could be substantial costs involved which could affect the viability of schemes. In addition, if the use of existing open space is proposed for use as SANGS amending the levels and affecting existing open space could affect flood risk, biodiversity and other features.</p>	
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	The proposals for SANGS to potentially have artwork or monuments in them also has the potential to add significant costs to developments. Therefore, such provisions should only be considered where it can be demonstrated that they would not affect the viability of the overall development scheme.	
Bellway Homes	Para 4.36 Bellway recommend changing the wording to “maintain existing trees, hedgerows and water features – where possible”.	Comments noted. In view of Bellway’s comments the Council agrees to amend the wording of this sentence to read as follows: “Maintain existing trees, hedgerows and water features, where appropriate and feasible.”
North Star Housing Group	It is particularly agreeable to me to see your emphasis on sustainable locations, transport links and bio diversity.	Comments noted.
Persimmon Homes	How to provide good quality open space (Table at Paragraph 4.36) Whilst Persimmon Homes do not dispute the fact that schemes should be required to provide good quality open space, we believe the Table at Paragraph 4.36 lacks any form of detail which would be useful to inform the design of a development. For example, no definition or clarity is provided as to what a ‘useable size and shape’ of open space consists of, or the amount of open space that a development is expected to deliver. Without this information, the SPD fails in its purpose of informing the design of development proposals prior to the submission of a planning application. Formal Play Space (Table at Paragraph 4.37) Again, whilst we do not dispute the fact that in some instances a scheme will be required to provide a formal play space, the SPD does not contain sufficient information for an assessment of whether a play space is required on or off-site, nor the minimum acceptable size it should be. This lack of information renders the table largely useless prior to the submission of a planning application. How to integrated a SANG into the site (Table at Paragraph 4.47)	Comments noted. The recommendation now reads: “Provide space that is a suitable size, shape and design for its intended purpose.” The SPD sets out a suite of recommendations that the Council believe should be considered in shaping development proposals. It does not set out specific requirements. In this respect it would not be possible nor desirable to provide specific detail. SANGS – the size and distance requirements within the SANGS design considerations have been remove to make the delivery of SANGS less prescriptive.

	<p>Whilst we accept that the table is useful in informing the design of SANGs, we would suggest that further information is provided within the supporting text to identify where the evidence behind the areas and distances stipulated within the Table have been taken from. Without such justification, we cannot make a thorough assessment of the appropriateness of the figures identified within the Table. We therefore recommend that further dialogue is held with the development industry to consider and agreed these figures prior to progressing with the SPD.</p>	
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G. Creating homes that are energy efficient and considering the changing needs of residents

Respondent	Consultation Feedback	HBC Response/Proposed Action
Hartlepool Borough Council Development Control team	For clarity it may be beneficial to have the energy efficiency and the adaptable homes information within separate sections as they cover different matters.	Comments noted. The two topics will be separated.
Barratt Homes North East (BDW)	<p>BDW would also point out that the SPD includes a number of onerous policy requirements which will have implications on land efficiency, viability and deliverability of sites. BDW would urge the Council to consider the prescriptive nature of the requirements below and remove these requirements, or amend to make them desirable, but not essential.</p> <p>Composting facilities – para 4.53 – composting facilities within the kitchen/utility and/or garden</p> <p>Water efficiency – para 4.55 – greywater recycling and rainwater harvesting</p>	<p>Comments noted. Paragraph 1.3 states that developers are 'advised' to aim to incorporate the design principles within the SPD 'where possible', it is not considered that the SPD itself is particularly prescriptive or inflexible. It is not considered necessary to repeat this terminology in every section of the SPD however the wording of each section will be reviewed to identify any contradictions in terminology and address these where appropriate.</p> <p>Extra information has been added within the SPD's introduction to explain that the SPD contains guidance and acknowledgement of best practice. The title of each box throughout the SPD has been amended to be clear that it sets out considerations aimed at achieving a high quality of development rather than as a full set of requirements which cannot be deviated from.</p>
Home Builders Federation (HBF)	Paragraph 4.57 provides guidance on providing an adaptable home. The HBF have concerns that many of the proposals identified within the blue	The Council has considered the comments of the HBF with respect to adaptable homes. The Council acknowledges

	<p>box titled 'How to create an adaptable homes' are elements that are contained within the Building Regulations requirements for an M4(3) home.</p> <p>PPG (ID:56-008) states that 'where a local planning authority adopts a policy to provide enhanced accessibility or adaptability the should do so only by reference to Requirement M4(2) and / or M4(3) of the options requirements in the Building Regulations and should not impose any additional information requirements or seek to determine compliance with these requirements, which is the role of the Building Control Body'.</p> <p>Again, PPG also identifies the evidence that is required to introduce a policy in relation to higher accessibility, adaptability and wheelchair housing standards, including the likely future need; the size, location, type and quality of dwellings needed; the accessibility and adaptability of the existing stock; how the needs vary across different housing tenures; and the overall viability.</p> <p>The HBF does not consider that the Council has the necessary evidence to support this requirement, and the HBF consider that local needs can be met without the introduction of the optional housing standards. Whilst the HBF support the provision of accessible and adaptable homes and would not object to the Council supporting their provision. The HBF do strongly object to the SPD as currently written with the inclusion of the Adaptable Homes requirements within this SPD and recommend that any reference to adaptable homes is removed.</p>	<p>that it would not be possible to implement such standards without appropriate evidence and, in accordance with the NPPG, the standards should be contained within policy.</p> <p>Given that the Council has only recently adopted its Local Plan (May 2018), this would be something that would have to be fully explored through the next review of the Local Plan in order to be a requirement of all new development.</p> <p>However, the Council feel it appropriate to highlight these standards and given the SPD sets out guidance rather than requirements, believe it appropriate that the standards remain within the SPD as recommendations.</p> <p>Extra information has been added within the SPD's introduction to explain that the SPD contains guidance and acknowledgement of best practice. The title of each box throughout the SPD has been amended to be clear that it sets out considerations aimed at achieving a high quality of development rather than as a full set of requirements which cannot be deviated from.</p>
Hartlepool Civic Society	<p>Finally, Para 4.51 very wisely looks at sustainability issues - demolition and rebuilding is wasteful, especially where perfectly sound structures could instead be refurbished and modernised. It might also consider the pros and cons of plastic joinery versus wood.</p>	<p>Comments noted. Whilst the pros and cons of plastic and wood could be a useful area to explore, it is not considered that a specific focus on those two materials should be included in the SPD at this time.</p>
Taylor Wimpey North East	<p>4.49 – Solar Gain</p> <p>Much of this section is too specific and therefore unnecessary as it refers to elements of detail which is covered under separate building regulations legislation. Locating car parking and garages to the north of</p>	<p>Comments noted. Whilst several aspects of the SPD may be covered under Building Regulations, the Council believe it useful to highlight these matters so they can be considered as part of a holistic design approach.</p>

	<p>dwellings as well as avoiding North facing gardens would be a restriction that would be severely harmful to efficient land use and viability.</p> <p>Glazing specification, insulation and air tightness are already covered within building regulations.</p> <p>At 4.50 it states – Consideration should be given to locating windows away from busy routes to minimise noise and pollution to the development.</p> <p>This contradicts other aspects of the SPD and good urban design relating to designing to minimise crime through natural surveillance. Such a blanket policy proposal needs a sound evidence base and viability assessment.</p> <p>4.51 - Sustainable Materials</p> <p>Much of this section is unnecessarily detailed in the creation of materials such as bricks and some of it is inaccurate such as <i>'...in the process of making the materials carbon is often omitted.'</i> The supply of materials can often be difficult and any policy that could impede or delay essential housing delivery needs to be very carefully considered.</p> <p>4.55 – Water Efficiency is already covered with latest Building Regulations.</p> <p>It is suggested for Greywater recycling that suitable space should be provided within curtilage for a water butt. Greywater which has already been used for washing is likely to contain chemicals which will be harmful for some aspects of general re-use such as on a garden unless properly treated. I think this is confused and incorrect. Water butts on their own are suitable for rainwater harvesting not Greywater without treatment.</p>	<p>References to garages/parking to the north of the dwelling and north facing gardens have been revised to remove what could be unrealistic recommendations.</p> <p>The recommendation on window location has been removed from 4.50.</p> <p>Comments noted on sustainable materials. The sentence on carbon has been revised. The Council acknowledge the issues housebuilders may face in sourcing materials; however, to highlight the sustainability benefits of using of recycled and reused materials is considered positive. These are recommendations rather than policy requirements.</p> <p>Comments noted regarding greywater. The suggestion has been removed.</p>
Story Homes	<p>Key solar gain design principles</p> <p>It is welcomed that the Council recognises at paragraph 4.49 that whilst seeking to maximise solar gain it needs to be balanced as one</p>	<p>Comments noted regarding solar design. Some amendments have been made to the recommendations that may have represented unfeasible approaches. Overall however, it is important that attention is paid to maximising</p>

	<p>consideration in a wider design approach to sites. Overly focussing on this aspect of a larger scale development could compromise the overall schemes including detrimentally limiting density and impinging on the quality of layouts and should be avoided. Therefore, whilst it is desirable to seek to achieve this it should only be maximised where feasible and appropriate.</p> <p>Maximising natural daylight design principles</p> <p>Whilst it is important to ensure appropriate daylight is achieved in properties this must be balanced with the need to ensure that properties and layout are viable and ultimately deliverable. It may not be viable to amend house types on larger schemes to have more glazing on southern elevations, or integrate light shelves or sun pipes which are non-standard features. It is important that the Council recognises that appropriate levels of daylight are likely to be achievable without such features.</p> <p>Sustainable materials design principles</p> <p>It is acknowledged that maximising the use of reclaimed and recycled materials as well as using local sources has sustainability benefits. However, it is important that the Council recognises that whilst endeavours can be made to utilise such products in developing larger new sites it is not generally commercially viable to rely on them being able to be sourced in the quantum and timescales necessary. Therefore, the use of sustainable materials should only be encouraged rather than being a necessity.</p> <p>Waste facilities design considerations</p> <p>The Council has suggested that where possible developers are encouraged to provide space for composting facilities within the kitchen/utility and/or garden. Whilst Story Homes appreciates the Council's aspirations we would caution seeking to provide such items through planning which will not necessarily be desired by the future occupiers. There is anecdotal evidence that where such features have been sought e.g. under the Code for Sustainable Homes that plot</p>	<p>solar gain and to include these considerations within the SPD is appropriate. Likewise regarding comments on natural daylight.</p> <p>Comments noted on sustainable materials. The Council acknowledge the issues housebuilders may face in sourcing materials; however, to highlight the sustainability benefits of using of recycled and reused materials is considered positive. These are recommendations rather than policy requirements.</p> <p>Comments noted regarding composting facilities. As suggested, these are recommendations that the Council encourage rather than policy requirements.</p> <p>Comments noted regarding greywater. The suggestion has been removed.</p> <p>The Council has considered the comments of Story Homes with respect to adaptable homes. The Council acknowledges that it would not be possible to implement such standards without appropriate evidence and, in accordance with the NPPG, the standards should be contained within policy.</p> <p>Given that the Council has only recently adopted its Local Plan (May 2018), this would be something that would have to be fully explored through the next review of the Local Plan in order to be a requirement of all new development.</p> <p>However, the Council feel it appropriate to highlight these standards and given the SPD sets out guidance rather than requirements, believe it appropriate that the standards remain within the SPD as recommendations.</p> <p>Extra information has been added within the SPD's introduction to explain that the SPD contains guidance and acknowledgement of best practice. The title of each box</p>
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	<p>purchasers have queried whether they are necessary as they do not wish to have them provided by the developer. Therefore, it is welcomed that this and other elements are only features where this is encouraged and not a more formalised requirement.</p> <p>Water efficiency design considerations</p> <p>Whilst Story Homes notes the Council's aspirations with regards to greywater and rainwater harvesting it is not practical to design for suitable spaces within and external to buildings for the location of storage tanks and water butts respectively. There is no indication of the size of storage that the Council is seeking and the design and cost implications for building and plot layouts to accommodate them.</p> <p>There is also anecdotal evidence that where such features have been sought e.g. under the Code for Sustainable Homes that plot purchasers have queried whether they are necessary as they do not wish to have them provided by the developer. Therefore, such elements should only be features which are encouraged to be provided where appropriate and viable.</p> <p>How to create an adaptable home</p> <p>As with the provision of NDSS dwellings the Council has not demonstrated the rationale for the provision of adaptable homes or considered the cost implications of the adaptable features set out in the 'How to create an adaptable homes' section of the SPD. Whilst some may be easier to accommodate than others some features internal to dwellings would necessitate the time consuming re-design of house types and have cost implications for developments which may not be recoverable through sales values creating viability issues.</p> <p>In addition, there is a lack of clarity over what is meant at paragraph 4.58 by 'The Council does not expect all new homes to incorporate dementia friendly design elements, but the Council does expect developers to go some way to assist in addressing future adaptability'. This implies that whilst it may not require all dwellings it could still seek substantial</p>	<p>throughout the SPD has been amended to be clear that it sets out considerations aimed at achieving a high quality of development rather than as a full set of requirements which cannot be deviated from.</p> <p>The first sentence of paragraph 4.58 has been removed to avoid confusion.</p>
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	<p>proportions and the wording provides no certainty to developers as to how to address this matter.</p> <p>It is considered that it is unnecessary to make significant allowances for adaptability in emerging schemes but if the Council is going to proceed on this basis then it should consider the need, viability and timing of the introduction of any measures. Failure to do so could have significant consequences and significantly impact on the rate of delivery of housing in Hartlepool.</p>	
Bellway Homes	<p>Para 4.49</p> <p>It is impossible for all housing to adhere to the considerations set out in this section. It is not certain how the Council can police such a requirement and therefore Bellway recommend that this is omitted.</p>	<p>Comments noted regarding solar design. Some amendments have been made to the recommendations that may have represented unfeasible approaches. Overall however, it is important that attention is paid to maximising solar gain and to include these considerations within the SPD is appropriate.</p> <p>The Council would stress that the SPD does not set out requirements but is a guide. The SPD does not contain policies, but instead provides recommendations that seek to achieve good standards of design. The SPD is supplementary to the policies in the Council's Local Plan, and provides advice for applicants and officers alike.</p>
North Star Housing Group	<p>For energy efficiency I would like to see a requirement of 10% thermal efficiency above Building Regulations as B Regs will continue to move upwards in this regard , (we are not achieving this ourselves at present but we are reviewing this).</p> <p>As a Housing Association we welcome an expectation that design will facilitate future adaptability as this is something that we are currently reviewing ourselves. We will not be achieving full Lifetimes Homes accreditation but will be delivering the better parts of it once again, where we can, similarly with the full Building for Life 12 standard.</p>	<p>Comments noted. The Council encourage an attempt to be made to improve the fabric of buildings 10% above what is required by Building Regulations within Local Plan QP7 <i>Energy Efficiency</i>.</p>
Persimmon Homes	<p>Key solar gain design principles (Table at Paragraph 4.49)</p>	<p>Comments noted regarding solar design. Some amendments have been made to the recommendations that may have represented unfeasible approaches. Overall</p>

	<p>Another common concern throughout the document is that some statements and tables contained within the SPD are overly prescriptive and lack any form of flexibility to allow alternative approaches on a case by case basis. The layout or design of a scheme can be influenced by many different factors. It is therefore important that the SPD allows a balance to be achieved between these factors by not focusing solely upon one key matter, for example in this instance solar design principles. Such a restricted focus artificially reduces the flexibility of a scheme to respond to other constraints and opportunities.</p> <p>A more flexible approach in the wording is therefore required throughout the document to allow schemes to protect efficiency, and thereby viability, whilst responding to site-specific circumstances so as not to unnecessarily sterilise development.</p> <p>How to create an adaptable homes (Table at Paragraph 4.58)</p> <p>Persimmon Homes are concerned that many of the matters identified within the Table at Paragraph 4.58 are issues covered by the Building Regulations. The Government has sought to rationalise the many differing existing standards into a simpler, streamlined system to reduce burdens and help bring forward much needed new homes.</p> <p>Additional standards in relation to water and access can only be introduced when local planning authorities have gathered evidence to demonstrate there is a need for these additional standards in their area, and justified setting appropriate policies through their local plan. In all other instances local planning authorities cannot seek additional technical standards over and above the building regulations.</p> <p>Rather than repeating the building regulations, which all development is required to achieve, we therefore recommend that this section of the SPD is deleted to avoid unnecessary repetition.</p> <p>How to incorporate dementia design principles (Table at Paragraph 4.60)</p> <p>Again, based upon the Government's review of the planning system, the local planning authorities cannot seek additional technical standards</p>	<p>however, it is important that attention is paid to maximising solar gain and to include these considerations within the SPD is appropriate.</p> <p>Whilst several aspects of the SPD may be covered under Building Regulations, the Council believe it useful to highlight these matters so they can be considered as part of a holistic design approach.</p> <p>The Council has considered the comments of Story Homes with respect to adaptable homes. The Council acknowledges that it would not be possible to implement such standards without appropriate evidence and, in accordance with the NPPG, the standards should be contained within policy.</p> <p>Given that the Council has only recently adopted its Local Plan (May 2018), this would be something that would have to be fully explored through the next review of the Local Plan in order to be a requirement of all new development.</p> <p>However, the Council feel it appropriate to highlight these standards and given the SPD sets out guidance rather than requirements, believe it appropriate that the standards remain within the SPD as recommendations.</p> <p>Extra information has been added within the SPD's introduction to explain that the SPD contains guidance and acknowledgement of best practice. The title of each box throughout the SPD has been amended to be clear that it sets out considerations aimed at achieving a high quality of development rather than as a full set of requirements which cannot be deviated from.</p>
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	<p>over and above the building regulations. Whilst Persimmon Homes accept that a mix of housing should be delivered to achieve an overall balanced housing stock that meets local needs and aspirations in accordance with Policy HSG2 of the Local Plan, it is unclear from the supporting evidence the scale of need for dementia friendly housing within the borough. Without this evidence it is difficult to understand the justification behind the guidance, the role it will play in determining planning applications and the exact requirements of the guidance.</p>	
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APPENDICES

- Appendix 1: List of relevant NPPF paragraphs
- Appendix 2: List of relevant NPPG sections
- Appendix 3: List of relevant 2018 Local Plan policies
- Appendix 4: Useful websites for applicants
- Appendix 5: Glossary
- Appendix 6: Contact List

Appendix 1: List of relevant NPPF paragraphs

Respondent	Consultation Feedback	HBC Response/Proposed Action
Historic England	Paragraphs 193-197, 200 and 201 of the NPPF should also be referenced in relation to the historic environment. Without them, we do not recommend describing the appendix as being comprehensive in paragraph 2.6.	Comments noted. The list of relevant NPPF paragraphs in Appendix 1 will be amended to include reference to paragraphs 193-197, 200 and 201.

Appendix 2: List of relevant NPPG sections

Respondent	Consultation Feedback	HBC Response/Proposed Action
No comments received	None	N/A

Appendix 3: List of relevant 2018 Local Plan policies

Respondent	Consultation Feedback	HBC Response/Proposed Action
No comments received	None	N/A

Appendix 4: Useful websites for applicants

Respondent	Consultation Feedback	HBC Response/Proposed Action
Historic England	We recommend including www.building-in-context.org as a useful website. Building In Context has been created by Historic England and Design Council CABE to allow developers, communities and local authorities to enhance new development proposals so that they respond well to the historic area, local context and wider surroundings.	Comments noted. Reference to the Building in Context website added.

Appendix 5: Glossary

Respondent	Consultation Feedback	HBC Response/Proposed Action
No comments received	None	N/A

Appendix 6: Contact List

Respondent	Consultation Feedback	HBC Response/Proposed Action
No comments received	None	N/A

ANY OTHER COMMENTS

Respondent	Consultation Feedback	HBC Response/Proposed Action
Hartlepool Borough Council Development Control team	Some consideration could be given to layout/formatting of the SPD to make it clearer. For example, the box headings could be enlarged similarly to the formatting of the Local Plan.	Comments noted. The formatting will be reviewed and amended where appropriate.
Barratt Homes North East (BDW)	Barratt Homes North East (BDW) would like to thank Hartlepool Council for the opportunity to comment on the Hartlepool Residential Design SPD. However, we do wish to express our disappointment that no consultation was undertaken with ourselves, or other major housebuilders, before the publication of this SPD. Planning Policy Guidance is clear that the preparation of Local Plans and SPDs must be informed by ‘...effective engagement and consultation with local communities, businesses and other interested parties’ (Para 029, ID: 61-029-20180913).	The exercise undertaken from November 2018-January 2019 was a consultation of interested parties (including housebuilders) and Barratt Homes North East have been directly consulted through this process. The SPD has not yet been formally adopted, and this consultation process has been carried out with the aim of seeking the views of interested parties, like BDW, on the draft SPD and amending the document where appropriate. The Council would consider this consultation exercise to be effective engagement and consultation, as advised in the Planning Practice Guidance.
Home Builders Federation (HBF)	<p>Firstly, there are issues of clarity within the SPD, it is not always clear what is being required of development. The document would be greatly improved if it was clear what was a requirement and what is guidance, and further information was provided to justify the requirements.</p> <p>It is considered that the Council should take into consideration any implications the requirements of this SPD may have on the viability of a development. Paragraph 34 of the NPPF (2018) established the importance of viability to ensure that development identified in the Plan should not be subject to such scale of obligations and policy burden that their ability to be delivered might be threatened.</p>	<p>Comments noted. Paragraph 1.3 states that developers are ‘advised’ to aim to incorporate the design principles within the SPD ‘where possible’, it is not considered that the SPD itself is particularly prescriptive. The SPD therefore does not seek to set out requirements, and it is not considered necessary to repeat this terminology in every section of the SPD however the wording of each section will be reviewed to identify any contradictions in terminology that may have inadvertently arisen and address these where appropriate.</p> <p>It is the policies within the Local Plan that set out requirements with respect to design and other topics covered in the SPD; the SPD simply provides guidance on how to achieve these requirements for developers and can assist Council officers and Planning Committee Members in determining whether a specific scheme meets these requirements.</p>

		<p>Extra information has been added within the SPD's introduction to explain that the SPD contains guidance and acknowledgement of best practice. The title of each box throughout the SPD has been amended to be clear that it sets out considerations aimed at achieving a high quality of development rather than as a full set of requirements which cannot be deviated from.</p> <p>The Council is conscious that some of the guidance in the document would potentially have implications for viability if implemented by developers, however given that the SPD is a guidance document setting out recommendations and not policy requirements, it is not considered appropriate to stipulate these recommendations are 'subject to viability' as there will be no formal requirement for applicants to adopt the recommendations (and therefore no requirement to demonstrate where this is unviable). That being said, the nature of the SPD as a material consideration means that it will be used to assist in the consideration of planning applications and therefore may contribute to reasons for refusal of applications, dependent on the level of conformity or divergence from the principles set out in the SPD (where such divergence is considered great enough to constitute a conflict with an identified Local Plan policy), which will ultimately be weighed up in the planning balance at planning application stage.</p>
Hartlepool Rural Neighbourhood Plan Group	<p>In general the Residential Design SPD would be a positive addition to the Planning Documents for the Borough.</p> <p>The villages in the Borough each have their own identities which residents indicated as being of great importance during our consultations. It would be useful therefore if somewhere in the SPD reference is made to the Neighbourhood Plan and Village Design Statements which provide valuable detailed guidance for our villages.</p>	<p>Comments welcomed. Reference will be made within the SPD to relevant Neighbouring Plan policies and Village Design Statements in section 2 and in the appendices.</p>

	Village Design Statements currently exist for Dalton Piercy, Elwick and Greatham.	
Hartlepool Civic Society	<p>The Society has studied the Consultation Document and we are generally in support of the Residential Design SPD which aims to raise design standards.</p> <p>There are some minor points to be found throughout the document which appear to be contradictory and therefore interpretation and/or prioritising will be essential.</p>	Comments noted. The SPD has been reviewed in light of all comments made and any misleading or contradictory points have been amended.
Taylor Wimpey North East	<p>We support the general principles of the Residential Design SPD and the council's aspirations for creating sustainable communities of good design. This aligns with our own placemaking aspirations to create attractive and successful places where our customers will live, grow and thrive, places that will be valued by the community over the coming years and endure.</p> <p>Notwithstanding this however we find some aspects of the SPD to be overly specific and duplicative of other regulations and policy detail which may change over the timespan of this SPD and become contradictory. It is also considered that significant aspects of the proposed policy to have limited justification and we fail to see any evidence base. We provide the following comments in respect to the detail of the proposed SPD;</p> <p>We have also been in discussion with the HBF who have made separate representations on our behalf dated 14/01/19 which elaborate further on some of these issues.</p> <p>Taylor Wimpey North east are a key stakeholder in the District and welcome further proactive discussions around this proposed policy document. Although we support the general principles of the proposed Hartlepool Residential Design SPD we hope that the above comments are taken on board to ensure that useful and appropriate guidance comes forward. It is essential that the proposed policies are considered in the context of housing delivery and viability.</p>	<p>Comments noted. Paragraph 1.3 states that developers are 'advised' to aim to incorporate the design principles within the SPD 'where possible', it is not considered that the SPD itself is particularly prescriptive. The SPD therefore does not seek to set out requirements, and it is not considered necessary to repeat this terminology in every section of the SPD however the wording of each section will be reviewed to identify any contradictions in terminology that may have inadvertently arisen and address these where appropriate.</p> <p>It is the policies within the Local Plan that set out requirements with respect to design and other topics covered in the SPD; the SPD simply provides guidance on how to achieve these requirements for developers and can assist Council officers and Planning Committee Members in determining whether a specific scheme meets these requirements.</p> <p>Extra information has been added within the SPD's introduction to explain that the SPD contains guidance and acknowledgement of best practice. The title of each box throughout the SPD has been amended to be clear that it sets out considerations aimed at achieving a high quality of development rather than as a full set of requirements which cannot be deviated from.</p>

		<p>The Council is conscious that some of the guidance in the document would potentially have implications for viability if implemented by developers, however given that the SPD is a guidance document setting out recommendations and not policy requirements, it is not considered appropriate to stipulate these recommendations are 'subject to viability' as there will be no formal requirement for applicants to adopt the recommendations (and therefore no requirement to demonstrate where this is unviable). That being said, the nature of the SPD as a material consideration means that it will be used to assist in the consideration of planning applications and therefore may contribute to reasons for refusal of applications, dependent on the level of conformity or divergence from the principles set out in the SPD (where such divergence is considered great enough to constitute a conflict with an identified Local Plan policy), which will ultimately be weighed up in the planning balance at planning application stage.</p>
Story Homes	<p>Story Homes welcomes the Council setting out design principles in the SPD but requests that greater clarity is given as to the weight that the details it contains will be given in the consideration of planning applications.</p>	<p>Comments noted. Paragraph 1.3 states that developers are 'advised' to aim to incorporate the design principles within the SPD 'where possible', it is not considered that the SPD itself is particularly prescriptive. The SPD therefore does not seek to set out requirements, and it is not considered necessary to repeat this terminology in every section of the SPD however the wording of each section will be reviewed to identify any contradictions in terminology that may have inadvertently arisen and address these where appropriate.</p> <p>It is the policies within the Local Plan that set out requirements with respect to design and other topics covered in the SPD; the SPD simply provides guidance on how to achieve these requirements for developers and can assist Council officers and Planning Committee Members</p>

		<p>in determining whether a specific scheme meets these requirements.</p> <p>Extra information has been added within the SPD's introduction to explain that the SPD contains guidance and acknowledgement of best practice. The title of each box throughout the SPD has been amended to be clear that it sets out considerations aimed at achieving a high quality of development rather than as a full set of requirements which cannot be deviated from.</p>
North Star Housing Group	<p>I welcome the SPD proposals. I believe that homes of all tenures should be such that we as developers/owners and owners/residents can rightly be proud of and should be such that they enable people to live contently for as long as they choose to occupy the premises.</p> <p>In terms of the other elements of the SPD I largely agree with it all in terms of guidance to aspire to in all developments.</p> <p>In short I welcome an expectation of good design upon all developers because I feel that the size and amenity of the lower end of the volume builder portfolio is now, often, not fit for purpose. As a Housing Association we try to achieve good design but I recognise that we too are site and cost constrained. I hope that through good communication with Planning Officers there will always remain scope for negotiation on a scheme by scheme basis where necessary.</p>	Comments noted.
Persimmon Homes	<p>Persimmon Homes welcome the opportunity to submit representations on the Hartlepool Borough Council Residential Design Supplementary Planning Document Consultation Draft of November 2018.</p> <p>We acknowledge that a Supplementary Planning Document (SPD) can be useful tool to provide further guidance for development on specific sites, or on particular issues such as design. We also note that they are capable of being a material consideration in planning decisions but as they do not form part of the development plan, they can not be used as a</p>	<p>Comments noted. Paragraph 1.3 states that developers are 'advised' to aim to incorporate the design principles within the SPD 'where possible', it is not considered that the SPD itself is particularly prescriptive. The SPD therefore does not seek to set out requirements, and it is not considered necessary to repeat this terminology in every section of the SPD however the wording of each section will be reviewed to identify any contradictions in</p>

	<p>mechanism to introduce additional policy requirements beyond those contained within the adopted Local Plan.</p> <p>For the reasons outlined within this letter, with specific reference to the attempted introduction of the Nationally Described Space Standards, it is necessary to register our strong objections to this Supplementary Planning Document. We are particularly concerned in relation to its need, approach, content, detail, status and potential use. We therefore trust that the Council will accept this letter as our formal submission to the Residential Design SPD, duly made within the required timescales.</p> <p>General Comments</p> <p>Notwithstanding the comments outlined below, we believe that the SPD would benefit from an alternative format in terms of its layout and presentation. In its current form we believe that the SPD does not clearly differentiate between the supporting text, the actual areas of guidance and any formal policy requirements. Greater clarity in this respect would aid with the application of the SPD and its guidance by planning officers and developers.</p> <p>We also believe that the clarity of the SPD would be strengthened if greater reference were made between the areas of guidance and the related planning policies contained within the Local Plan. This would illustrate how the guidance correlates with the various policy of the plan, and vice versa, and in the process greater evidence the justification behind the associated costs and burdens.</p> <p>Conclusion</p> <p>Whilst we welcome the opportunity to provide comments on the draft Residential Design SPD, it is with regret that we must write such a strongly worded objection to the document. As set out above, we are alarmed by proposed SPD, particularly in its attempt to introduce a requirement for the Nationally Described Space Standards which is clearly contrary to national guidance on the matter.</p>	<p>terminology that may have inadvertently arisen and address these where appropriate.</p> <p>It is the policies within the Local Plan that set out requirements with respect to design and other topics covered in the SPD; the SPD simply provides guidance on how to achieve these requirements for developers and can assist Council officers and Planning Committee Members in determining whether a specific scheme meets these requirements.</p> <p>Extra information has been added within the SPD's introduction to explain that the SPD contains guidance and acknowledgement of best practice. The title of each box throughout the SPD has been amended to be clear that it sets out considerations aimed at achieving a high quality of development rather than as a full set of requirements which cannot be deviated from.</p> <p>The Council is conscious that some of the guidance in the document would potentially have implications for viability if implemented by developers, however given that the SPD is a guidance document setting out recommendations and not policy requirements, it is not considered appropriate to stipulate these recommendations are 'subject to viability' as there will be no formal requirement for applicants to adopt the recommendations (and therefore no requirement to demonstrate where this is unviable). That being said, the nature of the SPD as a material consideration means that it will be used to assist in the consideration of planning applications and therefore may contribute to reasons for refusal of applications, dependent on the level of conformity or divergence from the principles set out in the SPD (where such divergence is considered great enough to constitute a conflict with an identified Local Plan policy), which will ultimately be weighed up in the planning balance at planning application stage.</p>
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	<p>As explained above, whilst there are a number of the high level principles of the document which we agree with, we are concerned that its approach, content, details, and eventual use in the planning system has the potential to undermine allocated site efficiency, deliverability and marketability. A number of the statements and tables contained within the document are either extremely prescriptive or completely lack in the necessary detail thereby giving the Council free reign to make requests at their discretion. The document as a whole is therefore appears ineffective, unjustified, untested with little known input from the development industry whom it will primarily affect.</p> <p>We therefore strongly object to the Council introducing the SPD as a quasi-legal document which will simply lead to confusion on status for developers, planning officers and local communities. We feel this approach would be at odds with national policy and guidance.</p> <p>As a national house-builder with a keen local interest, we are eager to ensure a suitable planning framework is established in Hartlepool. Persimmon Homes are therefore happy to assist the Council in moving this document forward whilst re-iterating our commitment to delivering high quality design on our sites throughout the Borough.</p> <p>We trust that our comments will be of assistance.</p>	
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Appendix 2: List of Stakeholders Consulted during Consultation

Middlesbrough Council	Anglican Water
Darlington Borough Council	National Planning Casework Unit
Redcar and Cleveland Council	Northern Powergrid
Durham County Council	Network Rail
Stockton-on-Tees Borough Council	North East Chamber of Commerce
Chair of Planning Committee, Hartlepool Borough Council	Northern Gas Networks
Vice Chair of Planning Committee, Hartlepool Borough Council	Northumbrian Water
Chair of Regeneration Committee, Hartlepool Borough Council	RSPB
Vice Chair of Regeneration Committee, Hartlepool Borough Council	Tees Wildlife
Homes England	EDF Energy
The Crown Estate	Tees Wildlife
Avant Homes	CPRE
Linden Homes	Sustrans
Persimmon Homes	Rural Neighbourhood Plan Group
Wynyard Park	The Woodland Trust
Story Homes	Met Office
Natural England	Durham Bird Club
Environment Agency	Cleveland Emergency Planning Unit
Historic England	Archaeology Officer, Hartlepool Borough Council
Highways England	Building Control Manager, Hartlepool Borough Council
British Wind Energy	Principal Housing Officer, Hartlepool Borough Council
Civil Aviation Authority	Principal Housing Officer, Hartlepool Borough Council
Cleveland Police	Heritage and Countryside Manager, Hartlepool Borough Council
Cleveland Fire Brigade	Airport Planning and Development Ltd
Department for Transport	SSA Planning
Families First	DPDS

Downen
Dunlop Heywood
G L Hearn
Hyams and Brownlee
Manners & Harrison
Turley
RPS Group
SJR Architectural
BDP Planning
Energy Workshop
Hedley Planning Services
Nathaniel Lichfield and Partners
Prism Planning
Walsingham Planning
WYG
H & H Land and Property Limited
BDP
Arup
Home Builders Federation
Stovell & Millwater Ltd
Hansteen Holdings PLC
Dalton Piercy Parish Council
Headland Parish Council
Elwick Parish Council
Hart Parish Council
Castle Eden Parish Council
Grindon Parish Council
Haswell Parish Council
Hutton Henry Parish Council

Monkhesleden Parish Council
Trimdon Parish Council
Trimdon Parish Council
Wolviston Parish Council
Newton Bewley Parish Council
Greatham Parish Council
Hartlepool Civic Society
Community Hub
Headland Local History Group
Residents Association of Clavering and Hart Station (RACHS)
Hartlepool Heritage & Green Spaces Group
Greatham Resident Association
Park Resident Association
St Cuthbert's Area Residents Association
St Cuthbert's Friendship Group
Wynyard Residents Group
Lynnfield Area Residents Association
Fens Residents' Association
Sport England
Bowcliffe Leeds Ltd
Marrons Planning
Taylor Wimpey UK Ltd
RIBA
Guinness Trust
Four Housing
Ward Hadaway
idPartnership
North Star Housing Group
Thirteen Group

Gus Robinson
Gentoo Group
Endeavour Housing Association
Barratt Homes
White Young Green
ELG
Savills
Wynyard Homes
Hartlepool Asian Association
Headland Residents Association

Newton Bewley Parish Meeting
Avant Homes
Bellway Homes
Hartwell Residents Association
Home Group Limited
Keepmoat NE
Leebell Developments Limited
Rift House East Residents Association
Tees Valley Combined Authority
Teesmouth Bird Club

DRAFT

REGENERATION SERVICES COMMITTEE

24th July 2019



Report of: Assistant Director (Economic Growth and Regeneration)

**Subject: STATEMENT OF COMMUNITY INVOLVEMENT (SCI)
2019**

1. TYPE OF DECISION/APPLICABLE CATEGORY

1.1 Part of the Budget and Policy Framework.

2. PURPOSE OF REPORT

2.1 The purpose of this report is to inform the Regeneration Services Committee of the results from the targeted consultation on the Draft Statement of Community Involvement (SCI), which was consulted on during 18 December 2018 to 22 February 2019 and to seek approval for the amended SCI (**Appendix 3**) to be reported to the Council meeting in August 2019 for adoption. The report had been intended for submission to the Committee in June 2019 however, due to staff shortages within the team as a result of long term sick and staff holidays and associated work pressures there was a departure from the Forward Plan.

3. BACKGROUND

3.1 The SCI 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 February 2019. The NPPF 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 SCI is an updated version to reflect changes in legislation and revisions within the planning system, to ensure that the Council is fully compliant with

any recommendations regarding community involvement and matters such as consultation.

- 3.5 At the Regeneration Services Committee meeting of 17 December 2018, it was approved that the Draft SCI be circulated for public consultation. During a nine week consultation period, starting in December 2018, a total of eight consultees made representations on the Draft SCI. Where appropriate, the SCI has been revised accordingly. A Consultation Statement which includes representations made, an officer response and the resultant amendment to the SCI is included at **Appendix 4**. With the permission of the Regeneration Services Committee, the revised SPD will be presented to full Council in August 2019 for adoption.

4. PROPOSALS

- 4.1 No options submitted for consideration other than the recommendation.

5. RISK IMPLICATIONS

- 5.1 The current Statement of Community Involvement was adopted in 2010. Without the adoption of this updated Statement of Community Involvement consultation on planning documents may not be carried out in accordance with updated national guidance and legislation.

6. FINANCIAL CONSIDERATIONS

- 6.1 There are no financial implications associated with the adoption of a new SCI.

7 LEGAL CONSIDERATIONS

- 7.1 Under section 18 of the Planning and Compulsory Purchase Act 2004 (as amended), it is a statutory duty of a Local Planning Authority to prepare a SCI.

8. CONSULTATION

- 8.1 The Draft SPD has been subject to a nine week consultation period, starting on 18 December 2018 to 22 February 2019. The consultation was carried out in accordance with the Council's existing adopted SCI.
- 8.2 96 external and internal consultees were contacted via email or letter. This included housebuilders, residents' associations, Parish Councils and adjacent Local Authorities. The statutory consultees Historic England, the Environment Agency and Natural England were consulted. The consultation was also available on the Council's website for any interested parties to comment on.

- 8.3 A total of eight consultees made representations on the Draft SCI. A small number of minor amendments were requested to the SCI, namely clarity regarding the Council's Development Control delegation process, neighbourhood planning, the emerging Wynyard Masterplan and heritage assets. Appropriate minor revisions have been made to the SCI.
- 8.4 A Consultation Statement, including the full schedule of representations, along with an officer response and proposed SCI amendments is provided at **Appendix 4**.

9. CHILD AND FAMILY POVERTY

- 9.1 See **Appendix 1**.

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 in the planning system.

11. OTHER CONSIDERATIONS

Section 17 of The Crime And Disorder Act 1998 Considerations	No relevant issues
Staff Considerations	No relevant issues
Asset Management Considerations	No relevant issues

12. RECOMMENDATIONS

- 12.1 Note and agree the content of the revised SCI following the public consultation and to submit the revised SCI to full Council in August 2019 for adoption.

13. REASONS FOR RECOMMENDATIONS

- 13.1 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.

14. BACKGROUND PAPERS

- 14.1 Planning and Compulsory Purchase Act 2004 (as amended)
<https://www.legislation.gov.uk/ukpga/2004/5>

15. CONTACT OFFICER

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Hartlepool Borough Council
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E-mail: andrew.carter@hartlepool.gov.uk

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Planning Policy Team Leader
Planning Services
Department of Regeneration & Neighbourhoods
Hartlepool Borough Council

Tel: (01429) 284084
E-mail: matthew.king@hartlepool.gov.uk

POVERTY IMPACT ASSESSMENT FORM

1. Is this decision a Budget & Policy Framework or Key Decision? <u>YES</u> / NO				
If YES please answer question 2 below				
2. Will there be an impact of the decision requested in respect of Child and Family Poverty? YES / <u>NO</u>				
If YES please complete the matrix below				
GROUP	POSITIVE IMPACT	NEGATIVE IMPACT	NO IMPACT	REASON & EVIDENCE
Young working people aged 18 - 21				
Those who are disabled or suffer from illness / mental illness				
Those with low educational attainment				
Those who are unemployed				
Those who are underemployed				
Children born into families in poverty				
Those who find difficulty in managing their finances				
Lone parents				
Those from minority ethnic backgrounds				
Poverty is measured in different ways. Will the policy / decision have an impact on child and family poverty and in what way?				
Poverty Measure (examples of poverty measures appended overleaf)	POSITIVE IMPACT	NEGATIVE IMPACT	NO IMPACT	REASON & EVIDENCE

POVERTY IMPACT ASSESSMENT FORM

Overall impact of Policy / Decision			
NO IMPACT / NO CHANGE		ADJUST / CHANGE POLICY / SERVICE	
ADVERSE IMPACT BUT CONTINUE		STOP / REMOVE POLICY / SERVICE	
Examples of Indicators that impact of Child and Family Poverty.			
Economic			
Children in Low Income Families (%)			
Children in Working Households (%)			
Overall employment rate (%)			
Proportion of young people who are NEET			
Adults with Learning difficulties in employment			
Education			
Free School meals attainment gap (key stage 2 and key stage 4)			
Gap in progression to higher education FSM / Non FSM			
Achievement gap between disadvantaged pupils and all pupils (key stage 2 and key stage 4)			
Housing			
Average time taken to process Housing Benefit / Council tax benefit claims			
Number of affordable homes built			
Health			
Prevalence of underweight children in reception year			
Prevalence of obese children in reception year			
Prevalence of underweight children in year 6			
Prevalence of obese children in reception year 6			
Life expectancy			

EQUALITY AND DIVERSITY IMPACT ASSESSMENT FORM

Department	Division	Section	Owner/Officer	
Regeneration & Neighbourhoods	Economic Growth & Regeneration	Planning & Development	Matthew King	
Service, policy, practice being reviewed/changed or planned	Statement of Community Involvement (SCI) - 2019			
Why are you making the change?	To update the previous SCI to reflect changes to national guidance and regulations			
How might this impact (positively/negatively) on people who share protected characteristics?				
		Please tick	POSITIVELY	NEGATIVELY
Age			✓	
Section 3 of the SCI covers Equality and Diversity and states that 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. It sets out those groups which include children and younger people and older people as two of those groups. The SCI states that 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.				
Disability			✓	
Section 3 of the SCI covers Equality and Diversity and states that 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. It sets out those groups which include disabled people within the hard to reach group. The SCI states that 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.				
Gender Re-assignment				
N/A - no specific reference to this group				
Race			✓	
Section 3 of the SCI covers Equality and Diversity and states that 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. It sets out those groups which include minority ethnic groups within the hard to reach group. The SCI states that 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.				
Religion			✓	
Section 3 of the SCI covers Equality and Diversity and states that 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. It sets out those groups which include those following different religions within the hard to reach group. The SCI states that 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.				

EQUALITY AND DIVERSITY IMPACT ASSESSMENT FORM

Gender		
N/A - no specific reference to this group		
Sexual Orientation		
N/A - no specific reference to this group		
Marriage & Civil Partnership		
N/A - no specific reference to this group		
Pregnancy & Maternity		
N/A - no specific reference to this group		
Has there been consultation /is consultation planned with people who will be affected by this policy? How has this affected your decision making?	Consultation has occurred between December 2018-February 2019 - hard to reach groups were amongst those consulted and the consultation was available for all to comment on during this period on the website. The SCI is all about inclusive consultation and as such no changes were needed.	
As a result of your decision how can you mitigate negative/maximise positive outcomes and foster good relationships?	The SCI is all about inclusive consultation which will maximise those involved in planning and ensure everyone interested in a document can comment.	
Describe how you will address and monitor the impact	1. No Impact - No Major Change The SCI is all about inclusive consultation and as such no changes were needed.	
	2. Adjust/Change Policy N/A	
	3. Adverse Impact but Continue as is N/A	
	4. Stop/Remove Policy/Proposal N/A	
Initial Assessment	00/00/00	Reviewed 00/00/00
Completed	18/06/19	Published 00/00/00

Hartlepool Borough Council

Statement of Community Involvement

Final Version



July 2019



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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 DPDs 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) and Masterplans

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

- Seaton Carew Masterplan SPD
- High Tunstall Masterplan
- Wynyard Masterplan (Emerging)

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) **are in general conformity with 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, alongside any developers and landowners relating to strategic sites, identifying and assessing issues and putting together a vision and policies to assist in addressing any issues that have been raised. Those preparing a Neighbourhood Plan must also be mindful of any key sites being delivered in their area and ensure no contrasting objectives between the Plan and strategic sites.

Stage 3: Pre-submission publicity and consultation

- 4.23 The draft plan is publicised and representations are invited. Any relevant bodies, **developers, landowners** 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, **alongside assessing any impact upon the delivery of strategic sites and/or impact on cross authority boundary matters**. If **the Council is satisfied**, 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.

d) Process for the Update of the 5 Year Housing Land Supply and Strategic Housing Land Availability Assessment (SHLAA)

- 4.33 The Council is required to produce an annual position statement in order to confirm their 5 year land supply position. This will be submitted to the Planning Inspectorate for review.
- 4.34 The Council will undertake a robust stakeholder engagement process to ensure the appropriate sites have been identified and any potential disputes have been acknowledged.
- 4.35 The Council will seek representations from:
- Any relevant consultation bodies
 - Residents or related persons carrying business in any relevant areas
 - Small and large developers
 - Land promoters
 - Private and public landowners
 - Infrastructure providers
 - Upper tier authorities
 - Neighbouring authorities
- 4.36 The Council will consider setting up a developer forum in order to gauge developers' viewpoints on the 5 Year housing land supply and the SHLAA.

This group has the potential to assist the Council in identifying potential delivery issues and finding solutions to any problems.

e) Process for the production of area-specific Masterplans

- 4.37 Masterplans are used to guide development in specific areas within the Borough and set out a strategic vision for what development will occur and when. Examples of these include the High Tunstall Masterplan and the emerging Wynyard Masterplan.
- 4.38 If there are any masterplans produced for certain developments, there would not be a statutory consultation period for these, however the Council would expect those producing the Masterplans to engage with the community and hold drop in events for residents to express their views.

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.

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

- 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

- 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/4813/hartlepool_borough_councils_constitution_2018-19_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 Control 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

8.5 Deliverable: 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.

8.6 Flexible: 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 Able to be monitored: 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 any heritage assets
- 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

**Statement of Community Involvement
Consultation Statement
July 2019**

1. Introduction

- 1.1 The Statement of Community Involvement (SCI) has been prepared by Hartlepool Borough Council. The Draft SCI was published for public consultation over a nine week period from 18 December 2018 until 22 February 2019.
- 1.2 Section 2 of this Statement outlines the consultation processes and provides details of those people and organisations that were consulted.
- 1.3 Section 3 gives an overview of the representations made within the consultation period. Appendix 1 provides a full schedule of the representations made and the Council's response to each. Where a representation has informed a revision to the SCI, this is set out.
- 1.4 Section 4 gives a brief overview of the next steps in the process of adopting the SCI.

2. Consultation Process

- 2.1 A public consultation on the Draft SCI was approved at the Regeneration Services Committee meeting of 17 December 2018.
- 2.2 The public consultation began on 18 December 2018 until 22 February 2019.
- 2.3 96 external and internal consultees were contacted. This included housebuilders, residents' associations, Parish Councils and adjacent Local Authorities. The statutory consultees Historic England, the Environment Agency and Natural England were consulted. A full list of the consultees is attached as Appendix 2.
- 2.4 Consultees were informed that a copy of the Draft SCI was available to view at the Civic Centre, Victoria Road, Hartlepool, and online on the Council's Planning Policy webpage. Hard copies were available on request.

3. Representations Made and Officer Responses

- 3.1 A total of eight consultees made representations on the Draft SPD. The consultees that made representations were:
 - Hartlepool Borough Council Development Control team
 - Environment Agency
 - Savills
 - Forestry Commission
 - Natural England
 - Elwick Parish Council
 - Hartlepool Civic Society
 - Historic England

- 3.2 Appendix 1 includes a full schedule of representations, along with an officer response and suggested SCI amendments to reflect the representation is provided at Appendix 1.

4. Next Steps – Adoption

- 4.1 The representations received during the consultation period have, where appropriate, been reflected in the finalised version of the SCI prior to being presented at full Council on 12th September 2019 for adoption.
- 4.2 It will be important following the adoption that the SCI is kept up to date and modified to reflect any changes in government regulations and guidance.

Appendix 1: Schedule of Representations and Officer Responses

Respondent	Consultation Feedback	Proposed Action
Daniel James Hartlepool Borough Council Development Control (19/12/2018)	<p>The only new change I've noted is to delete reference to the Chair in the delegation process.</p> <p>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.</p>	Addition has been made to section 5.19 of the document.
Marion Williams Environment Agency (31/12/2018)	Thank you for referring this consultation. We have no comments to make.	No changes required.
Martin Bonner Savills (03/01/2019)	<p>Neighbourhood Planning</p> <p>It is stated at paragraph 4.19 of the consultation document that any Neighbourhood Plan should confirm with the Council's Local Plan. However, a Neighbourhood Plan has the opportunity to set some guides for development which could in turn influence and effect the delivery of key strategic sites. As such, mindful of the guidance set out in the PPG on Neighbourhood Planning which recognises the need to ensure that such plans are deliverable, we request that further detail is added into part b) of the document regarding Neighbourhood Planning.</p> <p>It is noted that paragraph 4.22 states that those "living and working" in an area will be involved in the preparation of a plan and paragraph 4.23 states that "relevant bodies" will be consulted. Both sections in relation to the preparation of and consultation upon a Neighbourhood Plan should provide additional detail to ensure that there are no contrasting objectives between the developers delivering key sites and those preparing the Neighbourhood Plan. This is in accordance with paragraph 048 of the PPG reference on Neighbourhood Planning which states:</p>	Please see addition to paragraphs 4.22, 4.23 and 4.24, and amendment to paragraph 4.17.

	<p><i>“Other public bodies, landowners and the development industry should be involved in preparing a draft neighbourhood plan or Order. By doing this qualifying bodies will be better placed to produce plans that provide for sustainable development which benefits the local community whilst avoiding placing unrealistic pressures on the cost and deliverability of that development.”</i></p> <p>As an example, development at Wynyard will be delivered in accordance with a cross boundary masterplan as required by development plan policy and development at Wynyard Park is currently being delivered in accordance with a design code which has been approved via planning condition. As such, any Neighbourhood Plan at Wynyard which deviates from previously established principles, inclusive of design, infrastructure delivery or the siting of development could complicate the determination of future planning applications.</p> <p>In short, we would respectfully request that specific reference is made in paragraphs 4.22 and 4.23 to the inclusion of developers and landowners at both the preparation and consultation phase of preparing a Neighbourhood Plan and that reference is added that the Local Authority (or Local Authorities) will apply appropriate scrutiny to those plans which could impact upon the delivery of strategic sites within the development plan and/or impact upon cross authority boundary matters.</p> <p>Paragraph 074 of the PPG on this matter suggests use of the term “general conformity” with the development plan with the following definition below. The Statement of Community Involvement that is being consulted upon would benefit from its inclusion at paragraph 4.17 to ensure clear cross reference:</p> <p><i>“When considering whether a policy is in general conformity a qualifying body, independent examiner, or local planning authority, should consider the following:</i></p> <ul style="list-style-type: none"> <input type="checkbox"/> <i>Whether the neighbourhood plan policy or development proposal supports and upholds the general principle that the strategic policy is concerned with.</i> <input type="checkbox"/> <i>The degree, if any, of conflict between the draft neighbourhood plan policy or development proposal and the strategic policy.</i> <input type="checkbox"/> <i>Whether the draft neighbourhood plan policy or development proposal provides an additional level of detail and/or a distinct local approach to that set out in the strategic policy without undermining that policy.</i> <input type="checkbox"/> <i>The rationale for the approach taken in the draft neighbourhood plan or Order and the evidence to justify that approach”.</i> 	
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Forestry Commission (14/01/2019)	<p>Local Plans and ancient woodland – Forestry Commission approach</p> <p>The Forestry Commission is not in a position to input into the consultation process for Local Plans. However, the information below is provided to assist you in assessing the appropriateness of sites for future development, and to highlight opportunities for achieving your renewable energy obligations.</p> <p>A summary of Government policy on ancient woodland</p> <p>Natural Environment and Rural Communities Act 2006 (published October 2006).</p> <p>Section 40 – “Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity”.</p> <p>National Planning Policy Framework (published March 2012).</p> <p>Paragraph 118 – “planning permission should be refused for development resulting in the loss or deterioration of irreplaceable habitats, including ancient woodland and the loss of aged or veteran trees found outside ancient woodland, unless the need for, and benefits of, the development in that location clearly outweigh the loss”.</p> <p>National Planning Practice Guidance – Natural Environment Guidance. (Published March 2014)</p> <p>This Guidance supports the implementation and interpretation of the National Planning Policy Framework. This section outlines the Forestry Commission’s role as a non-statutory consultee on “<i>development proposals that contain or are likely to affect Ancient Semi-Natural woodlands or Plantations on Ancient Woodlands Sites (PAWS) (as defined and recorded in Natural England’s Ancient Woodland inventory), including proposals where any part of the development site is within 500 metres of an ancient semi-natural woodland or ancient replanted woodland, and where the development would involve erecting new buildings, or extending the footprint of existing buildings</i>”</p> <p>It notes that ancient woodland is an irreplaceable habitat, and that, in planning decisions, Plantations on Ancient Woodland Sites (PAWS) should be treated equally in terms of the protection afforded to ancient woodland in the National Planning Policy Framework. It highlights the Ancient Woodland Inventory as a way to find out if a woodland is ancient.</p> <p>Standing Advice for Ancient Woodland and Veteran Trees. (Published April 2014)</p> <p>The Forestry Commission has prepared joint standing advice with Natural England on ancient woodland and veteran trees which we refer you to in the first instance. This advice is a material consideration for planning decisions across England. It explains the definition of ancient woodland, its importance, ways to identify it and the policies that relevant to it. It also provides advice on how to protect ancient woodland when dealing with planning applications that may affect ancient woodland. It also considers ancient wood-pasture and veteran trees.</p> <p>The Standing Advice website will provide you with links to Natural England’s Ancient Woodland Inventory, assessment guides and other tools to assist you in assessing potential impacts. The</p>	The provided information is not relevant to the SCI, no changes required.
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	<p>assessment guides sets out a series of questions to help planners assess the impact of the proposed development on the ancient woodland. Case Decisions demonstrates how certain previous planning decisions have taken planning policy into account when considering the impact of proposed developments on ancient woodland. These documents can be found on our website. The UK Forestry Standard (3rd edition published November 2011).</p> <p>Page 24 “Areas of woodland are material considerations in the planning process and may be protected in local authority Area Plans. These plans pay particular attention to woods listed on the Ancient Woodland Inventory and areas identified as Sites of Local Nature Conservation Importance SLNCIs).</p> <p>Keepers of Time – A Statement of Policy for England’s Ancient and Native Woodland (published June 2005).</p> <p>Page 10 “The existing area of ancient woodland should be maintained and there should be a net increase in the area of native woodland”.</p> <p>Natural Environment White Paper “The Natural Choice” (published June 2011)</p> <p>Paragraph 2.53 - This has a “renewed commitment to conserving and restoring ancient woodlands”.</p> <p>Paragraph 2.56 – “The Government is committed to providing appropriate protection to ancient woodlands and to more restoration of plantations on ancient woodland sites”.</p> <p>Biodiversity 2020: a strategy for England’s wildlife and ecosystem services (published August 2011).</p> <p>Paragraph 2.16 - Further commitments to protect ancient woodland and to continue restoration of Plantations on Ancient Woodland Sites (PAWS).</p> <p>Renewable & low carbon energy</p> <p>The resilience of existing and new woodland is a key theme of the Forestry Commission’s work to Protect, Improve and Expand woodland in England we will continue to work with Forestry / Woodland owners, agents, contractors and other Stakeholders to highlight and identify, pests and diseases and to work in partnership to enable Woodlands and Forests are resilient to the impacts of Climate Change.</p> <p>Woodfuel and timber supplies continues to be an opportunity for local market growth whilst also enabling woodlands to be brought back into active management.</p> <p>Flood risk</p> <p>The planting of new riparian and floodplain woodland, can help to reduce diffuse pollution, protect river morphology, moderate stream temperature and aid flood risk management, as well as meet Biodiversity Action Plan targets for the restoration and expansion of wet woodland.</p>	
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	<p>The Forestry Commission is keen to work in partnership with Woodland / Forest Stakeholders to develop opportunities for woodland creation to deliver these objectives highlighted above. In the wider planning context the Forestry Commission encourages local authorities to consider the role of trees in delivering planning objectives as part of a wider integrated landscape approach. For instance through:</p> <ul style="list-style-type: none"> the inclusion of green infrastructure (including trees and woodland) in and around new development; and the use of locally sourced wood in construction and as a sustainable, carbon lean fuel. 	
Jacqui Salt Natural England (16/01/2019)	<p>Thank you for your consultation on the above dated 18 December 2018 which was received by Natural England on 18 December 2018.</p> <p>Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.</p> <p>We are supportive of the principle of meaningful and early engagement of the general community, community organisations and statutory bodies in local planning matters, both in terms of shaping policy and participating in the process of determining planning applications.</p> <p>We regret we are unable to comment, in detail, on individual Statements of Community Involvement but information on the planning service we offer, including advice on how to consult us, can be found at: https://www.gov.uk/guidance/protected-species-how-to-review-planning-applications</p> <p>We now ask that all planning consultations are sent electronically to the central hub for our planning and development advisory service at the following address: consultations@naturalengland.org.uk. This system enables us to deliver the most efficient and effective service to our customers.</p>	No changes required.
Diane Atkins Elwick Parish Council (30/01/2019)	<p>I have read the document but cannot find reference to the Wynyard Master Plan. I would have expected to find this listed in section 1.3.</p> <p>I know the plan is not yet written but as it was heavily relied upon in the Stockton Local Plan assessment, with assurances from the Hartlepool representative (Matthew King) that this</p>	The emerging Wynyard Masterplan has been added to section 1.3. There has also been an addition

4.2
APPENDIX 4

	document was to go ahead in the near future, I would expect to see it referred to as an emerging plan at least.	under section 4 of the document to detail the process for the production of area-specific Masterplans.
Hartlepool Civic Society (18/02/2019)	<p>Committee members had studied the document and at the meeting last night we decided that we are quite contented with the present system of involvement which works very well and we feel we can offer no further benefit to the Consultation.</p> <p>We appreciate being asked for our views.</p>	No changes required.
Historic England (18/02/2019)	<p>Thank you for consulting Historic England on the Statement of Community Involvement.</p> <p>Our only comment relates to Appendix 3, section 9.1, with reference to the Material Considerations. There is a typo in the reference to 'listed<u>d</u> buildings', but it would also be more accurate to reference <u>all</u> heritage assets in this bullet – not just listed buildings and conservation areas. The glossary of the NPPF defines a heritage asset as: <i>A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).</i> The NPPF (paragraph 194) also refers to heritage assets being an irreplaceable resource, and needing to be conserved in a manner appropriate to their significance. Paragraphs 193-197 then reference the tests that apply to both <u>designated</u> and <u>undesignated</u> assets.</p> <p>This section of Appendix 3 should therefore make it clear that <u>all</u> heritage assets (whether designated or undesignated) are a material consideration in planning decisions.</p> <p>Thank you again for consulting Historic England, and if you require further details, please do not hesitate to contact me.</p>	Please see amendment to section 9.1 in Appendix 3.

Appendix 2: List of Stakeholders Consulted during Consultation

Natural England

Environment Agency

Historic England
Highways England
Able UK
Airport Planning and Development
Association of North East Councils
British Wind Energy
Civil Aviation Authority
Cleveland Police
Cleveland Fire Brigade
Dalton Piercy Parish Council
Department for Transport
Durham Heritage Coast
Cleveland Emergency Planning
Greatham Parish Council
Hartlepool Centre for the Deaf
Hartlepool Civic Society
Headland Parish Council
Hartlepool Water
HMS Trincomalee Trust
Homes England
National Planning Casework Unit
Northern Powergrid
Network Rail
North East Chamber of Commerce
Northern Gas Networks
Northumbrian Water
RSPB
Tees Archaeology
Tees Valley Wildlife Trust
The Crown Estate

West View Advice and Resource Centre
Tees Valley Combined Authority
Building Control
Teessmouth Bird Club
Middlesbrough Council
EDF Energy
Tees Valley Nature Partnership
Darlington Council
Redcar and Cleveland Borough Council
Durham Bird Club/Campaign to Protect Rural England
SSA Planning
Plan info
Durham County Council
Elwick Parish Council
Hart Parish Council
Castle Eden Parish Council
Fishburn Parish Council
Grindon Parish Council
Haswell Parish Council
Hutton Henry Parish Council
Monk Heselden Parish Council
Trimdon Foundry Parish Council
Trimdon Parish Council
Wingate Parish Council
Wolviston Parish Council
Wynyard Park
Coal Authority
Martin Bonner
NLP
Merit Estates

Prism Planning
BDP
Arup
AAD Limited
Stovell & Millwater Ltd
McGough Planning Consultants Ltd
England, Lyle and Good
Barton Willmore
Lambert Smith Hampton
W H Abbott
NFU North East
Andrew Abbott
Hydrochem
Hartlepool United Supporters Trust
Persimmon Homes

Hartlepool Rural Plan Working Group
Park Residents Association
Sport England
Wynyard Residents Association
Hydrochem Group
Education Funding Agency
Health and Safety Executive
Home Builders Federation
Story Homes
Woodland Trust
Southbrook Farm
Gladman Developments
Fens Residents Association
Friends of Rossmere
Canal and River Trust

REGENERATION SERVICES COMMITTEE

24th July 2019



Report of: Assistant Director (Economic Growth and Regeneration)

1) Subject: THIRTEEN GROUP WITHDRAWAL FROM COMPASS CHOICE BASED LETTINGS

1. TYPE OF DECISION/APPLICABLE CATEGORY

1.1 Key Decision (test (ii)) Forward Plan Reference No. RN 35/18.

2. PURPOSE OF REPORT

2.1 Members of Regeneration Services Committee are asked to consider the available options for allocating and nominating people for social housing in Hartlepool following the notice from Thirteen Group to withdraw from the sub regional allocations scheme at the end of June 2019. A method of allocating social housing and nominating applicants with housing need is necessary to comply with legislation.

2.2 The report had been intended for submission to the Committee on 28th January however, due to additional workload in preparing for Thirteen Group's exit from the choice based lettings partnership, there was a departure from the Forward Plan. Regeneration Services Committee did not meet in June.

3. BACKGROUND

3.1 In March 2004 the Council transferred its stock to Housing Hartlepool (now Thirteen Group) and agreed a joint allocations policy between the two organisations with 75% nomination rights of priority need applicants to available properties.

3.2 From May 2009 this agreement was replaced by the implementation of a Tees Valley wide choice based lettings scheme (called Compass) with a common allocation policy across all partners which included the Council and Housing Hartlepool. This effectively meant that the Council had 100% nomination rights into available Housing Hartlepool (and then Thirteen Group) stock.

- 3.3 On 29th September 2018 notification was received from Thirteen Group giving six months' notice of their intention to leave the Compass Choice Based Lettings (CBL) Partnership and adopt its own lettings policy from 1st April 2019. On 3rd December 2018 Thirteen Group agreed to extend its notice by 3 months and intend to leave on 1st July 2019.
- 3.4 Thirteen Group's new lettings policy is significantly different from the Council's and remaining partner's common allocations policy with additional priority being awarded to some applicants such as those in paid work and also more restrictive, making applicants with housing related debt of £500 or more on their current or previous tenancy ineligible to apply. In addition it does not award priority to applicants in housing need so it is imperative that the Council has an allocations scheme for determining priority for vulnerable and homeless applicants.
- 3.5 Since notification was received from Thirteen Group regular meetings have been taking place at a high level with the sub regional Compass partners and with Thirteen Group to understand what systems and agreements need to be put in place post Thirteen's exit in order to minimise the impact on applicants in housing need.
- 3.6 Part 6 of the Housing Act 1996 (as amended) governs the allocation of local authority housing stock in England; it was substantially amended by the Homelessness Act 2002 and, more recently, by the Localism Act 2011 and the Homelessness Reduction Act 2017.
- 3.7 Local authorities are not under a duty to maintain a housing register (often referred to as a housing waiting list) but must have an allocation scheme for determining priorities between applicants for housing which sets out the procedure to be followed when allocating housing accommodation and in the discharge of the Council's statutory duties towards homelessness.
- 3.8 Nominations by local authorities to stock owned by housing associations (also known as private registered providers of social housing) are allocated within the same legal framework as described in 3.6.

4. OPTIONS APPRAISAL

- 4.1 An internal officer group has been established with representatives across the Council who have strategic and operational responsibility for the allocation of social housing in the town. The group is comprised of Housing Strategy and Housing Management who are part of Regeneration and Neighbourhoods Department, Housing Advice who sit in Children's and Joint Commissioning Services and Special Needs Housing who sit in Adult and Community Based Services. A number of options have been thoroughly appraised in conjunction with the sub regional CBL Partnership. The outcomes of these evaluations have determined the preferred option for operating an allocation scheme that determines priority between applicants,

enables the discharge of the Council's statutory duties towards homelessness and provides the Council with a mechanism to nominate applicants into stock owned by housing associations (including Thirteen Group) within the legal framework.

- 4.2 The remaining CBL Partners have all confirmed their commitment to maintaining the Partnership (Darlington Borough Council, Hartlepool Borough Council, Middlesbrough Council, Stockton-on-Tees Borough Council, Redcar and Cleveland Borough Council, Beyond Housing (formerly Coast and Country Housing), Home Group and North Star. Below is the summary of the options appraisal.

OPTION	OPTION 1 STAY IN THE CURRENT PARTNERSHIP (WITHOUT THIRTEEN) AND MAINTAIN THE CURRENT CBL SYSTEM INDEPENDENT OF THIRTEEN	OPTION 2 STAY IN THE CURRENT PARTNERSHIP (WITHOUT THIRTEEN), PROCURE AND MAINTAIN A NEW CBL SYSTEM INDEPENDENT OF THIRTEEN	OPTION 3 STAY IN THE CURRENT PARTNERSHIP (WITHOUT THIRTEEN) BUT WORK IN PARTNERSHIP WITH THIRTEEN USING THE SAME DIGITAL LETTINGS PARTNER SAADIAN
ADVANTAGES OF EACH OPTION	<p>Control over the waiting list to maintain and assess housing need</p> <p>Ability to provide Thirteen Group with nominations for a percentage of its properties through an interface (paid for by Thirteen)</p>	<p>Control over the waiting list to maintain and assess housing need</p> <p>Ability to provide Thirteen Group with nominations for a percentage of its properties through an interface (paid for by Thirteen)</p>	<p>Applicants will only need to apply to one waiting list and can have their details shared (with their consent) making it easier to access all social housing in Tees Valley</p> <p>Less staff resource than the other options with the potential to create a shared team of 3 officers for the waiting list and nominations functions for Hartlepool, Middlesbrough and Stockton.</p> <p>The opportunity to procure Saadian's housing management functionality which would link to the allocations system and streamline processes</p> <p>Flexibility to build a new</p>

OPTION	OPTION 1 STAY IN THE CURRENT PARTNERSHIP (WITHOUT THIRTEEN) AND MAINTAIN THE CURRENT CBL SYSTEM INDEPENDENT OF THIRTEEN	OPTION 2 STAY IN THE CURRENT PARTNERSHIP (WITHOUT THIRTEEN), PROCURE AND MAINTAIN A NEW CBL SYSTEM INDEPENDENT OF THIRTEEN	OPTION 3 STAY IN THE CURRENT PARTNERSHIP (WITHOUT THIRTEEN) BUT WORK IN PARTNERSHIP WITH THIRTEEN USING THE SAME DIGITAL LETTINGS PARTNER SAADIAN
			bespoke system to provide a modern and customer friendly experience
RISKS OF EACH OPTION	<p>Additional staff resource will be needed to administer the waiting list and monitor nominations. This has been estimated as requiring two additional staff members for Hartlepool</p> <p>Applicants will need to complete two application forms (one to Thirteen and one to the Partnership) if they want access to all social housing in Tees Valley</p> <p>Confusing for applicants who would need to register separately for Thirteen Group properties</p>	<p>Additional staff resource will be needed to administer the waiting list and monitor nominations. This has been estimated as requiring two additional staff members for Hartlepool</p> <p>Applicants will need to complete two application forms (one to Thirteen and one to the Partnership) if they want access to all social housing in Tees Valley</p> <p>Confusing for applicants who would need to register separately for Thirteen Group properties</p>	The Saadian system is untested and will be the first time they have built an allocations system
CBL PARTNERS VIEW	As part of an ongoing project to develop the existing system and policy it was agreed that the current software provider (Civica) can no longer deliver the improvements needed to deliver a modern, intuitive, efficient and cost effective system.	Alternative systems to Civica have been assessed against the specifications of the partnership. Although these systems are established and have the ability to deliver a better customer experience than Civica it was felt that Saadian has the potential to	The partners have unanimously agreed that this will provide the most suitable option for operating a joint allocation scheme following Thirteen Group's withdrawal

OPTION	OPTION 1	OPTION 2	OPTION 3
	STAY IN THE CURRENT PARTNERSHIP (WITHOUT THIRTEEN) AND MAINTAIN THE CURRENT CBL SYSTEM INDEPENDENT OF THIRTEEN	STAY IN THE CURRENT PARTNERSHIP (WITHOUT THIRTEEN), PROCURE AND MAINTAIN A NEW CBL SYSTEM INDEPENDENT OF THIRTEEN	STAY IN THE CURRENT PARTNERSHIP (WITHOUT THIRTEEN) BUT WORK IN PARTNERSHIP WITH THIRTEEN USING THE SAME DIGITAL LETTINGS PARTNER SAADIAN
		deliver everything on the specification without compromise.	
SYSTEM COSTS (SEE SECTION 8 FOR MORE DETAILS)	Year 1: £7819 Year 2: £4129	Year 1: £9750 (plus approx.. £2,000 for Annual Service Charge and Data Storage costs for the remaining months of 2019/2020) Year 2: £6000	Year 1: £9592 (plus approx. £2,000 for Annual Service Charge and Data Storage costs for the remaining months of 2019/2020) Year 2: £5927

5. NOMINATIONS AGREEMENT

- 5.1 Part 6 of the Housing Act 1996 (as amended) governs the allocation of local authority housing stock in England. Nominations by local authorities to stock owned by housing associations (also known as private registered providers of social housing) are allocated within the same legal framework.
- 5.2 The Tees Valley local authorities have drafted a nominations agreement to be agreed and implemented once Thirteen Group exit the partnership. As detailed in Section 3 the Council originally had an agreement for nominations rights to 75% of Housing Hartlepool stock following stock transfer in 2004 which was superseded by the creation of the Tees Valley CBL Partnership in 2009 where the Council effectively had 100% nomination rights.
- 5.3 It is recommended that once Thirteen Group approve the framework agreement that the Council negotiates and agrees the following percentages with Thirteen Group:
- 75% of all existing social and affordable rented properties which become available to re-let, unless there is a site specific agreement. This will include properties that have been adapted for people with disabilities;
 - For social or affordable rented housing stock built or acquired by Thirteen after they exit the partnership:
 - Where the Council has provided funding or below market land or some other subsidy for a scheme, 100% nominations for both first and subsequent re-lets (unless otherwise agreed).

- For homes provided utilising Government subsidy or other public sector funding sources, 100% of nominations on first letting and 75% for subsequent lets.
- For homes provided through planning obligations (sites with a S106 agreement requiring an on-site Affordable Housing provision), 100% nominations on first letting and 75% for subsequent lets;
- For social or affordable rented housing provided under special arrangements and or homes designed to meet the needs of particular groups 100% relet nominations through existing 'panel' arrangements. Panel meetings include appropriate representation from Thirteen Group and the Council;
- 50% nominations on initial and subsequent relets for social or affordable rented housing developed and solely funded by Thirteen Group; and
- Individual nomination rights to be agreed on a scheme by scheme basis for shared ownership/other intermediate affordable housing.

5.4 The rationale for seeking an agreement for 75% nomination rights to all existing social or affordable rented stock that becomes available for relet includes:

- Safeguarding access and choice to as much social housing as possible for all residents in Hartlepool promoting inclusivity;
- Our Common Allocations policy is fair and proportionate for all categories of households seeking social housing whereas Thirteen's Lettings Policy is more restrictive;
- The client groups that the Council more frequently engage with have a greater chance of being allocated a Thirteen Group property through our nomination than directly via Thirteen Group, therefore more accessible to the majority;
- Thirteen Group is the largest provider of social housing in Hartlepool with 7,045 properties (71% of all social housing stock);
- Reduction in access to this stock will negatively impact on access to rehousing for Hartlepool households (particularly those in Band 4 with little or no housing need);
- In Hartlepool we are not only concerned about rehousing applicants with a priority (25% of the housing register) but in meeting the housing needs of all applicants and with a focus on homelessness prevention;
- The full impacts of the Homelessness Reduction Act 2017 have not yet emerged and it is expected that the numbers in priority bands will increase;
- If the Council negotiates a high nominations percentage but are unable to provide a nomination then Thirteen Group will have the default position to allocate from their own waiting list;
- More control for the Council over access to Thirteen Group properties;
- 75% nomination rights were included in the original agreement at stock transfer; and
- Although medical applicants will not be disadvantaged by Thirteen's new policy as it replicates ours, our team assist a lot of people in

bidding for properties. Those who rely on us to bid will have a better chance of being rehoused if we have a greater nominations percentage.

- 5.5 Once Thirteen Group exit the partnership and a nominations agreement is implemented this will require the Council to employ additional staff for the administration and monitoring of nominations to Thirteen Group properties.
- 5.6 Typical duties necessary to manage nominations include:
- Liaison with Special Needs Housing or Housing Advice for direct match
 - Shortlisting
 - Monitoring rejected nominations
 - Appealing rejected nominations
 - Monitoring nominations against the agreement
 - Quarterly liaison with Thirteen Group

6. ALLOCATIONS POLICY REVIEW

- 6.1 Hartlepool Borough Council has been part of the sub-regional scheme for allocations since 2009 and a Tees Valley Common Allocations Policy was adopted by the five local authorities and their partner housing organisations. The current Allocations Policy was revised and consulted on in 2012 and agreed by Cabinet on 3rd December 2012.
- 6.2 The policy is overseen by the sub-regional Compass Steering Group and due to a number of regulatory and other changes it has become apparent that the existing policy is no longer fit for purpose. The requirements of the Homelessness Reduction Act 2017, the announcement from Thirteen Housing Group to adopt its own separate lettings policy and the work of the Service Development Officer (employed by the Compass Steering Group on a fixed term of 12 months from June 2018) has identified a number of proposals to update and improve the Common Policy.
- 6.3 The review of the Tees Valley Common Allocations Policy is centred on:
- Removal of additional preference for low paid workers (however, this was never adopted in Hartlepool);
 - Amending some of the criteria for a priority band award in line with the Homelessness Reduction Act 2017 and in line with local needs;
 - Removal of cumulative need so that Hartlepool is consistent with the other partners;
 - Reducing the amount of offers from three to one so that Hartlepool is consistent with all other partners, effectively meaning that successful applicants will receive one offer of accommodation of a property that they have bid on. A refusal of this offer will only be accepted if the offer is deemed unsuitable for the applicant; and
 - Amending how reduced preference is applied for applicants with less serious rent arrears and anti-social behaviour.

- 6.4 Consultation began in June 2019 and runs for 6 weeks. The five Tees Valley local authorities and the registered provider partners who form the remaining Tees Valley Partnership will consult on key elements of the Common Allocation Policy with elected members, existing tenants, applicants', staff, stakeholders and their partners across the sub region.
- 6.5 In addition to the consultation on the review of the Common Allocations Policy it is anticipated that the Partnership will be renamed and rebranded. The launch of a new system to deliver allocations once Thirteen Group exit the partnership with the newly updated policy is timely for the name and brand to be refreshed and updated.

7. RISK IMPLICATIONS

- 7.1 The Council has a statutory responsibility to have an allocation scheme for determining priorities between applicants for housing which sets out the procedure to be followed when allocating housing accommodation. If the appropriate systems and resources are not put into place the Council risks not being able to nominate applicants in housing need to properties owned by the largest landlord operating in Hartlepool. There would also be the risk of additional difficulties in discharging our duties under the homeless legislation which could lead to increased temporary accommodation costs whilst trying to secure permanent accommodation for those we have a duty to rehouse.
- 7.2 Thirteen Group's new lettings policy does not award priority to the more vulnerable and high risk applicants who might apply for housing with them. If a robust nominations agreement and process with associated monitoring is not agreed for allocations to these groups there will be increased pressure on the Council and smaller registered providers to rehouse these applicants. This will potentially lead to a loss of mixed communities and sustainability.
- 7.3 Clear and joint communication from both the Council and Thirteen Group about how to access housing will be more important than previously to ensure applicants receive the correct advice and guidance. If the appropriate systems and resources are not put into place the Council risks increased front-line enquiries and complaints from frustrated applicants.

8. FINANCIAL CONSIDERATIONS

- 8.1 The annual costs of the current Civica IT system was previously budgeted for as part of the service provided by Thirteen following the implementation of 'choice based lettings' in 2009. However a saving of £90,000 was achieved over two years from 2014/15 to 2015/16, when negotiations resulted in Thirteen Group's agreement to deliver this service free of charge. When Thirteen Group withdraw from the partnership there will be new and additional costs associated with the Council's duty to have an allocation scheme.

- 8.2 With all options there will be additional staff costs involved for the administration role of maintaining the waiting list and monitoring nominations. Figures from Compass from April 2017 – Sept 2018 indicate that Thirteen Group let 915 properties in Hartlepool during that period. If the Council bases its agreement on 75% nomination rights this would involve the administration and monitoring of approximately 38 potential nominations to their stock each month.
- 8.3 During the same period as above in 8.2 Thirteen Group dealt with the waiting list process for 3400 housing applications which equates to approximately 283 applications per month.
- 8.4 All options as outlined in Section 4 will necessitate additional staff. However, if the preferred option 3 is approved this resource will be less than that needed for options 1 or 2. This is because the Saadian system will be more automated than the current system and a lot of the existing manual processes will be streamlined. It will also be easier for applicants to self-serve. Recruitment is underway for a shared team to work across Hartlepool, Middlesbrough and Stockton Councils which will be beneficial particularly during periods of staff sickness or holidays.
- 8.5 A budget pressure has been identified to undertake the additional roles that the Council will need to perform. It is estimated that across the three local authorities the shared resource would comprise a team leader, an officer and an apprentice at an estimated cost to Hartlepool Borough Council of £31,000 subject to job evaluation.
- 8.6 The financial costs for all options in paying for systems are detailed in the table below.

Comparison	Year 1 Costs			Year 2 Costs		
	Option 1 Civica (current system)	Option 2 using the example of the Locata system that was explored	Option 3 Saadian*	Option 1 Civica (current system)	Option 2 using the example of the Locata system that was explored	Option 3 Saadian
Beyond Housing	£26,064	£32,500	£31,974	£13,765	£20,000	£19,755
Darlington Borough Council	£21,894	£27,300	£26,858	£11,562	£16,800	£16,594
Hartlepool Borough Council	£7,819	£9,750	£9,592	£4,129	£6,000	£5,927
Home Group	£6,256	£7,800	£7,674	£3,304	£4,800	£4,741

Comparison	Year 1 Costs			Year 2 Costs		
	Option 1 Civica (current system)	Option 2 using the example of the Locata system that was explored	Option 3 Saadian*	Option 1 Civica (current system)	Option 2 using the example of the Locata system that was explored	Option 3 Saadian
Middlesbrough Borough Council	£10,947	£13,650	£13,429	£5,781	£8,400	£8,297
North Star	£5,734	£7,150	£7,034	£3,028	£4,400	£4,346
Redcar & Cleveland Borough Council	£10,426	£13,000	£12,790	£5,506	£8,000	£7,902
Stockton Borough Council	£15,118	£18,850	£18,545	£7,984	£11,600	£11,458
Total	£104,258	£130,000	£127,896	£55,059	£80,000	£79,020

<p>Year 1 costs for implementation of a new system (Saadian & Locata) and development and upgrade costs for Civica.</p> <p>*The project costs for Saadian include a £19,000 good will contribution from Thirteen Group towards the remaining partners' costs.</p> <p>The Year 1 costs for Options 2 and 3 do not include the proportion of Annual Service Charges and Data Storage that will need to be paid for any remaining months of 2019/2020.</p>	<p>Year 2 costs are Annual Service Charges and Data Storage (Civica figures based on 2018-19 charges)</p>
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- 8.7 Figures have been calculated using the present apportionment calculations which is a 50:50 split of costs between local authorities and registered providers, further split by population size for local authorities and stock size for registered providers.
- 8.8 It should also be noted that the costs in relation to the current IT provider, Civica, are anticipated to be approximately £2,000 in 2019/2020.
- 8.9 The total ongoing annual cost to the Council is £36,927. This is currently an unfunded pressure and it is recommended that Regeneration Services committee refer this to Finance and Policy to be included as a pressure as part of the MTFS. Additional costs in relation to 2019/20 will be addressed as part of the outturn strategy for 2019/20.

8.10 The costs are summarised in the following table:

	2019/20	2020/21 onwards
Estimated existing system costs	£2,000	£0
Saadian system costs (option 3)	£9,592	£5,927
Share of staffing costs	£15,500*	£31,000
Total	£27,092	£36,927

*This is an estimate based on a half year cost of staffing and may change once costs are finalised.

9. LEGAL CONSIDERATIONS

- 9.1 Part 6 of the Housing Act 1996 (as amended) governs the allocation of local authority housing stock in England; it was substantially amended, with effect from 31 January 2003, by the Homelessness Act 2002 and, more recently, by the Localism Act 2011.
- 9.2 Local authorities are not under a duty to maintain a housing register (often referred to as a housing waiting list) but must have an allocation scheme for determining priorities between applicants for housing which sets out the procedure to be followed when allocating housing accommodation.
- 9.3 Authorities must ensure that when allocating their stock they only allocate to “eligible persons” as defined in section 160ZA of the 1996 Act. They must also only allocate to “qualifying persons”. Subject to the centrally determined eligibility criteria and any regulations made by the Secretary of State, authorities are free to decide what classes of person are and are not “qualifying persons” for the purposes of their allocation schemes.
- 9.4 Nominations by local authorities to stock owned by housing associations (also known as private registered providers of social housing) are allocated within the same legal framework under Sections 170 of the Housing Act 1996, which requires a RSL where a local authority requests to “cooperate to such extent as is reasonable in the circumstances in offering accommodation to people with priority under the local authority’s allocation scheme”, or under Section 213 of the 1996 Act to “assist them in their functions under this Part” i.e. that part on homelessness.
- 9.5 Where an association has retained arrangements to allocate some or all of its properties directly, they are not governed by Part 6 of the Housing Act 1996 (as amended). The Tenancy Standard (April 2012), which is part of the Regulatory Framework under which associations in England operate, sets out the requirements to which housing associations must adhere. It says that registered providers shall let their homes in a fair, transparent and efficient

way. They shall take into account the housing needs and aspirations of tenants and potential tenants. They shall demonstrate how their lettings:

- make the best use of available housing
- are compatible with the purpose of the housing
- contribute to local authorities' strategic housing function and sustainable communities

10. CONSULTATION

- 10.1 The options identified in this report have been developed in consultation with the Tees Valley Compass Partnership and internally with officers representing Regeneration and Neighbourhoods, Adults and Community Based Services and Children's and Joint Commissioning

11. CHILD AND FAMILY POVERTY

- 11.1 There are no direct child and family poverty implications relating to this report. However there will be child and family poverty implications if the new system for accessing suitable accommodation is not managed properly for families in housing need (see **Appendix 1**).

12. STAFF CONSIDERATIONS

- 12.1 Additional administration staff to undertake the nominations and waiting list functions have been identified in this report.

13. OTHER CONSIDERATIONS

Equality and Diversity Considerations	No relevant issues
Section 17 of The Crime And Disorder Act 1998 Considerations	No relevant issues
Asset Management Considerations	No relevant issues

14. RECOMMENDATIONS

- 14.1 Regeneration Services Committee is asked to consider the options that are available for future allocations and nominations for people to social housing in Hartlepool following the notice from Thirteen Group to withdraw from the sub regional allocations scheme. It is recommend that Members:
- Endorse the progression of Option 3 and refer the ongoing annual costs of £36,927 to Finance and Policy Committee to be included as a pressure as part of the MTFs.
 - Note the estimated 2019/20 costs of £27,092 will funded as part of the 2019/20 outturn strategy.

- Agree a nominations agreement with Thirteen Group where the Council has the right to nominate into 75% of all Thirteen Group's properties that become available for relet in Hartlepool; and
- Note that the existing allocations policy is being reviewed along with a rebranding of the sub regional partnership.

15. REASONS FOR RECOMMENDATIONS

- 15.1 To allow members of Regeneration Services Committee to approve the recommended option for allocating and nominating people for social housing in Hartlepool and refer the resulting budget pressure to Finance and Policy Committee for inclusion in the MTFS. A method of allocating social housing and nominating applicants with housing need is necessary to comply with legislation.

16. BACKGROUND PAPERS

- 16.1 Correspondence from Thirteen dated 26th September 2018 entitled 'The Compass Tees Valley Partnership' addressed to Chief Executive
- 16.2 Lettings Policy Review Draft 1 (Appendix A) September 2018
- 16.3 Digital Lettings Solution – Evidence Base Report. May 2019

17. CONTACT OFFICER

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POVERTY IMPACT ASSESSMENT

1. Is this decision a Budget & Policy Framework or Key Decision? YES / NO If YES please answer question 2 below				
2. Will there be an impact of the decision requested in respect of Child and Family Poverty? YES / NO If YES please complete the matrix below				
GROUP	POSITIVE IMPACT	NEGATIVE IMPACT	NO IMPACT	REASON & EVIDENCE
Young working people aged 18 - 21				
Those who are disabled or suffer from illness / mental illness				
Those with low educational attainment				
Those who are unemployed				
Those who are underemployed				
Children born into families in poverty				
Those who find difficulty in managing their finances				
Lone parents				
Those from minority ethnic backgrounds				
Poverty is measured in different ways. Will the policy / decision have an impact on child and family poverty and in what way?				
Poverty Measure (examples of poverty measures appended overleaf)	POSITIVE IMPACT	NEGATIVE IMPACT	NO IMPACT	REASON & EVIDENCE
Overall impact of Policy / Decision				
NO IMPACT / NO CHANGE		ADJUST / CHANGE POLICY / SERVICE		
ADVERSE IMPACT BUT CONTINUE		STOP / REMOVE POLICY / SERVICE		

POVERTY IMPACT ASSESSMENT

Examples of Indicators that impact of Child and Family Poverty.
Economic
Children in Low Income Families (%)
Children in Working Households (%)
Overall employment rate (%)
Proportion of young people who are NEET
Adults with Learning difficulties in employment
Education
Free School meals attainment gap (key stage 2 and key stage 4)
Gap in progression to higher education FSM / Non FSM
Achievement gap between disadvantaged pupils and all pupils (key stage 2 and key stage 4)
Housing
Average time taken to process Housing Benefit / Council tax benefit claims
Number of affordable homes built
Health
Prevalence of underweight children in reception year
Prevalence of obese children in reception year
Prevalence of underweight children in year 6
Prevalence of obese children in reception year 6
Life expectancy

REGENERATION SERVICES COMMITTEE

24th July 2019



Report of: Director of Regeneration and Neighbourhoods

Subject: IDENTIFIED INDIGENOUS GROWTH FUND
REGENERATION PROJECTS

1. TYPE OF DECISION/APPLICABLE CATEGORY

1.1 Key Decision test (i) and (ii). Forward Plan Reference No. RN10/19.

2. PURPOSE OF REPORT

2.1 This report sets out the Council's priorities with regard to utilising the £10m Indigenous Growth Fund (IGF) allocated to the Council as part of the Tees Valley Combined Authority (TVCA) Investment Plan.

2.2 This report also seeks approval to refer this report to Council to inform all Members of the IGF TVCA funding of £10m secured for Hartlepool and to enable this to be included in the Council's Capital Investment programme to continue the delivery of the regeneration of Hartlepool in line with the Council plan ambitions.

2.3 The report had been intended for submission to the Committee on 17th June 2019, however, the report has been delayed due to ongoing discussions with the Tees Valley Combined Authority which have now been clarified enabling the report to be factually accurate at the time of publication.

3. BACKGROUND

3.1 The Council Plan 2017 – 2020 sets out our ambition for the town, building on our distinctive heritage, looking forward to shaping an exciting future. Our ambition is that "Hartlepool will be a vibrant, welcoming and inspiring place to live, work, invest and grow up in." The Council plan provides the framework to attract and direct investment into the regeneration of our town centre and our neighbourhoods.

3.2 A key funding partner in delivering the Council plan is the TVCA. The TVCA Devolution Deal with Government provides the transfer of significant powers for employment and skills, transport and investment. TVCA has created an Investment Fund bringing together funding for devolved powers to be used to deliver a 30 year programme of transformational investment in the region.

Activity is focused on economic growth and is prioritised across six growth generating themes

- Transport
- Education, Employment and skills
- Business growth
- Culture and Tourism
- Research, development and Innovation
- Place – Indigenous growth programme (IGF)

- 3.3 The £10m IGF is for investment in activity that will have a local economic impact and make a significant contribution to economic growth. The funding is flexible and indicatively will be allocated by the TVCA as £2m per annum over 5 years.

4. PROPOSALS

- 4.1 The Council is developing a programme to utilise the £10m IGF funding over the next 5 years, at this early stage in the process the following projects have been identified:

- (1) Waterfront Events Space
- (2) Business Park Investment

(1) Waterfront Events Space

- 4.2 The Waterfront site is earmarked for development which indicatively includes a hotel, leisure provision, exhibition space and an events space. An events space will be developed which will:

- Create outdoor exhibition space.
- Create outdoor space for the delivery of Council and private events including music, art, culture, markets, leisure etc.
- Allow the ongoing delivery of the Waterfront Festival
- Increase usage and footfall on the Waterfront site.

- 4.3 An indicative budget of £2m is required to deliver a dedicated events space and that the project will take approximately 24 months to complete.

(2) Business Park Investment

- 4.4 Investment in the Borough business parks is long overdue. To date a Southern Business Zone Rebranding Strategy has been undertaken and considered ways to improve the identity and usability of the area, principally through the means of externally placed wayfinding elements, including signage and landmark features, together with the improvement of boundary treatment particularly to frontage areas.
- 4.5 This principle of the strategy will be widened out to include other business parks in the town not just those included in the Southern Business Zone. The key design intentions to be considered include:

- Raising the profile of the business parks, particularly from the main routes approaching the town centre.
 - Helping navigation of the areas, through improved legibility, to provide clear links to business zones.
 - Creating a clear identity for the business parks with distinctive branding.
 - Improving the quality of the business parks with enhancements to external areas and the creation of new landscape features.
- 4.6 An indicative budget of £2m is required to deliver re-branding and public realm improvements to the business parks. It is estimated that the project will take approximately 24 months to complete.
- 4.7 In order to deliver the Waterfront Events Space and Business Park Investment Officers will work with the TVCA to progress business cases and project delivery plans to release the capital funding required for delivery.
- 4.8 Notwithstanding the two projects identified above the Council will continue to review its future regeneration project portfolio and bring forward proposals as and when a project is identified. The TVCA has set out the criteria by which future projects will be assessed against; any future project must deliver improvements in the following key areas:
- Jobs
 - Visitors
 - Attractions
 - Business premises

5. FINANCIAL CONSIDERATIONS

- 5.1 The £10m IGF is for investment in activity that will have a local economic impact and make a significant contribution to economic growth. The funding is flexible and indicatively will be allocated by the TVCA as £2m per annum over 5 years.
- 5.2 There are no direct financial implications for the Council as the £4m capital and revenue funding earmarked to deliver the Waterfront Events Space and Business Park Investment projects is allocated from the TVCA IGF fund (external from the Council). The allocation of this external grant funding means these costs do not fall on the Council budget or Council Tax.

6. CONSULTATION

- 6.1 There were no specific or general consultations undertaken in preparing the proposals set out in this report.
- 6.2 It is acknowledged that the Waterfront Events Space and Business Park Investment projects will both require planning permission in order to be delivered. As part of the planning application process public consultation will be undertaken with Statutory Consultees, other professional/concerned bodies and interest groups and the general public who would be directly impacted on by the developments.

7. STAFF CONSIDERATIONS

- 7.1 There are no staff implications as the Council already has sufficient officer capacity to deliver the Waterfront Events Space and Business Park Investment projects. Where additional professional expertise and resources are required to deliver the projects it will be procured accordingly and the cost will be covered by the TVCA IGF capital and revenue funding.

8. ASSET MANAGEMENT CONSIDERATIONS

- 8.1 The delivery of the Waterfront Events Space and Business Park Investment projects will predominantly take place on Council owned land but there will be no implications for those assets.

9. OTHER CONSIDERATIONS

Risk Implications	No relevant issues
Legal Considerations	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

10. RECOMMENDATIONS

- 10.1 Members are asked to endorse the use of the TVCA IGF funding to deliver the Waterfront Events Space and Business Park Investment projects. The allocation of this external grant funding means these costs do not fall on the Council budget or Council Tax.
- 10.2 Members are asked to note that work will progress on developing future regeneration projects in accordance with the criteria set out in paragraph 4.8 to utilise the remaining IGF funding over future years.

11. REASONS FOR RECOMMENDATIONS

- 11.1 To enable the delivery of the Waterfront Events Space and Business Park Investment projects.

12. BACKGROUND PAPERS

- 12.1 Tees Valley Combined Authority Investment Plan 2019 – 2020.

13. CONTACT OFFICERS

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