

**Executive Property Sub Committee**

<b>Report title</b>	<i>Nunthorpe Grange Farm Masterplan</i>	
<b>Executive Member*</b>	<i>Lewis Young- Executive Member for Economic Development and Infrastructure</i>	
<b>Chief Executive or Director</b>	<i>Kevin Parkes – Executive Director for Growth and Place</i>	
<b>Date</b>	<i>11<sup>th</sup> July 2018</i>	
<b>Purpose of the report</b>	<i>To seek approval to commence consultation on a masterplan and design code developed for housing land at Nunthorpe Grange Farm.</i>	
<b>Summary of the report</b>	<i>A masterplan and design code have been developed to guide housing development at Nunthorpe Grange Farm. It is proposed that this is consulted upon to ensure it forms a robust element of the future disposal and development of the site.</i>	
<b>If this is a key decision, which key decision test applies?*</b>	Over the financial threshold (£150,000)	
	Amends the Council’s policy framework	X
	Affects two or more wards	
	Non-key	
<b>For the purposes of scrutiny call in procedure this report is*</b>	Exempt under s.12a Local Government Act 1972	
	Urgent	
	Non-urgent	X
<b>If this is a confidential report, which exemption(s) from the Schedule 12a of the Local Government Act 1972 applies?</b>	No	
<b>Decision(s) asked for</b>	<p><i>That the Executive Property Sub Committee:</i></p> <ul style="list-style-type: none"> <li><i>a) endorses the principles of the draft masterplan and design code for Nunthorpe Grange Farm;</i></li> <li><i>b) approves the commencement of consultation, to ensure the masterplan and design code form a robust element of the disposal and future development of the site; and,</i></li> <li><i>c) delegates authority to the Director of Regeneration, in consultation with the Executive Member for Regeneration, to approve the masterplan and design code following the consultation, subject to there being only minor changes proposed.</i></li> </ul>	
<b>Impact of decision(s)</b>	<i>The decision will ensure that the development taken forward</i>	

	<i>provides the optimum balance between place making and development aspirations.</i>
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### **What is the purpose of this report?**

1. The report sets out the proposed masterplan for the development of land at Nunthorpe Grange Farm, and the process for ensuring it provides a robust framework for development of the site.

### **Why is this report necessary?**

2. As one of the premier sites within the borough, it is essential that the masterplan and design guide sets high aspirations and reflects the ambitions the Council has for development in the area. As the final masterplan would form part of the disposal process, and any future planning decisions for the site, endorsement of the principles and the consultation process would be required.
3. The disposal of the site would lead to significant numbers of houses being built, contributing to the Council's longer term growth aspirations and the consequent benefits of receiving a significant capital receipt, Council Tax and New Homes Bonus. The land currently forms part of the approved Local Plan and is designated for housing.

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

#### **Location and Context**

4. The land at Nunthorpe Grange Farm comprises 26.85ha (66.35 acres) of farmland, playing fields, open spaces, mature trees, hedgerows and a residential unit (see Appendix A). The site is located south and east of existing residential developments. To the west and south are areas of open countryside. The site is bounded by the Guisborough Road (A171) to the north, by railway lines to the east, to the south by the (A1043) and to the west by the Stokesley Road.
5. As appendix A shows the site is in three-way ownership comprising of the following: land coloured red owned by Middlesbrough Council which totals 16.49ha (40.75 acres), Lady Harrison's Field/The Polo Field (land coloured yellow) owned by Sir Colin Harrison & Family Trust 3.07ha (7.59 acres), and Land at Field House (coloured blue) owned by Mrs L Thompson 5.59ha (13.81 acres). The site also incorporates part of the playing field site north of the Land at Nunthorpe (coloured green), which is currently leased from Middlesbrough Council to the Marton & Nunthorpe Playing Fields Association 1.70ha (4.20 acres).
6. The site is allocated in the Housing Local Plan for residential development, which has been subject to a successful public enquiry and detailed public consultation. There are no recent planning permissions on the site of relevance to the proposed development, its previous use was predominately agricultural land.

7. The site itself is one of the premier housing locations within the borough, and offers a real opportunity to achieve high quality place making. Achieving high quality development on the site would support the overall aspirations for growth in the town and providing a high end housing product to attract and retain aspirational families. The place making elements of the site will be critical to ensuring that Nunthorpe Grange Farm fulfils its anticipated role in the housing market

## **Development Guidance**

8. To inform the design of the development a masterplan/design code has been prepared. If adopted this document will provide a framework against which development proposals will be considered. It will ensure that an appropriate high quality standard of development is provided across the whole site. The principal concepts contained in the document can be defined as:

- a. a high quality, contemporary residential development;
- b. impact of roads and parking minimised;
- c. incorporation of good walking and cycle connections;
- d. integrate Nunthorpe Grange within the community;
- e. integration of public transport;
- f. a high quality focused approach to materiality;
- g. the creation of exceptional public realm; and,
- h. a safe and welcoming environment.

9. This is achieved through setting out:

- a. an indicative masterplan;
- b. road/street hierarchy;
- c. design criteria;
- d. character areas;
- e. materials; and,
- f. landscape areas and strategy.

10. Key to the success of the development of the site is a high quality, low density, modern/contemporary architecturally designed site within a landscaped setting. Based on the density of other areas of Nunthorpe the maximum permitted density for the whole of the Nunthorpe Grange site is 20 dwellings per hectare for the developed areas. The draft development guidance therefore indicates the overall site could accommodate circa 350 new dwellings. This equates to circa 250 new dwellings on the Middlesbrough Council owned land.

11. Once approved for consultation the masterplan/design code will be subject to a four week public consultation. It is proposed to hold this consultation event during July/Aug. Following this, subject to any proposed amendments, the document will then be adopted by the Council as Supplementary Guidance to the Local Plan.

## **Consultation**

12. Ward Councillors and the local community will be notified of the consultation prior to its launch, and would be consulted on the masterplan and design guidance, as part of the process.

## **Reasons**

13. Achieving a high quality housing development on this site would contribute towards improving Middlesbrough's overall housing offer, ensuring there is a sufficient supply of high quality housing to prevent residents moving outside of the town and attracting new economically-active residents from neighbouring areas. This would also increase the vibrancy of the town and support Middlesbrough's overall economic growth and stem out migration.

14. Achieving high quality development on this site would secure a significant capital receipt that would be reinvested back into the Council's capital programme. It would also provide high quality family housing which will add to the Council Tax base, provide New Homes Bonus payments from the Government, and attract residents into the town whilst meeting the demand and aspirations of a growing population.

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

15. N/A

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

### ***Legal***

16. Development guidance forms part of the statutory Development Plan process, introduced as part of the Planning and Compulsory Purchase Act 2004. Consultation procedures as set down in the Council's adopted Statement of Community Involvement (SCI) will be applied.

17. Land searches carried out have presented no issues in bringing this site forward for development

### ***Financial***

18. The sale of the site would produce a capital receipt to the Council. Deductions from capital receipts are to be anticipated to absorb the costs of initial site investigations. The Council will also be in receipt of Council Tax and New Homes Bonus. The disposal of Nunthorpe Grange Farm contributes towards the Council's MTFP, failure to dispose of and deliver housing on the site would impact upon the Council's future ambitions and operations.

## ***The Mayor's Vision for Middlesbrough***

19. To facilitate housing growth in line with the Mayor's Vision - supporting Middlesbrough's aspirations as a town that people want to live in ensuring that high quality housing is available to all.

## ***Policy Framework***

20. Policy H20 of the Housing Local Plan allocates land at Nunthorpe, South of Guisborough Road for an executive style residential development to provide a maximum of 250 dwellings, and associated access arrangements. Development proposals will be expected to:

- a. provide a residential development that reflects the housing types within the surrounding area;
- b. take account of the topography, features and views of the site in the design process;
- c. provide a new vehicular access arrangement off the A1043;
- d. ensure that there is no vehicular access onto Guisborough Road;
- e. retain and integrate existing mature trees and hedgerows, where possible;
- f. retain and integrate existing footpaths, which should be combined with additional cycle and footpath routes;
- g. retain and enhance the planting buffer alongside the A1043 and the railway;
- h. retain the existing play pitches on the site;
- i. set-aside approximately 3 hectares of land for public open space/recreational purposes;
- j. provide any necessary off-site improvements to transport infrastructure to ensure traffic generated by the development does not have a significant detrimental impact upon the highway network;
- k. 15% of dwellings to be affordable, provided as 5% of the dwellings on site and a 10% off-site affordable housing contribution;
- l. provide off-site improvements to school provision to accommodate the educational needs of future residents;
- m. create an approximate 3.5 hectare wildlife habitat in that part of the site designated within flood zone 2-3; and
- n. maximise any potential use of SUDs and/or de-culvert, along watercourses and natural pond areas, where appropriate.

21. The draft development guidance prepared for the site has identified the overall site could accommodate circa 350 dwellings

## ***Wards***

22. The development of the site will provide additional housing in the Nunthorpe ward increasing the provision of quality family housing for sale.

23. Ward Councillors and the local community are to be consulted as part of the process. The development of the site would also be subject to extensive local consultation with the community by the developers as part of the planning process.

## ***Equality and Diversity***

24. As part of the development guidance an Impact Assessment will be undertaken.

## **Risk**

25. As the site has already been allocated within the Local Plan, which has been subject to significant consultation, the risks around the development of this site have been mitigated to some extent. The residual risk should be mitigated still further through undertaking the proposed consultation on the masterplan and design guidance.

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

26. The below process will be undertaken to dispose of the site, subject to Executive approval:

- a. Undertake consultation on masterplan/design guide - July/August 2018
- b. Bring follow up report to Executive Property Sub Committee regarding disposal of the site - September 2018

## **Appendices**

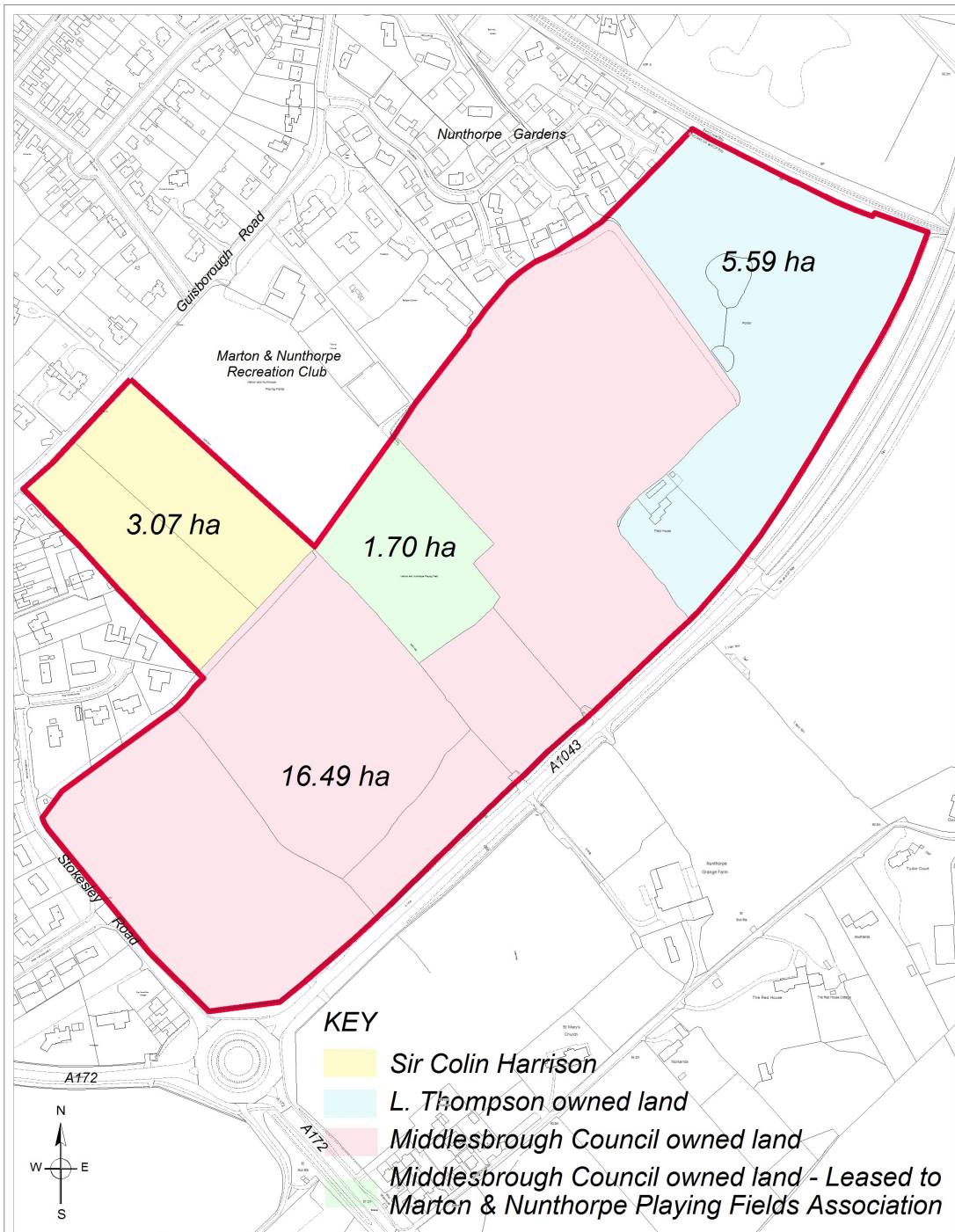
Appendix A - Site Plan

Appendix B – Masterplan and Design Guidance

## **Background papers**

<b>Body</b>	<b>Report title</b>	<b>Date</b>
Middlesbrough Council	Middlesbrough Local Plan	Adopted November 2014

**APPENDIX - A**



Ownerships	
Head of Service: Sharon Thomas	Ref: MP/J/LDF/N/OS/L
Service Area: Development & Planning	Scale: N.T.S.
Created by: John Manders	Date: 28th July 2015

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