



Middlesbrough Local Plan Review – Preferred Options Consultation Statement

September 2018

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Introduction

1. This statement has been prepared in accordance with the Planning and Compulsory Purchase Act 2004, the Localism Act 2011, and the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended).
2. As part of the review of the Council's Local Plan, the Council prepared for public consultation a preferred options discussion document. Although the preferred options is no longer a statutory requirement in the preparation of Local Plans, if one is prepared, it allows local planning authorities to amend and take account of any substantial policy changes that may have occurred, before moving to the formal statutory Publication stage of the process. But, more importantly it provides an additional opportunity for the public to comment and influence the authority's preferred options.
3. The Council decided that rather than moving straight to the Publication Stage, it would prepare a preferred option's document for public consultation. The public consultation took place over six weeks between 24 May 2018 and 9 July 2018, and was the second stage of consultation in the review of the Council's development plan. The consultation was carried out in accordance with Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012, and the Council's own 2016 Statement of Community Involvement.
4. This consultation statement provides an overview of the consultation, setting out the methods of consultation that were used, who was consulted and comments received.

Background

5. Local authorities are required under Regulation 18, to undertake a series of public consultations when preparing Local Plans, before they can proceed to the submission stage of the plan making process. It states the following:
 - i. A local planning authority must-
 - a) notify each of the bodies or persons specified in paragraph (ii) of the subject of a local plan which the local planning authority propose to prepare, and
 - b) invite each of them to make representations to the local planning authority about what a local plan with that subject ought to contain.
 - ii. The bodies or persons referred to in paragraph (i) are –
 - a) such of the specific consultation bodies as the local planning authority consider may have an interest in the subject of the proposed local plan;

- b) such of the general consultation bodies as the local planning authority consider appropriate; and,
- c) such residents or other persons carrying on business in the local planning authority's area from which the local planning authority consider it appropriate to invite representations.

Consultation material

6. The Council prepared the Middlesbrough Local Plan Review – Preferred Options document, and an accompanying Sustainability Appraisal, for public consultation. The preferred options document was prepared as a discussion document, with the purpose of gathering views from the public and other stakeholders on the Council's preferred options.
7. The preferred options document is structured around a series of themes. These themes are:
 - **Strategy and Vision for Middlesbrough;**
 - **Creating a City Centre for Tees Valley;**
 - **Promoting Economic Growth;**
 - **Making Great Places to Live;**
 - **Creating Quality Places;**
 - **Managing the Historic Environment; and,**
 - **Development Management.**
8. Each theme was then broken down into three sections:
 - **Strategic objectives and the relationship with the Mayor's Vision;**
 - **Strategic context – providing national, Tees Valley, and local policy context within which the theme needs to be considered; and,**
 - **Preferred Option – sets out the Council's preferred option for a particular issue.**
9. In making the consultation material available, a limited number of hard copies of the Preferred Options, Sustainability Assessment documents, and Response Forms were placed in the Council's libraries, community hubs and in the reception area of the Civic Centre.

10. A press release (see Appendix Two) was issued to local media highlighting how people can get hold of a copy of the documentation, how they could make representation, along with the dates of the consultation period. A similar notice was also placed on the Council's website, along with details of how local residents and stakeholders could download the documentation, and make online representations via Council's 'Consultation Portal'.

Exhibitions and drop-in sessions

11. The Council held a series of exhibitions and drop-in sessions across the town, during the consultation period. These exhibitions outlined the Council's development aspirations and preferred options including a map showing the location of the preferred option development sites. The exhibition boards were placed in venues which were publicly accessible, (e.g. in the town's community hubs/libraries and church halls and/or community centres). The exhibition boards were located in these venues for week, (Monday to Monday) before being moved to the next venue.

12. Drop-in sessions were held at each of the venues to enable residents and other stakeholders to ask officers questions about the preferred options. These drop-in sessions were held either during the daytime or early evening. At the request of the Stainton and Thornton Parish Council an additional evening drop-in session was held at Stainton's Memorial Hall, and the Ward councillor for Ayresome requested an evening drop-in session at the Acklam West Centre. Both these sessions were well attended by the local community.

Who was consulted

13. Letters (see Appendix One) and emails were sent to the main statutory consultation bodies as set out in Regulation 2 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended), which the Council is required to consult under Regulation 18. In addition, consultation processes identified in the Council's Statement of Community Involvement were also utilised.

14. Further to the main statutory consultees, the Council has sent letters and emails to a number of local residents, businesses, organisations, and other stakeholders listed on the Council's consultation database. In particular, the Council has sent letters and emails to those consultees that have requested to be kept informed on the preparation of planning policy documents.

Type of communication	Number sent:
Letter	418
Emails	644

Number of respondents	762 (of the 762 respondents, 695 were solely objecting to the Land West of Newfield Crescent site).
Number of Petitions	3 postal: (i. 156 signatures, ii. 72 signatures, iii. 36 signatures). 1 online via the Council's website (1035 signatures).

15. In addition, public notices were attached to lamp-posts and/or fencing on the boundary of all proposed housing development sites identified in the preferred options document.

How the community was involved

16. The following consultation processes were used to involve the community, as outlined in Regulation 18, and set out in the Council's own Statement of Community Involvement:

- placing the Preferred Option document and accompanying Sustainability Assessment, and all relevant supporting material on the Council's website, and the Council's Consultation Portal;
- making all relevant material publicly available for inspection at the Civic Centre, and at other venues, such as community hubs and libraries, during the entire consultation period of six weeks;
- issuing a press release (see Appendix Two) to the local media, detailing when and where the documentation can be inspected, how copies can be obtained, along with the closing date for representations, and where to send the representations;
- issuing a representation form (see Appendix Three);
- officers were also made available, upon request for 1:1 meetings, parish and community council meetings, and requested presentations; and,
- briefing sessions were regularly held with councillors, as part of the Local Plan, Member Working Party Group.

Consideration of comments received and evaluation

17. In total there were 762 respondents to the consultation. Comments received were summarised into a database. All the comments were assessed, and where appropriate, an officer response was provided. The assessed comments will be made available to download from the Council's website.
18. The majority of the respondents (695) were objecting to a single site preferred option housing allocation of 115 dwellings at land west of Newfield Crescent, Acklam.
19. In addition to the above, the Council received four petitions (3 postal (i. 156 signatures, ii. 72 signatures, and iii. 36 signatures) and 1 online (1035 signatures)) all objecting to the land west of Newfield Crescent, Acklam site.

Duty to co-operate and joint working arrangements

20. In 2011 the Localism Act introduced the duty to co-operate in relation to planning of sustainable development. The duty to co-operate places a legal duty on local planning authorities, and other public bodies to engage on strategic cross-boundary matters in a meaningful way.
21. The Council has taken this duty on board and works closely with other local authorities within the Tees Valley, and other relevant statutory bodies such as the Environment Agency and Highways England.
22. In preparing the Preferred Options document, officers had regular meetings with the rest of the Tees Valley Authority's, as a group and on an individual basis. On a number of occasions these meetings also had officers from Hambleton District Council and North Yorkshire County Council.

What happens next?

23. The next stage in the process involves preparing the Local Plan - Publication document. The Publication stage forms part of the formal plan-making, where the draft planning policies should be fully formed. As part of the formal plan-making process the Local Plan - Publication document will be subject to a further six-week public consultation process, where representations will be sought.

APPENDIX ONE

Copy of the consultee letter:

**Consultation on the Middlesbrough Local Plan – Preferred Options And
Accompanying Sustainability Appraisal**

Direct Line: (01642) 729072
Fax: (01642) 729971

Our Ref: KW/Local Plan/DEV1
Your Ref:
When telephoning please ask for :
PLANNING POLICY

Dear Consultee,

Consultation on the Middlesbrough Local Plan – Preferred Options and accompanying Sustainability Appraisal

Middlesbrough Council is reviewing its Local Plan. The review will ensure that the Council will have an up-to-date, comprehensive and fully National Planning Policy Framework compliant Local Plan. The review covers issues such as housing, the economy and employment, retail, leisure, the Town Centre, natural and historic environment, infrastructure and housing needs of gypsies and travellers.

As a first step an Issues and Options paper was published for public consultation in December 2016. Comments made at this stage of the review process have enabled the Council to prepare a Preferred Options paper. The Preferred Options paper is intended to be a discussion document, to enable the Council to gather views from the public and other stakeholders on its preferred planning options for the Local Plan.

Your views are welcomed on these preferred options, and any other issues you think the Local Plan should address. The views from the Preferred Options consultation, which runs from **Thursday 24th May until 5:00pm Monday 9th July 2018**, will be used to develop the Publication version of the Local Plan which will contain detailed policies.

As part of the consultation process, copies of the Preferred Options document and accompanying Sustainability Appraisal will be placed in local community hubs and libraries, and on the Council's website at www.middlesbrough.gov.uk. A number of exhibitions and drop-in sessions are going to be held across the town, where officers will be available to provide further information about the review. Further details about these events will be made available on the Council's website.

During the consultation period residents and other stakeholders will be able to access and download the Preferred Options document and accompanying Sustainability Appraisal from the Council's consultation portal at <http://consult.middlesbrough.gov.uk/portal> where it will also be possible to respond online. Representations can also be sent via email to: planningpolicy@middlesbrough.gov.uk. Those who do not have access to a computer, can send their representations via post to the: Planning Policy Team, Middlesbrough Council, at PO box 504, 1st Floor Civic Centre, Middlesbrough, TS1 9FY.

If you require any further information regarding this communication, please do not hesitate to contact the Planning Policy Team via telephone number 01642 729072.

Yours faithfully,

Planning Policy Group Leader

Copy of the Press Release:

Local Plan Public Consultation Opens

News Release



Media information from Middlesbrough Council

Press and Public Relations Office (01642) 729502/3

LOCAL PLAN PUBLIC CONSULTATION OPENS

A PUBLIC consultation has opened on a strategic document setting out Middlesbrough Council's ambition for city-scale development, new homes and economic growth.

The Local Plan Preferred Options document sets out the Council's preferred policy approach for guiding development in the town.

It aids in facilitating the right type of development the Council wishes to deliver to achieve its ambitions and to support the long-term financial sustainability of the borough.

Although Middlesbrough Council already has an adopted Local Plan – and was one of the first authorities in the country to have it agreed – the updated version brings together a number of key strategies for the town.

A report approved by the Council's Executive stated some of the aims as:

- Establishing Middlesbrough as the City Centre for the Tees Valley
- Securing high quality development and infrastructure to drive economic growth
- Maintaining a thriving retail core that is a destination of choice
- Redeveloping the railway station with a vibrant historic quarter
- Delivering the snow centre in Middlehaven
- Boosting the supply of high quality and affordable homes
- Creating well designed, high quality places where people want to live

The public are now being consulted on the proposals and an exhibition roadshow has been organised so that people across Middlesbrough can give their views.

The times and places are as follows:

Preferred Options Roadshow Exhibition Venues	Dates of Exhibition (From – To)	Drop-In Session Dates (At Venues)
Central Library , Centre Square. Grove Hill Community Hub & Library , Bishopton Road, Grove Hill.	24th May – 4th June	To Be Directed To The Civic Centre Thursday 31st May 2:00pm – 4:00pm
Acklam Community Hub & Library , Acklam Road, Acklam. North Ormesby Community Hub & Library , Derwent Street, North Ormesby	4th June – 11th June	Tuesday 5th June 4:30pm – 6:30pm Thursday 7th June 10:00am – 12:00pm
St. Margaret’s Church Hall , The Oval, Off Low Lane, Brookfield. Stainton & Thornton, Church Hall , Stainton	11th June – 18th June	Thursday 14th June 2:00pm – 4:00pm Friday 15th June 2:00pm – 4:00pm
Rainbow Community Hub & Library , Parkway Centre, Coulby Newham. Neptune Community Hub & Library , Crossfell Road, Berwick Hills.	18th June – 22nd June* 18th June – 25th June	Thursday 21st June 10:00am – 12:00pm Tuesday 19th June 10:00am – 12:00pm
Nunthorpe Methodist Church , corner of Marton Moor & Connaught Roads Easterside Community Hub & Library , Broughton Avenue, Easterside.	25th June - 2nd July	Tuesday 26th June 9:30pm – 12:00pm Wednesday 27th June 10:00am – 12:00pm
Hemlington Recreation Centre , Cass House Road, Hemlington. Linthorpe Community Centre , Linthorpe Village, Linthorpe Road.	2nd July – 9th July	Thursday 5th July 10:00am – 12:00pm Wednesday 4th July 2:00pm – 4:00pm

- Alternatively people can leave comments online on the Council’s Consultation Portal or at planningpolicy@middlesbrough.gov.uk

ENDS

APPENDIX THREE

Copy of the Representation Form:

Middlesbrough Local Plan – Preferred Options Representation Form



Office use only:
I.D. Reference No:
Date Received: / /
Date Acknowledged: / /

**REVIEW OF MIDDLESBROUGH'S LOCAL PLAN -
PREFERRED OPTIONS CONSULTATION: RESPONSE FORM**

Middlesbrough Council is now reviewing its Local Plan to ensure it is relevant for the future development of Middlesbrough. In reviewing the Plan, the Council will at various stages of the process seek views from the local community and other stakeholders. The Council has published its Preferred Options paper and accompanying Sustainability Appraisal, and is now seeking views on these documents.

The six weeks consultation period for this Preferred Options will run from Thursday 24 May 2018 to 5pm on Monday 9 July 2018.

If you wish to make a representation, you should fill in a response form. You can complete this response form on-line at: <http://consult.middlesbrough.gov.uk/portal/>. Alternatively, you can submit your representation to the Council in one of the following ways.

- E-mail: planningpolicy@middlesbrough.gov.uk
- Postal address: Planning Policy Team, PO Box 504, Civic Centre, Middlesbrough, TS1 9FY.
- By hand: at the Civic Centre reception desk.

Please provide your contact details so that we can contact you with regard to your representation.

Please note, following recent changes to the General Data Protection Regulation (GDPR), Planning Policy's privacy notice has been updated. Should you wish to read this it can be downloaded via the Council's website www.middlesbrough.gov.uk (Search 'New Local Plan.')

1. Your details*	2. Agent's details (if applicable)
<i>*If an agent is appointed, please complete only the title and name boxes below, but complete the full contact details of the agent in column 2.</i>	
Title	
First name	
Last name	
Job title	
Organisation	
Address line 1	
Line 2	
Line 3	
Line 4	
Post code	
Tele. number	
E-mail address	

YOUR REPRESENTATION(S)

Please note: this section will need to be completed for each representation you wish to make.

2. To which part of the Preferred Options paper or accompanying Sustainability Appraisal does this representation relate?

Page No.	<input type="text"/>	Policy No.	<input type="text"/>	Paragraph No.	<input type="text"/>	Table/Map	<input type="text"/>
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3. Please outline your representation in the box below (continue on a separate sheet if necessary).

Declaration: I understand that all comments submitted will be considered in line with this consultation; that my comments will be made publicly available and my personal information will be treated confidentially in line with our privacy notice.

Further help or assistance

Please contact us on telephone number 01642 729072 if you require further assistance in making representations on this document.

N.B.: All representations in respect of this consultation must be received at these offices (Civic Centre) before 5pm on Monday 9 July 2018.

