

Hartlepool Mayoral Development Corporation Consultation

Tees Valley Combined Authority undertook a consultation on the proposals for Hartlepool Mayoral Development Corporation between Thursday 23 June 2022 and Thursday 4 August 2022. There were 68 responses to the consultation (62 online survey and 6 direct responses). The % analysis below includes all responses received (online and directly). Comments relate to the online survey responses only.

Direct written responses were received from:

- Hartlepool Borough Council
- Stockton Borough Council
- Jomast
- Thirteen Housing
- PD Ports
- Hellens.

Responses

Do you think the Mayoral Development Corporation will support the economic regeneration of Hartlepool?

73% of respondents think the MDC will support the economic regeneration of Hartlepool.

Comments included:

- Investment is needed in the area and the MDC is a fantastic opportunity
- The MDC will help ensure capital development delivers sustainable jobs
- Working in partnership with Hartlepool Borough Council and private investors will support the economic regeneration of the town
- More powers will enable the economic regeneration of Hartlepool, enabling projects to progress quickly
- Focused strategy and implementation plans will bring positive change
- The developed area will promote further inward investment and demand for services in the town
- There is a need to ensure (and demonstrate) that master planning builds on existing plans / assets and delivers additionality.
- It was suggested that the deep-water dock should be utilised more and the design and location of cafes in the marina could be improved as well as the need for shops, markets and free parking to support businesses.
- It was noted that there should be a commitment to using Hartlepool businesses and people to ensure investment leads to results for the town and its residents.
- Respondents highlight the need for openness and transparency to residents on how the MDC will function and the governance surrounding it, including the powers transferred to the MDC and the representatives on the Board
- Respondents highlighted the need for continued consultations with residents.
- More definite proposals are needed on plans for the area and measurable progress.
- Concerns that powers will be removed from Hartlepool Borough Council and decisions made by people who have not been elected by Hartlepool residents as

well as the cost to the taxpayer and that appointment of a new mayor in future may not support the MDC and Hartlepool's best interests will not be met.

- One respondent said that the MDC is not needed as the work has been identified and agreed in principle.

Do you think the boundary is appropriate?

62% of respondents think the boundary is appropriate.

Comments included:

- 2 respondents stated that the whole of Hartlepool should be included in the boundary. Other suggested areas include:
 - The Headland (4) – marina link to improve access to shops, historical importance.
 - Include centrally located land which can be turned into green spaces and parks (2)
 - Seaton Carew (2) – to increase visitors to the area
 - The University Hospital of Hartlepool (1) – The MDC should operate strategically involving the Trust to improve buildings to provide care needed to support Hartlepool and meet Net Zero targets.
 - North end of the A179 (1) – poor access to the area
 - West View Road junction with Warren Road area (1) – numerous dilapidated buildings
 - Old Friary (1) – grade 2 listed building.
 - Oakesway Industrial estate (1) – current Homes England proposals may impact on manufacturers.
- Additional comments included that the boundaries should be reviewed every 2-3 years and Hartlepool Borough Council should keep control of its assets and protection for public owned assets.
- Support for the regeneration of Brownfield land sites in the centre of town rather than greenfield sites at the edge of town.
- It was stated that private landlords should improve their properties.
- Concern raised over compulsory purchase orders.
- It was commented that the boundary area appears to be private ownership or areas that have already been regenerated and investment should be in residential areas and derelict buildings.
- There is a need to ensure surrounding areas are considered, both in terms of avoiding displacement (e.g. with neighbouring LAs) and ensuring complementarity / added value (e.g. in the case of Thirteen's Dyke House in Hartlepool).

Separate representation from Jomast suggested changes to the red line boundary relating to land in their ownership.

Do you think the proposed powers are the right ones to deliver our ambitions for the site?

71% of respondents think the proposed powers are the right ones to deliver our ambitions for the site.

Comments included:

- More information was requested about what powers the MDC will have and how they will be used to ensure that there is transparency to residents of what the powers through the MDC could mean to the local area, in addition consultation with residents.
- Respondents commented that compulsory purchase orders may be required as there are strips of private land which will affect development and derelict buildings that have become safety hazards, however concerns over CPOs were raised
- It was suggested that the ability to set business rates within the MDC area would be an advantage.
- A respondent queried whether the powers will include large Housing Associations to redevelop some of the poor housing in the area.
- Some respondents expressed concern over which positions/organisations hold the powers, stating that planning powers should remain with the council and that councillors are elected to make these decisions.
- There were also concerns raised over the openness of the sale of land and assets that the opinions of local residents will not be considered.

Do you have any comments on the proposals to include planning powers?

Comments include:

- 'it is a great idea' and 'is the right thing to do'
- There is a need to address the issue of derelict buildings and land which is detrimental to the area.
- Planning processes will be smoother/quicker which will assist projects, however the need for transparency was cited.
- It was also noted that planning powers are needed to develop a manufacturing footprint and support existing manufacturers.
- Some respondents said that planning powers should remain with Hartlepool Borough Council, with concerns that the MDC will not understand the town and its needs and concerns about Compulsory Purchase Orders.
- Including planning powers should also include the right to appeal/object and that the public are involved in consultation procedures. It should be ensured that there is good quality design and place making for long term benefits.
- It was queried what will happen to Hartlepool planning department and elected councillors.

- One response stated that including planning powers is a way to get round existing safeguards/reduced safety standards.

If you have any further comments about our proposals for the MDC, please provide them here.

- Sharing information with residents is important. Events relating to proposals for projects should be held to inform residents
- The MDC should provide access to developed facilities for residents and tourists and improve the offer in the town.
- It was suggested that the Odeon is improved
- Improved access to Queens Meadow, to create a business park joined to Tofts Farm and Graythorp.
- The MDC should support small and medium companies and assets should not be sold at low cost.