

REPORT OF HEAD OF INVESTMENT DEVELOPMENT

HARTLEPOOL DEVELOPMENT CORPORATION MASTERPLAN APPROVAL

SUMMARY

This report seeks approval of the Hartlepool Development Corporation (HDC) Masterplan 'Supercharging development in Hartlepool' (Appendix 1). The masterplan sets out how we intend to accelerate the regeneration of Hartlepool – maximising the potential of its maritime past, manufacturing present and creative future. It has been developed by Arup through extensive engagement with stakeholders and presents a strategic framework that provides guidance for the development of detailed proposals and ensures flexibility to respond to changes in economic and social conditions.

RECOMMENDATIONS

It is recommended that the Hartlepool Development Corporation Board:

- i. Approve the HDC Masterplan.

DETAIL

1. Following a procurement process, Arup was commissioned to develop a Masterplan for the HDC area. It sets out a strategic framework to drive investment and support accelerated regeneration of the town by:
 - Supercharging development opportunities in the town.
 - Stimulating private sector investment and growth in the local economy.
 - Creating and growing strategic partnerships to unlock investment opportunities in the town.
 - Prioritising and increasing resources to support delivery.
 - Promoting Hartlepool to further attract inward investment in the town.

2. The Masterplan sets a vision for the HDC area:

Imaginative, Creative & Ambitious – A 21st-century maritime town; a thriving place to live, work, explore and invest.

3. This vision, developed with stakeholders and partners, is underpinned by four core objectives to drive HDC's role in the transformation of the town.

Make a vibrant town centre: Restore, reinvigorate, and shape a sustainable town centre, providing residents and visitors with attractive, quality public space, shops, and leisure facilities.

Attract 2,000 new and quality jobs: Attract more and better jobs in manufacturing and creative industries, whilst delivering the skills needed to access them.

Renew Hartlepool's waterfront: Create a thriving maritime economy of culture, business, and leisure around Hartlepool's historic Marina.

Build up to 1,300 new homes: Deliver high quality homes where people choose to live in the heart of the town.

4. The masterplan is underpinned by:
 - A set of principles – that have been identified to amplify development and be reflected throughout approaches to delivery.
 - Frameworks for land use, movement, and open space.
 - A series of interlinked Focus Areas, which collectively, can deliver transformational change for the town. The Focus areas each have an indication of pipeline projects for delivery over the short, medium, and longer term. These projects will evolve over time as opportunities arise.
5. A Design Code is being developed by Lichfields and will come to a future Board meeting. Design Codes are delivery tools intended to proactively plan for better design, investing resources upfront to help streamline later processes. They are a distinct form of detailed design guidance comprising a set of written and graphic rules that establish with precision the two and three dimensional design elements of a particular development or area.
6. The Design Code will align with the masterplan, facilitating the delivery of the objectives, informed by the strategic policy and guidance context.

FINANCIAL IMPLICATIONS

7. The TVCA Cabinet committed £10m to HDC from the Investment Plan at its meeting in July 2022. Financial implications associated with HDC delivery will be the subject of separate, project specific reports.

LEGAL IMPLICATIONS

8. There are no legal implications to this report.

RISK ASSESSMENT

9. Tees Valley Combined Authority has adopted a group approach to managing risk which is aligned to ISO and Orange Book standards. This approach has been used to successfully identify, manage, and monitor risks across the Group risk portfolios.
10. The risk management framework uses a suite of standard tools and techniques which deliver the effective and efficient management of risk, supported by the implementation of an automated platform, enabling real time reporting to be used in key decision making, driving accountability and delivery of action plans.
11. To date, a Risk Register has been documented to monitor the development and delivery of the Development Corporation.

CONSULTATION & COMMUNICATION

12. There has been extensive engagement with stakeholders to develop the Masterplan, including Hartlepool Council, existing businesses, learning providers, transport providers, Voluntary and Community Sector. A launch will be developed in collaboration with Hartlepool Council and the Board.

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