

PLEASE NOTE CHANGE OF MEETING DATE

# REGENERATION SERVICES COMMITTEE

## AGENDA



Friday 18 October 2019

at 12.30pm

in the Council Chamber  
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 18<sup>th</sup> September 2019 (*previously circulated and published*).

4. **BUDGET AND POLICY FRAMEWORK**

- 4.1 Wynyard Masterplan - *Assistant Director (Economic Growth and Regeneration)*

5. **KEY DECISIONS**

None

6. **OTHER ITEMS REQUIRING DECISION**

None



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### **7. ITEMS FOR INFORMATION**

7.1 The Way of Saint Hild - Presentation

#### **FOR INFORMATION**

Date of next meeting – Wednesday 13 November 2019 at 10.00 am in the Civic Centre, Hartlepool.



# REGENERATION SERVICES COMMITTEE

18<sup>th</sup> October 2019



**Report of:** Assistant Director (Economic Growth and Regeneration)

**Subject:** WYNYARD MASTERPLAN

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## 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 present to Regeneration Services Committee the Wynyard Masterplan for endorsement. The Masterplan has been jointly produced with Stockton Borough Council.

## 3. BACKGROUND

3.1 Development at Wynyard is allocated by policy Hsg6 of the 2018 Hartlepool Local Plan for the delivery of approximately 732 dwellings. Within this policy are various criteria that developments within allocated sub-sites must adhere to, such as the provision of adequate green infrastructure, a local centre and a primary school. Development will be phased over the plan period, with appropriate infrastructure improvements required at various trigger points as detailed within the document. Criteria 9 of Policy Hsg6 requires development to accord with an approved masterplan.

3.2 The overall area of Wynyard has been identified as a major location for housing and employment growth by both Hartlepool and Stockton Borough Councils and is detailed within their respective Local Plans. Therefore, the Masterplan has been produced collaboratively to ensure there is a comprehensive framework in place to enable delivery of the Local Plan allocations and planning permissions in the area to ensure Wynyard becomes a sustainable location for housing and new economic development and that associated facilities are delivered in a timely manner when required.

3.3 The report had been intended for submission to the Committee on 18<sup>th</sup> September 2019, however, due to delays in the production of the Masterplan as a result of consultation with landowners and developers (with reference to paragraph 4.2) and the changes necessary during the development of the Masterplan there was a departure from the Forward Plan.

#### **4. PROPOSALS**

- 4.1 In line with the requirement to produce a Masterplan as required by Policy Hsg6 of the Local Plan officers have liaised with relevant teams and departments to ensure sufficient detail within the document will help guide the development of the site over the Local Plan period of 15 years. The masterplan covers issues such as phasing, access and infrastructure, housing, community facilities, landscaping and open space and design.
- 4.2 Notwithstanding the Masterplan not yet being agreed at Regeneration Services Committee planning applications continue to be submitted on sites in the Masterplan area by developers and officers are working to incorporate the proposals into the Masterplan process.
- 4.3 If the Committee endorses the Wynyard Masterplan it will become a material consideration in the determination of current and future planning applications on the site and will ensure that decisions taken are in conformity with the 2018 Hartlepool Local Plan.

#### **5. RISK IMPLICATIONS**

- 5.1 If the Masterplan is not approved, decisions made on the Wynyard site would not be in accordance with policy Hsg6 of the Hartlepool Local Plan and would therefore be a departure from the Local Plan. The Masterplan is vital in ensuring the necessary infrastructure comes forward in a planned and co-ordinated manner and moves away from the piecemeal development which has occurred over recent years.

#### **6. FINANCIAL CONSIDERATIONS**

- 6.1 There are no financial implications regarding the development of the Masterplan (or its endorsement) as it has been produced internally by officers within Hartlepool and Stockton, drawing on certain specialisms from the respective authorities.
- 6.2 If adopted, the Masterplan should help to ensure that developments which come forward in the area deliver (or contribute towards the delivery through developer and/or legal agreements) the necessary infrastructure and community facilities to create a sustainable community at Wynyard.

#### **7. LEGAL CONSIDERATIONS**

- 7.1 In order for planning applications to be determined in line with the Hartlepool Local Plan a masterplan needs to be approved in line with criterion 9 of Policy Hsg6.

## 8. CONSULTATION

- 8.1 Consultation regarding the Wynyard site has taken place as part of the various stages of the production of the Hartlepool Local Plan, including the Preferred Options Stage and Publication Stage. Interested parties were also able to comment at the Local Plan Hearing sessions in September/October 2017.
- 8.2 The 2019 Statement of Community Involvement stipulates that there is no statutory consultation period for the production of area-specific Masterplans, however the Council expect those producing the Masterplan to engage with the community and hold drop in events for residents to express their views. A public drop in session at Wynyard Primary School was held on the 12<sup>th</sup> September.
- 8.3 Further consultation has been ongoing with various officers, landowners, infrastructure providers and key statutory consultees throughout the production of the Masterplan.

## 9. EQUALITY AND DIVERSITY CONSIDERATIONS

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

## 10 ASSET MANAGEMENT CONSIDERATIONS

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

## 11. OTHER CONSIDERATIONS

Child and Poverty Considerations	No relevant issues
Section 17 of the Crime and Disorder Act 1998	No relevant issues
Staff Considerations	No relevant issues
Asset Management Considerations	No relevant issues

## 12. RECOMMENDATIONS

- 12.1 It is recommended that the Committee endorse the Wynyard Masterplan.

## 13. REASONS FOR RECOMMENDATIONS

- 13.1 To comply with policy Hsg6 of the Hartlepool Local Plan, development must accord with an approved Masterplan. Therefore, the document needs to be

approved (endorsed) prior to any further decisions taking place to ensure there is not a departure from the Local Plan Policy.

#### **14. BACKGROUND PAPERS**

- 14.1 Policy Hsg6 of the Local Plan can be found on page 109 of the Local Plan [https://www.hartlepool.gov.uk/downloads/file/5468/wynyard\\_masterplan\\_draft\\_report\\_for\\_committee\\_-\\_october\\_2019](https://www.hartlepool.gov.uk/downloads/file/5468/wynyard_masterplan_draft_report_for_committee_-_october_2019)
- 14.2 A link to the masterplan will be distributed as soon as it is received.

#### **15. CONTACT OFFICER**

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