

EXECUTIVE SUB-COMMITTEE FOR PROPERTY REPORT

Report Title: Land at Tennis World Site

Executive Member for Regeneration - Cllr Charlie Rooney

Executive Director of Economic Development and Communities: Kevin Parkes

Date: 26 November 2014

PURPOSE OF THE REPORT

- 1. The purpose of this report is to seek approval to commence public consultation on development guidance for the land at Tennis World site, and subsequent marketing and receipt of offers for further consideration regarding its potential development.

SUMMARY OF RECOMMENDATIONS

- 2. That the Executive Sub-Committee for Property approves:
 - a. the development guidance for public consultation;
 - b. delegated responsibility to the Executive Director of Economic Development and Communities to make any necessary amendments to the guidance following the consideration of any comments received, following consultation with the Executive Member for Regeneration; and
 - c. the site be marketed following agreement of the final guidance.

IF THIS IS A KEY DECISION WHICH KEY DECISION TEST APPLIES?

- 3. It is over the financial threshold (£150,000)
It has a significant impact on 2 or more wards
Non Key

DECISION IMPLEMENTATION DEADLINE

- 4. For the purposes of the scrutiny call in procedure this report is

Non-urgent
Urgent report

If urgent please give full reasons

BACKGROUND AND EXTERNAL CONSULTATION

5. In late 2011, as part of Council budget proposals for the 2012/13 financial year, the Mayor announced his vision for a 21st Century Sports Village at Prissick, which was subsequently ratified on 6 December 2011. As part of this, it was intended Tennis World would re-locate from their Council-owned existing site - on which they have a long term lease (100+ years) - to a new location within the proposed Sports Village. The existing site was to be sold for re-development and the capital receipt shared between the Council and Tennis World.
6. Following a reappraisal of the options for the future location of Tennis World and the organisation of facilities within the Sports Village, it was decided that Tennis World would remain *in situ*, but still within the umbrella of the Sports Village. As a result (of this review), surplus land has been identified that is not required to meet the future needs of Tennis World.
7. Tennis World have a long term lease for the site and the Council have the freehold interest of the land. The release of this land will mean that any capital receipt will be shared between Tennis World and the Council. Tennis World are proposing to reinvest their receipt in improving their facilities; the Council will use their own component to contribute to the delivery of the Sports Village.

Development guidance

8. Consequently, new development guidance (see Appendix 1) has been prepared in order to advise prospective developers on the Council's aspirations for this site, establishing the forms of development that would be deemed appropriate on the land and outlining broad development principles. The guidance will therefore play an important role in the marketing of the site and form a material consideration when determining any subsequent planning application.
9. As stated in the guidance, on this site the Council's aspiration is for:
 - a. good quality, high value three and four bed primarily detached family housing;
 - b. a range of dwelling styles to create visual interest along the streetscape;
 - c. development with a clear identity and character, but which also complements the existing styles and character of the local area; and
 - d. access to be provided via the northern spur of the Bett Homes development on the adjacent site, as written into the legal agreement for that site.
10. In providing advice to developers, the guidance will:
 - a. help reduce risk and uncertainty;
 - b. contribute towards ensuring the timely development of the site; and
 - c. make it less likely that inappropriate planning applications, in terms of both uses proposed and/or quality, will be submitted.
11. It is proposed the guidance be subject to a four-week public consultation process, which will include:
 - a. placing the guidance at the Council's main offices and relevant local community facilities (i.e. Libraries/Community Hubs) for inspection;
 - b. making the guidance available for viewing on the Council website;

- c. a letter being sent to:
 - i. nearby residents who may be impacted upon as a result of development on the site;
 - ii. local Ward Councillors; and
 - iii. Community Councils in the area; and
 - d. Advertising proposals in the local press, informing people of when and where the guidance can be inspected. A press release will also be issued on the nature of the guidance/commencement of the consultation period.
12. Following the consultation, all comments will be considered and appropriate amendments will be made to the guidance before the site is marketed.

Marketing

13. Following the aforementioned public consultation process, it is proposed the site be marketed with the final guidance. This will increase the chances of:
- a. its sale for development and a significant capital receipt for the Council; and
 - b. development of more high quality family housing in the borough in line with the Council's wider regeneration aim.

Selection of developer

14. The preferred developer will be selected on the basis of the tenderer who achieves the highest score out of a possible total 1000 points. These (points) will be awarded on the following basis:
- a. the financial bid: up to 600 points will be awarded for this aspect; and
 - b. the quality of the design of the proposed development and degree of adherence to guidance requirements: up to 400 points will be based on this.
15. The above approach will ensure the Council receives a satisfactory capital receipt for this relatively small site (taking account of the fact any receipt will be shared with Tennis World), whilst emphasising the need for development to be of high quality design in with the requirements of the guidance (see paragraph 9, criterion a - c).

Next Steps

16. The next step is to commence the public consultation period prior to marketing the site.

IMPACT ASSESSMENT (IA)

17. The development guidance has been subject to a Level 1 (initial screening) Impact Assessment (IA), which accompanies this report in Appendix 2. This identifies that a full IA is not necessary.

OPTION APPRAISAL/RISK ASSESSMENT

Option 1 - Do not dispose of the site for development

18. If this option were pursued there would be no capital receipt for the Council, who would have less money to contribute towards the delivery of the Sports Village (than

if option 2 were pursued) as a result. This option would also leave Tennis World in a position where they could not invest in the modernisation of their facilities.

Option 2 - Dispose of the site for development

19. By pursuing this option the Council would have more money to contribute towards the delivery of the Sports Village as a result of the capital receipt generated, which would also enable Tennis World to invest in the modernisation of their facilities to complement new sporting provision at the Sports Village.

Risks

20. The risks associated with the disposal of this site for development are as follows:
 - a. the capital receipt being insufficient to meet both the Council and Tennis World's aspirations for the Sports Village and future tennis facilities respectively;
 - b. planning permission not being granted for development. Purchase of the land by a developer - and the capital receipt - will be conditional on receipt of planning permission; and
 - c. objections received from Sport England over the loss of (outdoor) tennis courts at Tennis World (Sport England are a non-statutory consultee on such matters).
21. The publication and approval of development guidance for this site will minimise the above risks by providing greater certainty for developers and giving Sport England an opportunity to discuss any issues at an early stage in the process, prior to offers being received for the site.

FINANCIAL, LEGAL AND WARD IMPLICATIONS

22. **Financial** - sale of the site will provide the Council with a significant capital receipt (see paragraph 7) and allow Tennis World to invest in their facility. In line with the Council's approach to the disposal of similar sites elsewhere in the town, including sites within Prissick, a 15% deduction from the net capital receipt will be made in order to support the provision of affordable housing off-site.
23. **Ward Implications** - the site is within Marton ward, and the development guidance will be subject to extensive public consultation with the local community as detailed in paragraph 11 (criterion c, i-iii).
24. **Legal Implications** - there are no contributions from the site to be agreed between the Council and the developer; all associated works will be funded via deductions from the Council's capital receipt and not require a legal agreement.

RECOMMENDATION

25. That the Executive Sub-Committee for Property approves:
 - a. the development guidance for public consultation;
 - b. delegated responsibility to the Executive Director of Economic Development and Communities to make any necessary amendments to the guidance following the consideration of any comments received, following consultation with the Executive Member for Regeneration; and
 - c. the site be marketed following agreement of the final guidance.

REASONS

26. To ascertain the level of developer interest in the site and potential capital receipt it will generate for the Council.

BACKGROUND PAPERS

27. No background papers were used in the preparation of this report.

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Development Guidance Note

Land at Tennis World Site



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INTRODUCTION

- 1.1 The purpose of this document is to provide guidance for the marketing of the land at Tennis World site, establishing the forms of development that would be deemed appropriate on the site and broad development principles. In doing so, it will:
- help reduce risk and uncertainty;
 - contribute towards ensuring the timely development of the site; and
 - make it less likely inappropriate planning applications will be submitted.
- 1.2 Any proposals for development of the site should be comply with this guidance unless it can be demonstrated there are other material planning considerations that would justify variation from the guidance.

THE SITE, LOCAL CONTEXT AND OPPORTUNITY

The site

- 2.1 This brownfield site is approximately 0.99 hectares (Ha) in size (gross), with a net developable area - this excludes the tree belt along the southern boundary of the site (see aerial photo on cover) - of approximately 0.87ha presently. The site boundary is shown below in Figure 1.

Figure 1: The site



2.2 Located at the junction of Ladgate Lane (B1380) and Marton Road (A172), the site is currently occupied by operational outdoor sports facilities (tennis courts) that comprise part of Tennis World's existing 2.47ha site.

Local context

2.3 In terms of local context, the area surrounding the site comprises the following mix of uses (see Figure 2):

- leisure to the north, including Tennis World, Prissick Skate Plaza and the proposed sports village as part of the Prissick Masterplan area;
- existing residential properties across Marton Road to the west, and to the east the former Council depot site (Ladgate Park) has permission for 64 residential units and has now commenced on site; and
- open space, including one of the borough's flagship parks, Stewart Park, located across Ladgate Lane to the south.

Figure 2: Local context



2.4 Development of the aforementioned Prissick Masterplan area (see Figure 3) will comprise the following:

- a sports village that builds on existing facilities, mixing public and private provision with integrated management arrangements;
- a central unified hub, with changing, parking, social and retail facilities;
- sympathetic and high quality new housing developments;
- a new junction access from Ladgate Lane to serve Prissick, and a relief road for James Cook University Hospital to reduce pressure on Marton Road; and
- an accessible and high quality landscape setting.

Figure 3: Prissick Masterplan area



Opportunity

- 2.5 The 2.47ha Tennis World site is Council-owned and the subject of a long term lease by the operators of Tennis World (100+ years remain on this lease), and it was originally intended for the site to be sold as part of the redevelopment of Prissick, with (tennis) facilities re-provided elsewhere in the adjacent Prissick Masterplan area. However, it is now intended for Tennis World to remain *in situ* with improved facilities (see Appendix A) and the proposed development site sold with vacant possession.
- 2.6 As a consequence, a site has become available for development, providing an opportunity for a high quality scheme in an attractive setting within the urban area of Middlesbrough. This opportunity is enhanced by the excellent position of the site in relation to:
- transport links - the local and strategic road network, bus stops, Marton (rail) Station, and local cycleways and footpaths are all easily accessible;
 - leisure facilities and open space; and
 - well performing schools.

POLICY CONTEXT, PLANNING HISTORY AND APPROPRIATE LAND USES

Policy context

- 3.1 Development proposals coming forward for this site will be expected to comply with Local Development Framework (LDF) Core Strategy Policies CS4, CS5 and DC1 in the first instance, which includes the need to:
- contribute to achieving sustainable development principles;
 - demonstrate a high quality of design and in terms of layout, form and contribution to the character and appearance of the area; and
 - have a minimal effect upon the surrounding environment and amenities of occupiers or nearby properties.
- 3.2 In terms of site-specific policies, Local Plan - Housing Policy H20 allocates the 2.47ha Tennis World site for housing and provides a number of development criteria for related proposals. As the site covered by this guidance comprises only part of the allocated site however, developers are advised that the first point of reference when drawing up proposals should be this guidance.
- 3.3 The Council's requirements and provisions in relation to affordable housing are detailed in Local Plan - Housing Policy H12. The specific requirements in relation to this site are covered in further detail in section 6.1.
- 3.4 As regards developer contributions, in line with LDF Core Strategy Policy CS6, the Council will, where necessary to make a scheme acceptable in planning terms, and where directly related to the proposed development, negotiate contributions towards the cost of providing infrastructure and of meeting social

and environmental requirements. Further details on contributions required in relation to the development of this site are set out in paragraph 6.1.

Planning history

- 3.5 There are no recent planning applications relevant to the future development of this individual site.

Appropriate land uses

- 3.6 In light of its allocation for housing in the development plan, such development would be the preferred land use for this site. Other uses may be considered however, provided they:

- are compatible with the private residential scheme under construction on the adjacent former Council depot site, through which access to this site will be provided;
- are of sufficient quality; and
- give a similar or greater financial return.

DESIGN MATTERS

Housing mix and type

- 4.1 Given the surrounding residential context, this site is considered suitable for good quality, high value three and four bed primarily detached family housing, but some semi-detached may be acceptable in appropriate locations.
- 4.2 It is anticipated this site has capacity for approximately 20 units (of the above types). However, with distinctive, high quality design of overriding importance, the final capacity is likely to be an outcome of developers' market research, dwelling mix and design approach.
- 4.3 Development should contain a range of dwelling styles to create visual interest and rhythm along the streetscape through variety of scale, plot widths, roof lines and elevational treatments, and the relationship between buildings.
- 4.4 Away from the eastern boundary of the site, building height is not constrained by surrounding development, but it is anticipated houses will be no higher than three storeys in height.
- 4.5 Forms of residential development other than those detailed in paragraph 4.1 would be assessed on their merits, with quality and distinctiveness of design, and the relationship with adjacent development, key considerations.

Architectural Detailing

- 4.6 Development must consider the specific elevational treatment of the individual dwelling types to give it a clear identity and character, whilst complementing - not copying - the existing styles and character of the local area to ensure that architectural detailing is legible and coherent. The use of suitable and high quality building materials, and appropriate finishes and colours, will be key considerations on this matter.

Layout

- 4.7 Streets should be designed with a well-structured building layout, and housing should be inward facing onto the new internal site roads.
- 4.8 Juxtaposition of development with both existing and future surrounding land uses, specifically housing on the former Council depot site and Tennis World's facilities, should be fully considered when drawing up proposals to ensure an appropriate design solution is achieved.
- 4.9 Developers should seek to set development back from the southern boundary, creating an opportunity to retain and incorporate the mature trees present. The potential advantages of this are detailed in paragraph 4.13.
- 4.10 The site layout must allow for vehicle and service connection to the adjacent former Council depot site. Further details on this matter can be provided by the Council upon request.
- 4.11 Issues regarding mitigation against noise and light may have an impact upon the layout of the development and hence may reduce the area of land that can effectively be developed. More details on this matter are provided in paragraph 8.4.
- 4.12 Development will be required to comply with Secured by Design principles.

Open space and landscaping

- 4.13 Whilst no trees on the site are subject to a Tree Preservation Order, there are a number of existing mature trees that a developer should seek to retain as a part of their scheme. Although existing tree cover will inform the developable extent of the site, retaining at least a degree of mature trees present may be considered advantageous in terms of:
- enhancing the attractiveness of development internally and externally;
 - assisting the integration of development into the local area;
 - screening views into the site from outside, enhancing the feeling privacy for residents; and
 - aiding the attenuation of noise from external roads.
- 4.14 If a retention approach was preferred, to best integrate the new development into the site developers would be required to carry out an Arboricultural Impact

Assessment that shows the implications of the proposed development on any retained trees and how best to deal with them. As part of the assessment, the trees will need to be evaluated for BS 5836 'Trees in Relation to Construction,' given the potential implications of tree roots on foundation requirements.

4.15 In light of the close proximity of Tennis World's existing and proposed facilities to the site boundary (see Appendix A for an indicative layout plan), landscape strips would be required in the locations shown on the plan to:

- assist with the attenuation of noise;
- help minimise light nuisance; and
- enhance the attractiveness of the development (internally) by providing a visual buffer.

4.16 Due to the relatively small size of the site and its proximity to Stewart Park and Prissick Base, the Council will not be requiring any public open space within the site.

Design statement

4.17 A design statement, containing written and illustrative material, will be required at tender stage to show:

- design content - site analysis and development objectives;
- design principles - how the site and context informs the design solution, as well as how it integrates effectively with surrounding uses; and
- design solution - the design concepts and how the proposal will make a positive contribution to its surroundings.

ACCESS

5.1 The creation of a direct access point for this site will not be acceptable due to the busy nature of Ladgate Lane and Marton Road, and the potential negative impact on traffic flow and highway safety.

5.2 Provision must therefore be made to connect the site to the northern spur of the former Council depot site to the east, the availability of which (for access to the land at Tennis World site) was written into the legal agreement for that site. Nevertheless, the precise detail of arrangements must be agreed with both the Council and developer of the adjacent site. It is envisaged any construction vehicles would also access the site via this route.

5.3 In addition to the primary access arrangements set out in paragraph 5.2, there is potential for a secondary access point via the southern spur of the adjacent site also. This would require further discussions with the developer of that site in the first instance however, as no legal agreement in respect of access exists for this spur.

- 5.4 Internally, road layout and parking should be provided in full accordance with the Tees Valley Design Guide and Specifications (this is available to view at <http://www.middlesbrough.gov.uk/CHttpHandler.ashx?id=6920&p=0>). This requires two parking spaces for each dwelling of three bedrooms or less, and three parking spaces for dwellings of four bedrooms or more. Requirements include garage space where they meet size thresholds set out in the Design Guide, and all parking must be provided within the curtilage of properties. The provision of parking courts is not encouraged.
- 5.5 In terms of public transport, there are a number of bus stops close to the site on Ladgate Lane and Marton Road, which provide a regular means of access to local shops and services, as well as the Town Centre. Funding has also been secured to turn Ladgate Lane into a designated bus 'super route' within the borough, which will involve widening of Ladgate Lane. In addition, Marton (rail) Station is within walking distance, with daily services running from Whitby to Middlesbrough Town Centre on the Esk Valley Line. This line has been subject to a successful bid to secure funding for a Tees Valley Metro service, which will see increased train frequency.

DEVELOPER CONTRIBUTIONS

- 6.1 To assist development, no contributions in relation to this site will be required from the developer by the Council.

SERVICES

Electricity

- 7.1 As the local electricity distribution network operator, Northern Powergrid have a legal obligation to provide new network connections in response to demand. Nevertheless, ensuring a supply of electricity to new housing development is the developer's responsibility, and as such they will need to contact Northern Powergrid to discuss requirements in relation to the site. They will also be able to advise if there are existing assets on site and any potential implications for development as a result; the Council does not hold such detailed, up-to-date information.

Gas

- 7.2 As the local gas distribution network operator, Northern Gas Networks have a legal obligation to provide new network connections in response to demand. Nevertheless, ensuring a supply of gas to new housing development is the developer's responsibility, and as such they will need to contact Northern Gas Networks to discuss requirements in relation to the site. They will also be able to advise if there are existing assets on site and any potential implications for development as a result; the Council does not hold such detailed, up-to-date information.

Telecommunications

- 7.3 As those responsible for UK's local access network (the copper wires and fibre connecting homes and businesses to telephone exchanges), Openreach have a legal obligation to provide telephone lines to new housing development in response to demand, enabling standard broadband access. Nevertheless, providing telephone lines is the developer's responsibility, and as such they will need to contact Openreach to discuss requirements in relation to the site. They will also be able to advise whether there are existing assets on site and any potential implications for development as a result, as well as if superfast fibre broadband is available; the Council does not hold such detailed, up-to-date information.
- 7.4 With Virgin Media providing cable services throughout Middlesbrough already, opportunity should be made for provision of a cable connection to new housing development. Developers are advised to contact Virgin Media to discuss this matter further.

Water supply and sewerage

- 7.5 Ensuring a water supply and sewerage services to new housing development is the developer's responsibility, with related infrastructure needed to enable development expected to be funded via the Section 98 requisition process. Northumbrian Water Limited (NWL) are responsible for Middlesbrough's water supply and sewerage services, and as a result their approval will be required before the site can connect to their existing assets. Developers should contact NWL in order to discuss this matter further.
- 7.6 For information, the following sewerage infrastructure is in close proximity to the site:
- foul water drainage located on the opposite side of Marton Road;
 - a 150 millimetre (mm) surface water highway drain, which leads into a Council culvert at the south east corner of the site; and
 - a 300mm NWL surface water pipe running down Marton Road, which eventually goes into a combined sewer.
- 7.7 In relation to water supply, NWL are best placed to advise if there are existing assets on site and any potential implications as a result; the Council does not hold such detailed, up-to-date information.

OTHER CONSIDERATIONS

Contamination

- 8.1 As it has been developed previously, the site is potentially contaminated.

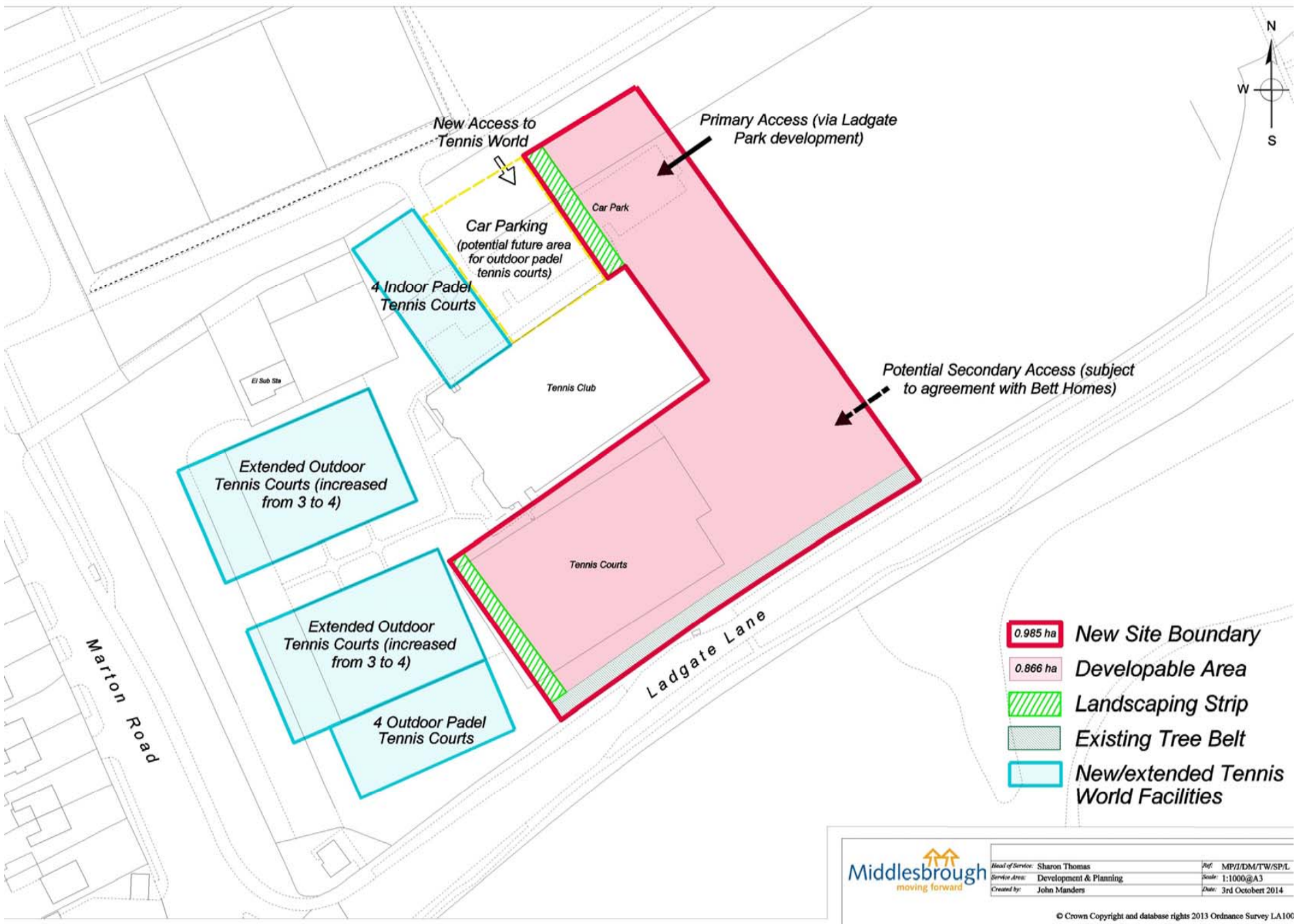
Flooding and Remediation

- 8.2 This site is located in Flood Risk Zone 1, which means it is classified as being at low risk of fluvial flooding (i.e. from rivers and streams). It is also identified as being at low risk of surface water flooding.
- 8.3 Notwithstanding the aforementioned classifications, the Middlesbrough Local Flood Risk Management Strategy states 'the primary aim in Middlesbrough is to achieve a greenfield run off rate, if at all possible, for all sites, using Sustainable Drainage techniques.' Development would therefore be limited to a (pre-development) greenfield run off rate of 4.2 litres per second (l/s), which will have to be achieved through the use of Sustainable Drainage Systems (SuDS).

Noise and lighting

- 8.4 When drawing up proposals, the developer must have regard to the proximity of this site to potential sources of nuisance for future residents (i.e. noise from, the electricity sub-station to the north of the site, licensed premises at Tennis World, traffic on main roads and intrusive light from neighbouring floodlights etc.) and mitigate against these appropriately. As part of this (process), the developer will be required to carry out noise and lighting assessments (in the case of noise, the assessment should take into account the specific nature of each noise source being assessed), which should accompany any planning application and shall demonstrate prospective occupiers of the development will be protected from the impact of noise and light upon them.

Appendix A: Indicative site layout



Appendix 2

Impact Assessment Level 1: Initial screening assessment

Subject of assessment:	Development Guidance for the land at Tennis World site			
Coverage:	Site-specific			
This is a decision relating to:	<input type="checkbox"/> Strategy	<input checked="" type="checkbox"/> Policy	<input type="checkbox"/> Service	<input type="checkbox"/> Function
	<input type="checkbox"/> Process/procedure	<input type="checkbox"/> Programme	<input type="checkbox"/> Project	<input type="checkbox"/> Review
	<input type="checkbox"/> Organisational change	<input type="checkbox"/> Other (please state)		
It is a:	New approach:	<input type="checkbox"/>	Revision of an existing approach:	<input checked="" type="checkbox"/>
It is driven by:	Legislation:	<input type="checkbox"/>	Local or corporate requirements:	<input checked="" type="checkbox"/>
Description:	<p>Key aims, objectives and activities This guidance aims to advise prospective developers on the Council's aspirations for the land at Tennis World site, establishing the broad forms of development that would be considered appropriate and outlining broad development principles.</p> <p>In doing so, it will help reduce risk and uncertainty; contribute towards ensuring the timely development of the site; and make it less likely that inappropriate planning applications will be submitted.</p> <p>Statutory drivers (set out exact reference) Not applicable.</p> <p>Differences from any previous approach The site boundary has changed, and site area reduced from 2.47 hectares (Ha) to approximately 0.99Ha accordingly. The previous guidance produced covered the whole 2.47Ha Tennis World site. Outdoor tennis provision at Tennis World will be relocated on the Prissick Site, with a reduced capacity that has been assessed as being sufficient to meet needs.</p> <p>Key stakeholders and intended beneficiaries (internal and external as appropriate) The Council, developers and the local community.</p> <p>Intended outcomes Adoption of development guidance that will enable developers to submit proposals that meet the Council's aspirations for the site.</p>			
Live date:	To be confirmed.			
Lifespan:	Until the site is developed or the site allocation in the Local Plan - Housing is removed/changed.			
Date of next review:	None at present.			

Screening questions	Response			Evidence
	No	Yes	Uncertain	
<p>Human Rights</p> <p>Could the decision impact negatively on individual Human Rights as enshrined in UK legislation?*</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The land at Tennis World site comprises part of the larger Tennis World site allocated for housing development in the Local Plan - Housing, which has been through three separate rounds of public consultation (Preferred Options, Publication and Submission) prior to the recent Public Examination by an Independent Planning Inspector.</p> <p>To confirm, all aforementioned stages of public consultation were undertaken in accordance with the Council Statement of Community Involvement (SCI), with no concerns raised over the development of this site on human rights grounds. Nor were any such concerns raised or addressed by the Planning Inspector during the Public Examination.</p> <p>In light of all the above, it is considered the guidance will not impact negatively on individual human rights.</p>
<p>Equality</p> <p>Could the decision result in adverse differential impacts on groups or individuals with characteristics protected in UK equality law? Could the decision impact differently on other commonly disadvantaged groups?*</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The land at Tennis World site comprises part of the larger Tennis World site allocated for housing development in the Local Plan - Housing, which has been through three separate rounds of public consultation (Preferred Options, Publication and Submission) prior to the recent Public Examination by an Independent Planning Inspector.</p> <p>To confirm, all aforementioned stages of public consultation were undertaken in accordance with the Council SCI, with no concerns over the development of this site raised in respect of equality. Nor did the Planning Inspector raise or address any such concern during the Public Examination.</p> <p>In light of all the above, it is considered the guidance will not result in any adverse impacts on different groups or individuals in terms of equality.</p>

* Consult the Impact Assessment further guidance appendix for details on the issues covered by each of these broad questions prior to completion.

Screening questions	Response			Evidence
<p>Community cohesion</p> <p>Could the decision impact negatively on relationships between different groups, communities of interest or neighbourhoods within the town?*</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The land at Tennis World site comprises part of the larger Tennis World site allocated for housing development in the Local Plan - Housing, which has been through three separate rounds of public consultation (Preferred Options, Publication and Submission) prior to the recent Public Examination by an Independent Planning Inspector.</p> <p>To confirm, all aforementioned stages of public consultation were undertaken in accordance with the Council SCI, with no concerns raised over the development of this site in respect of relationships between different groups, communities of interest or neighbourhoods. Likewise, the Planning Inspector did not raise or address any such concerns during the Public Examination.</p> <p>In light of all the above, it is considered the guidance will not impact negatively on community cohesion.</p>
<p>Middlesbrough 2020 – Our Vision</p> <p>Could the decision impact negatively on the achievement of the vision for Middlesbrough?*</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The intended purpose of the guidance is to ensure the appropriate development of the site for more high quality family housing in Middlesbrough, which the town needs.</p> <p>As such, it is considered it will contribute <i>positively</i> towards the Middlesbrough 2020 Vision, specifically in respect of Aim 3 ('a town that continues to transform'), where one of the priorities is for housing that better meets local demand and the need for growth.</p>
<p>Organisational management / Change Programme</p> <p>Could the decision impact negatively on organisational management or the transformation of the Council's services as set out in its Change Programme?*</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>No tangible relationship between the guidance and the organisational management of the Council, or transformation of its services (as set out in its Change programme), have been identified.</p> <p>As a result, it is considered the guidance will not impact negatively on either of the above.</p>
<p>Next steps:</p> <p>➡ If the answer to all of the above screening questions is No then the process is completed.</p> <p>➡ If the answer of any of the questions is Yes or Uncertain, then a Level 2 Full Impact Assessment must be completed.</p>				

Assessment completed by:	David Marjoram	Head of Service:	
Date:	1/10/2014	Date:	