



Hartlepool Local Plan

Publication Stage - Summary

Introduction and context

- This leaflet provides a summary of the contents of the Local Plan.
- The Local Plan has to be positively prepared, justified, effective and consistent with national planning policy.
- The Local Plan will be examined by an independent inspector.
- A number of proposed site allocations have already gained planning permissions, with other sites pending.
- The Local Plan Proposals Map shows proposed allocations and also some strategic planning permissions that have still to be implemented, such as the South West extension.

Locational Strategy

- The Local Plan has an overall locational strategy which provides a guiding framework for the other sections of the plan.
- Previously there has been a focus on containing development within the urban area but this is no longer considered to be viable if all of the development needs of the Borough are to be met.
- The housing strategy is to:
 - prioritise viable brownfield sites within the town while allowing a westward expansion into greenfield land;
 - concentrate housing growth in areas adjoining the existing built up area such as High Tunstall and the South West Extension whilst meeting the need for market and affordable family housing;
 - also allocating some limited extensions to Elwick and Hart villages to meet rural housing need and,
 - Allocate housing sites at Wynyard to facilitate the provision of more community infrastructure for the settlement and to improve the Borough's executive housing offer.
- Link to Local Infrastructure Plan – the High Tunstall and Quarry Farm 2 housing allocation will help fund key strategic infrastructure improvements; a new bypass to the north of Elwick Village and a new grade separated junction at the A19 to create a third main access point into Hartlepool.

- Strategic Gaps between the town and the villages so that villages can maintain their identities.
- Keep parts of Wynyard as a Prestige Employment site for business.
- Maintain higher quality sites and sites for general industry and specialist industry site such as chemicals.
- Safeguard land for nuclear power station.
- Support the town centre and retail centres.
- Promote leisure and tourism.
- Link to public health – the Plan recognises that ‘*England is facing an obesity epidemic*’ (Public Health England) with policies that seek to improve the health of residents.

Minimising and Adapting to Climate Change

- A range of measures such as promoting biodiversity and encouraging the use of locally sourced materials.
- Require all development proposals to show how they will minimise flood risk.
- Support proposals for the generation of energy from renewable and low carbon sources.
- Support proposals for strategic wind turbine developments that can demonstrate they have the backing of the local community following consultation in the following locations:
 - High Volts
 - Brenda Road area
- Support proposals for large scale ground based photovoltaic developments.

Infrastructure

- Policies for a range of key infrastructure including a proposal for a bypass to the north of Elwick Village and the construction of a new grade separated junction on the A19 at the northern Elwick entrance. Many benefits including:
 - reduced congestion on other roads,
 - increased safety in the Elwick Village,
 - increased safety on the A19 at the Elwick junctions
- Land reserved for a link road between the approved housing development at the South West Extension and proposed development at High Tunstall.
- Safeguard the University Hospital of Hartlepool site for the provision of health facilities.
- Require developers to safeguard land for new primary schools as part of the High Tunstall, South West extension and Wynyard housing allocations.
- Support proposals for high speed broadband.

Quality of Place

- A range of policies to ensure quality of place such as
 - Ensuring high quality layout and design of development
 - Ensuring that development is safe and accessible
 - Supporting the use of Compulsory Purchase Orders to address issues arising from vacant and derelict land and buildings.

Housing

- The full objectively assessed housing need (OAN) for the Borough over the Plan period is a minimum of 4,300 dwellings. The need is driven by a range of factors including:
 - An ageing population (this is a national trend but one that is particularly marked in the Borough)
 - The need to achieve economic growth
 - The need to replace obsolete housing stock
- On top of the OAN there is a need to take account of likely demolitions and replacement on site as well as a buffer to allow for if sites stall and to allow an additional element of affordable housing. This takes the overall housing target for the Local Plan to 6,150.
- To ensure that housing need is met, the plan accounts for sites that have already been permitted (about 3,800 dwellings) and new housing provision at:
 - Brownfield urban sites: -
 - South of John Howe Gardens – 20 dwellings
 - Car and Hopps – 70 dwellings
 - Briarfields – 14 dwellings
 - Coronation Drive – 65 dwellings
 - High Tunstall – 1,200 dwellings
 - Wynyard Park – 732 dwellings
 - Quarry Farm – 220 dwellings
 - Elwick Village – 35 dwellings
 - Hart Village – 50 dwellings
- Ensure that community infrastructure is provided with housing sites.
- Policy for affordable housing – seek 18% provision.
- Co-ordinated programmes including the *Housing Market Renewal* programme to tackle the replacement of obsolete housing stock.
- Gypsy and Traveller provision – criteria based policy for proposals.

Strengthening the Local Economy

- Highlight the key roles that both Wynyard and Queens Meadow Business Parks will continue to play in attracting high quality investment.
- Safeguard employment sites in the Southern Business Zone.
- Safeguard land at Hartlepool Port for port related development and renewable energy manufacturing.
- Safeguard sites in the south east of the Borough for a range of specialist developments.
- Reserve land for a new nuclear power station.

- Support Enterprise Zones.

Protecting Managing and Enhancing the Rural Area

- Balance protecting the rural area with facilitating development that supports the rural economy including:
 - Farm diversification
 - Sustainable rural tourism
 - Equestrian development
- Protect rural services such as a shop or public house from re-development or change of use.
- Only permit new dwellings in the countryside if there is clear justification.

Retail and Commercial Development

- Protect and enhance the town centre as the main retail area of the town.
- Sets a 'sequential' approach to areas deemed acceptable for retail and commercial development.
- The sequential hierarchy sets the town centre at the top, followed by edge of centre locations and Retail and Leisure Parks as the next sequentially preferable sites for large scale developments.
- Local Centres are deemed appropriate for a range of smaller scale shops which are not deemed likely to have an impact on the town centre.
- Encourage the development of an Innovation and Skills Quarter.
- Encourage healthy lifestyles by strictly controlling hot food takeaway.

Leisure and Tourism

- Maximising leisure and tourism as an economic asset is a key aspect of the Hartlepool Vision (the Council's strategic vision document).
- The Plan recognises the importance the Marina, the Headland and Seaton Carew all play in the development of leisure and tourism.

The Historic Environment

- The Plan recognises that the Borough has a rich historic environment and seeks to protect and enhance these historic assets.

Natural Environment

- Protect and enhance the varied natural landscapes and geological features of the Borough.
- Maintain and enhance biodiversity.
- Develop a green infrastructure network.
- Protect formal playing pitches and incidental open spaces where they are necessary to meet the needs of local community.