



Hartlepool
Borough Council

OFFICER DECISION RECORD

Department: Neighbourhoods and Regulatory Services

Division:

Date Input to System: 04/08/2026

Officer Making Decision: MR KA BOSTOCK

Subject / Description & Reason for Decision: (for publication)	Sale of land at Nineacres Hart Following marketing in Autumn 2024 of approximately 7.8 acres of land situated on the west side of Hart, a tender was accepted in early 2025 from a developer whose proposals included affordable homes. These were proposed as a mixture of affordable rent and discounted market value units. Approval to the sale was given by the Council's Economic Growth and Regeneration Committee in March 2025. The land is shown verged red on the attached plan. Following the committee approval, the Council's legal section was instructed in the matter. Contracts have, however, not yet been exchanged but the developer has made a planning application in relation to the site (Ref H/2025/0431). The application is for a slightly higher number of homes than was originally proposed and also changes the mix of private market and affordable housing. Completion of the sale is subject to a satisfactory planning permission being obtained by the developer. The application is not likely to be determined prior to September 2026. Notwithstanding that the housing mix has been changed as set out in the CONFIDENTIAL ANNEX, it is proposed to proceed with exchange of contracts and, subject to the grant of planning permission, sale completion in due course on the basis of the financial offer made in the accepted tender. The reasons for this decision are as follows: 1. The agreed sale price is still considered to represent the full market value of the land. 2. The development will still reserve a substantial amount of land for amenity purposes as required by Local and Neighbourhood Plan policies. 3. The sale is subject to planning consent and thus the sale is still subject to the planning process, which will consider all aspects of the proposed development including the housing tenure mix.
Type of Decision:	Non Key
Nature of Delegation Being Exercised:	Officer Delegated Authority In accordance with paragraph 13.2 of the Delegation Scheme set out in the Constitution the Director of Neighbourhoods and Regulatory Services is authorised to exercise the following specific functions as set out below. DNRS216 Power to accept subject to contract the highest tender received by the Borough Council for property advertised for sale or to let by way of lease or licence upon the open market and to report back to the appropriate Committee/Board for information DNRS217 Power to approve land and property disposal, leases, lettings, licences, wayleaves, easements, undertaking and concluding rent reviews, lease renewals and the release and amendments of restrictions, covenants and other land and property matters within prescribed thresholds as set out in the Finance and Corporate Affairs Committee arrangements
Alternative Options Considered & Rejected:	None

Any Declared Register of No
Interest:

Other Considerations:

OFFICER WITH THE DELEGATION

NAME: MR KA BOSTOCK

POSITION: Director of Neighbourhoods & Reg Servs

IN CONSULTATION WITH...

AUTHORISED BY

NAME: MR KA BOSTOCK

POSITION: Director of Neighbourhoods & Reg Servs

DATE: 04/08/2026

Plan – Land at Nineacres Hart

