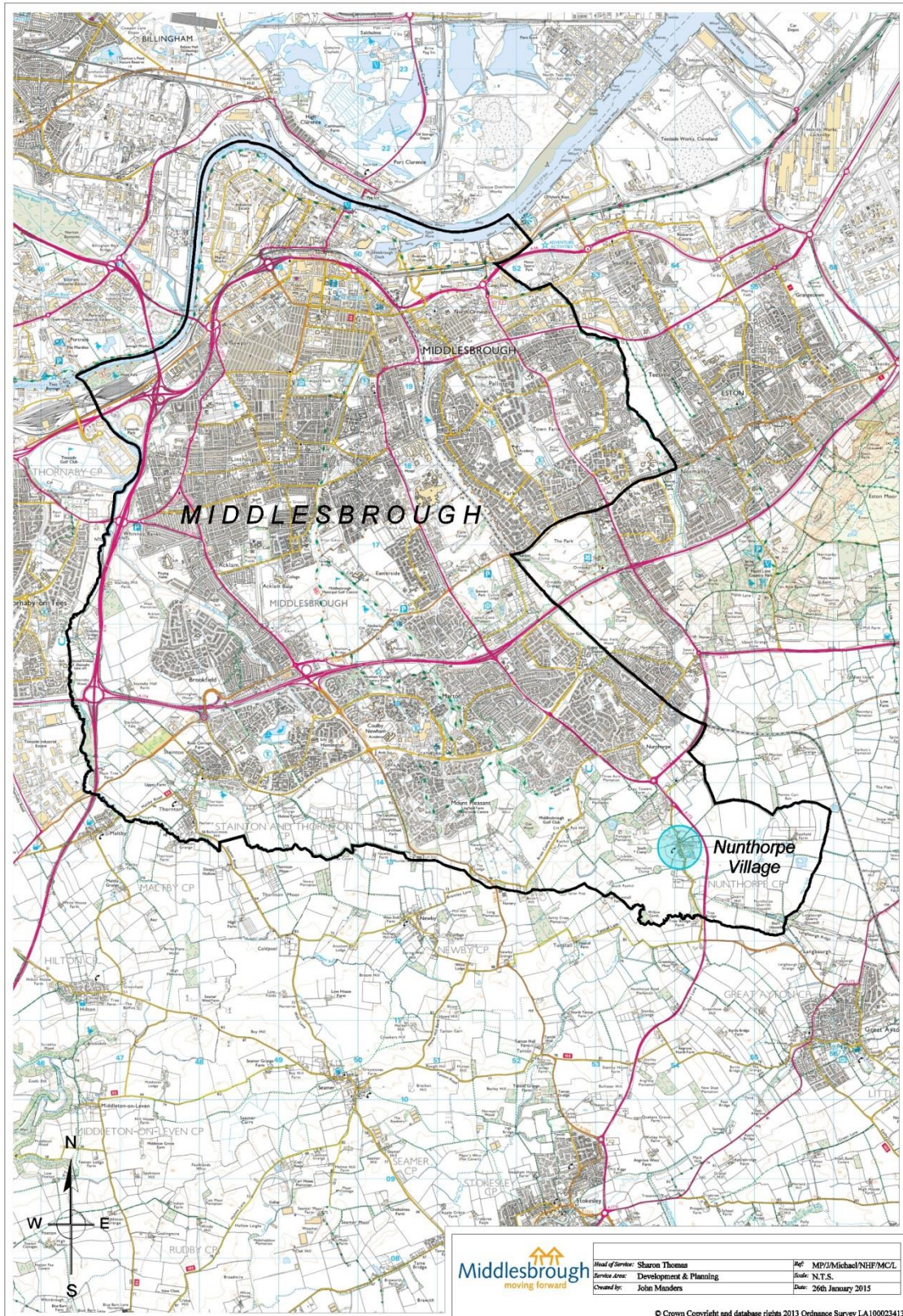
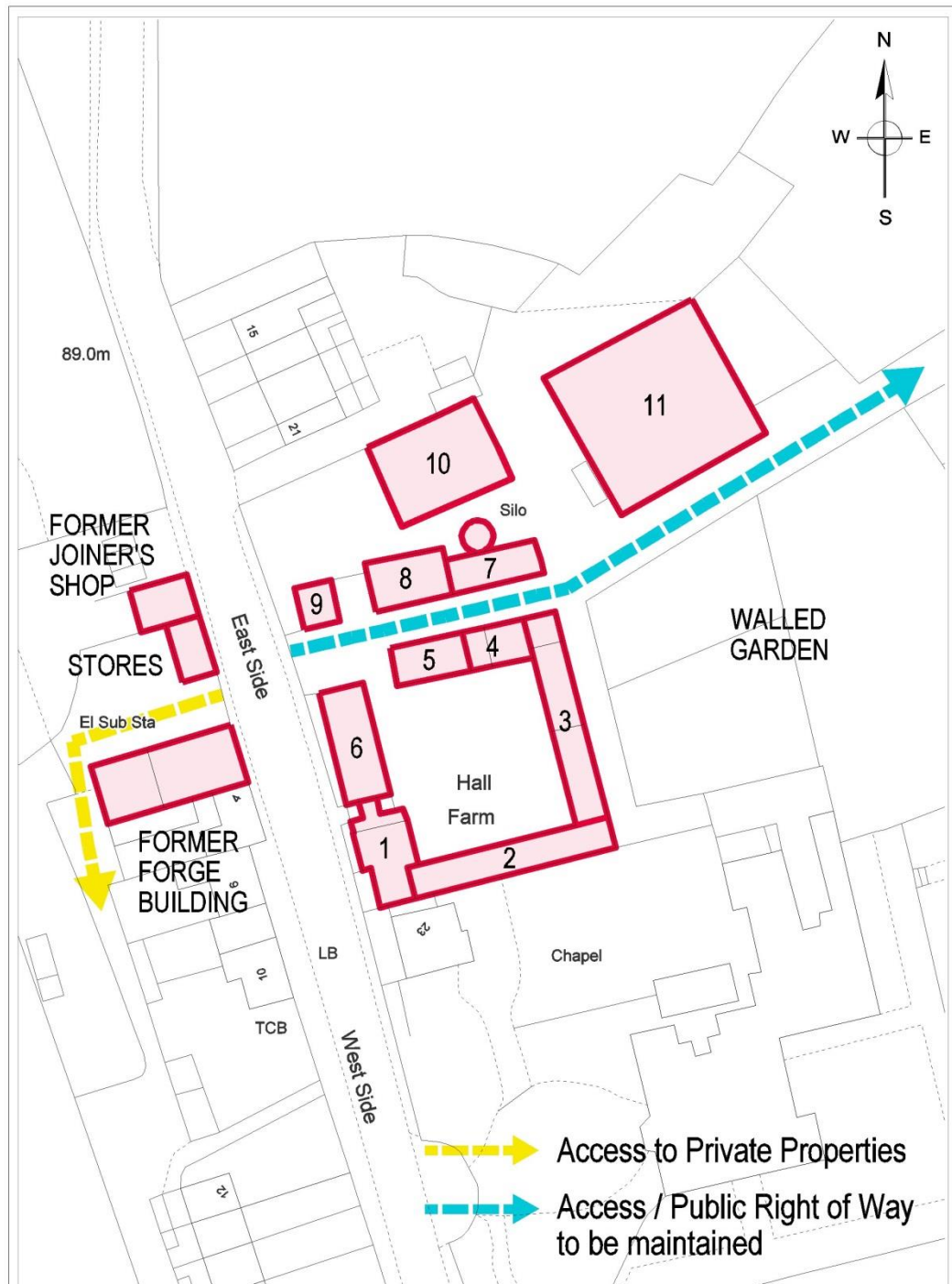


# Appendix A: Location Plan



**Appendix B Development Proposals (see Development Guidance for further information)**



|                                      |                          |
|--------------------------------------|--------------------------|
| Head of Service: Sharon Thomas       | Ref: MP/J/Mic/NHF/PROW/L |
| Service Area: Development & Planning | Scale: N.T.S.            |
| Created by: John Manders             | Date: 27th January 2015  |

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### Appendix C: Nunthorpe Hall Farm consultation responses 2014

| Name       | Address                           | Comments  | Support |
|------------|-----------------------------------|---|---------|
| P. Morrish | Westside,<br>Nunthorpe<br>Village | <p>Farm buildings are for agricultural use, thus only 1 building should be classified as brownfield land. This should be made clear to the public.</p> <p>No guarantees that a developer would stop at developing the existing buildings. Despite suggestion (in guidance) that external walls are retained developers have a way of demolishing them. (Grey Towers Estate – walled garden).</p> <p>More traffic to the Marton Crawl. Access to farm for a potential 40 cars is inadequate – removal of historic buildings would be required to make a two way road entrance. Why not have access from A172? Proposed entrance is on a bad bend</p> <p>Insufficient parking spaces proposed for a potential 40 cars.</p> <p>Currently, there is access to certain properties on West Side via the Blacksmiths Yard – what will happen to this?</p> <p>Will consideration be given to the public right of way along the farm track, potential to upgrade this to bridleway?</p> <p>Nunthorpe Village is the last remaining unspoilt village – it should be left that way. Adding a potential 20 additional residents would be a 74% increase.</p> <p>Sale of the agricultural buildings should be made to a private developer for personal use within the curtilage of the 1 residential property already there. It should not be used as a cash cow to increase Middlesbrough Council’s coffers.</p> <p>What benefit is there to existing Nunthorpe Village residents who paid highly for their properties to live in a small village setting in an area of historical value?</p> | Against |
| A. Helm    | Westside,<br>Nunthorpe<br>Village | <ul style="list-style-type: none"> <li>• Disagree with development – it has no benefits to the village or residents</li> <li>• Access to site is off a small gated road onto the main road, 50 yds. from a dangerous corner – it is an accident waiting to happen. It is far too narrow and widening it would mean shifting walls to the site.</li> </ul>   | Against |

|              |                             |   |             |
|--------------|-----------------------------|---|-------------|
|              |                             | <ul style="list-style-type: none"> <li>• Many of the proposed buildings at present footprint value would provide very small residences. Wall garden will be built on as developers' potential profit will not be achieved by the site as it is at the moment. Developers knocked down the walled gardens and build more houses. Middlesbrough Council do nothing as more houses mean more council tax.</li> <li>• Potential of another 40 vehicles to the already crowded roads.</li> <li>• Nunthorpe Village is the last unspoilt hamlet in the area and Middlesbrough Council want to ruin it.</li> </ul>   |             |
| D.Bonnington | Bowland Close, Nunthorpe    | <ul style="list-style-type: none"> <li>• If the development has to take place at all, the original building (pre WWII) should be used for dwellings in keeping the original exteriors and using original footprint and building heights. Working buildings that are post WWII which may be demolished should also be used for housing \ workshops keeping to existing footprint and height,</li> <li>• The dwellings must be constructed of material that match and are sympathetic with the original building protecting the overall appearance of the area.</li> </ul>  | Conditional |
| A.Bonnington | Bowland Close, Nunthorpe    | <ul style="list-style-type: none"> <li>• Any development taking place should keep the original buildings (Pre WWII) and if used for housing keep the original footprint, height and exterior.</li> <li>• Buildings that are post WWII. Which may be demolished should also be used for housing or local workshops. They should also keep the same footprint and height. Any new building must be constructed of materials that match and are sympathetic with original building protecting the overall appearance of the area.</li> </ul>   | Conditional |
| J. Scott     | Westside, Nunthorpe Village | <ul style="list-style-type: none"> <li>• Doesn't disagree with the development as long as right of way and behind Westside, from entrance to the Blacksmiths Courtyard is maintained as it is.</li> <li>• Also concerned if future development is planned for agricultural land behind our property</li> <li>• Concerned about parking on the main road. Potential for residents \ visitors of proposed development to cause parking issues in the same place.</li> <li>• Security – a number of break ins have occurred in property \ garages to the rear of Westside. Would like to see a gate put in at entrance to Blacksmith's Yard so only</li> </ul> | Conditional |

|                          |                                  |  |             |
|--------------------------|----------------------------------|--|-------------|
|                          |                                  | residents can access the road.   |             |
| K.Armstrong              | Mayfield Road,<br>Nunthorpe      | <ul style="list-style-type: none"> <li>• Supports the development of the existing footprint, given adequate provision for car parking \ garages</li> </ul>   | Conditional |
| J. Collier               | Connaught Road,<br>Nunthorpe     | <ul style="list-style-type: none"> <li>• If the site has to change, it seems quite a restrained development, which hopefully will not impact on the village too much.</li> <li>• There seems to be a lot of provision for garages, is this for storage, rather than cars?</li> </ul>   | Conditional |
| M. Lambert               | Bromley Hill Close,<br>Nunthorpe | <ul style="list-style-type: none"> <li>• This is a rural village development. The town centre flats have balconies and street houses have yards where there are alley gates communal outdoor areas. This plan in a rural development does not appear to provide any private areas for the residents or children to play. If the present farm yard was a pedestrian only area this could partly solve the problem, but not for the other dwellings. This could only happen if cars were not allowed into the yard. More thought should be given to where cars go.</li> <li>• Already a parking problem in the Village, due to road width and it is a bus route. Issues with staff from Nunthorpe Hall parking along curb side.</li> <li>• Many garages not used for parking but for storage. Each dwelling could have 2 bins.</li> <li>• Insufficient parking space for cars. About 28 garages are planned, on average each dwelling will have 2 cars, and at least 40 spaces need to be provided.</li> </ul> |             |
| Nunthorpe Parish Council |                                  | <ul style="list-style-type: none"> <li>• Character should have been preserved with a mix of housing and businesses</li> <li>• Is there capacity for an asset transfer?</li> <li>• Has there been a survey on demand for workshops?</li> <li>• Is value looked at just in monetary terms of in terms of residents?</li> <li>• Parish Council is disappointed that comments are only received via reflection sheets (representation sheets) and that no notes or questions are taken from events</li> <li>• S106 monies should be obtained (from the site)</li> <li>• Have biodiversity issues been addresses?</li> <li>• Bat population needs protecting</li> </ul>   |             |

|   |  |   |                    |
|---|--|---|--------------------|
| <p>Nunthorpe Ward Councillors</p> <p>Cllr Sanderson and Cllr Thompson</p> |  | <ul style="list-style-type: none"> <li>• Would like to see two bedroomed units provided, not one bedroom.</li> <li>• No vehicular traffic should be allowed within either of the courtyards (one within the Blacksmith's Yard and one within the farm buildings of Nunthorpe Hall Farm.)</li> <li>• The Development Guidance should reflect the style and ambiance of the Village.</li> </ul>   | <p>Conditional</p> |
| <p>English Heritage</p>   |  | <ul style="list-style-type: none"> <li>• Very much welcome move to develop documents that will inform and guide future works to this site. Refreshing to see such a proactive approach to the conservation of historic assets.</li> <li>• Document successfully conveys the various aspects that make up the significance of the site and is clear in stating what changes would be considered acceptable to locally important assets within a conservation area.</li> <li>• Suggestions for alterations and possible new development offer a positive way forward; not too restrictive whilst also clearly articulating those features that need to be kept to preserve the character and appearance of the area.</li> <li>• Conversion of the buildings to residential use is acceptable in principle, but obviously this will be subject to the finer details of any plans.</li> <li>• The document follows established good conservation principles and consequently any scheme that uses the advice as a starting point should satisfy the requirements of section 131 of the National Planning Policy Framework by celebrating and reinforcing the 'positive contribution that the conservation of heritage assets can make to sustainable communities.'</li> </ul> | <p>Conditional</p> |

## Appendix D: Impact Assessment Level 1: Initial screening assessment

|  |  |  |  |  |
|--|--|--|--|--|
| <b>Subject of assessment:</b>          | Nunthorpe Hall Farm and Blacksmith's Yard Development Guidance: Consultation update  |  |  |  |
| <b>Coverage:</b>                       | Service specific   |  |  |  |
| <b>This is a decision relating to:</b> | <input checked="" type="checkbox"/> <b>Strategy</b>  | <input type="checkbox"/> <b>Policy</b>               | <input type="checkbox"/> <b>Service</b>  | <input type="checkbox"/> <b>Function</b> |
|  | <input type="checkbox"/> <b>Process/procedure</b>  | <input type="checkbox"/> <b>Programme</b>            | <input type="checkbox"/> <b>Project</b>  | <input type="checkbox"/> <b>Review</b>   |
|  | <input type="checkbox"/> <b>Organisational change</b>  | <input type="checkbox"/> <b>Other (please state)</b> |  |  |
| <b>It is a:</b>                        | <b>New approach:</b>   | <input type="checkbox"/>                             | <b>Revision of an existing approach:</b> | <input checked="" type="checkbox"/>      |
| <b>It is driven by:</b>                | <b>Legislation:</b>  | <input type="checkbox"/>                             | <b>Local or corporate requirements:</b>  | <input checked="" type="checkbox"/>      |
| <b>Description:</b>                    | <p><b>Key aims, objectives and activities</b><br/>The aim of Development Guidance is to study, evaluate and present the historic environment and other planning issues generated by the potential disposal for redevelopment of buildings and land at Nunthorpe Hall Farm and West Side, Nunthorpe.</p> <p><b>Differences from any previous approach</b><br/>The decision to endorse the Nunthorpe Hall Farm and Blacksmith's Yard Development Guidance and for the sites to be marketed in in keeping with the ongoing comprehensive review of the Council's non-strategic assets and arrangements for disposals of land and property</p> <p><b>Key stakeholders and intended beneficiaries (internal and external as appropriate)</b><br/>The main external stakeholders are members of the public, the Council as landowners and developers. Residents and the Council are the intended beneficiaries.</p> <p><b>Intended outcomes.</b><br/>The intended outcome is for the endorsement of the Development Guidance, as prepared by the North of England Civic Trust (NECT) and disposal of the two sites. This will produce a capital receipt and will be used by the Council to repay or avoid capital borrowing and so improve the Council's revenue position by avoiding interest payments. Development will also secure the future of these important buildings rather than potentially leaving them vacant and the Council with ongoing maintenance costs</p> |  |  |  |
| <b>Live date:</b>                      | Executive Sub Committee for Property – Feb 27 <sup>th</sup> 2015   |  |  |  |

|                             |      |
|-----------------------------|------|
| <b>Lifespan:</b>            |      |
| <b>Date of next review:</b> | N/ A |

| Screening questions  | Response                            |                          |                          | Evidence  |
|--|-------------------------------------|--------------------------|--------------------------|---|
|  | No                                  | Yes                      | Uncertain                |   |
| <b>Human Rights</b><br>Could the decision impact negatively on individual Human Rights as enshrined in UK legislation? *   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | The decision to endorse the Nunthorpe Hall Farm and Blacksmith's Yard Development Guidance and for the sites to be marketed in in keeping with the ongoing comprehensive review of the Council's non-strategic assets and arrangements for disposals of land and property. It does not have any Equality implications. If any unforeseen issues arise with the marketing of the site, this impact assessment will be revisited. |
| <b>Equality</b><br>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? * | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | The decision to endorse the Nunthorpe Hall Farm and Blacksmith's Yard Development Guidance and for the sites to be marketed in in keeping with the ongoing comprehensive review of the Council's non-strategic assets and arrangements for disposals of land and property. It does not have any Equality implications. If any unforeseen issues arise with the marketing of the site, this impact assessment will be revisited. |
| <b>Community cohesion</b><br>Could the decision impact negatively on relationships between different groups, communities of interest or neighbourhoods within the town? *  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | The decision to endorse the Nunthorpe Hall Farm and Blacksmith's Yard Development Guidance and for the sites to be marketed in in keeping with the ongoing comprehensive review of the Council's non-strategic assets and arrangements for disposals of land and property. It does not have any Equality implications. If any unforeseen issues arise with the marketing of the site, this impact assessment will be revisited. |
| <b>Sustainable Community Strategy objectives</b><br>Could the decision impact negatively on the achievement of the vision for Middlesbrough? Does the decision impact on statutory duties associated with these key objectives? *        | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | The decision to endorse the Nunthorpe Hall Farm and Blacksmith's Yard Development Guidance and for the sites to be marketed in in keeping with the ongoing comprehensive review of the Council's non-strategic assets and arrangements for disposals of land and property. It does not have any Equality implications. If any unforeseen issues arise with the marketing of the site, this impact assessment will be revisited. |

\* 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><b>Organisational management / transformation</b><br/>           Could the decision impact negatively on organisational management or the transformation of the Council's services as set out in its transformation programme? *</p>   | ☒        | ☐ | ☐ | The decision to endorse the Nunthorpe Hall Farm and Blacksmith's Yard Development Guidance and for the sites to be marketed in in keeping with the ongoing comprehensive review of the Council's non-strategic assets and arrangements for disposals of land and property. It does not have any Equality implications. If any unforeseen issues arise with the marketing of the site, this impact assessment will be revisited. |
| <p><b>Next steps:</b></p> <ul style="list-style-type: none"> <li>➤ If the answer to all of the above screening questions is No then the process is completed.</li> <li>➤ If the answer of any of the questions is Yes or Uncertain, then a Level 2 Full Impact Assessment must be completed.</li> </ul> |          |   |   |   |

|                                 |              |                         |               |
|---------------------------------|--------------|-------------------------|---------------|
| <b>Assessment completed by:</b> | Sophie White | <b>Head of Service:</b> | Sharon Thomas |
| <b>Date:</b>                    | 21/1/15      | <b>Date:</b>            |               |