

<b>Report of:</b>	Director of Regeneration, Richard Horniman Executive Member for Regeneration, Cllr Ashley Waters
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<b>Submitted to:</b>	Executive 17 <sup>th</sup> March 2020
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<b>Subject:</b>	Draft Development Briefs for sites at Hemlington North and Hemlington Grange South
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**Summary**

<b>Proposed decision(s)</b>
That Executive approves the draft Development Briefs for sites at Hemlington North and Hemlington Grange South for public consultation.

<b>Report for:</b>	<b>Key decision:</b>	<b>Confidential:</b>	<b>Is the report urgent?</b>
Decision	No	No	No

<b>Contribution to delivery of the 2020-23 Strategic Plan</b>		
<b>People</b>	<b>Place</b>	<b>Business</b>
The proposals aim to ensure high quality housing for our existing and future residents.	The development briefs promote high quality housing development, which will make a positive contribution to creating attractive places that will make Middlesbrough look and feel amazing.	The development of high quality housing means significant investment in the borough, creating jobs and supporting growth, and creating positive perceptions of our town on a national basis.

<b>Ward(s) affected</b>
This report affects Stainton and Thornton Ward. The Ward Member has been consulted on the draft briefs and has confirmed that he supports the approach taken to their preparation and for their subsequent consultation.

## **What is the purpose of this report?**

1. To seek approval for the draft Development Briefs for sites at Hemlington North and Hemlington Grange South for public consultation.

## **Why does this report require a Member decision?**

2. Whilst not part of the Council's Policy Framework, the Development Briefs for sites at Hemlington North and Hemlington Grange South will establish guidance concerning how the Council would like to see the sites developed. The briefs are intended to function as Supplementary Planning Documents (SPDs) and, as such, will become material planning considerations in the determination of future planning applications. Such decisions fall within the remit of the Executive.

## **Report Background**

3. Development Briefs have been prepared for the development of land at Hemlington North (see Appendix 1) and Hemlington Grange South (see Appendix 2). Both sites form part of the wider Hemlington Grange mixed-use development site that is allocated in the Housing Local Plan (2014). The briefs provide a significant opportunity to support place making in the south of the borough, with both of them supporting sustainable development and high levels of environmental enhancement.

### ***Hemlington North***

4. The Hemlington North site is located in the north-eastern corner of the Local Plan allocation, bound by Stainton Way to the north, the B1365 to the east, and Hemlington Village Road to the south. The site has been the subject of a previous planning application for a Care Home and Associated Works (planning application ref: 0977/15/P), which was to provide the affordable housing element of the wider Hemlington Grange housing development. However, this scheme is no longer being progressed. The Council has also previously consulted on an alternative draft development brief for this site, and the comments received during that consultation have informed the preparation of this draft brief.
5. The draft brief sets out guidelines on the key layout principles, type of housing and quality of development that the Council will be seeking, including:
  - a high quality, affordable housing development of approximately 25 to 30 dwellings;
  - low to medium density housing, with potential for a well-designed low-rise 'marker' apartment building in the north-eastern corner of the site (maximum four storeys / five storeys into roof space);
  - vehicular access to the site via Hemlington Village Road;
  - retention of the green edges to the boundary; and
  - the creation of a central green open space to provide a focal point onto which the properties will front.

### ***Hemlington Grange South***

6. The Hemlington Grange South site is located in the south-eastern corner of the Local Plan allocation. Immediately to its north is the Elderwood Park housing development,

currently under construction as part of the wider Hemlington Grange site. To the south is open farmland, which is part of the Larchfield Community. The draft brief sets out guidelines on the key layout principles, type of housing and quality of development that the Council will be seeking, including:

- a high quality, market-led housing development of approximately 130 to 150 dwellings, comprising three and four bedroom detached and semi-detached houses;
- affordable housing provision equivalent to 15% of the total number of dwellings, provided 5% on-site, with the remaining 10% by way of a financial contribution to off-site provision;
- vehicular access to the site solely via the current housing site at Elderwood Park to the north;
- retention of the green edges, including existing hedgerows and trees, around the site perimeter; and
- creation of green corridors through the site.

7. Both development briefs will be used by the Council to inform the marketing of the sites, and will be material considerations when any other future planning applications are being determined.

### ***Engagement Strategy***

8. Once the draft briefs have been approved, there will be a period of public consultation between 1<sup>st</sup> April and 1<sup>st</sup> May 2020, which will be undertaken in accordance with the Council's Statement of Community Involvement. The consultation will be publicised through the press and locally, and a drop-in event will be held at the Hemlington Community Safety Hub to provide the community with an opportunity to discuss the briefs directly with officers.
9. Any comments received during the consultation will be taken into account in finalising the briefs, the adoption of which will be subject to a future decision of the Executive. We will respond directly to everyone who makes a comment, the details of which will be included in a Report of Consultation, and reported to Members as part of the adoption process.

### **What decision(s) are being asked for?**

10. That Executive approves the draft Development Briefs for sites at Hemlington North and Hemlington Grange South for public consultation.

### **Why is this being recommended?**

11. The development briefs will help to clarify the Council's expectations for the development of the Hemlington North and Hemlington Grange South sites for residential development, which will help deliver a high quality development whilst, at the same time, reducing risk and uncertainty for future developers. The approval of the draft briefs will enable public consultation to take place ahead of their adoption.

## **Other potential decisions and why these have not been recommended**

12. **Not to approve the Development Briefs for sites at Hemlington North and Hemlington Grange South.** This will mean that there will be an absence of planning guidance on the key layout principles, type of housing and quality of development that the Council will be seeking on these sites. There will be less certainty and potentially higher risks for future developers.

### **Impact(s) of recommended decision(s)**

#### ***Legal***

13. The development briefs will set out the Council's expectations for the development of sites at Hemlington North and Hemlington Grange South, and will inform the marketing of these sites. There are no statutory requirements for the Council to prepare such guidance for development sites.
14. Consultation will be undertaken in accordance with the Council's Statement of Community Involvement, which satisfies the legislative requirements of the Planning and Compulsory Purchase Act 2004 and the Town and Country Planning (Local Planning) (England) Regulations 2012.
15. Once adopted, the development guidance will become a material consideration in the determination of planning applications for the site.

#### ***Financial***

16. The costs associated with the preparation of the development guidance are being met from established departmental budgets.
17. It is anticipated that the guidance will help deliver development that will broaden the Council Tax base and attract additional funding via the New Homes Bonus. It will also help the Council realise an enhanced capital receipt through clarifying the future residential development opportunity of the site. These are critical for the financial sustainability of the Council and will help achieve the objectives of the Medium Term Financial Plan.
18. Once the site is sold, part of the capital receipt will be retained for infrastructure improvements that would be secured through a Section 106 agreement if the site wasn't owned by the Council. The precise figures will be dependent on the value of the capital receipt, but will be expected to provide the following:
  - a. 10% of the capital receipt to be allocated for the provision of affordable housing off-site (the developer will be expected to provide 5% on-site);
  - b. £159,295 per net developable hectare, for strategic transport improvements;
  - c. An amount for the provision of education facilities (subject to confirmation);  
and
  - d. An amount for the provision of flood alleviation scheme (subject to confirmation).

## ***Policy Framework***

19. The development briefs are being prepared to support the delivery of housing on parts of the Hemlington Grange mixed-use site that has been allocated in the Housing Local Plan (2014), which is part of the Council's Policy Framework. The approval of the Development Briefs for sites at Hemlington North and Hemlington Grange South will not alter the Policy Framework.

## ***Equality and Diversity***

20. The Development Briefs for sites at Hemlington North and Hemlington Grange South have been subject to an initial Impact Assessment (IA), which accompanies this report (see Appendix 3). This identifies that a full IA is not necessary.

## ***Risk***

21. The Development Briefs for sites at Hemlington North and Hemlington Grange South will have a positive impact on the Council's risks. They will support the delivery of the Council's housing growth programme, which is critical for the successful delivery of the MTFP (O1-051 and O1-045).

## **Actions to be taken to implement the decision(s)**

22. Once approved, the Development Briefs for sites at Hemlington North and Hemlington Grange South will be subject to a period of public consultation between 1<sup>st</sup> April and 1<sup>st</sup> May 2020. All comments received will be taken into account in finalising the briefs, and a Report of Consultation will be prepared to summarise these comments and our response to them. We will also respond directly to every comment received.
23. The final briefs will be subject to a future decision of the Executive, currently timetabled for July, before being used as information to support the subsequent marketing of the sites, and as material planning considerations in the determination of any future planning applications.

## **Appendices**

- Appendix 1 – Development Guidance for Hemlington North.
- Appendix 2 – Development Guidance for Hemlington Grange South.
- Appendix 3 – Initial Impact Assessment of the Development Briefs for Hemlington North and Hemlington Grange South.

## **Background papers**

<b>Body</b>	<b>Report title</b>	<b>Date</b>
Middlesbrough Council	Hemlington North Draft Development Brief	July 2018

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